

Key Factors for Sustainable Community Development

with Special Reference to Collective Housing Renewal in Senri New Town

Mayuko Shimizu

Key Words: Sustainable community development, community, empowerment, Senri New Town, Osaka Prefectural Housing Corporation

1. Introduction

As the concept of sustainable development has spread, concerns about sustainable community development (SCD) have also increased. In spite of many attempts for SCD, no clear framework for successful process of SCD has been shared. The objectives of this paper are to formulate the key factors for sustainable community development, and to examine the factors with special reference to collective housing renewal in Senri New Town.

2. Key Factors of Sustainable Community Development Based on Precedent Studies

SCD means putting the concept of sustainable development into practice on local level. The pictures of sustainable communities vary depending on the social, economic, environmental situation of the communities. However, 4 points has been extracted as key factors for SCD from precedent studies; 1) sharing the vision of sustainable community, 2) making the process democratic with participation of a variety of stakeholders, 3) sharing information needed for appropriate decision, 4) empowering community

3. Specific Cases of Collective Housing Renewal in Senri New Town

Senri New Town was constructed 42 years ago. There are many crumbled collective housings and they are to be renewed. In order to verify the key factors for SCD, this chapter clarifies the process of collective housing renewal which has significant impacts on residents' lives.

- (1) Sin-Senri-Nishi-Machi: The community association did not work and information on renewal project was not conveyed to the residents through the association. Some residents have deep distrust of Osaka Prefectural Housing Corporation (OPHC) and community members have broken into supporters and opponents of the renewal project.
- (2) Satake-dai-C: The head of community association has negotiated with OPHC formally and informally. Some of residents' requests were reflected to the renewal plan. However, residents have anxiety about lack of consensus on the renewal plan within the whole community through direct communication.

4. Verification of the Key Factors with the Specific Cases

Key factors of SCD can be verified by interpretation of the cases. The main points are presented briefly as following: 1) sharing vision: Residents have not discussed about comprehensive life in the sustainable community. 2) Democratic process: Only an opportunity of participation is not enough for democratic process. 3) Sharing information: The community's ability to choose and share appropriate information is important. 4) Community empowerment: When above three factors don't exist in the community; it is difficult to promote the process of sustainable community development.

By verifying the key factors, it becomes clear that there are two external constraints on SCD in these cases: a) difficulty in making social relations in rental apartment, and b) characteristics of external institutions which have initiatives for community development projects. These constraints are the challenge for sustainable community development that is to be overcome and it should be studied more.