Tokushima City Municipal Housing: Application Guide

Public housing division

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Tokushima City Hall

088-621-5286

Application qualifications

1. Need to be co-residing relatives (including those in a de-facto marriage relationship and fiancé/fiancée).

However, applicants involved in unnatural division of household will not be accepted.

Further, for small-sized municipal housing units, applications are accepted even for single individuals who are 60 years of age or older, persons with physical, intellectual, or mental disabilities, or those deemed to have a particular need for stable housing.

※ In-case of a fiancé (e), the application can only be accepted if the couple marries and starts living together within 3 months of the designated move-in date.

1. At the time of application, the applicant needs to be living or working in

Tokushima City.

1. It is clear that the applicant is currently facing housing difficulties.
2. The income must meet the specified ‘income criteria’ (In-case of co-residence, the incomes would be combined)

・Public housing standard monthly income of the applicant less than or equal

and co-residing relatives must be to 158,000yen

・Improved housing standard monthly income of the applicant less than or equal

and co-residing relatives must be to 114,000yen

(For households with elderly, people with disabilities or those raising children, please contact the Public Housing division as there is a different income criteria).

1. Others

・If any member of the household intending to move in has previously lived In Tokushima city’s municipal housing must not have any outstanding rent or other unpaid charges.

・Neither the applicant or any of the co-residing member should be a part of any criminal organization (boryokudan)

※Boryokudanin: refers to the boryokudanin as mentioned in the Article 2, Item 6 “Act on prevention of unjust acts organized by crime group members”.

Application procedure

Please fill the required information in the application form for municipal housing (personal seal not required) and send the documents via mail as a general rule.

(The application form is available at the public housing counter and also at every branch office. And for people who own a computer, it can be downloaded from the City’s website).

We would be organizing a lottery once the deadline for application is over.

Only the people who have been selected through the lottery should submit the documents mentioned below.

|  |  |  |  |
| --- | --- | --- | --- |
|  | Certificates required | Applicable individuals | Note |
| 1. | Resident registration certificate | Of all prospective residents  (as mentioned in the application form) |  |
| 2. | Income statement | Of those who are above 16yrs. of age among the prospective residents | The latest income tax certificate, withholding tax statement, student ID etc. |
| 3. | Document to prove your engagement | For those who are currently engaged and would register as a family after moving in |  |
| 4. | Other certificates | Would be requested by the Public housing department depending on the situation. |  |

If you present the ‘my number card’ or ‘Notification slip + a photo ID’ at the counter for public housing division, you can omit the submission of (1.) and (2.) of the above table.

In case you wish to do so, please prepare the My Number cards of all the prospective residents.

If the application is fraudulent or if the applicant does not meet all the eligibility criteria, the selection or qualification for residence would be revoked.

Income criteria: Monthly income should be less than or equal to 158,000 yen

(In-case of ‘improved housing’, should be less than or equal to 114,000 yen)

Monthly income = (A) annual income – (B) various deductions

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1. Example of annual income amount

Earned Income ・・・・・・・・・・ Amount after employment income deduction (Total employment income − Employment income deduction amount)

Pension Earnings・・・・・・・・・ Miscellaneous income amount (Total public pension income − Public pension deduction amount)

Self-employment income・・・・・・Earnings from self-employed business (Total self-employment income ― necessary business expenses)

※ The calculation of the income amount is the same as under the Income Tax Act.

※ If there is more than one income earner, the amount will be the total of individual earnings.

1. Various deductions

|  |  |  |  |
| --- | --- | --- | --- |
| Division | Deduction name | Applicable individual | Amount deducted |
| Basic | Basic deduction transfer | People who receive an income and pension | A maximum of 100k yen based on the employment and pension income of that person |
| General deduction | Family that lives together deduction | Family members other than the person that applied | 380k per person |
| Dependent family deduction | Someone not included in the applying family but recognized as a dependent under tax rules. |
| Special deduction | Widow deduction | A woman who qualifies as a widower under the Income Tax Act | A maximum of 270k yen from that persons income |
| Single parent deduction | Person who qualifies as a parent under the provision of Income Tax Act. | A maximum of 350k yen from that persons income |
| Disability deduction,  (Special disability deduction) | A person among the applicant or general deduction recipients who has a physical or mental disability and has been issued a disability certificate.  【Psychiatric Disability Certificate (Grade 1), Physical Disability Certificate (Grade 1 or 2), or Developmental Certificate (A1 or A2), etc.】 | 270k yen per person  (400k yen per person) |
| Dependent elderly relatives deduction | People among the dependents who are above the age of 70 | 100k yen per person |
| Special deduction for specified relatives | People among the dependents who are between the ages of 16 and 23. | 250k yen per person |

Reference: Income standard quick reference table (total annual income in-case of single salary)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Housing category | Income criteria | Range of annual total income amount | | | | |
| Number of people living together or dependents: 0 | Number of people living together or dependents: 1 | Number of people living together or dependents: 2 | Number of people living together or dependents: 3 | Number of people living together or dependents: 4 |
| Public housing | ≦158,000 | ≦2,967,999 | ≦3,511,999 | ≦3,995,999 | ≦4,471,999 | ≦4,947,999 |
| Improved housing | ≦114,000 | ≦2,211,999 | ≦2,755,999 | ≦3,299,999 | ≦3,811,999 | ≦4,287,999 |

Rent Each room has different rent based on the annual income

1. Please check which income category your monthly income falls under

※Income category

|  |  |  |
| --- | --- | --- |
|  | Income bracket | Monthly salary |
| General tier | 1 | Less than or equal to 104k yen |
| 2 | Between 104k ～ 123k yen |
| 3 | Between 123k ～ 139k yen |
| 4 | Between 139k ～ 158k yen |
| Discretionary tier | 5 | Between 158k ～ 186k yen |
| 6 | Between 186k ～ 214k yen |

1. After moving in, residents are required to report their income annually so that any changes in the resident’s income can be reflected in the rent calculation for the following year, according to the legally prescribed method.

Please note that if you do not report your income, the rent will be set at a high market rate.

Discretionary tier

1. The Elderly Household

The resident must be 60 years of age or above.

(If there are co-residents, they must be either above 60yrs or below 18yrs)

1. Household with person with disability

The resident or co-resident must be person with disabilities, war survivor, atomic bomb survivor or repatriates.

1. Child-rearing households

There is a child of pre-school age living together

Screening method

Public lottery (the date, time and venue would be decided as required)

1. Process: The lottery will be conducted based on the “reception number” notified after application acceptance.

On the day of the lottery, a witness will be selected from those present, and the representative will carry out the drawing.

2. Result: It will be displayed at the Public housing division’s counter

Winners of the lottery would be notified directly.

Inquiries by phone will also be accepted from the day after the lottery is conducted.

3. Others: When the successful candidates are chosen, we would also be selecting alternative candidates who can take the selected candidate’s place

in-case they are disqualified or decline.

However, if all the residents are confirmed, the alternative candidate would lose their eligibility.