

Urban Renaissance Agency

——— 街に、ルネッサンス ———



UR都市機構

March, 2021

1. Overview of the Urban Renaissance Agency

(1) General information

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(1) Overview

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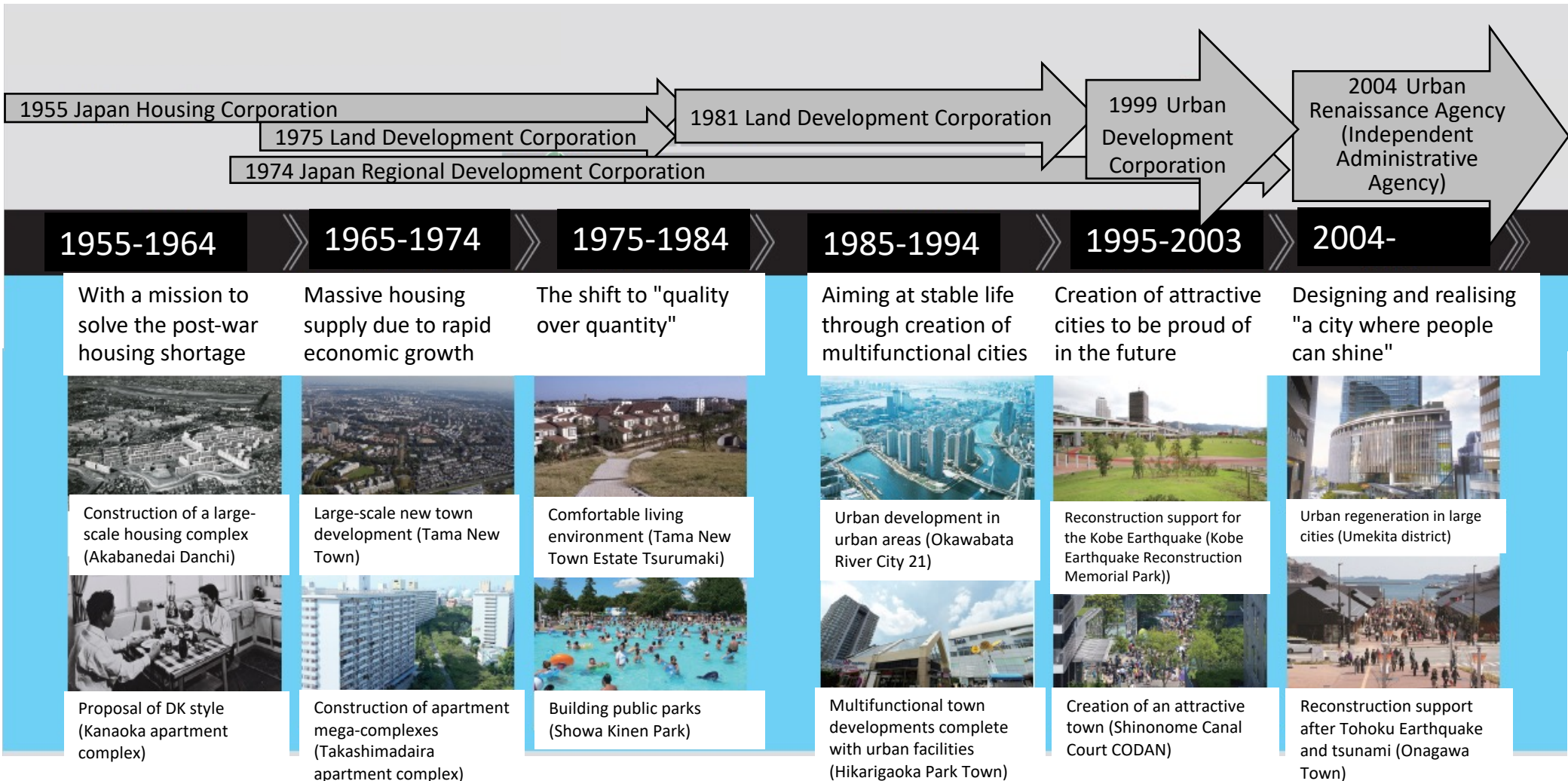
(3) Innovation in housing

1 - ①About the organization

Name	Urban Renaissance Agency
Date of Establishment	1, July, 2004
Capital	1,075.7 billion yen ※as of the end of fiscal year2020
Location	6-50-1 Honcho, Naka-ku, Yokohama City, Kanagawa Prefecture
Basis of Establishment Act	Act on General Rules for Incorporated Administrative Agencies Act on the Urban Renaissance Agency
Main office	Ministry of Land, Infrastructure, Transport and Tourism
Number of employees	3,213 people ※As of 1 April 2020

1 - ② History of UR

For more than 60 years from the rapid economic growth of the 1950s to today's super-ageing society, we have been supporting the development of Japan's cities



1 - ③ Business outline

Role as a Incorporated Administrative Agency

Projects which need to be carried out reliably from a public point of view and the government does not carry out the work itself, but it carries out work that cannot necessarily be carried out by the private sector alone.

(1) Public aspect as a policy implementation body (2) Corporate aspect in pursuit of profitability

↓ Air photo of the Oteshimachi area and the surrounding area

Main role of Urban Renaissance Agency (UR)



Urban Redevelopment

In cooperation with the private sector and local governments, we will promote urban redevelopment by implementing projects of great significance, such as strengthening the international competitiveness of cities, revitalising regional cities, and improving dense urban areas.



↓ Nouvelle Akabanedai



Rental Housing Management

In addition to managing approximately 720,000 rental housing units, we are working to create homes and communities where people of all generations and diverse households can continue to live vibrantly in response to the declining birthrate and ageing population.

↓ Takada District, Rikuzentakata City, Iwate Pref.



Post-disaster Redevelopment

We will continue to make every effort to promote recovery and reconstruction from large-scale disasters such as the Great East Japan Earthquake and the Kumamoto Earthquake utilising the experience in recovery and reconstruction gained since the Great Hanshin-Awaji Earthquake.

2 - ① Aims of UR rental housing

- ① Creating a safe and secure environment for people of all ages
～ Creating new communities from housing complexes
- ② Promote sustainable and vibrant community development
～ Improve the attractiveness and value of the area, not just the housing complex
- ③ Achieve safe, secure and comfortable living in UR rental housing
～ To help people choose UR rental housing from among the many housing options available



Hibarigaoka Park Hills
(Attractive scenery, lush greenery)



Hanamigawa
(Multi-generational exchange and community activities)



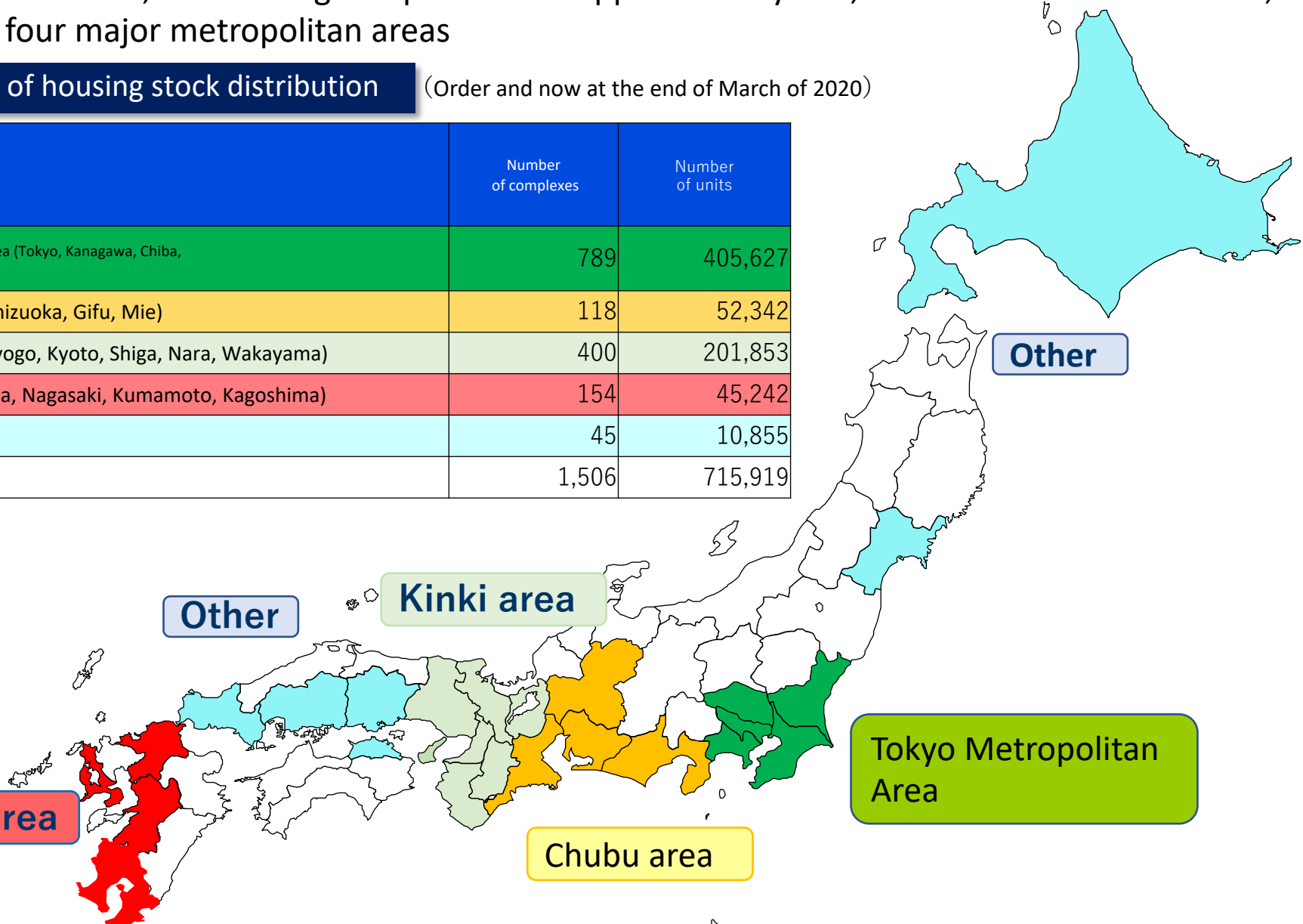
2 - ② Current state of housing stock distribution

- Operates a total of 1,506 housing complexes with approximately 720,000 rental units nationwide, mainly in the four major metropolitan areas

Current state of housing stock distribution

(Order and now at the end of March of 2020)

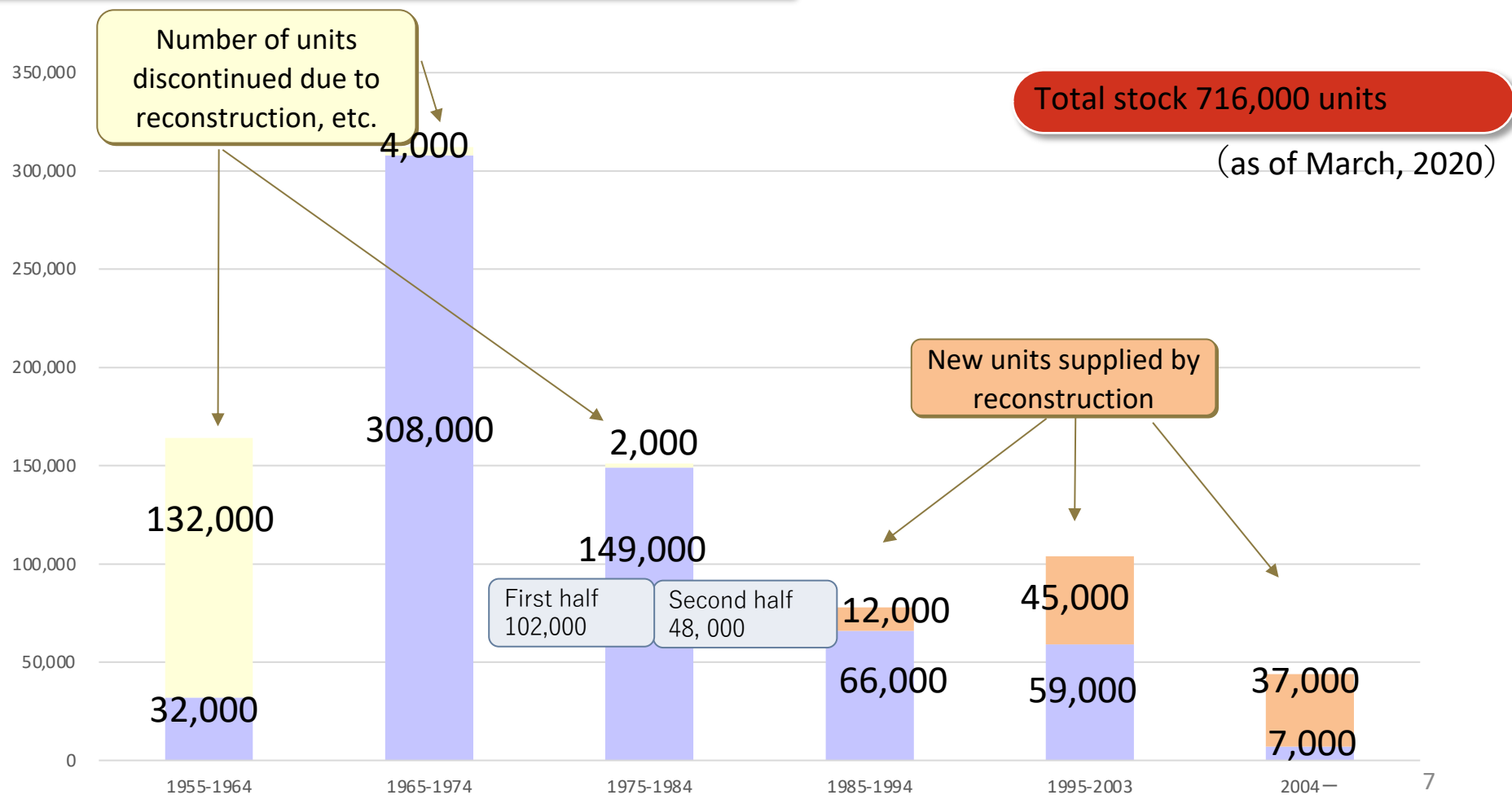
	Number of complexes	Number of units
Tokyo Metropolitan Area (Tokyo, Kanagawa, Chiba, Saitama, Ibaraki)	789	405,627
Chubu area (Aichi, Shizuoka, Gifu, Mie)	118	52,342
Kinki area (Osaka, Hyogo, Kyoto, Shiga, Nara, Wakayama)	400	201,853
Kyushu area (Fukuoka, Nagasaki, Kumamoto, Kagoshima)	154	45,242
Other	45	10,855
Total	1,506	715,919



2 - ② Current state of housing stock - Number of units under management by age

- About 2/3 of the stock was built by the mid-1970s
- About 2/3 of those are suburban mid-rise stairwell-type residential buildings

Number of households managed by year management begun

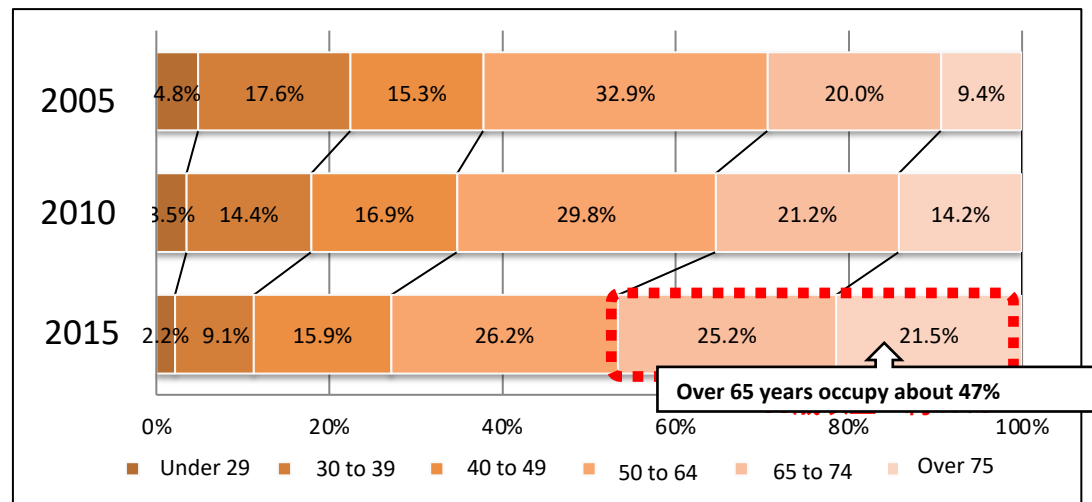


2 - ③ UR Residents

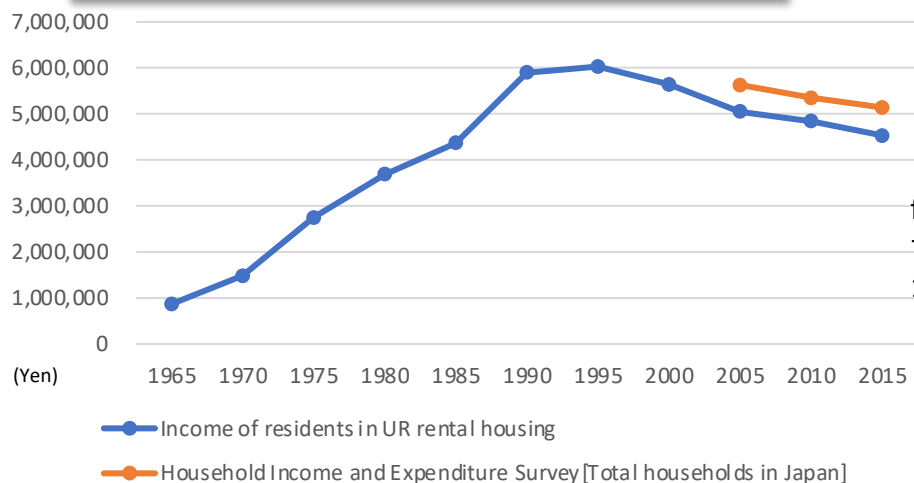
Type of Residents based on regular surveys in 2015

Number of residents on average		2 persons
Annual income on average	Total household	4,530,000 yen
	Head of household	3,710,000 yen
Dual-income households		36.7%
Households with elderly		50.7%
Elderly alone households		20.7%
Years of residency on average		14 years and 5 months

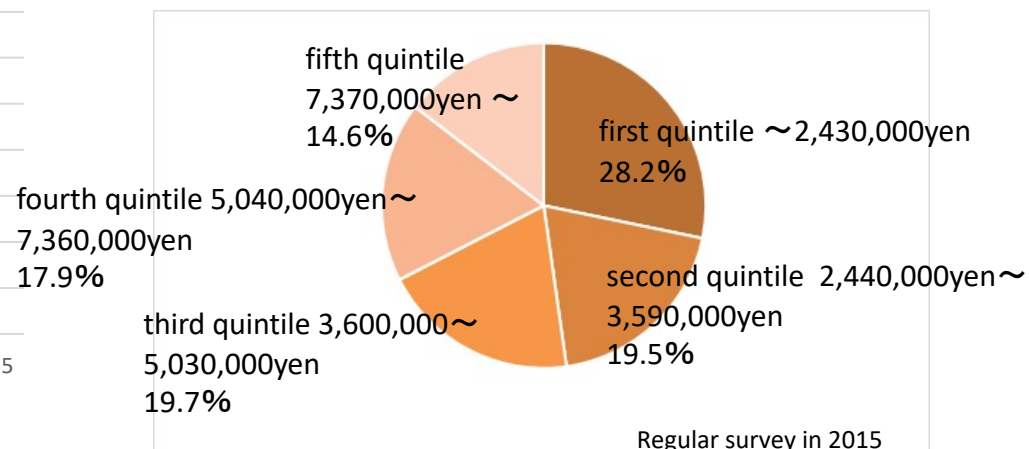
Age of head of household (distribution by age)



Changes in average household income



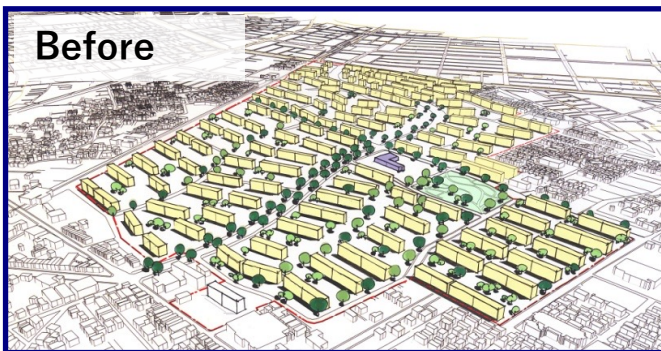
Percentage of households by income quintile



Note: Boundary values of income quintiles are based on the annual income quintiles of [all households in Japan] in 2014 from the Household Income and Expenditure Survey by Ministry of Internal Affairs and Communications.

(Note) Data from the Household Income and Expenditure Survey [Total Household] are not shown because data prior to the 2000 survey do not exist.

3 - ① Housing complex regeneration projects



Before

regeneration (image)



facilities for childcare



Carehome



Green space and a disaster prevention park



Lift installation

Promenade maintenance

Facilities for childcare
Carehome

Renovated housing

School

Rebuilt complex

駅前広場の整備

商業施設

Development of a disaster prevention park

Detached house

Development of city planning roads

Houses for sale

Lift installation etc.

Station square and rebuilt houses



Private housing for sale



3 - ② - 1. Nouvelle Akabanedai Redevelopment Project

Before



After



↑ in 2000

↑ in 2010 at the completion of Phase I

3 - ② - 2. Nouvelle Akabanedai Redevelopment Project (Before)

【Before】

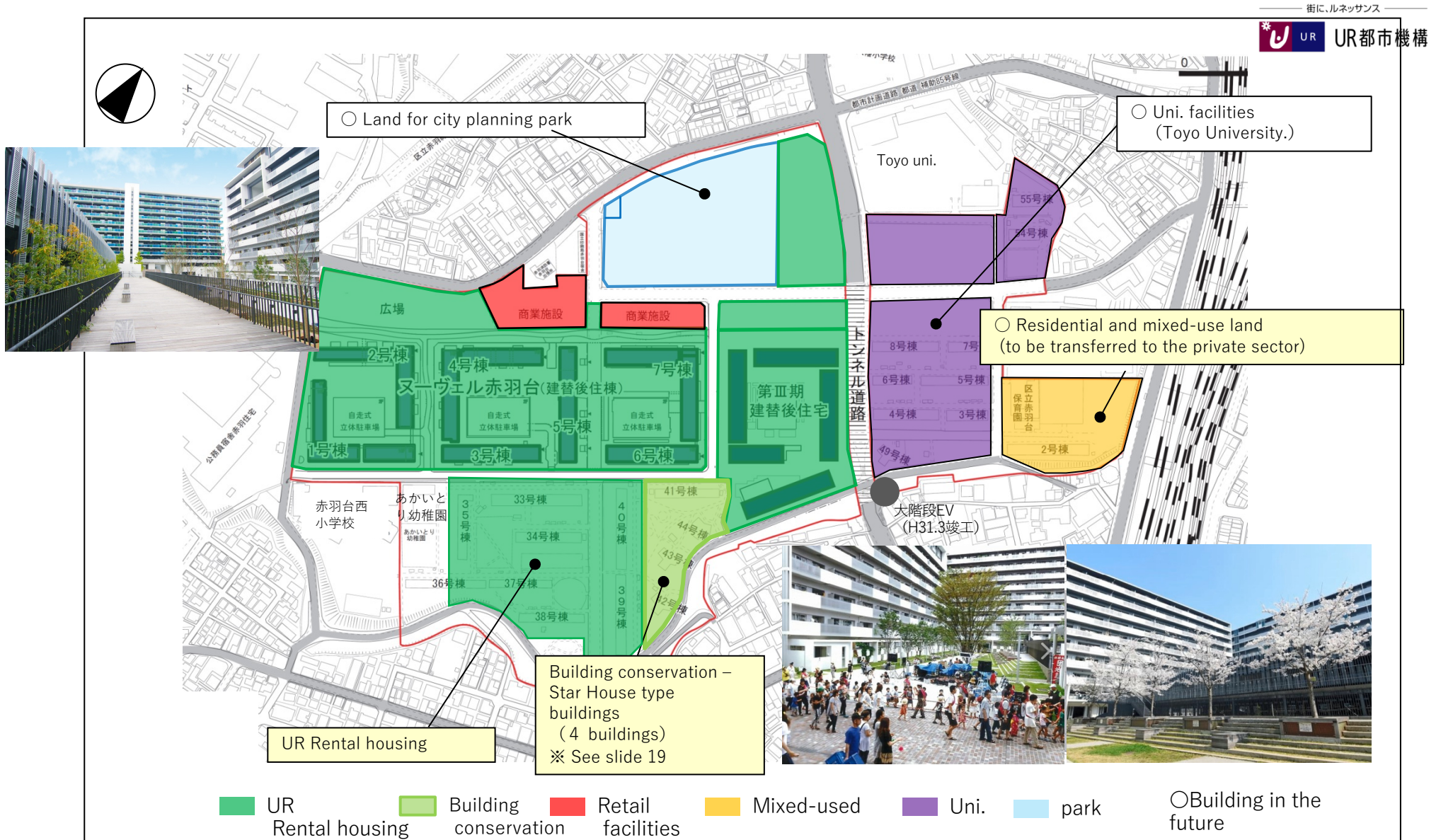
- Start of occupancy: 1962
- Total number of units: 3,373
(55 buildings)

【features】

- The first large-scale housing complex with more than 1,000 units in Tokyo's 23 wards
- Most of the buildings are 4 or 5 storeys high with no lifts
- A rich variety of building layout
- Excellent facilities (schools, shopping arcade, post office, clinic, etc.)
- Multiple parks to support the community



3 - ② - 3. Nouvelle Akabanedai Redevelopment Project (After)



As of Dec 2020

3 - ② - 4. Nouvelle Akabanedai Redevelopment Project

(Town planning concepts and land use)

- The committee aims to revitalize Akabanedai complex and its surroundings
(Comprised of academics from the fields of architectural planning, economics and urban planning, the Urban Renaissance Agency and Tokyo's Kita Ward)
- The committee confirmed the concept of urban development and the direction of land use

Concept of town planning

Formation of residential areas close to the city
(town planning for family)

- family-friendly environment
- senior-friendly environment
- Multi-generational interaction

Strengthening the base
(regional vitalization)

- Symbolism of the North of Tokyo
- Improving accessibility

Creation of the Akabanedai Forest

(Creation of attractive urban spaces and landscapes)

- Creation of linkage, continuity and circulation with the surrounding greenery
- Reinforcing the symbolic character of the area with abundant greenery
- Maintaining and enhancing the reduction of global warming
- Strengthen disaster prevention

Ripple effect on local regeneration

Land use

Green space

Mixed-use land



Accessibility

3 - ② - 5. Nouvelle Akabanedai Redevelopment Project

(Adjustment of the design of the block)

- The theme is to balance the individuality of each block with the harmony of the whole
- In April 2007, a "Design Coordination Council" was set up to discuss the design of the B and C blocks, with the architects in charge of each block, landscape and lighting designers, and the Urban Renaissance Agency as members
- Creating a continuum of diverse communities in harmony with each other
- At the "Design Coordination Council", we invited Makoto Watanabe of ADH, the designer of Street A, as a design block to coordinate the design of the cityscape and buildings.

■ Main members of the Design Coordination Council

		Design director	Makoto Watanabe
		Landscape designer	Hiroki Kutsuna
		Lighting designer	Reiko Chikada
Planning	Block B1	Nobuaki Furuya, Sachiko Yagi, Satoko Shinohara, Akira Tanaka	
	Block B2	Kenji Okumo, Kazuhiro Kojima, Kazuko Akamatsu	
	Block C	Keisuke Yamamoto, Keiji Hori, Takehisa Seta	



3 - ③ - 1. Innovation in housing ～Open Smart UR～

『Open Smart UR』

- Collaboration project of UR and Faculty of Information Networking for Innovation and Design (INIAD) of TOYO University

←Start-up model housing

- Example of service provision based on HaaS (Housing as a Service)



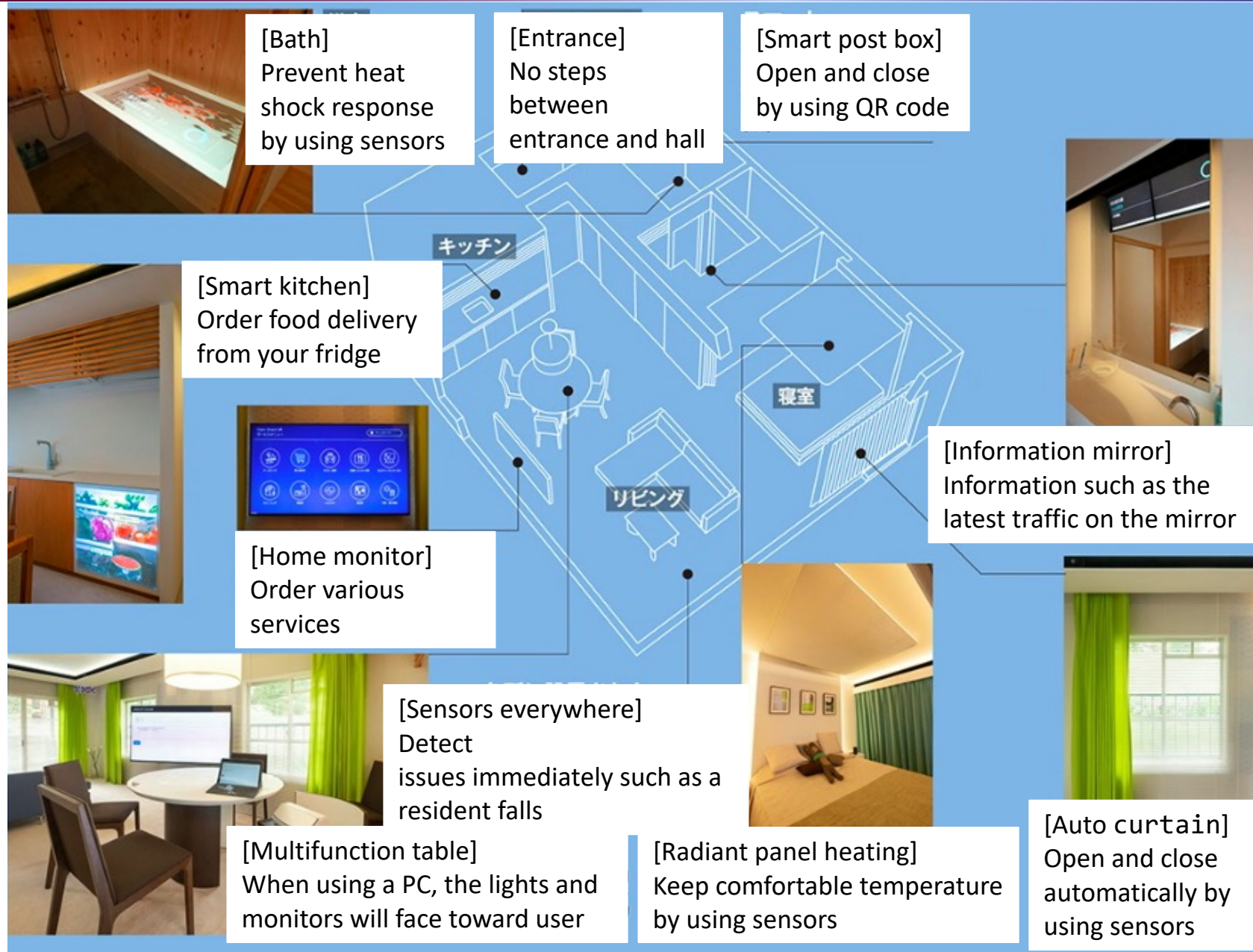
Star House



- ↑ Star House Reproduction model housing
- Reproduced life of 1960s

3 - ③ - 2. Innovation in housing ～Start-up Model Housing～

出典：UR PRESS
vol.58



Thank you for listening!

Appendix

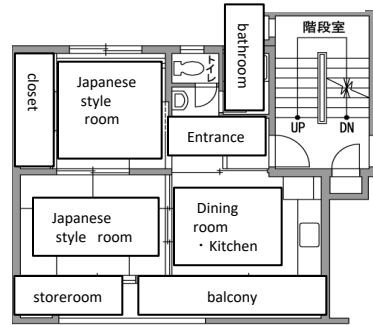
(Please refer to the comment slides following slides 20, 22 and 23 for more information.)

(Appendix 1) The changing role of UR rental housing

1950s Response to the housing shortage



2D K ・ about 40m²

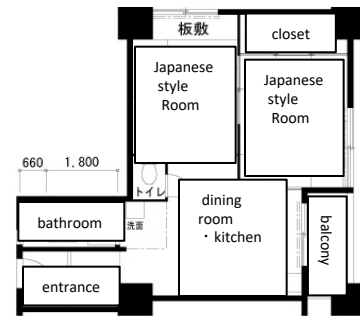


Soka Matsubara Danchi (Soka City, Saitama Prefecture) Occupied in 1962
Development area: 49.1 ha
Planned number of units: approx. 5,900 units, 4-storey building

1960s response to the housing shortage



2D K ・ about 47m²

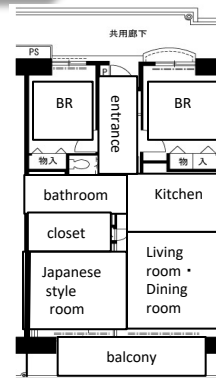


In front of Hyogo Station (Kobe City) Occupied in 1973
Development area: 0.7ha Planned number of units: 370 units, 20 floors

1970s improvement of the standard of living



3 L D
K ・
about
68m²



Yodogawa Riverside Town (Osaka City) Occupied in 1983
Development area: 35.6 ha Planned number of units: 2,100 units, 7-14 floors

Since 1995 promotion of urban living



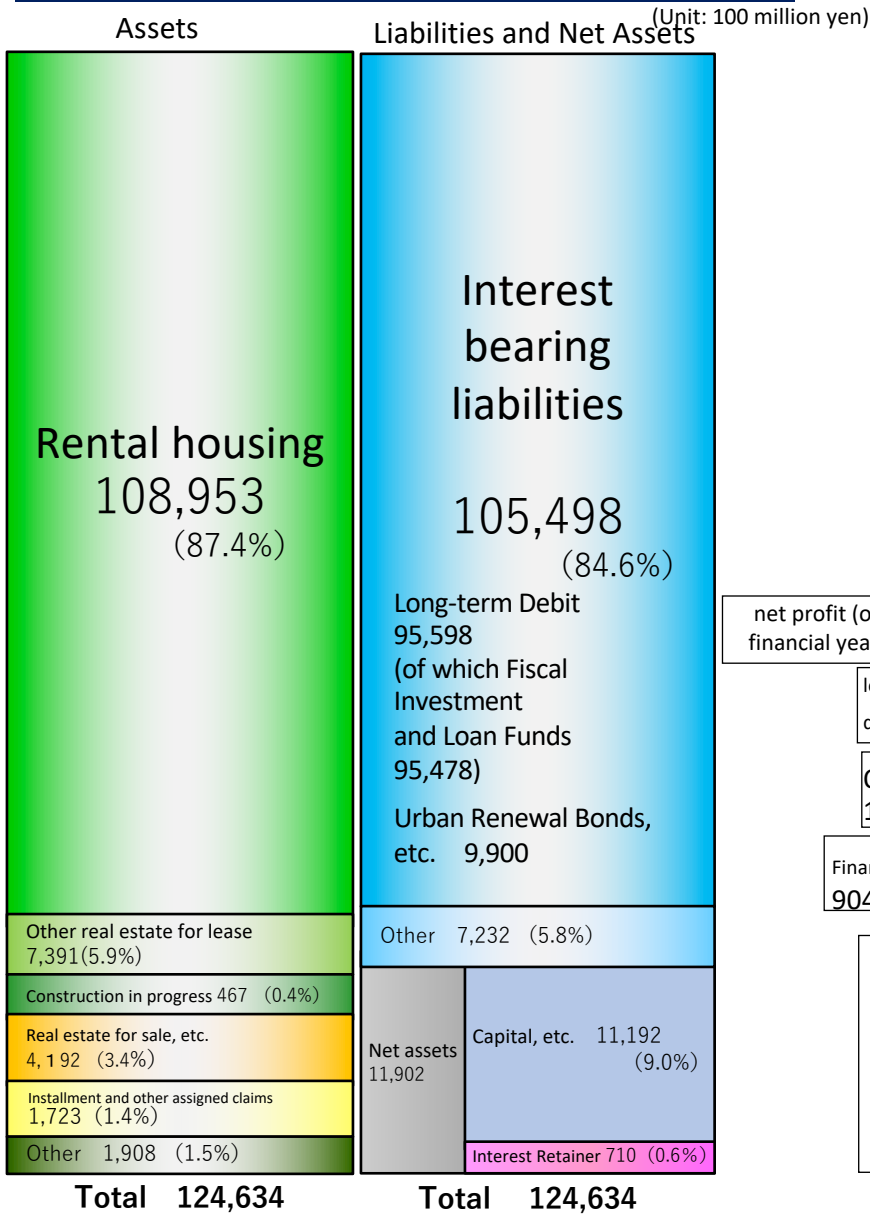
1 L D K + F ・ about 80m²



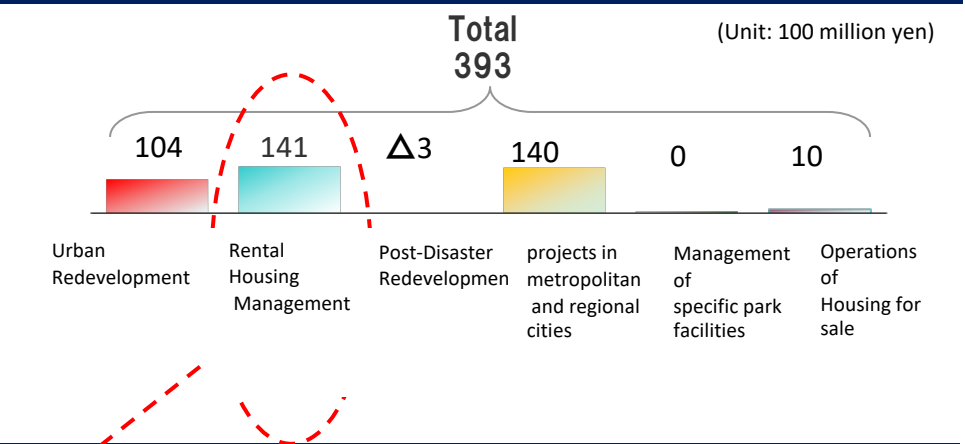
Shinonome Canal Court CODAN (Koto-ku, Tokyo) Occupied in 2003
Development area: 4.0ha Planned number of units: 1,700 units, 14 floors

(Appendix 2) Summary of Financial Results (FY2019)

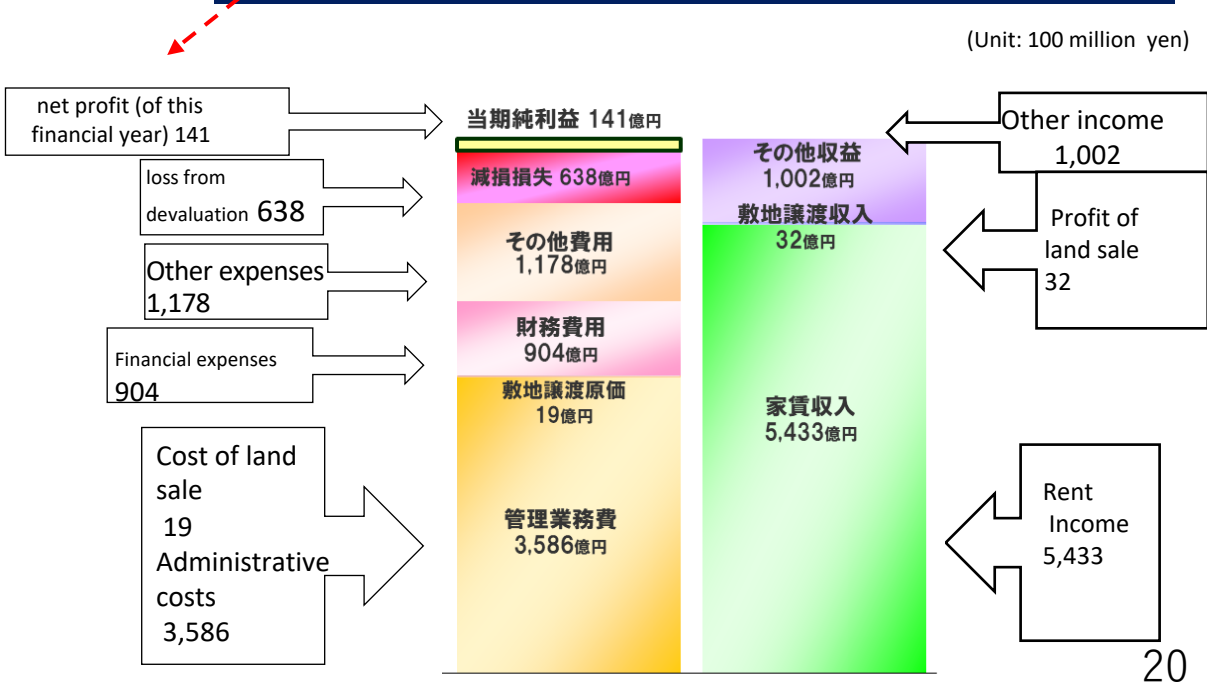
Balance sheet (entire business of UR)



Profit and Loss (entire business of UR)



Profit and Loss (Rental Housing Management)



The majority of assets owned by UR are rental properties, with approximately 11 trillion yen (or over £74 billion) owned in land and buildings. Most of the necessary funds are borrowed from government in order to run the business, and as of the end FY2019, UR holds interest-bearing debt of a value exceeding 10 trillion yen.

In addition, UR receives financing from national and local governments for the purpose of implementing national policy objectives.

The agency as a whole secured a net income of approximately 40 billion yen (or £271m) in FY2019, of which the rental housing segment recorded a profit of 14.1 billion yen (or £95m).

Regarding the breakdown of profit and loss of the leasing segment, most of the income comes from rent (about 540 billion yen or £3.6 billion). After deducting expenses such as management work expenses, financial expenses, and extraordinary loss incurred when rebuilding an old housing complex, the final profit is 14.1 billion yen (£95.4m).

UR is implementing policies such as lowering rent for the elderly and households with children, but the implementation part is subsidised in part by the central government.

(Appendix 3) Current status of UR rental housing stock

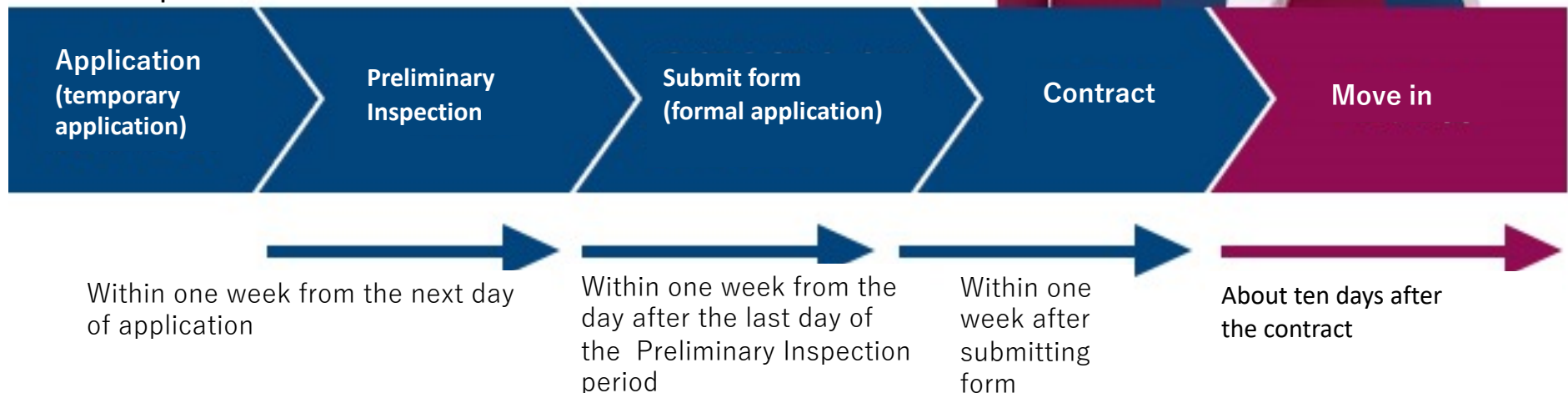
Reflecting the socio-economic situation and housing and urban policies of the time, the size and location of housing complexes, the scale of housing and the level of facilities are extremely diverse, and many of them are outdated.

Stock characteristics by age, at start of management

	Total stock	1955-1964	1965-1974	1975-1984	1985-1994	1995-2003	2004-
Number of units managed	715,919	32,114	308,099	149,221	78,396	103,450	44,639
Number of complex	1,506	99	323	312	348	328	96
Units of each complex	475	359	991	465	235	301	362
Location			Expansion of complex and mass supply		Urban return		
			Increasing of suburbanization				
Scale of each unit (m ²)	55.4	40.1	45.7	56.7 52.5(first half) 65.8(second half)	70.7	70.4	67.9
		Small sized unit(low equipment level)			Improvement of unit's size		
Rent in yen	73,100	48,700	54,200	68,000	96,500	110,900	117,300
Background of housing supply		Solving the housing shortage	Solving the housing shortage by the concentration of population to urban areas		Improving living standards		Rebuilding and utilization of existing housing stock
							Promoting urban living

(Appendix 4) UR Rental Housing Tenancy Basis

- Generally speaking, applications are accepted on a first-come, first-served basis
 - The rent is determined based on the market rent (the rent of the same type of housing in the vicinity)
- When moving in, tenants are required to pay a security deposit (equivalent to two months' rent) and daily rent and common service fee (for the number of days of the month)
- The initial contract period is one year (automatic renewal, no renewal fee).
- Submit “Termination of Lease Document” at least 14 days before the date of departure



Generally speaking, applications are accepted on a first come first served basis.

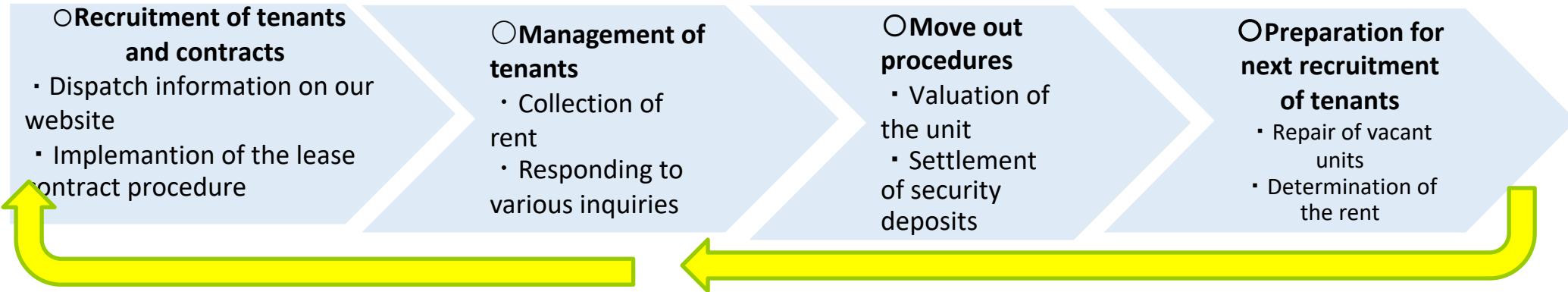
Rent is indexed on the price of rent for similar properties in the area and thus is market rent (as stipulated in Article 25 of the Act on the Urban Renaissance Agency, Independent Administrative Agency, 2003)

Rent review during the contract period takes place when the rent reaches a fixed level of difference from “the price of rent of similar properties in the vicinity” and for each property, the new rent is applied from the renewal date of the contract. However, properties which had a rent review less than 2 years prior are not included (as well as properties with a rental contract signed less than 2 years prior).

When moving in the expenses required are: a security deposit (2 months of rent) and rent, as well as a daily maintenance fee for communal areas. The contract period is initially one year, and as the renewal is automatic, there is no renewal fee.

When moving out, a “termination of lease document” must be submitted with 14-day notice.

(Appendix 5) UR Rental Housing Operation & Maintenance Work



○ Undertaking routine repairs

- small repairs due to daily problems such as water leaks and blocked drains



○ Undertaking planned repairs

- massive repairs undertaken by each housing complex or block of flat such as wall repair and replacement of water-supply pipe, etc.



○ Maintenance of the housing complex environment

- repairs and maintenance of common areas (indoor and outdoor)
- daily cleaning, etc.



As landlord, UR carries out operations related to tenant recruitment and property maintenance.

In practice, this includes:

- Recruitment and contracting of new tenants (advertising on their website and implementing rental contract procedures), collecting rents and responding to renters' requests.
- Assessing the property at the time of move out and settling the security deposit.
- Repairing and updating the property after move out, determining the rent for recruiting a new tenant.

Regarding maintenance, UR is in charge of small-scale repairs for routine maintenance, such as water leaks and water pipe clogging.

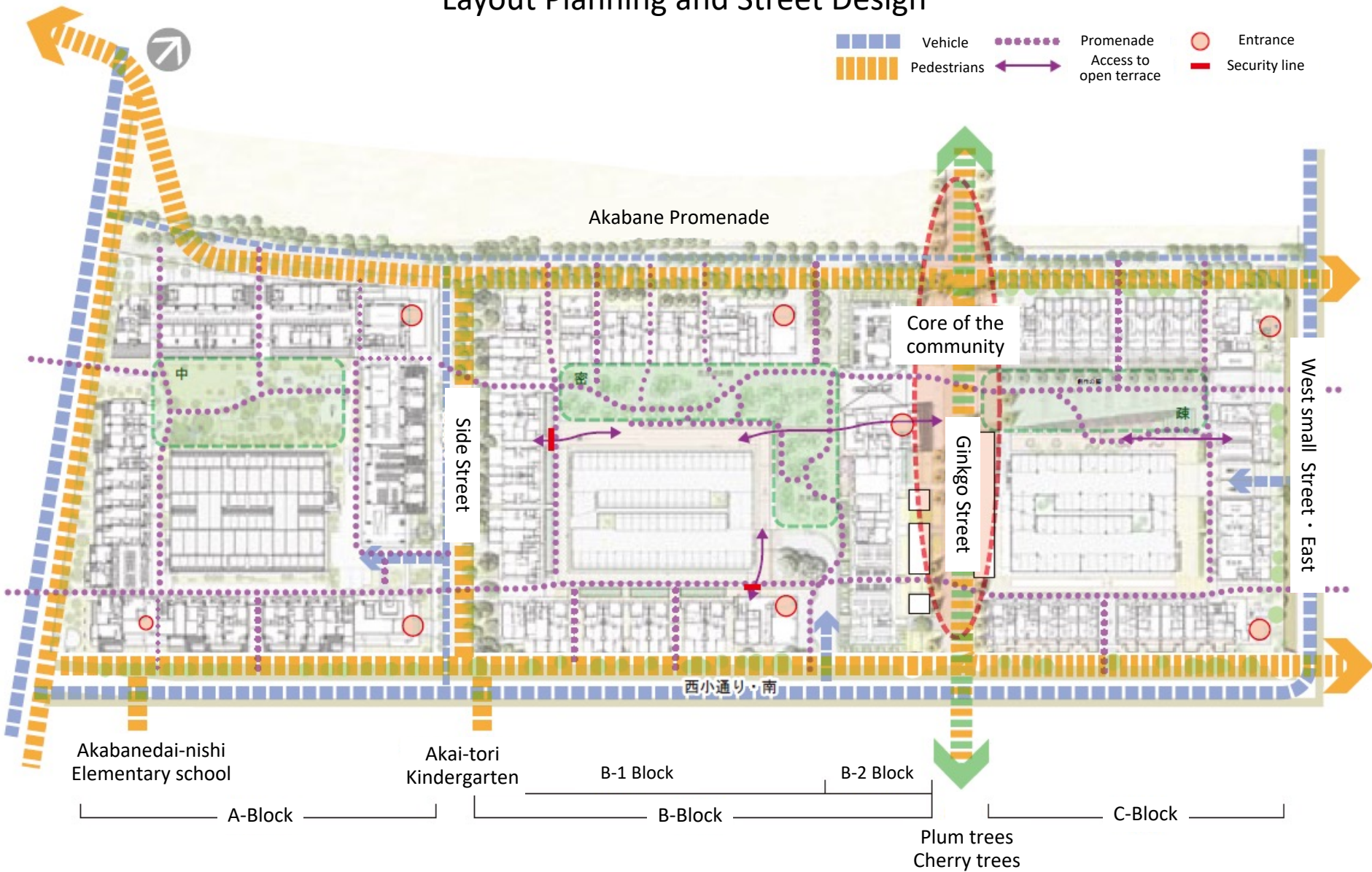
UR is also in charge of carrying out large-scale, planned repairs such as exterior wall repairs and the replacement of water supply pipes for residential buildings.

The agency maintains and improves common areas indoors and outdoors, and carries out daily cleaning.

(Appendix 6) Comparison between public housing and UR rental housing

	Public housing (in accordance with Public Housing Law 1951)	UR rental housing (in accordance with the law of Urban Renaissance Agency 2003)
<u>Purpose</u>	<p>○ To provide affordable rental housing sufficient for a healthy and cultured life to people who have difficulty of finding housing because of their low income under the cooperation of national and local government</p>	<p>(Initially) provide housing for working people in need in areas where there is a significant shortage of housing. →(Current) To ensure a stable supply of rental housing with a good living environment by managing existing rental housing.</p>
Qualification of tenants and income	<p>○ Standard of Income 【Original category】 The local government sets the income standard within the range of 259,000 yen (income with quartile variation) by or less ordinance, taking into account the standard set by the government ordinance (158,000 yen (income with first quartile)). 【variation category】 The local government sets discretionary category e.g. elderly people or disabled people within the range of 259,000 yen per month (income with quartile deviation) or less. The local government sets the income standard for the category by ordinance within the range of 259,000 yen per month (income with quartile variation) or less. ○ Required condition Clear evidence of current housing need</p>	<p>○ No income limit ※ Instead of requiring a guarantor, key money, and renewal fees, the average monthly income must be at least 4 times the rent or 330,000 yen (250,000 yen for a single person). (There is a special exception for the elderly.)</p>
Rent setting	<p>○ The rent is determined by the local government based on the tenant's income and the benefit from the housing i.e. location and size of housing</p>	<p>○ The rent shall not be out of balance with the rent of the same type in the neighborhood. Rent can be reduced or exempted for elderly people who are not able to pay the rent.</p>

Layout Planning and Street Design



Common Design Concept for the Blocks

Roadside

Developing Lively Community

- Create a lively street space, where the presence of residents and their way of life can be seen from the houses to the street.
- In particular, direct access from the street, free rooms and earthen spaces facing the path, terraces, flowerbeds, etc.



▲ Building 1



▲ Building 2



▲ Building 2

Courtyard

Place of Peace and Open to the Community

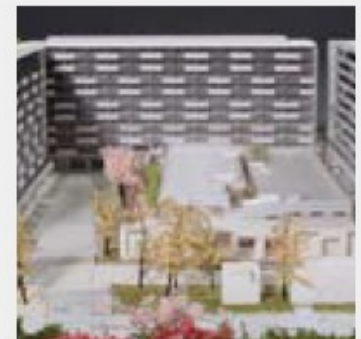
- Provide the courtyard visible from the building and with a sense of security as a place of peace and tranquility for residents to share
- The courtyard will be open to the community with a pathway.



▲ The courtyard of A-block
(Building 1 and 2)



▲ The courtyard of B-block



▲ The courtyard of C-block

Passage

Alley Space Connecting Streets

- The "passage" between the block and the block, and between the block and its surroundings, allows for the passage of wind, sight and movement.
- The passageway will be equipped with benches and other features to provide a place for interaction.



▲The passage of A-block



▲The Piloti of A-block



▲The passage of A-block

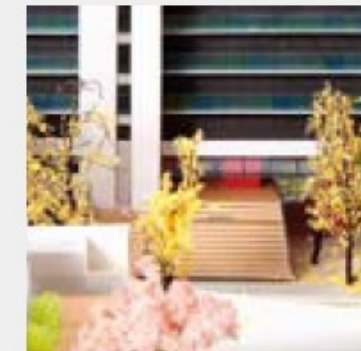
Ginkgo Street

The Community's Central Axis

- It is a pedestrian street that forms the central axis of Nouvelle Akabanedai, and together with the meeting place building creates a rich community space.
- It can be used as a large social space where events such as summer festivals can be held.



▲Ginkgo Street



▲Big Stage

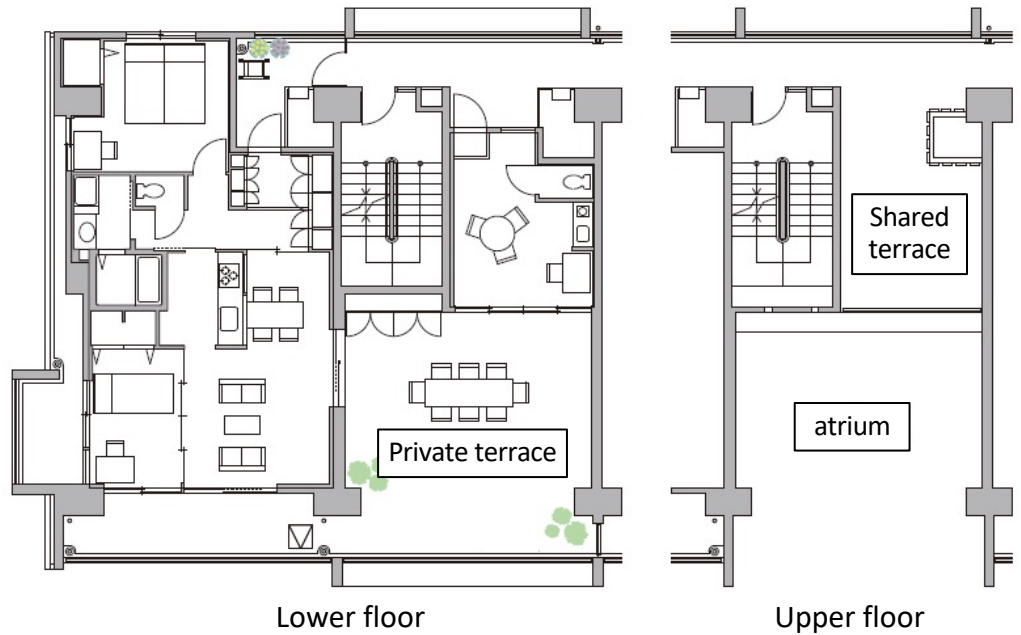


▲Meeting place building
(At the back is C-block)

A new lifestyle proposal

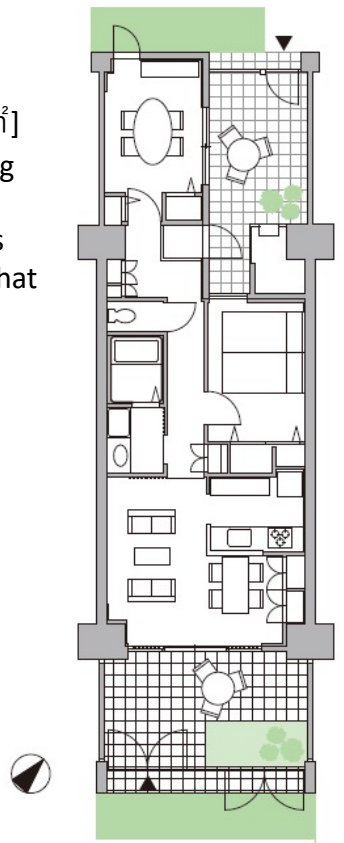
Flat of Activity

[2 bedrooms with living room, dining rooms, kitchen, and storage – 89㎡]
The annexe room is connected to the private terrace, which is a large two-storey atrium. This part of the building is a "void" and is the accent of the building.



Flat of Creation

[2 bedrooms with living room, dining rooms, and kitchen– 66㎡]
This unit has a private terrace facing the courtyard. Accessed from the terrace on the north-west side, this independent room is a free room that can be used as a studio.

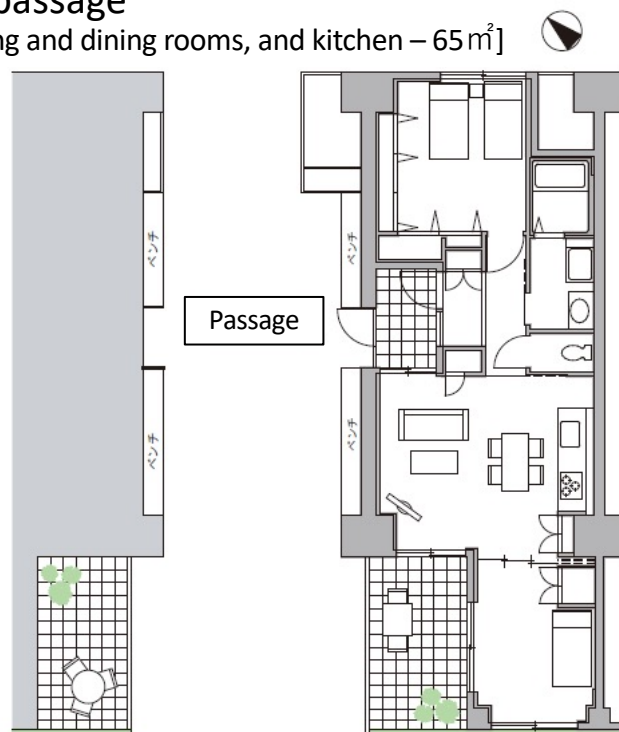


■ A new lifestyle proposal

□ Flat facing the passage

[2 bedrooms with living and dining rooms, and kitchen – 65m²]

The terrace and porch facing the living room can be used in various ways as a semi-outdoor space.



□ Maisonette with a view

[1 bedrooms with living room, dining rooms, kitchen, and storage – 66m²]

A spiral staircase leads to the upper floor service room, which is connected to the living room and can be accessed from the outer corridor. The studio can also be used as a party room.

