Senior Housing Policy

May 2018
Residence Support Division, Housing Bureau,
The Ministry of Land, Infrastructure, Transport and Tourism
History of housing policy

1945 Ministry of Construction was inaugurated

2000

“Eliminate the housing shortage”

“Quality over quantity”

“Focus on market function/existing houses”

“Provide fulfilling housing”

1948

No. of houses exceeds No. of households in Japan

1975

No. of households with the minimum housing standards is lower than 10%

2000

Nearly half of households nationwide achieve the targeted housing standard

1948

Ministry of Construction was inaugurated

1950

No. of houses exceeds No. of households in Japan

1951

Government Housing Loan Corporation

[Promote housing construction by long-term and low interest-rate capital investment]

1955

Japan Housing Corp.

[Collective construction of fireproof housing in large cities and large-scale residential land development]

1959

Local housing government corporation

[Provide housing to the working middle-class by funding system]

1966

5-year Housing Construction Plan

[1966]

(1968)

Approx. 4.2 mil. housing shortage for war victims/returnees

(1973)

No. of households in every prefecture

(1988)

No. of households with the minimum housing standards is lower than 10%

(1996)

Reasonable and ability-to-pay rental system

Purchased/Rented by government

(1999)

Housing Safety Net Law established

(2001)

The Act on Stable Supply of Residences for the Elderly established

(2003)

The Act on Stable Supply of Residences for the Elderly partially amended

(2007)

Housing Safety Net Law amended

(2007)

Japan Housing Finance Agency

(2017)

Urban Renaissance Agency

(1965)

Urban Development Corporation

(1981)

Specific high-quality apartments for middle-class citizens

(1993)

Service housing for the elderly

(1996)

Housing Safety Net Law established

(2001)

The Act on Stable Supply of Residences for the Elderly established

(2004)

The Act on Stable Supply of Residences for the Elderly partially amended

(2006)

Basic Act for Housing established
Progress of aging population and its relation to large-scale housing development

- Neighborhoods of large cities will see rapid aging in the future.
- These areas are also where public rental housing developments are located (large-scale housing developments which housed many people who migrated to large cities during the rapid economic growth).

The rate of aging in the capital region (the increase rate of the elderly aged 75 and over) and large-scale residential complexes

![Map showing the rate of aging in the capital region](image-url)

- Apartments with 1,000 and more units
- Urban Renaissance Agency housing
- Public housing
- Public corporation housing

The rate of increase of the elderly aged 75 or over index: 2005 =100

- ≤ 150
- ≤ 175
- ≤ 200
- ≤ 225
- ≤ 250
- ≤ 275
- ≤ 300
- ≤ 325
- ≤ 350
- 351 and over
The rates of increase of the elderly requiring support and home ownership of the elderly

- As aging of population progresses, the number of the elderly requiring long-term care/support, and with dementia, is expected to keep rising.

- The home ownership rate of households with elderly members is more than 80%, and among them approximately 70% of households are single-person.

Number of people who are certified as “Needing long-term care” and “Needing support”

<table>
<thead>
<tr>
<th>Year</th>
<th>Needing Long-term Care</th>
<th>Needing Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>168</td>
<td>1</td>
</tr>
<tr>
<td>2013</td>
<td>258</td>
<td>3</td>
</tr>
<tr>
<td>2014</td>
<td>348</td>
<td>7</td>
</tr>
<tr>
<td>2015</td>
<td>437</td>
<td>11</td>
</tr>
<tr>
<td>2016</td>
<td>536</td>
<td>15</td>
</tr>
<tr>
<td>2017</td>
<td>586</td>
<td>19</td>
</tr>
<tr>
<td>2018</td>
<td>608</td>
<td>21</td>
</tr>
</tbody>
</table>


Homeownership of the elderly (owning/renting)

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Number</th>
<th>Single-person (aged 65 or over)</th>
<th>Single-person (aged 75 or over)</th>
<th>Households with elderly couples</th>
<th>Households with elderly members aged 65 or over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number</td>
<td>63%</td>
<td>66%</td>
<td>72%</td>
<td>88%</td>
<td>83%</td>
</tr>
<tr>
<td>Single-person (aged 65 or over)</td>
<td>4%</td>
<td>9%</td>
<td>8%</td>
<td>8%</td>
<td>4%</td>
</tr>
<tr>
<td>Single-person (aged 75 or over)</td>
<td>9%</td>
<td>10%</td>
<td>9%</td>
<td>9%</td>
<td>5%</td>
</tr>
<tr>
<td>Households with elderly couples</td>
<td>20%</td>
<td>37%</td>
<td>28%</td>
<td>17%</td>
<td>12%</td>
</tr>
<tr>
<td>Households with elderly members aged 65 or over</td>
<td>3%</td>
<td>4%</td>
<td>4%</td>
<td>5%</td>
<td>17%</td>
</tr>
</tbody>
</table>

- Support
- Long-term care 1
- Long-term care 2
- Long-term care 3
- Long-term care 4
- Support 1
- Support 2
- Transitional long-term care

Reference: “2013 Housing land survey” by the Ministry of Internal Affairs and Communications
Provide houses in which residents can live long

Conventional housing cycle

- Apartment
- Rental apartment
- One's own house/condominium
- One's own house/detached house (in the suburbs)

Future housing cycle

- Housing in which you can live long
- Housing with conditions in which you can permanently live from new construction

Time passage

- In your home as long as possible
- Housing corresponding to the physical conditions of the elderly (maintained with minor modification)

Relocation of dwellings

Service housing for the elderly

Nursing facilities, etc.
Public rental housing policy

Changes in the public rental housing policies

New construction body
- Utilize existing houses (stock)

Public body
- Utilize private/support (do not allow building of low quality buildings, market selection)

Tangible
- Intangible (Cooperation with welfare, etc.)

e.g. Housing Construction Plan Law (1966-)
e.g. Basic Act for Housing (2006-)
Residents continue to live in a familiar environment while receiving necessary services.

Outline of service housing for the elderly

- Municipal governments implement the registration of housing that meets the criteria of the standards including support of residents and wheelchair accessibility.
  *The registration of service housing for the elderly began following the amendment of “the Act on Stable Supply of Residences for the Elderly” in October 2011.
- Housing providers disclose housing information including price and service details, which allows residents to choose housing suitable for their needs.

[Registration criteria]

| Building | ○ Floor space is 25m² or more, in principle  
  ○ Building structure/services meet the specified criteria  
  ○ Wheelchair accessible (corridor width, lifts/slopes, equipped with handrails) |
|----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Service  | ○ Essential service: safety confirmation service, consultant service  
  *Other service examples: meal service, housekeeping support including cleaning and laundry |
| Contract details | ○ Contracts ensure stable living of residents such as that housing providers are not permitted to unilaterally cancel the contract due to long-term hospitalization, etc.  
  ○ Housing providers do not receive payments other than deposit, rent, and service charges. |

[Criteria for Residents]
- Age 60 and over, or certified as requiring long-term care/support, etc.

[Registration status (as of the end of March, 2018)]

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<tr>
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<tbody>
<tr>
<td>Number of units</td>
<td>229,947</td>
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<tr>
<td>Number of buildings</td>
<td>6,999</td>
</tr>
</tbody>
</table>
Service housing for the elderly has become common at a certain level in a short period of time (approx. 230,000 houses as of the end of March, 2018)

(Unit: people/beds)

- Nursing care homes for the elderly
- Geriatric health services facilities
- Medical long-term care sanatoriums
- Group homes for the elderly with dementia
- Nursing homes for the elderly with lighter symptoms
- Service housing for the elderly

*1: Three long-term care insurance facilities and group homes for the elderly with dementia are based on "nursing care facilities/providers survey (as of 10/1) [2000/2001]" and "Nursing care benefit field survey".

*2: Nursing homes for the elderly is a total of nursing care welfare facilities and community-based nursing care homes for the elderly combined.

*3: Group homes for the elderly with dementia shown are group home care for the elderly with dementia.

*4: Nursing homes for the elderly and nursing homes for the elderly with lighter symptoms are based on "2013 Social welfare facilities survey (as of 10/1)"; however, the numbers between 2009 and 2011 are estimated from the survey collection rate, and residents’ basic information slips for 2014 and 2015.

*5: Pay nursing homes are based on the survey results conducted by the Health and Welfare Bureau for the Elderly of the Health, Labour and Welfare Ministry (as of 7/1).

*6: Service housing for the elderly is based on "Housing information of service housing for the elderly (as of 3/31)".
Examples of service housing for the elderly

Share Kanazawa
(Kanazawa City, Ishikawa Prefecture)

○ Multi-generational service housing for the elderly, equipped with a facility for children with disabilities, student housing, a home-visit nursing center, hot spring, etc., was built by a social welfare corporation on the land which used to be the national hospital.

Yuimaru Takashimadaira
(Itabashi Ward, Tokyo)

○ Vacant units in the Urban Renaissance Agency rental housing were sublet and renovated to be wheelchair accessible by a private service provider, and offered as service housing for the elderly.
New housing safety net system (October 2017-)

*The Law to partially amend the Law related to the promotion of the supply of rental housing for rental applicants who require assistance in rental agreements (Housing Safety Net Law) (Issued on April 26, 2017; Enforced on October 25, 2017)

1) **Registration system of rental housing that does not reject rental applicants who need assistance**

2) **Financial support for house renovation and rental agreement**

3) **Match vulnerable applicants to appropriate housing and support them in moving in**

![Image of new housing safety net system]

- **Assistance from the central and local governments**
  - Financial assistance for renovation
    (Funding from the central government when a project commences)
  - Assistance in lowering rent
  - Provide financing for renovation
    (Japan Housing Finance Agency)
  - Financial assistance for rental debt

- **Registration**
  - Municipal government
  - Information
  - Rental agreement
  - Inexpensive rent/rental debt, guarantees
  - Rental applicant requiring assistance

- **Guarantee company**
  - Housing that does not reject rental applicants who require assistance (housing registration)

- **Landlord**
  - Municipal government
  - Information
  - Rental agreement
  - Rental applicant requiring assistance

- **Housing assistance council**
  - Real estate organizations
    - Real-estate transaction companies, Rental housing management companies, Landlords, etc.
  - Housing assistance organizations
    - Housing assistance corporation, Social welfare corporation, NPO, etc.

- **Local government**
  - (Housing/Welfare department)

- **Aid for housing assistance activities**