Research on More Effective Management of Public Housing Based on Actual Status of Regions

(Research period: FY 2024 to FY 2026)

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1. Introduction

Amid the advance of population decline and an ageing population, in the field of housing safety nets (hereinafter called the housing SN), even more effective management of public housing is required than before. Therefore, the NILIM is engaged in the development of a technique for setting a target volume for the supply of public housing more effectively, based on the studies of ① collaboration among regions and ② the possibility of utilizing private rental housing. This paper presents the basic concept of this technique and the findings acquired until the present.

2. Basic concept

① As for collaboration among regions, collaboration among municipalities is studied. For example, even when demand exceeds supply in A City, if there is a C Village where supply is in shortage in the living sphere including A City, it is considered that demand in the region can be responded to efficiently without excess or shortage through collaboration among regions. (Fig.-1)
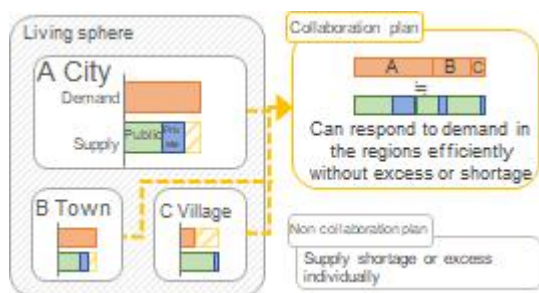

Fig.-1   Illustration of collaboration among regions

② As for the possibility of utilizing private rental housing, the number of houses is estimated by region, that meets the registration standards (seismic performance, floor area) of the SN housing registration system that is a representative utilization method in the housing SN from hardware aspects, and that considers the percentage of owners who intend utilization in the housing SN from software aspects.

By combining these with the results of estimation of the number of households requiring support according to the attribute of the households living in the housing, an optimum matching of supply and demand is studied. For example, if there are many single households living in public housing with a large floor area, it is considered that more appropriate management can be done by matching private rental housing with a smaller size with the households living in the public housing with such attribute. A technique will shall be developed to achieve such management in the form incorporating ① and ② (Fig.-2).
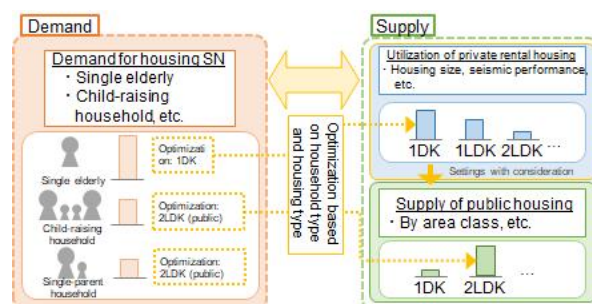

Fig.-2   Illustration of effective settings

3. Future developments

In FY 2024, we created a plan for setting living spheres for each prefecture, and at the same time estimated the number of private rental housing stocks that meet both of the hardware and software conditions for each prefecture. In addition, based on these, we built a basic framework for the effective setting technique for the supply target volume of public housing.

In FY 2025 and thereafter, we will conduct case studies using the technique that has been built, and after making improvements, will organize the technique and prepare for its publicizing.

☞For more detailed information, visit:

1) NILIM website   Support program for estimation of the number of households that require consideration in securing housing
https://www.nilim.go.jp/lab/ibg/contents/SPG/stockProgram.html