

## **Reorganizing Local Communities in the Era of Urban Core Revival** **——with a Focus on Condominium Residents in the Urban Core——**

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### [SYNOPSIS]

Since the late 1990s large cities in Japan have experienced a demographic shift from decline to growth in urban core areas. This study examines the impact of urban population resurgence on local communities from two perspectives. First, by analyzing official documents and interviewing local officials and related organizations, it reveals the changes in urban planning, urban redevelopment and community-based organizations in urban core areas. These interviews were conducted in Sapporo, Fukuoka city and Nagoya. Second, focusing on central Sapporo and central Fukuoka, questionnaire surveys were carried out to explore the profiles and social relationships of new condominium residents who make up the brunt of urban resurgence.

According to census data, the central wards in all three cases are regaining population since the late 1990s after years of population loss. However, the surrounding conditions in the three cities vary considerably. Different from the other two cities, Nagoya has experienced urban population resurgence, inner area decline and suburban growth simultaneously, giving rise to a more complex situation.

The response of local governments to urban resurgence has been limited to the realm of urban planning. The local governments of Nagoya and Sapporo started to cope with urban resurgence by taking new directions of urban planning in order to consolidate urban functions. Without direct measures to reorganize local communities, community-based organizations in central wards are struggling in the face of immediate population growth.

The survey data reveals that new condominium residents in central Sapporo migrated largely from peripheral wards, in contrast to the majority in central Fukuoka, who moved within a central ward. Among the new condominium residents incomes are higher than average and households with children are predominant. Affiliation rates with community based organizations are low. The fact that some residents are not joining because of insufficient information, shows the importance of public relations. Furthermore, the data shows that the form of social relationships in condominiums and in local neighbourhoods varies according to age, household composition and home ownership.