

令和 8 年度
Fiscal year of Reiwa 8

市営住宅入居申込案内書

Municipal Housing Application Guide Book

案内期間 令和 8 年 7 月 1 日～令和 9 年 3 月 3 1 日
(01/07/2026～31/3/2027)

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令和 8 年 7 月 1 日修正

What is Municipal Housing?

市営住宅とは

Municipal Housing is a facility built by a large amount of city duty and the national grant with the purpose of offering cheaper rent for low-income people who have financial difficulty in living. In other words, it is for low income people to live in the facilities with cheaper rent by having all citizens bear a part of expenses.

For living in the facilities, laws (the Act on Public Housing) or ordinances (the establishment and management of Anjo City Municipal Housing) stated by Diet and city council are applied. This booklet is prepared based on those regulations.

As you move-in to the housing, there will be new rules and agreements toward usage and management of public spaces since municipal housing is cooperative housing. It is important to discuss basic rules among the tenants, to cooperate with each other, to observe the regulations, and to maintain a good environment for living in the municipal housing.

入居資格・連帯保証人

TENANT ELIGIBILITY・GUARANTOR

●Tenant Eligibility (入居資格)

1. Have an address or place of work in Anjo City. 安城市内に住所又は勤務場所を有すること。

Anyone can apply for the Municipal Housing, but foreigners must be resided more than one year.

2. The applicant must live with or is trying to live with the relative, etc. including common-law marriage or fiancé. 現に同居し、又は同居しようとする親族等(内縁関係等にある方を含む)があること。

- ① Relative mentioned above means the relative according to the Civil Law; within the sixth degree of consanguinity, spouse, or within the third degree of kinship.
- ② For the applicant under common-law marriage, the resident card (*jyuminhyo*) must state as “common-law wife/husband or spouse unreported”, and the Family Register (*koseki tohon*) must prove that there is no any other marriage relations. (If it says “roommate” (*dokyonin*), application is not accepted).
- ③ It is not possible to apply by dividing the married couple unless the document of decree-nisi. The application is invalid if the decree absolute is not completed the day before move-in.
- ④ The parental authority is required if applicant is a single-parent having underage child(ren).
- ⑤ It is not possible to apply for a household which is divided or gathered the family unnaturally, and is composed of relatives without any dependent relationship under the Tax Law.
E.g.: Applied by siblings (except for the case of parents' death)
E.g.: Applied with uncle, nephew, cousin, and the like
E.g.: Applied with relatives who have the obligation of support with another family.
E.g.: Applied with friends or acquaintances
E.g.: Applied by grandparents with their grandchildren without any dependent relations
- ⑥ An application involving a partnership or family relationship requires evidence to demonstrate that relationship.
- ⑦ All family members on the application must move-in to the housing within 30 days from the admitting day of move-in given by the administration. Then, the Resident Certificate (*Jyuminhyo*) of household is required to submit after residing the housing.
For the applicants under the condition of engagement, at least one of the tenants must move-in within 30 days, and all tenants must move-in within 3 months. Also, the Resident Certificate must be submitted after residing the housing and finishing the marriage procedures.
- ⑧ Except for a case of birth and death, application is invalid when there are changes of the cohabitant, engagement dissolution etc. (Application may become invalid when the person becomes alone by partner's death and if he/she is not qualified.)

《Single person application》・《単身での申込み》

Applicant, who applies to one of the following lists, is able to apply as a single person without any relatives to live with, only if he/she can ordinarily live without trouble or is able to receive nursing care (*kaigo*) at all time. (Please note that we may interview or look into the condition of nursing care). Single person is only permitted to apply for 2DK housing and OYAMADA-HIGASHI block-A. (Daito Jyutaku is S2DK).

- ・ Applicant aged 60 years or older as of an application day.
- ・ A person with a physical disability. (Only for holders of Physically Disabilities Booklet difficulty categorized from one to four.)
- ・ A person with a mental disability (Only for holders of Disabilities Booklet difficulty categorized from one to three. People with intellectual disability, *chiteki shogai*, must have as same scale of difficulty as a person with a mental disability.)
- ・ War Wounded (Only for holders of War Wounded Booklet categorized from the special paragraph syndrome up to article 6, and for 1 of Pension Law.)

- ・ Atomic Bomb Radiation Victim (Only for those who have been recognized from the Minister of Health, Labor and Welfare by regulations of article 11-1 under the Atomic Bomb Radiation Victim Supporting Law.)
- ・ A person receiving benefits under the Livelihood Protection Law.
- ・ Repatriate (Japanese who has been back from a foreign country within last five years.)
- ・ Hansen's Disease Patients who are under the Hansen's Disease Medical Treatment Center.
- ・ Domestic Violence Victim (Only for those who applies to following lists.)
 - ① Those who are under the temporary protection by Article 3-3-3 in the Act on the Prevention of Spousal Violence and the Protection of Victims, or under the protection by the Article 5 of its laws. Also, those who are protected by the Maternal and Child Living Support Facilities and for whom five years of protection have not yet elapsed.
(A certificate by authorities of the Women's Consulting Office or the Women's Protection Facilities is required.)
 - ② Those who have applied the Orders of the Article 10-1 in the Law on the Prevention of Spousal Violence and not longer than 5 years since the day the order came into effect.
(A notice of Issue for the Protection Order by the court is required.)
 - ③ A person who has been issued a "Certificate Concerning Protection of Victims of Spousal Violence" issued by a Women's Consultation and Support Center or similar agency.
 - ④ A person whose spousal violence victim report has been confirmed by a private support organization that provides support for DV victims in cooperation with spousal violence response agencies other than Women's Consultation and Support Center, administrative agencies, or related agencies.

3 The applicant must be clearly in need of housing. 現に住宅に困窮していることが明らかであること。

- ① Application is not accepted if the applicant or family member, who are going to live together, have their own house, except when it can be proved that the house is going to be sold or seized, or transferred the co-ownership to another. The application will be disregarded if those procedures have to be finished before the possible day to move-in.
- ② Without any good reason, like going to the hospital nearby, application is not accepted if the applicant (exclude the person living together) actually lives in any Public Housing of Prefecture, Municipal, and the like.
- ③ If applicant is under a notice of eviction, he/she needs to submit a document of its certification.
- ④ Application is not accepted if the applicant is under the eviction order caused by own irresponsibility. E.g. Nonpayment of a rent

4 The applicant must be in conform to the conventional income (page 17 to 19 in reference) established by the Public Housing Law Enforcement Order. 公営住宅法施行令に定める収入基準（17～19 頁参照）に適合していること。

- ① A total income of all family members living together as of the application day is the subject of the calculation of the conventional income.
- ② Those who have income as of the application day, but have plan to be unemployment with no income after that, cannot apply, except he/she is under the engagement.
- ③ The conventional income is mitigated for the family (discretionary family) falling under any of the following;
 - ・ Elderly Householder (60 years old and older)
The occupant is 60 years old or more and any other person living together is either over 60 or under 18 years old.
 - ・ Household with a person with disability
The occupant or any other person living together is a person with a disability, meet the requirements of Fundamental Law to People with Disabilities Article 2 and correspond to the following difficulties;
A) Physically disabled that difficulty scale corresponds from first to forth of Physically Disabled Person Welfare Law mentioned on Physically Disabled Booklet issued under the aforementioned law article 15-4.

B) Mentally disabled admitted that difficulty scale corresponds to first or second of the Enforcement Law about Mental Health and Mentally Disable Person Welfare to article 6-3, or intellectual disabled who has similar difficulty as mentally disabled person.

C) Occupant or any other person living together carry the War Wounded Booklet issued according by Special Support for War Wounded Law article 4 and difficulty scale correspond to Pensioner Law attached list 1-2 up to Sixth Syndrome mentioned on the Booklet or its deficiency refers to aforementioned law attached list 1-3.

- Atomic Bomb Radiation Victim Household

An Atomic Bomb Radiation Victim who has been recognized from the Minister of Health, Labor and Welfare by regulations of article 11-1.

- Repatriate

The applicant or any other person living together is repatriate who come back from a foreign country within last five years.

- Family with Hansen's Disease Patient, etc.

Hansen's disease patient who has been in a Hansen's disease medical treatment center that the Minister of Health, Labor and Welfare settled until the Hansen disease Prevention Law was abolished (March 31, 1996).

- Family with preschool-child

The household has a child before the time of commencement of elementary school.

5 The applicant should complete the local tax payments. 市区町村税を滞納していないこと。

Application is not accepted if the applicant or any other person living together has not completed the local tax payments until the day of application, even if he/she is paying it by installments.

6 The applicant and person living together must not be a member of an organized crime group prescribed in Article 2, Item 6 of the Act to Prevent Unjust Acts by Organized Crime Group Members (hereafter referred simply as "gangster") 申込者及び同居予定者が暴力団員による不当な行為の防止等に関する法律第2条第6号に規定する暴力団員（以下「暴力団員」という。）でないこと。

All applicants' identification will be verified by the Police when the Rental Qualification Examination is done. If we find out any of tenants are or became a gangster, we have the right to order the eviction of the house.

7 Guarantor (連帯保証人)

1 guarantor is required, and he/she must submit the "Guarantor Notification" at the time of the Rental Qualification Examination. The guarantor **must live in Japan, meet below qualifications**. If the guarantor is foreigner, he/she **must have the permanent residency**.

① A guarantor should not be; any minor, adult ward, person under curatorship, person under assistance (only who need the agreement from the assistant for any guarantee), or bankrupt whose rights have yet to be restored.

② A guarantor's earnings should be more than 1,896,000 yen per year in a total sum of income without pension*¹ and income from pension*².

③ A guarantor should complete the local tax payments.

A guarantor's "Income Certificate", *shotoku shomeisho*, and "Tax Payment Certificate" *nozei shomeisho* are required at the time of the Rental Qualification Examination. Also, "Seal Registration Certificate", *inkan toroku shomeisho* and "Written oath" *seiyakusho* are required at the time of lease conclusion. The applicant's Seal Registration Certificate is required as well.

*1 income without pension means earnings or business income, exclude temporary income like capital gains

*2 income from pension means a taxable pension like an old-age pension and survivor's pension

- It is not possible to tell whether the applicant is applicable or not before all the required documents have been submitted. Please understand that there may be a different result on the final evaluation from first evaluation.

8 **Guaranty Company** (保証会社)

If they meet the below qualifications, applicants can ask rent guarantee from private guaranty companies, instead of guarantors.

- ① If they can report someone as their emergency contact. (E.g.: relatives, friends)
- ② If they have a phone number.
- ③ If they has a bank account we can deduct their rent from.
- ④ If their review has been approved by the guaranty company.

※If they ask rent guarantee from private guaranty companies, they must pay guarantee charges(initial charge and renewal charge) aside from the rent.

- It is not possible to tell whether the applicant is acceptable or not before all the required documents have been submitted. Please understand that there may be a different result on the final evaluation than on the first evaluation.

● **Recruitment** (募集の方法)

1 Waiting List Housing (待機型住宅)...

- (1) Application is accepted all year round, but it is not possible to move-in until the turn has come. Once the application period come to an end (June 30th), you are required to renew all data in July.
- (2) Waiting List Housings are: **SHINDEN, OYAMADA-HIGASHI, TOBIKOSHI, IKEURA block A and B, OGAWA, ARASONE, SHINDEN-KITA, KONE, MONBARA, and OYAMADA-KAMI.**
- (3) Following are the priorities to move in the apartment: ① People who have been living or working in Anjo for 3 years or more. ② People who have been living or working in Anjo less than 3 years.
- (4) If none come forward to the Waiting List Housing at the end of the month, we may look for applicants as Lottery Housing.

2 Lottery Housing (抽選型住宅)...

- (1) Lottery is held about twice a year depending on the room vacancy.
Lottery Housings are: **MAEYAMA, FUKITSUKE, SABUNE, IKEURA block-C, HIGASHI-DAIDO, DAITO and IGUIYAMA.**
Details about lottery will be announced in Anjo city's public relation magazine called 'Koho Anjo' or on the city's website.
- (2) Recruitment is conducted for each room.
- (3) Those who have applied for Waiting List Housing, can also apply for Lottery Housing.

● **Priority for households with elderly and people with disabilities.**

(高齢者・障害者等の世帯の優先枠について)

Elderly Householder, household with a person with disability, and Atomic Bomb Radiation Victim Household (hereafter referred as "family in priority"), have priority on 1st floor of the following housings: **OYAMADA-HIGASHI block-B and E, TOBIKOSHI, IKEURA block-A and B, OGAWA, ARAS, SHINDEN-KITA, KONE, MONBARA, OYAMADA-KAMI** from July 1, 2026 to June 30, 2027.

[Elderly Householder] 高齢者世帯

The applicant is 60 years old or more. (Eligible member is only spouse or those who are either less than 18 years old or older than 56 years old, or those in a partnership.)

[Household with a person with disability] 障害者世帯

The applicant or the household with a person as follows:

- (1) Those who have the War Wounded Booklet issued according the Article 4, Act on Relief to Wounded and Sick Retired Soldiers, and difficulty scale correspond to Pensioner Law attached list 1-2 up to Sixth Syndrome mentioned on the Booklet or its deficiency refers to aforementioned law attached list 1-3.
- (2) Those who have Physically Disabled Person Booklet issued according the Law of Physically Disabled Person Welfare article 6-4 and has difficulty that comes under from the first to forth class of aforementioned law attached list article 5.
- (3) A person with mental disability that comes under from the first to third class of Law for Mentally Disabled Person Welfare article 5-3.
- (4) A person with intellectual disorder which difficulty is similar to mental disabilities that corresponds to Law for Mental Disabilities Welfare.

[Atomic Bomb Radiation Victim Household] 原子爆弾被爆者世帯

Family with atomic bomb radiation victim who has Atomic Bomb Radiation Victim Health Booklet issued according the Law for Supporting the Victims article 2 and has been approved by article 11-1 or its disease come under article 51 of aforementioned law.

●Priority for single-parent household (母子・父子世帯の優先募集について)

Single mother/father family has priority on housings of **OYAMADA-HIGASHI block-B and C and D and E, TOBIKOSHI, IKEURA block-A and B, OGAWA, ARASONE, SHINDEN-KITA, KONE, MONBARA, OYAMADA-KAMI** from July 1, 2026 to June 30, 2027.

Please submit **a verification of single-parent household or family register (*koseki-tohon*) ,resident card of all family members living together (*jyuminhyo*), and a document certifying the supporting dependents**

[Single Parent Household] 母子（父子）世帯

Woman/man who has no spouse according the regulations of Single-mother/father and Widow Welfare Law article 6-6 and is sustaining a child younger than 20 years old. (Not acceptable if family member living together is older than 20 years of age and has income.)

●Application procedures (申込みの方法)

Waiting List Housing / Lottery Housing (待機型住宅・抽選型住宅)

- ① Application is limited to one housing per household for Waiting List Housing and one dwelling unit per household for Lottery Housing.
- ② Fill out the application form and submit directly to Construction Department, Municipal Housing Section (*Kenchiku-ka Shieijyutaku-kakari*).
- ③ Fill in the present age on an application day.
- ④ Attach other documents like Resident Card (*Jyumin-hyo*. Without My Number)) besides application.
- ⑤ Show the incomes of both applicant and family members living together.
- ⑥ Applications must be done by the applicant or the person living with. For a single person, application must be done by the applicant himself/herself.
- ⑦ Application by mail (except for Lottery Housing), telephone, or Internet is not acceptable.

●Notes for application (申込み時の注意事項)

- ① It is not possible to see the room until receiving the key.
- ② Because of the reasons on policy, the recruitment for apartments may not be held even if there is vacancy.

●Notes after the application (申込み後の注意事項)

1 Waiting List Housing (待機型住宅)

- ① If you would like to change the housing from current applied one, please come directly to department of *Kenchiku-ka*. Alteration request by post, telephone or Internet is not accepted.
- ② ~~Please contact us as soon as possible if you want to make changes to the application details or would like to cancel the application. The applicant will be disqualified if we cannot get in contact with them.~~
- ③ ~~Those who are on the waiting list need to update their application yearly. The applicant will be disqualified if they have not finished it.~~
- ④ The applicant will be disqualified in case of being temporarily elected to the Lottery Housing while awaiting for the Waiting List Housing.

<Procedure for updating the application / 更新手続き>

- ① Those who are on the waiting list need to update the application during Renewal period below. We decide the order of move-in according to the priority of residence (page 5 in reference) after the update procedure.

Application period: from every July 1 to June 30 of the following year

* (Except Saturdays, Sundays, national holidays, and New Year holidays)

Renewal period: from every July 1 to July 15 *(Except Saturdays and Sundays)

Notice of decisions on the order of move-in after the update procedure: End of July

- ② The result is notified to all applicants.

NOTE: People who apply after July will be listed in the back of the waiting list.

2 Lottery Housing (抽選型住宅)

- ① Alteration of the desired housing from the current applied one is not accepted after the application deadline. If you wish for cancellation or alteration during the application period, please come directly to department of *Kenchiku-ka*.
- ② Please contact us as soon as possible if you have changed the application details or would like to cancel the application.

<Lottery Meeting / 抽選会について>

Lottery is held if there is more than one applicant.

- ① Lottery is open to the public for its fairness. Attendance to the lottery will not affect the result, but your absence will be regarded as the lottery is entrusted to the attendants and officials.
- ② The result is notified to all applicants. If you want to know the result soon, please confirm at department of *Kenchiku-ka* directly, but inquiry by telephone is not accepted.

●Rental Qualification Examination (入居資格審査について)

1 Waiting List Housing (待機型住宅)

- ① When the order of move-in comes, the applicant is defined as a temporary resident, and needs to submit all required documents (refer page 15 and 16) for status examination. The move-in qualification is determined by the status as of the temporary resident. If the contents change in time of rental qualification examination from the time of application, you may be disqualified by those changes.
- ② Applicants may be requested to submit additional documents after the rental qualification examination if there is any unclear matter.
- ③ Please be aware that we may inquire the working place or inspect the actual condition depending on the documents' contents.
- ④ Submitting any documents relevant to the rental qualification examination must be done in person.

2 Lottery Housing (抽選型住宅)

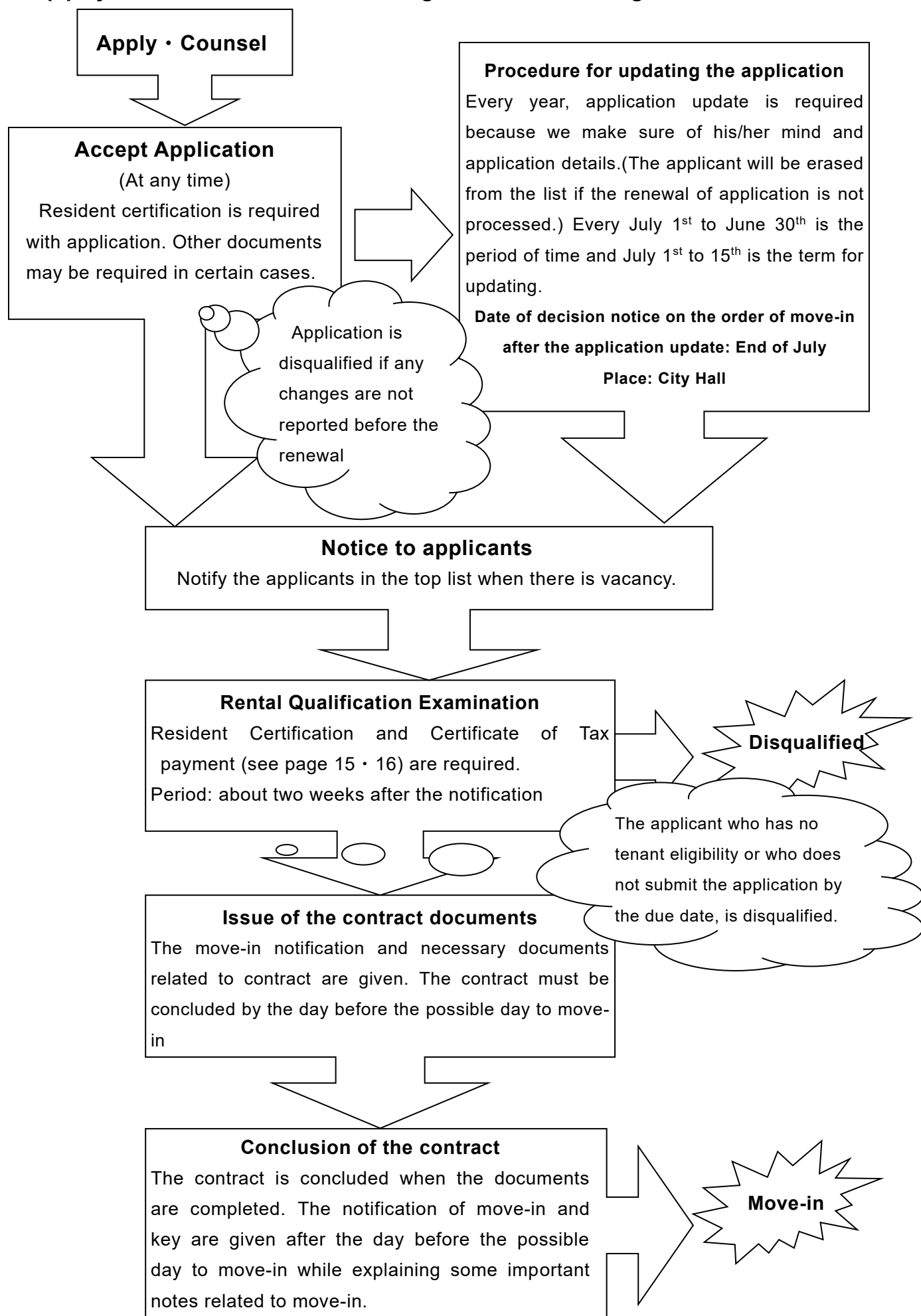
- ① The provisionally elected person and the backup candidate are determined by open lottery, and the person elected provisionally needs to submit all required documents (see page 15 and 16). The move-in qualification is determined by the status as of the last day of application period. If the contents change in time of rental qualification examination from the time of application, you may be disqualified by those changes.
- ② Applicants may be requested to submit additional documents after the rental qualification examination if there is any unclear matter.
- ③ Please be aware that we may inquire the working place or inspect the actual condition depending on the documents' contents.
- ④ Submitting any documents relevant to the rental qualification examination must be done in person.

●Move-in Decision (入居決定)

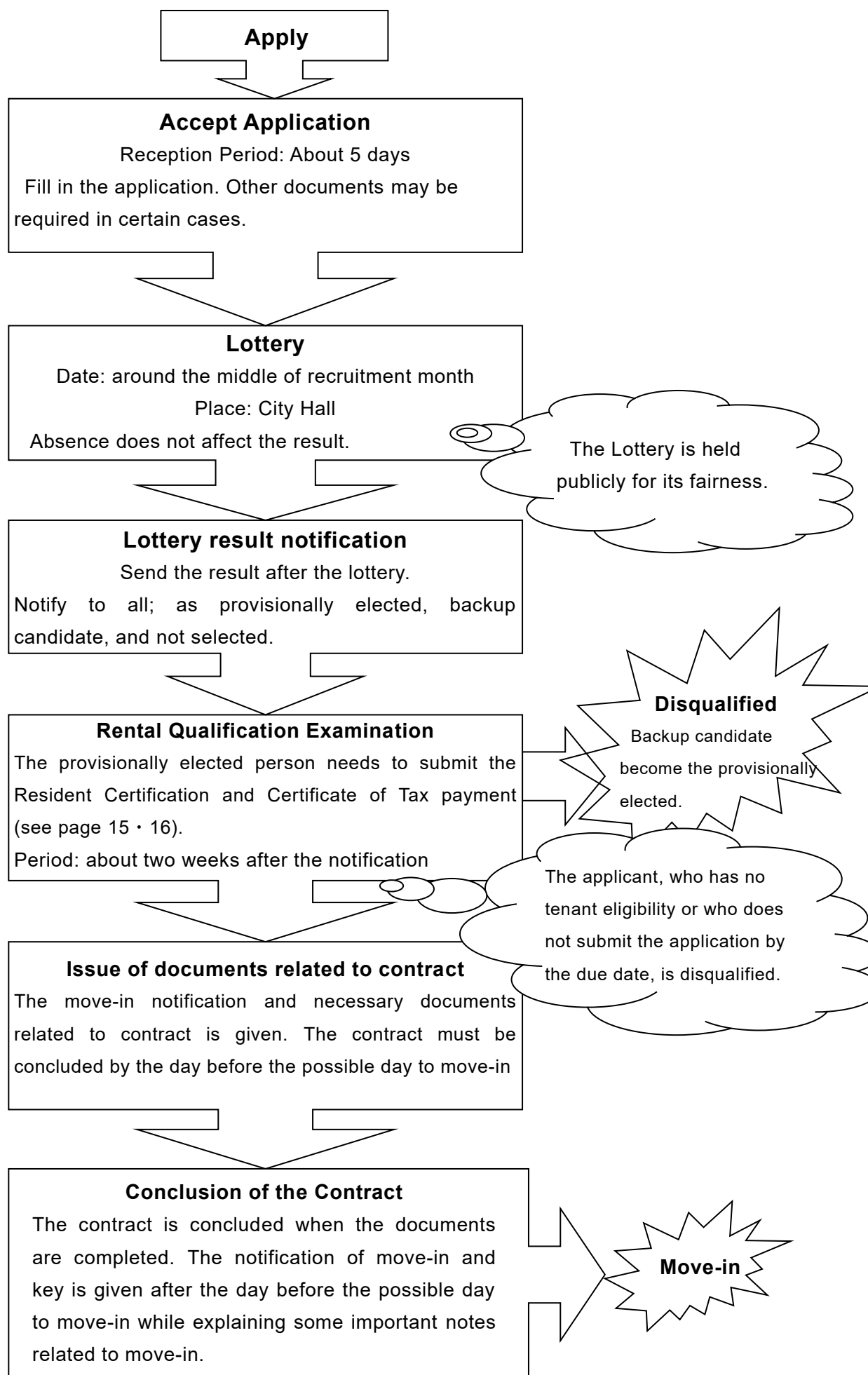
1 Waiting List Housing・Lottery Housing (待機型住宅・抽選型住宅)

- ① The "Move-in notification", "Municipal housing lease contract" and "Security deposit (three months rent) bill" are sent after the examination and when the move-in housing is decided.
The security deposit will be returned without any interest after leaving the housing. However, any repair costs (recovering *tatami* or *fusuma*) and unpaid rent fee are deducted from its deposit.
- ② Please submit all documents and deposit to the department of department of *Kenchiku-ka*, *Shiei-kyutaku kakari* by the due date (the day before the possible day to move-in). The contract is concluded when all documents and deposit are completed. However, the contract, the notification of move-in, and the key are given after the possible day to move-in.
- ③ The possible day to move-in is approximately 3 weeks after the Rental Qualification Examination for Waiting List Housing. In case of Lottery Housing, the possible day to move-in is after the middle of next month from recruitment month. Admission may be cancelled if the procedure is not finished by the day before the possible day to move-in. The possible day to move-in may be changed due to repairs to the unit.
- ④ People who applied as a single has to submit the "surety notification".

• **Apply to Move-in (Waiting List Housing)** — 待機型の場合



• **Apply to Move-in (Lottery Housing)** ー抽選型の場合



資格の喪失・注意事項など DISQUALIFICATION・NOTE・OTHER

● Disqualification (資格の喪失)

Even after the application is accepted, qualification to move-in is lost for the following person :

- ① Who made double application or deceiving application.
- ② Who turned out to be unqualified to move-in.
- ③ Whose family members or fiancé who live together changed (except in case of birth and death). Applicant may be disqualified when becoming single due to death or the like.
- ④ Who did not notify about the changes of address, telephone number, work place, etc.
- ⑤ Who did not submit all required documents by the due date.
- ⑥ Who did not deposit the security payment and prorated rent by the day before the possible day to move-in.
- ⑦ Who passed the Rental Qualification Examination in condition of retirement under the engagement, but did not submit its document (e.g. job leaving certificate) by the day before the possible day to move-in.
- ⑧ Who did not move-in with all applied family members within 30 days after the possible day to move-in. Also, those who were under the condition of engagement, and could not move-in with all applied family members within 3 months after at least 1 person moved in within 30 days after the possible moving day.
- ⑨ Who tried to move-in illegally.
- ⑩ Who turned out to be a gangster or whose family member with whom they live turned out to be gangsters.

● Notes (注意事項)

- ① There are no parking lot for tenants, but one parking lot per house is available for housings that were built after *showa* 63 (1988) and IKEURA housings. (Parking fee hereafter may be charged.) Please confirm about the Garage Certificate with a caretaker of the housing.

Parking on the streets or in vacant lands is not only an obstruction to emergency vehicles, but also may cause troubles within neighborhoods. Please be responsible to secure the parking space, and to avoid the parking on the street and the like.

- ② Please acknowledge that some places were not possible to repair, such as having spots on the wall since the housing was built many years ago.
- ③ Please choose a bank account transfer for payment of monthly rent.
- ④ The rent is calculated from the possible day to move-in. Please pay by the end of every month, except for December of which its due date is December 26. When the payment is 3 months behind, we may ask to move-out the apartment, and charge the unpaid rent to the guarantors.
- ⑤ The rent is calculated according to the family's income. It is necessary to declare the income of all family members every year for deciding the amount of rent.
- ⑥ No pets are allowed (including temporarily keeping); except a guide dog, a service dog, and a hearing assistance dog defined by the Law for Auxiliary Dog to the Physically Disabled.
- ⑦ When you move-out the housing, repairing costs of *tatami* mat and *fusuma* (sliding screen) must be paid.

●Others (その他)

When you move-in to the housing, the following costs are needed besides the rent:

(1) Personal expenses

- ① Charge of water service, sewerage, electricity, gas, etc. (For *Fukitsuke* and *Sabune* residents, a rental charge for gas leak alarm is necessary).
- ② Repairing cost for damaged or stained place during the occupation.
- ③ Move-out charge for repairing *tatami* and *fusuma*.
- ④ Others supplies expense.

(2) About the Residents' Association (Jichikai) for the Municipal Housing

To help create a well-ordered, pleasant, and friendly community, we ask for your cooperation and participation in the Residents' Association (Jichikai) for the municipal housing complex.

Please note that the Residents' Association undertakes the following activities to enhance convenience and improve quality of life for all residents.

Key Activities:

- ① Collecting and managing common service fees from residents (as described in "3. Common Service Fees").
- ② Participating in the management and operation of the community hall.
- ③ Organizing a self-defense fire brigade and conducting fire drills.
- ④ Establishing a voluntary disaster preparedness organization for earthquakes.
- ⑤ Engaging in other activities to promote fellowship among residents and to maintain and improve the living environment.

(3) Common Service Fee (known in Japanese as "kyoekihi")

The common service fee (kyoekihi) is a monthly charge paid by all residents to cover costs of maintaining the complex's shared spaces and facilities. This fee generally includes:

- ① Septic system maintenance: Costs related to septic tanks (e.g., septic tank sludge removal).
- ② Utilities for common areas: Electricity for outdoor lights, stairwells, and elevators; water for shared faucets.
- ③ Groundskeeping and cleaning: Cleaning of common grounds and maintenance of landscaping (trees, plants, etc.).

家賃の計算方法 RENT CALCULATION METHOD

The maximum rent is settled to be same price of neighborhood rent (market rent = calculated according to country method to be as same as private housing), and it is determined by family members income, location, scale, lapse of years after construction and etc. (The rent changes every year).

[Rent Calculation Method] [家賃算出方法]

$$\text{Rent} = \text{Basic Amount of Rent} \times \text{Location Coefficient} \times \text{Scale Coefficient} \times \text{Year of Lapse Coefficient} \times \text{Accessibility Coefficient}$$

Basic Amount of Rent is decided by the Monthly income, which is calculated by the Monthly Earns Calculating Method (see page 17). Then, it is multiplied by Location Coefficient, Scale Coefficient, Year of Lapse Coefficient, and Accessibility Coefficient, and its total is the rent. Also, Monthly Income, Basic amount of Rent, and all coefficients alter every year.

[Income Division Table]

Income Division	Monthly Income (¥/yen)		Basic amount of Rent (¥/yen)
I	0～104,000		34,400
II	104,001～123,000		39,700
III	123,001～139,000		45,400
IV	139,001～158,000		51,200
V	158,001～186,000	Only for discretionary family (see page 2 and 3).	58,500
VI	186,001～214,000		67,500
VII	214,001～259,000	Not possible to apply.	79,000
VIII	259,001～		91,100

Location Coefficient Anjo city: 0.85

Scale Coefficient Scale of house ÷ 65m²

Year of Lapse Coefficient . . . 1-0.0039×year after construction (except wooden housings)

Accessibility Coefficient Accessibility within 1.3~0.5 from the housing

● Rent for those who exceed the conventional income and had a high income. (収入超過者・高額所得者の家賃について)

For those who have been living in the housing for less than 3 years and have a monthly income under the specific sum of money according the Act on Public Housing, the rent is calculated by the original method (mentioned above).

For those who have been living in the housing for more than 3 years and exceed the conventional income (more than ¥158,000 or ¥214,000 for discretionary family), the rent is determined by its income as the maximum amount up to similar amount to neighborhood housings.

If the person lives in the housing more than 5 years and is accredited as high-income (more than ¥313, 000 for 2 consecutive years), we will ask to leave the apartment. In this case, the person has to pay twice the rent based on a similar amount to neighborhood housings after the expiration date.

家賃の減免制度

RENT REDUCTION SYSTEM

The household of single parent, senior citizen (65 years old and older), handicapped, atomic bomb radiation victim, and Hansen's disease patient, or very low income household can apply for the rent reduction system.

●Rent Reduction Percentage (家賃の減免率など)

Classification	Candidates	Reduction percentage
Low Income	Household under the Livelihood Protection System	Difference between the rent and the Housing Assistance.
	Monthly income ¥0～¥26,000	30%
	Monthly income ¥26,001～¥52,000	20%
Welfare	Following household with monthly income less than ¥78,000: -Single parent -Senior citizen -Handicapped -Atomic bomb radiation victim -Hansen's disease patient	10%

●Eligible Household for Reduction (家賃を減免する対象世帯)

Low income household	Household under Livelihood Protection System that rent goes beyond the Housing Assistance subsidy.
	Household under Livelihood Protection System that does not receive the Housing Assistance subsidy because of hospitalization due to medical treatment.
	Household which monthly income is lower than ¥ 52,000.
Single mother household	Woman who has no partner but supporting child under 20 years old. (Application is unacceptable if there is any cohabitant over 20 years old who has any income).
Single father household	Man who has no partner but supporting child under 20 years old. (Application is unacceptable if there is any cohabitant over 20 years old who has any income).
Senior citizen household	Household with senior citizen over 65 years old. (The cohabitant is a spouse or a person who is less than 18 years old or older than 56 years old).
Handicapped household	Household with intellectual disabled person with middle class difficulty (scale 3-B), mentally disabled with middle class difficulty (scale 2), physically disabled with difficulty above scale 4, or war wounded who meet to Law for supporting War Wounded Pensioner article 1.
Atomic Bomb Radiation Victim household	Family with Atomic Bomb Radiation Victim who holds the Atomic Bomb Radiation Victim Booklet, recognized by the Minister of Health, Labor and Welfare and syndrome corresponds to Supporting Law for Atomic Bomb Radiation Victim article 51.
Hansen's disease household	Family with Hansen's disease Patient who has been in a Hansen's disease Medical Treatment Center that the Minister of Health, Labor and Welfare settled until the Hansen disease Prevention Law was abolished (March 31, 1996)

入居資格審査に必要な書類

REQUIREMENTS FOR RENTAL QUALIFICATION EXAMINATION

Please submit all the corresponding documents for the Rental Qualification Examination by due date. (次の入居資格審査に必要な書類のうちで、該当する書類すべて揃えて指定期日までに提出していただきます。)

1 Resident Certification of all family member living together

(現在同居している全員の住民票)

- ① When applying for a resident card, be sure to indicate that it is "not omitted" (Without My Number). (Indication of the householder, relationship, head of the family, and registered domicile)
- ② Submit both families' Resident Certification, if application with the person who do not live together. (E.g. under the condition of engagement)

2 Document that verify income (収入を証明する書類)

- ① Submit all documents that verify income.
- ② Those who are engaged to the applicant receiving income still, need to submit the "Job Leaving Schedule Certificate", if you apply under the condition of retirement by the day before the possible day to move-in. Also, the "Certificate of Retirement" has to be submitted by the day before the possible day to move-in.
- ③ Except an engaged person, the application is unacceptable for a person having income on the application day even if he/she plan to be unemployed and unpaid.

3 Document that verify unemployment and dependent (無職・扶養を証明する書類)

Please submit following documents when family members have no income.

- ① Copy of "Tax-earning certificate" or Copy of "Job Leaving Certificate" or "Certificate of Retirement" for those who leave the job recently.
- ② Copy of the student's identification card, in case of high school or university student.

4 Certificate of completion (Residence tax, Property tax, National Health Insurance tax, and Light motor vehicle tax) (完納証明書・“住民税・固定資産税・国民健康保険税・軽自動車税”)

5 Document of a written pledge (A written pledge of the applicants and the person who will live together are not a gangster, etc.) 入居資格に関する誓約書

6 Relevant documents of the Guarantor (A Guarantor notification, guarantor's income certificate and tax payment certificate) 連帯保証人関連書類 (連帯保証人届・連帯保証人の所得証明書及び納税証明書) or Relevant documents of the guaranty Company (An Application to ask rent guarantee, important matter explanation sheet) 保証会社関連書類 (保証委託申込書及び重要事項説明書)

7 Submit the following document in case of engagement (婚約中の方は下記の書類)

- ① Engagement oath.

8 Submit the full copy of Family Register, *koseki-tohon*, in the following case:

(次に該当する方は全部事項証明 / 戸籍謄本)

- ① Application by siblings whose parents died.
- ② Application by single parent. (Both parent's and child's *koseki-touhon* are needed.)
- ③ Application in case of common marriage. (Both people's *koseki-touhon* is needed.)
- ④ Application by parent and child who are not living together at the moment.

- ⑤ Application by single person.

9 Documents depending on the applicant's qualification

(申込む資格によってそれぞれの書類)

- ① Single person・・・Statement to be qualified as a single applicant
- ② Person receiving benefits of nursing care・・・Copy of documents that confirm the constant receipt of nursing care.
- ③ Physically disabled person or War wounded victim・・・Copy of Physically Disabled Person Booklet, War Wounded Victim Booklet, or document that proves an auxiliary guide dog
- ④ Atomic Bomb Radiation Victim・・・Copy of certificate of special allowance to Atomic Bomb Radiation Victim
- ⑤ Livelihood Protection Recipient・・・Certificate of the Livelihood Assistance allowance
- ⑥ Repatriate・・・Certificate issued by the superintendent supporting section chief of the Administrative Divisions of Japan that confirm the repatriate has been back within 5 years.
- ⑦ Hansen's Disease Patient・・・Certificate issued by the head of National Medical Treatment Center of Hansen's Disease
- ⑧ Domestic Violence Victim・・・Certificate by authorities of the Women's Consultation and Support Center, Notice of Issue for the Protection Order by the court, Confirmation of application for municipal housing by DV victims by a private support organization that provides support for DV victims in cooperation with spousal violence response agencies other than women's consultation offices, administrative agencies, or related agencies.
- ⑨ those in a partnership・・・Certificates that verify the relationship.
- ⑩ persons working in Anjo city・・・Documents proving employment within Anjo City(for contract holders)

10 Others / その他必要な書類

- 1) Submit a written oath showing that the parent and the child will live together if the live separately now.
- 2) Submit a copy of Disabled Person Booklet, if there is a mentally handicapped person in the family.
- 3) Submit a sales contract, a proof of property auction commencement, a certificate of assignment if the applicant sold their house for applying the municipal housing.
- 4) Submit a copy of the rent payment and a proof of not owing any housing if the applicant lives in a rented house or apartment.

収入基準 CONVENTIONAL INCOME

《Monthly Earnings Calculating Method》・《収入月額の算出の方法》

"Monthly Earnings", the basis for the decision of rental qualification, is calculated according to the regulations of country or city, not applied to the regular salary.

Calculate the monthly earnings of your household according to the order of followings steps:

- ① The subject of total amount of annual net income includes all applied family members.
- ② Add it up after subtracting the individual special deduction from each total amount of annual net income.
- ③ General deduction and other special deduction are subtracted from the total sum, then it is divided into 12 to calculate the monthly earnings.

《Calculation Method 1》・《算式 1》

$$\left\{ \begin{array}{|l|l|} \hline \text{Total amount of annual earnings} & \text{Individual special deduction} \\ \hline \text{Amount figured out from Chart 1} & \begin{array}{l} \text{Single parent} \\ \text{¥350,000} \\ \text{Widow ¥270,000} \\ \text{Income deduction} \\ \text{¥100,000} \end{array} \\ \hline \end{array} \right\} - \left\{ \begin{array}{|l|} \hline \text{General Deduction} \\ \hline \text{¥380,000} \times \text{number of cohabitant/dependant} \\ \hline \end{array} \right\} + \left\{ \begin{array}{|l|l|} \hline \text{Other special deductions} & \\ \hline \begin{array}{ll} \text{Disabled person} & \text{¥270,000} \\ \text{Exceptional disabled person} & \text{¥400,000} \\ \text{Over 16 to under 23 years old} & \text{¥250,000} \\ \text{Elderly dependant} & \text{¥100,000} \end{array} & \\ \hline \end{array} \right\} \div 12$$

If 2 or more person earn the income, the amount should be add up after calculate individually. (minus is considered as 0)

Application is allowed when the calculation result of monthly earnings is less than **¥158,000**.
(For discretionary family, it is less than **¥214,000** (see page2 3-③)).

Classification	Monthly Net Income	Classification	Monthly Net Income
I	0 ~ 104,000	IV	139,001 ~ 158,000
II	104,001 ~ 123,000	V	158,001 ~ 186,000
III	123,001 ~ 139,000	VI	186,001 ~ 214,000

Only for discretionary family

●About Chart Classification (表中の区分について)

Classification①…Only Discretionary Family corresponds to it. For more details see page 2, item4-③.

Classification②…General households other than mentioned above corresponds to it.

●Clarifying the Words (言葉の説明)

Annual Earnings…It is a total income or public pension of the year including the tax, which applies "Total Amount of Payment", *shiharaikingaku*, of your Certificate of Income and Withholding Tax, *gensen choshu-hyo*.

Annual Income…For employed person or pensioner, it refers to chart 1 (see next page) based on the total amount of annual income, which applies "Amount after deduction", *kyuyoshotoku koujyo-go no kingaku*, of *gensen choshu-hyo*. For self-employed person, it is the balance of gross income that remains after deducting related costs and expenses based on Tax Law.

※ If you have got or changed your jobs since January 2th the last year, we calculate your net income by estimating your recent situations.

《Chart 1: Annual Net Income Calculating Method》

(except public pension)

Annual Earnings (Yen)	Annual Net Income
¥0 ~ ¥650,999	¥0
¥651,000 ~ ¥1,899,999	Annual Earnings－¥650,000
¥1,900,000 ~ ¥3,599,999	*A × 0.7－¥80,000
¥3,600,000 ~ ¥6,599,999	*A × 0.8－¥440,000
¥6,600,000 ~ ¥8,499,999	Annual Earnings × 0.9－¥1,100,000

NOTE:*A's calculation method is $\frac{\text{Annual Earnings}}{4,000} = \square$ (round down to the nearest whole number)

$$\square \times 4,000 = A$$

(public pension)

(公的年金の場合)

People younger than 65 years old	
Annual Earnings	Annual Net Income
Less than ¥1,300,000	Annual total amount of pension － ¥600,000
More than ¥1,300,000 less than ¥4,100,000	Annual total amount of pension × 0.75 － ¥275,000
More than ¥4,100,000 less than ¥7,700,000	Annual total amount of pension × 0.85 － ¥685,000
People more than 65 years old or older	
Annual Earnings	Annual Net Income
Less than ¥3,300,000	Annual total amount of pension － ¥1,100,000
More than ¥3,300,000 less than ¥4,100,000	Annual total amount of pension × 0.75 － ¥275,000
More than ¥4,100,000 less than ¥7,700,000	Annual total amount of pension × 0.85 － ¥685,000

Division	Class	Candidates	Deduction Amount
Common Deduction	Cohabitant	Family members who live together, except applicants	¥380,000 per person
	Other Dependants	Family members who do not live together, but dependents according to the Income Tax Law	
Individual Special Deduction	Single Parent	• A person who applies to all things below from① to ③; ①A person who is not married or their spouse is missing at the present time. ②His/Her anual income is less than ¥5,000,000. ③He/She maintains his/her children.	¥350,000 per person from its income
	Widow	• A women who is not a single parent, her total income is less than ¥5,000,000 and she applies to either ①or②: ①A women who is not married after spouse's death, or whose spouse is missing. ② A women who is not married after divorce, and she maintains her family.	¥270,000 per person from its income
	Income deduction	The total employment income deduction and tax deduction for public pensions changes to the basic deduction, because of revision of the Income Tax Law.	¥100,000 per person from its income
Other Special Deduction	A person with Disability	Disabled Person Booklet carrier • Physically Disabled Person Booklet carrier whose difficulty scale corresponds from 3 to 6 level. • Mentally Disabled Booklet carrier whose difficulty scale corresponds to level 2 or 3. • Protection Booklet carrier whose scale corresponds to level 3 or 4. • Medical Treatment Booklet carrier whose scale corresponds to level B or C. • War Wounded Booklet carrier whose scale corresponds to article 4-4.	¥270,000 per person
	Exceptional Disabled	Disabled Person Booklet carrier who has serious handicap • Physically Disabled Person Booklet carrier whose difficulty scale corresponds to level 1 or 2. • Mentally Disabled Booklet carrier whose difficulty scale corresponds to level 1. • Protection Booklet carrier whose scale corresponds to level 1 or 2. • Medical Treatment Booklet carrier whose corresponds to level A. • War Wounded Booklet carrier whose scale corresponds from special article to article. • Atomic Bomb Radiation Victim Booklet carrier recognized by the Minister of Health, Labor and Welfare.	¥400,000 per person
	People more than 16 yrs. old and less than 23 yrs. old	The targets of Common Deduction people who are more than 16 years old and less than 23 years old, and who are accredited as dependents of the person with income. (Except the targets of common deduction spouse).	¥250,000 per person
	Elderly Dependand	The targets of Common Deduction people who are older than 69 years old, and accredited as dependents of the person with income.	¥100,000 per person

(Attn.) A fiancé is considered as a relative, but unborn babies are not. Ages mentioned above are the age on the date of application.

● **The following earns shall not include as income standards** (収入基準の計算対象とならないもの)

The following untaxed earns are not subject to income calculation;

Allowances of Livelihood Protection, employment insurance benefit, invalidity benefit, sick leave benefit, workmen's compensation insurance, allowance, scholarship, commutation allowance, survivor pension, disability pension, single-mother pension, old-age welfare pension and the like.

安城市市営住宅一覧表(待機型) List of Anjo Municipal Housing(Waiting List)

Waiting List Housing (待機型)

Housing Name	Start of admin. year	Floor	House	Layout		Rent (¥(yen)/ month)		Single	Bathtub /boiler	Parking (1space)	Elevator	School District	
						0 ~ 158,000	~ 214,000					elementar y school	junior high school
SHINDEN - A	S45	4	28	6・6・DK	(37.53㎡)	10,000 ~ 14,900	~ 19,700	○			○	SHINDEN	KITA
SHINDEN - B	S46	4	24	6・6・DK	(37.53㎡)	10,200 ~ 15,200	~ 20,000						
SHINDEN - C	S47	4	32	6・6・DK	(35.32㎡)	9,700 ~ 14,500	~ 19,100						
SHINDEN - D	S48	4	28	6・6・DK	(35.32㎡)	9,900 ~ 14,700	~ 19,400						
OYAMADA-HIGASHI - A	S49	4	24	6・4.5・4.5・DK	(44.16㎡)	12,800 ~ 19,100	~ 25,100	○			○	CHUBU	KITA
OYAMADA-HIGASHI - B	S50	4	32	6・4.5・4.5・DK	(49.12㎡)	14,500 ~ 21,600	~ 28,400						
OYAMADA-HIGASHI - C	S51	5	24	6・4.5・4.5・DK	(49.12㎡)	14,600 ~ 21,800	~ 28,800						
OYAMADA-HIGASHI - D	S52	5	24	6・4.5・4.5・DK	(49.12㎡)	14,900 ~ 22,200	~ 29,200						
OYAMADA-HIGASHI - E	S53	4	24	6・4.5・4.5・DK	(54.09㎡)	17,000 ~ 25,400	~ 33,500						
TOBIKOSHI - A	S54	4	32	6・6・洋5・DK	(52.74㎡)	16,300 ~ 24,200	~ 31,900				○	CHUBU	KITA
TOBIKOSHI - B	S55	4	32	6・6・洋5・DK	(52.74㎡)	16,500 ~ 24,600	~ 32,500						
IKEURA - A	S57	3	18	6・6・洋6・DK	(64.15㎡)	20,300 ~ 30,200	~ 39,800			○		CHUBU	KITA
IKEURA - B	S58	4	24	6・6・洋6・DK	(64.15㎡)	20,600 ~ 30,600	~ 40,400						
OGAWA - A	S59	3	12	6・6・洋6・DK	(61.86㎡)	19,800 ~ 29,400	~ 38,800					SAKURAI	SAKURAI
OGAWA - B	S59	3	12	6・6・洋6・DK	(64.15㎡)	20,500 ~ 30,500	~ 40,300						
OGAWA - C	S60	3	18	6・6・洋6・DK	(64.15㎡)	20,800 ~ 31,000	~ 40,900						
ARASONE - A	S62	3	12	6・6・洋6・DK	(62.77㎡)	21,800 ~ 32,500	~ 42,800					SAKUNO	SASAME
ARASONE - B	S62	3	12	6・6・洋6・DK	(62.77㎡)	21,800 ~ 32,500	~ 42,800						
SHINDEN-KITA - A	S63	3	18	6・6・洋6・DK	(64.15㎡)	21,900 ~ 32,600	~ 43,000		○	○		SHINDEN	KITA
SHINDEN-KITA - B	S63	3	18	6・6・洋6・DK	(64.15㎡)	21,900 ~ 32,600	~ 43,000						
SHINDEN-KITA - C	H1	3	18	6・6・洋6・DK	(64.15㎡)	22,200 ~ 33,100	~ 43,600						
KONE - A	H2	3	12	6・6・洋6・DK	(64.18㎡)	24,000 ~ 35,800	~ 47,200		○	○		IMAIKE	KITA
KONE - B	H2	3	12	6・6・洋6・DK	(64.18㎡)	24,000 ~ 35,800	~ 47,200						
MONBARA - A	H3	3	12	6・6・洋6・DK	(64.18㎡)	22,700 ~ 33,800	~ 44,600		○	○		SAKURAI	SAKURAI
MONBARA - B	H3	3	12	6・6・洋6・DK	(64.18㎡)	22,700 ~ 33,800	~ 44,600						
MONBARA - C	H4	3	18	6・6・洋6・DK	(64.18㎡)	23,000 ~ 34,300	~ 45,200						
OYAMADA-KAMI - A	H5	3	18	6・6・洋6・DK	(64.18㎡)	24,500 ~ 36,400	~ 48,100		○	○		CHUBU	KITA
OYAMADA-KAMI - B	H5	3	18	6・6・洋6・DK	(64.18㎡)	24,500 ~ 36,400	~ 48,100						

- ① Shed..... There are sheds for all above Housings.
 ② Gas..... City gas for all Housings.
 ③ Drainage..... OYAMADA-HIGASHI, TOBIKOSHI, IKEURA- A・B, OGAWA, ARASONE, KONE, OYAMADAKAMI use Sewer system. Rest of housings use a shared septic system.

安城市市営住宅一覧表(抽選型) List of Anjo Municipal Housing (Lottery Housing)

Lottery Housing (抽選型)

Housing Name	Start of admin. year	Floor	House	Layout	Rent (¥(yen)/ month)		Single	Bath tub /boiler	Parking (1space)	Elevator	School District	
					0 ~ 158,000	~ 214,000					elementary school	junior high school
MAEYAMA	H7	4	24	6・7.5・洋6・DK (65.95㎡)	24,800 ~ 37,000	~ 48,800		○	○		OURIN	SAKURAI
FUKITSUKE	H8	4	30	6・7.5・洋6・DK (65.95㎡)	25,000 ~ 37,300	~ 49,200		○	○		TOBU	ANSOHO
SABUNE-A	H11	3	12	6・7.5・洋6・DK (65.95㎡)	23,900 ~ 35,600	~ 47,000		○	○		JOZAN	NISHI
SABUNE-B	H11	3	12	6・7.5・DK (52.57㎡)	19,100 ~ 28,500	~ 37,600	○					
IKEURA-C 2DK	H14	4	12	6・洋6・DK (53.15㎡)	21,400 ~ 31,800	~ 42,000	○	○	○	○	CHUBU	KITA
IKEURA-C 3DK	H14	4	24	7.5・洋6・6・DK (66.17㎡)	26,600 ~ 39,600	~ 52,300						
HIGASHI-DAIDO-A 2DK	H15	3	15	6・洋6・DK (53.15㎡)	22,500 ~ 33,500	~ 44,100	○	○	○	○	SATO-MACHI	HIGASHI YAMA
HIGASHI-DAIDO-A 3DK	H15	3	12	7.5・洋6・6・DK (66.17㎡)	28,000 ~ 41,700	~ 54,900						
HIGASHI-DAIDO-B 3DK	H16	3	12	7.5・洋6・6・DK (66.17㎡)	28,100 ~ 41,800	~ 55,200						
DAITO S2DK	H19	5	20	洋6・洋5・DK (45.51㎡)	20,100 ~ 29,900	~ 39,400	○	○	○	○	CHUBU	KITA
DAITO 2DK	H19	5	5	6・洋6・DK (53.12㎡)	23,400 ~ 34,900	~ 46,000						
DAITO 3DK	H19	5	5	7.5・洋6・洋6・DK (66.20㎡)	29,200 ~ 43,500	~ 57,400						
IGUIYAMA 1DK	R5	5	25	洋8.8・DK (39.00㎡)	17,500 ~ 26,000	~ 34,300	○	○	○	○	NASHIN OSATO	SASAME
IGUIYAMA 2DK	R5	5	25	6.9・洋6.7・DK (55.40㎡)	24,800 ~ 37,000	~ 48,800						
IGUIYAMA 3DK	R5	5	15	7.4・洋6・洋7.8・DK (64.90㎡)	29,100 ~ 43,400	~ 57,200						

- ① Shed..... There are sheds for all above Housings.
 ② Gas..... Propane gas for FUKITSUKE and SABUNE. City gas for other Housings.
 ③ Drainage..... MAEYAMA, FUKITSUKE, SABUNE, HIGASHI-DAIDO, DAITO and IGUIYAMA use Sewer system.
 IKEURA-C currently uses a shared septic system, but it is scheduled to be connected to the public sewer system during fiscal year 2026.

<Address and postal code for Municipality Housings>

SHINDEN	〒446-0019	5-7 Shinmei-cho
OYAMADA-HIGASHI - A・B	〒446-0065	6-5 Daito-cho
OYAMADA-HIGASHI - C・D	〒446-0065	6-16 Daito-cho
OYAMADA-HIGASHI - E	〒446-0065	6-3 Daito-cho
TOBIKOSHI	〒446-0062	3-2 Meiji hon-machi
IKEURA	〒446-0066	309 Maruta, Ikeura-cho
OGAWA	〒444-1162	135 Kita mitsuzuka, Ogawa-cho
ARASONE	〒446-0072	53-3 Arasone, Sumiyoshi-cho
SHINDEN-KITA	〒446-0061	44-1 Tatemachi, Shinden-cho
KONE	〒446-0071	3-10-7 Imai-cho
MONBARA	〒444-1154	13 Nodokubi, Sakurai-cho
OYAMADA-KAMI	〒446-0066	2-615 Oyamada kami, Ikeura-cho
MAEYAMA	〒444-1155	10 Maeyama, Horiuchi-cho
FUKITSUKE	〒446-0023	18-1 Fukitsuke, Jojo-cho
SABUNE	〒444-1214	28 Sabune, Enokimae-cho
HIGASHI-DAIDO	〒446-0001	3-3-13 Sato-cho
DAITO	〒446-0065	10-7 Daito-cho
IGUIYAMA	〒446-0074	64-5 Iguiyama, Iguiyama-cho

Municipal Housing Map

市 営 住 宅 位 置 図

