

A Study on Planning Theory and Methodology of Housing Subdivision Development by Non-profit Organization

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[SYNOPSIS]

This study aimed to consider possibilities of new theory and methodology for housing environment by non-profit organization through theoretical analysis and a case study about concrete ideas and systems of a pioneer project in the United States.

Habitat for Humanity, which is the non-profit organization in the United States, has been developing new Twin Oaks subdivision in Madison, Wisconsin. By its case study, it was found out that a kind of potentiality of the non-profit organization's initiative in the big project. The non-profit organization can only diversify economical risks and manage to plan the mixed-income subdivision practically. Thus, Twin Oaks could have been realized as the housing environment for ordinary people only by the non-profit organization which doesn't pursue its own large profits.

With the non-profit organization's act, the main concept of New Urbanism could be a general theory from ideas such as "scaled to the human body, timed to a stride, patterned to ceremony, and bounded to nature." Some methods or systems of Twin Oaks, Habitat for Humanity organizes the homeowners' association, makes guidelines for the subdivision including the deed restriction and the restrictive covenant, and reviews and permits the architectural design and construction, contribute to reduce important risks not only in economical meaning but in a broad sense.

Twin Oaks is one of suggestive projects to discuss the vision of housing environment designs by public private partnership in our country, Japan.