

Fiscal Year 2025

Guide to Applying for Prefectural Housing Residency

What is Prefectural Housing?

Prefectural housing is a rental housing program for those below a certain income level who are in need of low-rent housing, with housing built by Toyama Prefecture in compliance with the Public Housing Act. The eligibility of residents is determined by this Act, as well as by Toyama Prefecture's housing ordinances and other regulations.

Available Prefectural Housing Units

Vacant prefectural housing units in Toyama City/Takaoka City/Imizu City

Application Period

Regular Application

Period **【Round 1】**
 【Round 2】

February 1 (Sat.) to February 7 (Fri.), 2025 ※Move in starting from 4/1
August 1 (Fri.) to August 7 (Thurs.), 2025 ※Move in starting from 10/1
※Applications sent by mail will also be accepted. (Mailed applications must be postmarked by the last day of the application period.) Once we have received your application, we will contact you about the date, time and location of the lottery. Lotteries will be held for each housing complex and then the move-in order and priority will be determined. (These results will be valid until the month following the first month of the next application period.)

Applications at other times

We will continue to accept applications at other times throughout the year.
※However, the placement on the priority list will be after those who have already applied.

Reception Hours

8:30 to 17:15 (Excluding weekends and holidays)

Reception Location

Koyo Kousan Co.,Ltd.
Prefectural Housing
Management Center

〒930-0887 3548-14 Gofuku 8-ku, Toyama City
TEL (076) 471-5500

1. Resident Eligibility

To be considered for residency you must satisfy all of the following conditions (1) through (5) stated below.

(1) You must have family/relatives that you currently live with, or have family/relatives that you plan to live with in the near future

We will consider someone a relative of yours if the two of you are effectively in a situation similar to a marriage relationship (including having taken an oath under the Toyama Prefecture Partnership Oath system), or if you are engaged (someone that you intend to marry within one month after moving in).

However, if any of the situations listed in the following table apply to you, you may not be required to satisfy the above condition to live in housing where single occupancy is possible (please refer to the prefectural housing list). For more information, please contact the reception desk.

Elderly citizens	A person who is 60 years old or older
Persons with disabilities	Persons with disabilities as defined by the Disabled Persons Fundamental Law in Article 2, Item 1, and the extent of the disorder corresponds to one of the following disabilities. <ul style="list-style-type: none"> • Physical disability: Disabilities to an extent that falls under any category of Grades 1 through 4 from Item 5 of the Ordinance for Enforcement of the Act on Welfare of Physically Disabled Persons Appendix • Mental disability: Disabilities to an extent that falls under any category of Grades 1 through 3 as described in Article 6, Paragraph 3 of the Order for Enforcement of the Act on Mental Health and Welfare for the Mentally Disabled • Intellectual disability: Disabilities to an extent corresponding to the degree of mental disability as stated above
Wounded and sick veterans	Persons who have suffered from injuries or sickness from war as defined by the Act on Special Aid to the Wounded and Sick Retired Soldiers in Article 2, Paragraph 1, with the extent of their disorder corresponding to what is found in the Public Officers Pension Act Attached Item 1, Chart 2 from special term illnesses to No. 6 term illnesses, or a person with illnesses found in the Public Officers Pension Act Attached Item 1, Chart 3, Article 1
Atomic bomb survivors	Persons who are certified to be atomic bomb survivors by the Minister of Health, Labor and Welfare under the provisions of Article 11, Paragraph 1 of the Act for Atomic Bomb Survivors
Welfare recipients or Japanese citizens who were left behind in China, etc.	A welfare recipient as defined in Article 6, Paragraph 1 of the Public Assistance Act, or a person who has received welfare support benefits. A Japanese person who was left behind in China as defined in Article 14, Paragraph 1 of the Act on Measures on Expediting of Smooth Return of Remaining Japanese in China and for Assistance in Self-Support after Permanent Return to Japan
Hansen's disease sanatorium inmates	A person who was a Hansen's disease sanatorium inmate as defined in Article 2 of the Act on Payment of Compensation to Hansen's Disease Sanatorium Inmates

Victims of Domestic Violence	<p>A person who falls under either of the following: a victim, as defined by the Act on the Prevention of Spousal Violence and the Protection of Victims (the Spousal Violence Prevention Act) in Article 1, Paragraph 2, or a person who has been a victim of violence committed by their partner in a relationship as stipulated in Article 28, No. 2 of the Spousal Violence Prevention Act where one of the following items apply:</p> <ul style="list-style-type: none"> • Those under temporary custody as described by the provisions of Article 3, Paragraph 3, Item 3 of the Spousal Violence Prevention Act (including cases where it is applied <i>mutatis mutandis</i> pursuant to Article 28, No. 2 of Spousal Violence Prevention Act) or those where five years have not yet passed since the last date when they were under protection of the provisions of Article 5 (Also, including cases where it is applied under Article 28 No. 2 of the Spousal Violence Prevention Act.) • Those who have petitioned the court for a protection order as described in the provisions of Article 10, Paragraph 1 of Spousal Violence Prevention Act (including the cases where it is applied <i>mutatis mutandis</i> pursuant to Article 28, No. 2 of the Spousal Violence Prevention Act) and where five years have not yet passed since the date from which the order has become effective
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(2) Income Eligibility

Those who earn ¥158,000 or less per month are eligible to move in. (* see next page)

However, if your household is described in the following table (discretionary brackets), you can move in even if your monthly income is more than ¥158,000 as long as it does not exceed ¥214,000 per month.

Elderly households	Elderly households where the main tenant is 60 years old or older, and also whose housemates are either 60 years old or older or under the age of 18.
Households with a person with disabilities	<p>Households that have a person with one of the following disabilities as defined in Article 2, No. 1 of the Basic Act for Persons with Disabilities.</p> <ul style="list-style-type: none"> • Physical disability: Disabilities to an extent that falls under Grade 1 through 4 from Item 5 of the Ordinance for Enforcement of the Act on Welfare of Physically Disabled Persons Appendix • Mental disability: Disabilities to an extent that falls under Grade 1 through 3 as described in Article 6, Paragraph 3 of the Order for Enforcement of the Act on Mental Health and Welfare for the Mentally Disabled • Intellectual disability: Disabilities to an extent corresponding to the degree of mental disability as stated above.
Households with wounded and sick veterans	Households that have a person who has suffered from injuries or sicknesses from the war by the Act on Special Aid to the Wounded and Sick Retired Soldiers in Article 2, Paragraph 1, with the extent of their disorder corresponding to the Public Officers Pension Act Attached Item 1, Chart 2 from special term illnesses to No. 6 term illnesses, or a person with illnesses found in the Public Officers Pension Act Attached Item 1, Chart 3, Article 1.
Households with atomic bomb survivors	Households that have a person who is certified to be an atomic bomb survivor by the Minister of Health, Labor and Welfare under the provisions of Article 11, Paragraph 1 of the Act for Atomic Bomb Survivors.
Households with repatriates to Japan	Households that have a person who has not yet lived in Japan for five years since the date that they were repatriated (returned to Japan following the end of World War II)
Households with Hansen's disease sanatorium inmates	Households that have a person who was a Hansen's disease sanatorium inmate as defined in Article 2 of the Act on Payment of Compensation to Hansen's Disease Sanatorium Inmates.
Households with	Households with a dependent who has not yet lived through the first March 31 st after they have reached 18 years of age (have not yet been 18 years old on a

young children	previous March 31 st).
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(3) You are currently struggling to find housing

As a general rule, those who own a house cannot apply to become a tenant in prefectural housing.

※For those applying who do own a home, you must provide documented proof when you apply that you have relinquished ownership of the home.

(4) You are not delinquent on your prefectural tax payments

(5) You are not a member of an organized crime group

We will confirm with the police to ensure that prospective tenants and housemates are not members of an organized crime group.

※ ※How to calculate monthly income

Monthly Income =	$\frac{[\text{Total adjusted annual income amount of all housemates and the tenant in the household (A)}] - [\text{Total deductions from (B)}]}{12 \text{ months}}$
However, this formula is not applicable if you have not had steady employment for a period of one year. In that case your monthly income will be examined differently. Please contact the reception desk for more information.	

○How to determine the amount of adjusted annual income (A)

- (1) Wage income earner... The amount stated on your withholding exemption certificate after employment income exemption (for applications from January to May) or the income amount stated on your income certificate (for applications from June to December)
- (2) Business income earner... The income amount stated on the income-tax return copy (for applications from January to May) or the income amount stated on your income certificate (for applications in June from December)
- (3) Pension income earner... The amount calculated by the following table

Age	Total annual income	Adjusted annual income	Age	Total annual income	Adjusted annual income
65 years old or older	Up to ¥1,100,000	0	Under 65 years old	Up to ¥600,000	0
	From ¥1,100,001 to ¥3,299,999	Total annual income - ¥1,100,000		From ¥ 600,001 to ¥1,299,999	Total annual income - ¥600,000
	From ¥3,300,000 to ¥4,099,999	Total annual income X 0.75 - ¥275,000		From ¥1,300,000 to ¥4,099,999	Total annual income X 0.75 - ¥275,000
	From ¥4,100,000 to ¥7,699,999	Total annual income X 0.85 - ¥685,000		From ¥4,100,000 to ¥7,699,999	Total annual income X 0.85 - ¥685,000

○How to determine deductions (B) (Revised Article 1, Paragraph 1, Item 3 of the Order for Enforcement of the Public Housing Act, effective January 1, 2021)

a. Income adjustment tax deduction	If you/a person living with you has employment income prescribed in the Income Tax Act, Article 28(1) or miscellaneous income pertaining to a public pension, etc. (hereafter referred to as “employment income, etc.”) prescribed in the same Act, Article 35(3) : 100,000 yen per person who has employment income (if the total amount of employment income is less than 100,000 yen, use the total amount)
b. Housemate deduction	If you are living with someone with the same livelihood as prescribed in the Income Tax Act, Article 2(1)(xxxiii) (hereafter referred to as “spouse having the same livelihood”) ※1) or a dependent relative as defined in the same Act, Article 2(1)(xxxiv) (hereafter referred to as “dependent”). ※1※2) other than the resident and the person living with the resident: 380,000 yen per person
c. Elderly dependent deduction ※3	If you have a spouse or dependent who is 70 years of age or older prescribed as an elderly dependent in the Income Tax Act, Article 2(1)(xxxiv)–4: 100,000 yen per spouse/elderly dependent
d. Specified dependent deduction ※3	If you have a dependent who is 16 years of age and younger than 23 years of age: 250,000 yen per dependent
e. Disability deduction Special disability deduction	If you/a housemate in (b.) has a disability prescribed in the Income Tax Act, Article 2(1)(xxviii): 270,000 yen per disabled person (400,000 yen if they are a person with a special disability as prescribed in the same Act, Article 2(1)(xxix))
f. Widow/widower deduction ※4	If you/a person living with you is widowed as prescribed in the Income Tax Act, Article 2(1)(xxx) : 270,000 yen per widow(er) (If the amount of income remaining after deducting the amount set out in (a.) is less than 270,000 yen, the remaining amount)
g. Single parent deduction ※4※5	If you/a person living with you is a single parent as prescribed in the Income Tax Act, Article 2(1)(xxxi): 350,000 yen per single parent (If the amount of income remaining after deducting the amount set out in (a.) is less than 350,000 yen, the remaining amount)

※1 Spouses and dependents of the same household do not include anyone whose total annual income exceeds 480,000 yen.

※2 Spouses are not considered dependents.

※3 Even if a resident is a dependent, they will be treated as a person eligible for the deduction. However, this does not include those whose total annual income exceeds 480,000 yen.

※4 This does not include those whose total annual income exceeds 5,000,000 yen.

※5 If the child's total annual income exceeds 480,000 yen, the child is not eligible for the deduction if they are considered the same living spouse or dependent of another person.

(Reference: Income standard chart)

Classification	Income standard	Guideline for the amount after employment income exemption of a wage income earner who meets the income criteria, by household size (the total annual income is included in ()).				
		1 person	2 people	3 people	4 people	5 people
General bracket	Monthly income of ¥158,000 or less	¥1,896,000 (¥2,968,000) or less	¥2,276,000 (¥3,512,000) or less	¥2,656,000 (¥3,996,000) or less	¥3,036,000 (¥4,472,000) or less	¥3,416,000 (¥4,948,000) or less

Discretionary bracket	Monthly income of ¥214,000 or less	¥2,568,000 (¥3,888,000) or less	¥2,948,000 (¥4,364,000) or less	¥3,328,000 (¥4,836,000) or less	¥3,708,000 (¥5,312,000) or less	¥4,088,000 (¥5,788,000) or less
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Note 1: This chart is not applicable for those with special deductions other than the "housemate deduction" and "deduction for a dependent who you do not live with" or households with two or more income earners.

Note 2: We will include dependents that you do not live with as household members.

2. How to Apply

Please submit the following documents to the reception desk. (Applications sent by mail are also accepted.) In addition, when applying, please choose one prefectural housing complex you wish to move into.

- ※ Please choose the district of the housing complex from the following.
- Taikoyama housing complex: "Kita and Naka district", "Kita district", "Minami district"
 - Nakagawa housing complex and Higashinakagawa housing complex: "Nakagawa district"
 - Rengeji housing complex and Rengejikita housing complex: "Rengeji district"

◎ Documents that must be submitted

Documents to be submitted / Notes	Where the document can be obtained
•Prefectural housing residency application form Current address To be described in detail Place of work If you are unemployed, declare yourself as "unemployed". Reason Please state precisely why you are in need of housing	Prefectural Housing Management Center or Prefectural Construction & Housing Division website
•Residency certificate for all the household members •If the residency certificate does not show your relationships, you must also present a transcript of the family register. •Foreign nationals must submit a residency certificate that clearly states their nationality.	Municipal department in charge of residency certificates
•Income certificate for all tenants and housemates •For all prospective tenants 16 years of age or older (except for ones in high school without income) •In the case of no income, a tax exemption certificate or certificate of income stating "income ¥ 0". ※※ In the case that you cannot have an income certificate issued for the previous year (January-June), you will need one of the following documents that can confirm your most recent income A. Wage income earner: A copy of the withholding exemption certificate issued from the workplace B. Self-employed person: A copy of an income tax return C. Pension earner: The latest pension payment notice document	Municipal department in charge of taxes
•A tax payment certificate proving that the prospective tenant has paid prefectural taxes (excluding individual prefectural tax)	Prefectural tax office
•A tax payment certificate issued by the mayor showing that the prospective tenant has paid individual prefectural tax.	Municipal department in charge of taxes

◎ Necessary documents if the situation is applicable

	Documents to be submitted	Where the document can be obtained
Fiancé/fiancée	Engagement certificate	Prefectural Housing Management Center
Persons currently in divorce mediation	Pending case certificate	Courthouse
Persons currently negotiating a divorce	Divorce petition	Prefectural Housing Management Center
Persons with a dependent they do not live with	Copy of a withholding exemption certificate, a copy of an income tax return	
Widowed persons	Family register of those who are widowed	Municipal department in charge of family registers
Physically disabled persons	Copy of disability certificate (physical, mental, rehabilitation) If the application is for single occupancy, a declaration form certifying them to be fit for it must be submitted	
Victims of domestic violence	Temporary protection certificate or	Prefecture Women's Center
	Protection order decision	Courthouse
Foreign nationals	A copy of your residence card or special permanent residence certificate	
Single elderly resident	A declaration form certifying the applicant to be fit for single occupancy	
Persons with other single occupancy certifications	Any document certifying that the applicant is qualified for single occupancy	
Other discretionary bracket households	Any document that proves that you should be placed in a special discretionary bracket	
A person whose income has changed due to a new job, etc. from the previous year	Retirement: employment separation certificate	
	Job change: wage certificate etc.	

※There are cases when you may be asked to submit additional documents if deemed necessary by the governor.

3. The Lottery

After the regular application period ends, a lottery will be held to determine the tenants and their position in line. (Once your application is accepted, we will

inform you of the date and location of the lottery.) A separate lottery will be held for each housing complex specified on the application form.

Depending on the housing complex, some applicants may be able to receive special priority status such as for elderly households, child-rearing households, and single-female-parent households. The results determined by the lottery are valid until the month following the first month of the next application period. If you do not move in during the period of validity, you will forfeit your position and your application will be placed at the end of the priority list.

Additionally, there may be situations in which the priority list may be skipped in order to accommodate others who must move in on an emergency basis, such as households with persons who are disabled or evacuees of natural disasters. We appreciate your understanding.

4. Acknowledgement/Guarantor

1 Acknowledgement

If you are eligible to move in, the designated prefectural housing administrator will send you an information packet. Please submit the prefectural housing residency acknowledgement confirmation before the designated deadline. The acknowledgement confirmation requires a seal registration certificate from both the applicant and the guarantor as well as an income certificate from the guarantor.

2 Guarantor

The guarantor must fulfill each of the following 2 conditions:

1: In principle, a guarantor should be a relative that lives in the prefecture and a Japanese citizen.

2: The guarantor should be independent with respect to and have an income equal to or higher than that of the applicant.

- The maximum amount that a guarantor will guarantee is the 12-month rent for the same type of housing at the time the applicant moves into prefectural housing, plus 150,000 yen.
- Those who are unable to secure a joint guarantor despite considerable effort and who have signed a rent guarantee contract with a rent obligation guarantor approved by the governor are exempt from having a joint guarantor. For details, please inquire at reception.

5. Rent/Deposit

1 Rent

Please contact the reception desk for any inquiries about the rent. The rent takes into account the tenants' income as well as the scale, location, age, etc. of the housing complex. Furthermore, rent payments will need to be done using monetary transfers from financial institutions. Money will not be directly collected.

2 Deposit

When you move into prefectural housing, you will need to pay three months' rent immediately as a security deposit. When you vacate the home, this deposit will be refunded. However, if there is delinquent rent, that amount will be deducted from the deposit. Additionally, it may be used to cover the cost of repairs when vacating, as described below.

3 Income Declaration and Rent

After moving in, you will be required to submit a declaration of income every year. Rent for the following year will be set according to the income that is stated in your declaration. If you do not report your income, the rent will be equivalent to housing rent for similar housing in the vicinity. (Article 16, Paragraph 1 of the Public Housing Act)

In the case that you begin to earn excess income, you have lived for three or more consecutive years in the prefectural housing, and you have received notification that you have been recognized as a person whose income exceeds the upper limit of the income criteria for resident eligibility as determined by your income declaration, you will need to vacate the prefectural housing. (Article 28, Paragraph 1 of the Public Housing Act)

Additionally, submitting your Prefectural Housing Personal Number Notification Form (My Number Notification) together with your income declaration will allow you to omit some documents required for your income declaration for the next year and the subsequent years you will need to submit it.

4 Maintenance Fee

Prefectural housing has maintenance fees for common expenses listed below, including items shared with other residents. These maintenance fees are necessary to maintain the housing complex's living environment, so please make sure to pay them. (Toyama Prefectural Housing Ordinance Article 21)

Maintenance fee amounts, payment methods, dates, and more vary depending on housing complexes, so please pay them according to the rules of your housing complex.

- Electricity fees (basic/usage fees for exterior lights, stairway lights, meeting room lights, television reception booster, and water supply facilities)
- Fees for electric appliance supplies (lightbulbs, fluorescent tubes, switch sockets, repairing and replacing fuses, etc.)
- Water fees (basic/usage fees for outdoor sprinklers, meeting rooms, and other water facilities)
- Wastewater facility maintenance fees (for cleaning and disinfecting outdoor and indoor sewage drains, gutters, etc.)
- Gas fees (gas usage fees for meeting rooms, repairing or replacing gas taps)
- Fees for maintaining shrubs, managing weeds, pest control, etc.
- Fees for snow removal on housing complex premises
- Other fees (for illegally dumped oversize garbage on housing complex property, removal costs for abandoned vehicles)

5 Repairs when Vacating

When vacating the home, **tatami refacing and repairing the paper on sliding doors and screens will be done at the resident's expense.** The costs for the removal of equipment installed by the resident as well as the costs incurred by repairs done due to abusive use of the unit or careless destruction of the facilities will also be borne by the resident. (Toyama Prefectural Housing Ordinance Article 20)

※As specified by prefectural ordinance, unlike at private-sector rental housing, residents will bear the cost of tatami mats, shoji screens, and sliding doors even for age-related wear-and-tear or deterioration.

※Repair costs will differ depending on the unit cost of repairs per year, room sizes, and the number of tatami mats/screens/sliding doors.

※Cleaning fees may be charged if a residence is not regularly cleaned (including taking out trash, sweeping, wiping, removing stains from dirty plumbing, window sashes, kitchen area).

6. Other Important Information

1 Pets

Caring for pets, including but not limited to dogs, cats, pigeons, etc. (**including feeding wild animals**) is forbidden in prefectural housing, as it will bother other residents. (Temporarily caring for pets is also forbidden.) Therefore, if there are complaints from neighbors regarding noises or odors coming from your residence, **we may demand for you to vacate your residence** after confirming the facts. Additionally, if the inside of a residence is heavily damaged from feces and/or urine, **we may file a claim for compensation for these damages**.

However, if you require a guide dog or service dog for those with physical disabilities, please make a request for one.

2 Weed/Snow Removal and Cleaning

We ask that all residents work together to remove snow, clean, and remove weeds (including maintaining shrubs less than 2 meters high) on prefectural housing premises.

3 Neighborhood Council

In order to create an orderly and livable housing complex and to ensure that residents can live comfortably, a community association or neighborhood council exists as a self-governing body for all residents. Residents should be aware that they are members of a community, and should cooperate with one another, rather than placing all responsibility on the board members.

4 Parking Lots

Each housing complex's neighborhood council decides on the allocation of parking spaces. If you would like to use the parking lot, please contact your housing complex's council members.

Additionally, only one parking space can be given per household. You cannot use other parking areas (such as visitor parking spaces).

※If you do not follow parking lot rules, you will be forbidden from using parking spaces.

5 Installing Outside Screen Doors

Residents must install and remove screen doors in each dwelling at their own expense. (However, this does not include Rengeji housing complex's buildings 2/3/4.) Please install your own screen doors if you need them.

6 Toilet Lids and Heated Toilet Seats

Apart from some residences, toilets in prefectural housing are not installed with lids. If you would like toilet lids or heated seats, please install them on your own.

7 Air Conditioning and Lighting Equipment

Prefectural housing does not have air conditioning or lighting equipment installed. Please install these units yourself if you need them.

8 Electricity, Gas, Water

Please contact and apply to each relevant company on your own to use electricity, gas, and water in your residence.

If you will be using a bathtub or a bath boiler in residences that do not have them installed (Higashi-Shinjo/Fujikoshi/Jogawara/part of Taikoyama), we ask that you rent them on your own.

9 Manners to be followed in communal housing

Please follow the bare minimum manners required in order to live in communal housing, as listed below.

- **Follow all garbage disposal rules**

You must follow all garbage disposal rules for the city and housing complex you live in (including the specific days to take out garbage and garbage sorting methods) and make every effort to preserve a good living environment for you and those around you.

- **Do not make loud noises**

While making normal amounts of noise during the day is permitted, we ask that you not use washing machines or vacuums early in the morning or late at night.

Additionally, we ask that you not bother other residents by making loud noises or playing audio louder than a necessary volume.

- **Do not cause any bad smells**

Not only is it unsanitary to accumulate garbage in your room, but it will also cause bad smells and attract bugs, which will bother other residents, so please do not stockpile your garbage inside your residence.

- **Follow all parking lot usage rules**

Parking on the sides of roads or in other parking spaces within the housing complex, such as visitor parking spaces, will prevent them from being used for their original purpose (such as for garbage trucks, ambulances, or fire trucks, as well as for visitors), so please do not park outside of designated parking areas.

- **Follow all neighborhood council/community association rules**

It takes the cooperation of every resident to create and maintain a friendly atmosphere in our housing complexes. We ask that you make every effort to cooperate and participate in your housing complex's neighborhood council activities.

- **Cooperate with building repair work done by the prefecture**

The prefecture conducts building construction or repair work (for exterior walls, waterproofing, water and sewage piping, and electrical trunk lines) in order to ensure a pleasant living environment for residents. This work may cause shaking, loud noises, or odors, and workers may have to enter residences, so we ask for your understanding and cooperation.

Additionally, to make sure construction finishes quickly and to efficiently deploy construction vehicles and other equipment, we may ask residents to temporarily move from parking spaces normally allotted to residents. Residents must comply with this in to allow for construction to finish.