

Summary
Version

Yokohama City

Basic Plan for Housing

Yokohama -- Active, Attractive, and Sustainable City
with Good Relations of People, Living, and Housing



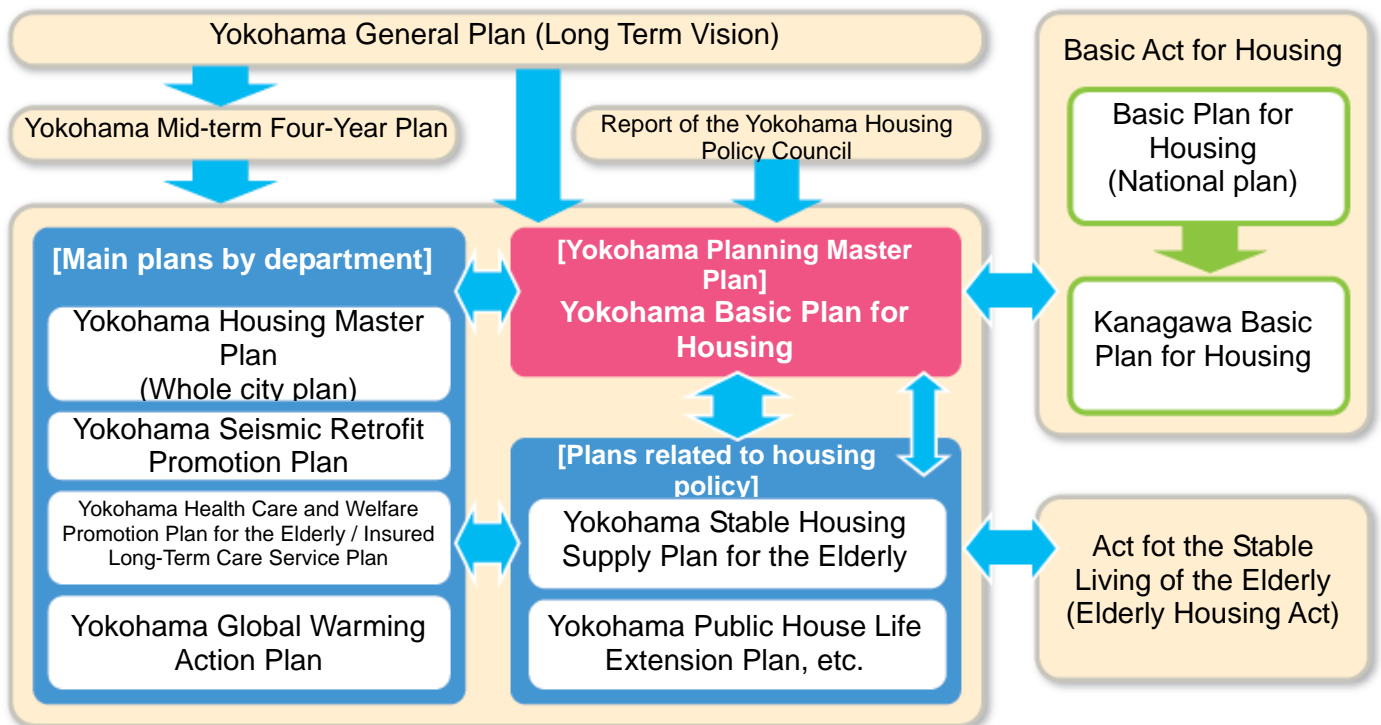
Yokohama City

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Objective and Positioning of Basic Plan for Housing

Objective / Positioning / Plan period

- ◆ This Plan was formulated based on the purpose of the Basic Act for Housing (established in 2006) and the Report of the 4th Yokohama Housing Policy Council (Dec. 2011) with the aim to provide the basic orientation of housing and living environment in Yokohama for the decade from fiscal 2011 to 2020.
- ◆ As a basic plan of the housing department subject to "Yokohama General Plan (Long Term Vision)" as upper level plan, this Basic Plan for Housing will be promoted in concert with related department plans including those for city development, environment, welfare, and disaster prevention.
- ◆ Progress in achievement of the measures and projects under this Plan will be evaluated and verified with result index each fiscal year, and the Plan itself will be reviewed about every 5 years in view of the trend of the national housing policy, changes in social / economic conditions, etc.



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Housing Trends in Yokohama

Development of Urban Areas and Population Trends

- ◆ Since the opening of the port, Yokohama has continued to develop centering on the port as a city of an international character. The streetscapes of the central part of the city have been formed by postwar restoration projects, etc. and residential areas in the suburbs have been formed along the train lines through the Land Readjustment Project, etc.
- ◆ With the development of residential areas, the population of Yokohama is increasing and forecasted to reach a peak around 2020, despite the downward trend of the total population of Japan.
- ◆ Areas with a high population of elderly people are mainly located in the old urban areas around the city center, while many child-rearing households live in suburban areas, particularly in the northern part.

Present situations of housing and living environment

- ◆ The housing stock is sufficient, as evidenced by the presence of about 160,000 vacant houses as the result of the total number of houses exceeding the total number of households.
- ◆ In recent years, the number of housing starts is on the decline, while house prices are stable.
- ◆ Areas with diverse characteristics have been formed according to the process of urban area formation and the geographic / traffic conditions. As a geographic feature of the city, there are many ups and downs. Many green areas form a characteristic landscape, while some areas need measures against landslide and the foundation of some residential areas is not yet developed since extension of narrow streets is difficult.

Trend of Housing Policy

- ◆ In accordance with the changes in social and economic circumstances, the housing policy of the country has shifted from securing of quantity to improvement of quality and from the supply based on public housing to comprehensive securing of houses including private sectors.
- ◆ Yokohama City is endeavoring to develop / introduce houses adapted to various needs, such as for child-rearing and elderly households. The City is also implementing the measures reflecting social conditions and characteristics of Yokohama, including support of condominium owners associations, housing consultation service, improvement of high-density urban areas, and promotion of dissemination of eco-friendly houses.

Issues concerning Housing Life

(1) Response to various housing needs, such as for elderly and child-rearing households

- ◆ In response to the full-scale advent of aged society, it is required to remove the uncertainty of the elderly about their housing so that they may continue to live in their familiar community.
- ◆ Issues arising in accordance with the diversification of housing needs are change of residence to an appropriate house according to the household size and securing of living environment considering for child-rearing households.



(2) Actions to keep good-quality housing stock

- ◆ In order to form sustainable housing and living environment, it is required to supply / introduce durable houses with good quality including consideration for earthquake resistance and environment as well as adoption of barrier-free design and to develop the environment for choosing such houses appropriately.
- ◆ For the condominiums where dwellers are becoming aged or subleased units are increasing, measures to ensure good maintenance should be taken.

(3) Response to various types of citizens requiring special assistance in securing housing

- ◆ As social situation becomes severe, types of citizens requiring special assistance in securing housing are becoming diverse, so actions should be taken so that they may secure appropriate houses according to their needs.
- ◆ It is required to provide comprehensive housing support, not only for housing but in combination with welfare, nursing care, medical care, etc.



(4) Good and disaster resistant living environment / community development

- ◆ Improvement of urban area environment is required for some areas from the viewpoint of local disaster prevention, including narrow streets, cliff areas, and high-density urban areas.
- ◆ Preparation against disasters should be strengthened in cooperation with local communities, including promotion of earthquake-resistant houses and enhancement of disaster prevention consciousness.

(5) Prevention of global warming

- ◆ Since the ratio of CO₂ emissions is the highest in the household sector, measures are required for not only new housing but also existing housing.
- ◆ Efforts are required to disseminate energy-saving houses using solar power or other renewable energy and eco-friendly life style.



(6) Necessity for collaboration based on civic-mindedness

- ◆ Issues concerning housing and living environment vary according to areas and are often involved with multiple categories such as community development and welfare, so various entities including administration, citizens, and NPOs should act in cooperation / collaboration with each other.
- ◆ There are concerns about fall in the vitality of communities and weakening community due mainly to the aging or shortage of leaders of community activities. Therefore, actions are required to ensure continuation of their independent activities, such as securing human resources or base for activities.

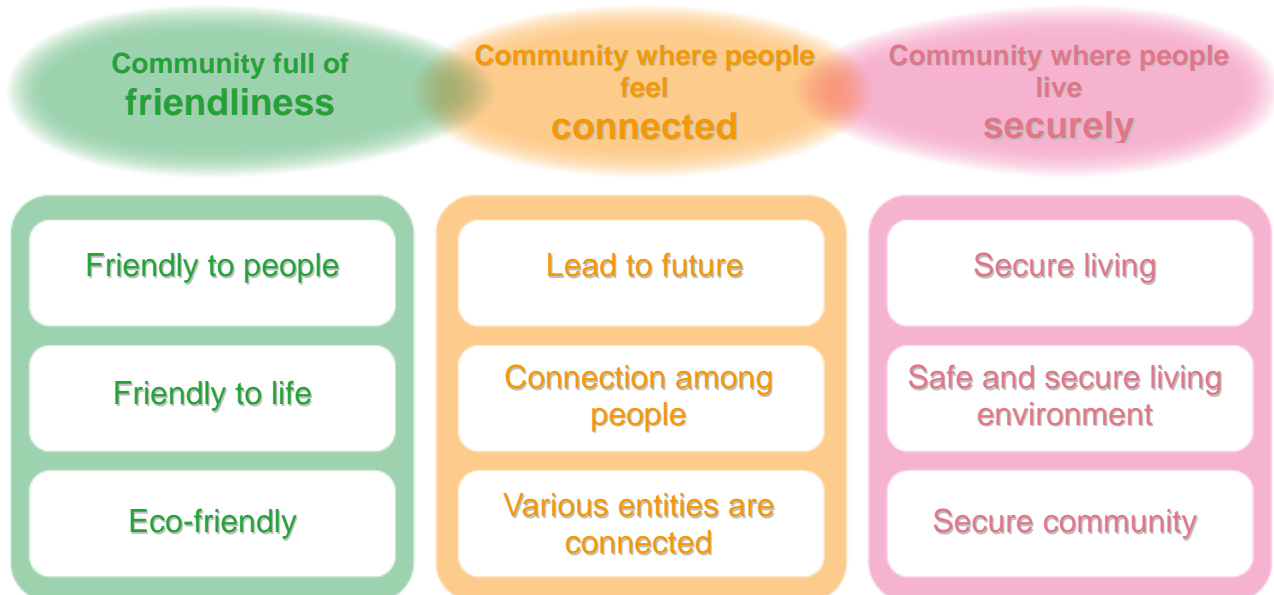
3 Basic Direction of Housing Policy

Basic Principle

Yokohama -- Active, Attractive, and Sustainable City with Good Relations of People, Living, and Housing

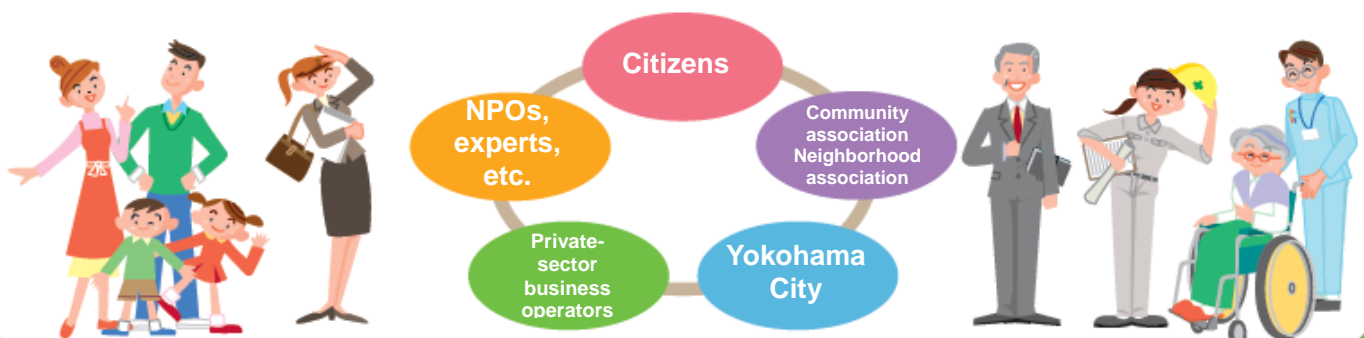
With the effective use of resources accumulated based on the history and culture of Yokohama and of regional force developed by citizens, we develop communities where everyone desires to live or continue to live and valuable housing and living environment which everyone desires to maintain for next generations.

Future Vision of Housing and Living Environment in Yokohama (Vision of this Plan)



Cooperation with various entities

Since the housing measures of Yokohama needs to address diversifying housing needs and local issues elaborately, it is required to further focus on measures for housing support in cooperation with welfare and community development measures. To this end, not only administration but citizens, community / neighborhood associations, condominium owners associations, NPOs, experts, private-sector business operators, etc. need to play an active role as a leader of such measures. In order to achieve this Basic Plan, we pursue activities making the effective use of various civil activities, which is a characteristic of Yokohama, in cooperation with diverse entities.



Main activities addressed by Yokohama City include housing development incorporating the attractive features of the city, support for child rearing / housing of the elderly etc., and development of disaster-resistant and eco-friendly communities based on the lessons learned from the Tohoku Earthquake.

Development of Housing Measures

1 Attractive housing / community development fit for Yokohama -- Aim to provide housing options available according to various housing needs and good living environment --



(1) Housing supply selectable according to various needs

We supply houses in response to various needs, including houses friendly to child-rearing households, houses for the elderly people where care service / living assistance service is available, and houses where many generations can live securely.

(2) Development of good housing

We disseminate good-quality houses that can be used for a long time with high durability, earthquake resistance, and energy-saving performance as well as the housing quality assessment program, etc., and adopt tax incentives, etc. in order to induce the development of high-performance housing.

(3) Development of good living environment

We promote the development of attractive living environment so that people would desire to live in Yokohama by supporting the preservation of landscape and green areas using the features unique to communities and attractive resources by making community rules etc.

2 Keeping good-quality housing stock -- High quality houses to be succeeded by next generations --



(1) Maintenance of housing stock and effective use

For maintenance of good housing stock and promotion of distribution thereof, we promote the dissemination of "Housing History Information," which records the status of house maintenance etc., seismic retrofit, barrier-free reform, etc.

(2) Comprehensive support for condominium owners associations, etc.

For favorable maintenance of condominiums, we provide comprehensive support using database and registration systems, including dispatch of experts, support for consensus formation, and subsidies for enhancing of earthquake resistant / barrier-free of buildings.

(3) Environmental development to promote distribution of housing stock

To facilitate distribution of good-quality existing houses in the market, we develop an environment where existing houses with good performance are correctly evaluated in the housing market and potential purchasers etc. can choose houses with security.

3 Establishment of a housing safety network that supports life -- Aiming at stable supply of housing for citizens with difficulty to secure housing --



(1) Supply of municipal housing etc., maintenance, and proper management

We maintain and effectively use municipal housing with systematic repairs, earthquake-resistant measures, elevator installation, etc. We also supply high-grade rental housing to low-income child-rearing households and elderly people.

(2) Facilitation of move-in and housing support for private housing

We support elderly and child-rearing households so that they can securely move into private rental housing, and improve housing support in cooperation with welfare, including watching, safety check, and emergency response.

(3) Provision of general housing information in close locations and improvement of consultation service

We strengthen the functions of consultation / information service centers, and establish a network to enable comprehensive consultation and information services concerning housing.

Development of Housing Measures

4 Creation of safe and secure housing and living environment with security against disasters

-- Strengthening preparation against disasters and promote development of communities ensuring secure living --



(1) Keeping housing stock with security against disasters

We promote the creation of disaster-resistant housing stock, including promotion of seismic retrofit for wooden houses and condominiums, and support in supply of condominiums provided with disaster prevention measures.

(2) Development of safe urban area environment

We promote improvement of urban area environment to encourage the development of safe and disaster-resistant communities, including expansion of narrow streets, disaster prevention measures for cliff areas, and improvement of high-density urban areas.

(3) Support of community-based disaster prevention and crime prevention measures

We support independent activities led by communities such as community / neighborhood associations or condominium owners associations, including disaster prevention activities, development of disaster-resistant community, and improvement of crime-prevention measures.

(4) Preparation against disasters

We encourage the utilization of a hazard map indicating the expected scope of disasters such as earthquake and tidal wave, and organize the disaster response system, such as development of a manual for supply of emergency temporary houses.



5 Eco-friendly housing for realization of a low-carbon society

-- Realize dissemination of energy-saving housing and eco-friendly life style --



(1) Development of eco-friendly residential areas

We further disseminate CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Yokohama and easy-to-understand performance labeling systems, and develop eco-friendly residential areas that are expected to serve as model areas of Yokohama in the future.

(2) Further dissemination of eco-reform

We promote activities that encourage energy saving for existing housing, including support for installation of energy-saving related equipment that uses solar power or other renewable energy, consultation service for eco-reform, and development of human resources with knowledge of energy-saving housing.

(3) Provision of information and awareness raising concerning the environment

We promote activities for disseminating eco-friendly housing and encouraging change of life style through the dissemination of HEMS, environmental learning, etc.

6 Development of sustainable communities ensuring secure life by demonstrating civic-mindedness and regional force

-- Solve local issues in collaboration with various entities including citizens --



(1) Community development using attractive local resources

We support community development and independent activities by citizens for maintenance / improvement of local values using community-specific characteristics and resources.

(2) Support for launching activities

We support launch, cooperation, and collaboration of organizations to facilitate sharing of local issues and activities to build consensus and solve issues in close locations

(3) Support for continuation / development of activities

We support development of human resources and networking of organizations so that local activities may be continued and developed to activities in other areas.



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