



Daily Life Plaza



Entrance to Utoji-land

2026 (Reiwa 8) March



Issued By: Public Housing Management Division, Tokyo Metropolitan Housing Supply Corporation | Cosmos Aoyama, 5-53-67 Jingumae, Shibuya-ku, Tokyo 150-8322

About Requests for Income Recertification

We sent the “令和8年度収入認定通知書兼使用料決定通知書 (Certified Income Report and Housing Fee Notice for 2026)” in February.

Note: Households residing in 都民住宅 (Subsidized Housing) (地域特別賃貸住宅 [Designated Public Rental Housing]/特定公共賃貸住宅 [Special Local Rental Housing]) have not been sent these notices.

For households whose certified monthly income will decrease due to the following grounds, by requesting that your income be reconfirmed before Tuesday, March 31, your housing fees (rent) from April 2026 may be re-evaluated.

Note that if you request a reconfirmation of your income after April, your housing fees will change beginning the month after you make the request.

Grounds

- (1) If there was a change in the composition of your household
(You must carry out the procedures for tenancy turnover approval applications or cohabitation applications, or file a notification of a change in the members of your household.)
- (2) If the earner has retired (or closed their business)
- (3) If income has decreased due **to a change in employment, etc.**
- (4) If there was a special declaration, etc., that was not declared which was corrected at the municipality and approved
- (5) If the household was granted a new disability certificate or intellectual disability certificate, etc.

How to complete the procedure

Please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 4) for information about necessary documents, and then complete the procedure at the Consultation Center.

The JKK Tokyo website publishes information regarding the procedure.



都営住宅 再認定請求

Search



If you have not submitted your 収入報告書 (Income Report) or other necessary documents, please be sure to submit them to the Consultation Center in charge before Tuesday, March 31.

If you have not submitted your 収入報告書 (Income Report) or other necessary documents, you will be charged housing fees equivalent to the rent for similar apartments in the neighborhood (i.e., private rental housing) from April 2026, as shown in the 令和8年度収入認定通知書兼使用料決定通知書 (Certified Income Report and Housing Fee Notice for 2026) that has already been sent to you. **However, if you do submit the documents by Tuesday, March 31, housing fees that correspond to your income will be applied.**

Note: Be aware that if you submit documents after April, housing fees that correspond to your income will go into effect the month after the month that JKK Tokyo receives your documents.

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For future reference

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Please be sure to check the inserted leaflet.

The deadline (date of automatic withdrawal) to pay for March housing fees, etc., is Tuesday, March 31.

We ask that those using automatic withdrawal check the amount in their payment account before the date of withdrawal.

About the High-Income Earner System

If you are certified as a high-income earner, you will have to vacate municipally-owned housing.

Municipally-owned housing is public housing offered at very low costs, as a safety net for low-income households struggling to find a place to live.

Municipally-owned housing must be provided on a fair and appropriate basis to those who are truly struggling to afford housing. There are many people who wish to live in these apartments who are unable to do so due to a lack of space.

As such, the Act on Public Housing and the Tokyo Metropolitan Housing Regulations obligate residents whose incomes exceed the limit for municipally-owned housing (high-income earners) to work as best they can to vacate their apartment (Article 29 of the Act on Public Housing and Article 31 of the Tokyo Metropolitan Housing Regulations), and we strongly urge residents certified as high-income to surrender their residences.

Q. Who is a high-income earner?

- A. High-income earners are households that have lived in municipally-owned housing for five years or longer, and their certified monthly income (calculated using the High-Income Earner Certified Monthly Income Calculation Method below) has exceeded the surrender standard (313,000 yen) for two consecutive years.

【High-Income Earner Certified Monthly Income Calculation Method】

$$\frac{\text{Total Household Income} - (380,000 \text{ yen} \times \text{No. of Residents Excluding Lessee}) - \text{Special Exemptions (*1 *2)} - \text{Income Earner Exemption (*3)}}{12 \text{ months}}$$

Since the high-income earner certified monthly income calculation uses an income earner exemption, the calculation method differs from the calculation for certified monthly income listed on the “収入認定通知書兼使用料決定通知書 (Certified Income Report and Housing Fee Notice).”

*1 The calculation includes measures related to switching from employment income deductions or public pension deductions to basic deductions (maximum 100,000 yen).

*2 What are the Special Exemptions?

Households whose lessees and/or cohabitants fulfill the following conditions and are able to provide evidence in their “住民税課税(非課税)証明書 (Residence Tax Declaration (or Tax Exemption) Certificate)” are eligible for special exemptions with regards to the formula above.

The amounts are as follows: 250,000 yen for 特定扶養 (designated dependents)*1, 100,000 yen for 老人扶養 (elderly dependents), 270,000 yen for 障害者 (individual with impairment), 400,000 yen for 特別障害者 (individual with severe impairment), 270,000 yen for a 寡婦 (widow)*2, and 350,000 yen for ひとり親 (single-parent households)*2.

*1 In addition to those classified as 特定扶養 (designated dependents) on the “住民税課税(非課税)証明書 (Residence Tax Declaration (or Tax Exemption) Certificate),” dependent relatives between 16 and 18 years of age.

*2 The exemption will be applied to the lessee or cohabitant, and be deducted from the income of the subject. However, if their income is under the deduction amount, then that amount will be deducted.

*3 What is the Income Earner Exception?

With regard to the income of household members other than the lessee and their spouse, up to 1,248,000 yen per member will be deducted

Q. Will I be contacted before I am recognized as a high-income earner?

- A. In the first year that the household income exceeds the surrender standard amount, we will send a “高額所得者制度の説明通知 (High-Income Earner System Notice)” and a “明渡努力状況報告書 (Housing Surrender Efforts Report)” that must be submitted. Even before residents are recognized as high-income earners, we will conduct seminars in stages, provide individual explanations about the High-Income Earner System, and ask residents about their concrete plans for surrendering residences.

Q. What happens if I am recognized as a high-income earner?

- A. You will be asked to surrender your municipally-owned housing. Residents who, after their identification as a high-income earner, do not have a concrete plan for the surrender of their residence, will be referred to the Tokyo Metropolitan Housing Regulations High-Income Earner Review Board.
If the Review Board decides that issuing a surrender demand is acceptable, we will request that you surrender your residence with a deadline of six months after that date. If you do not surrender your residence by the deadline, we will rescind your authorization to live in municipally-owned housing and take legal action to demand that you surrender it.



Nutritional Lessons with Professor Panda! Learn about the Five Types of Nutrients

Lesson 5: Minerals

Minerals include calcium, which is found in milk, as well as iron, which is found in liver, hijiki seaweed and the like. They serve as building blocks for bones and teeth and also help you maintain overall health. Since the human body does not naturally produce minerals, you have to consume food to obtain them.



2



Q: Name as many dairy products as possible that you often eat.

→ Answer on page 3.



Something's different ... Something's wrong

Points for safety confirmation and noticing issues

Noticing unusual behavior by neighbors is the first step in protecting precious lives. This leaflet introduces the kinds of things you should watch out for. **Please keep this double-sided leaflet on your refrigerator or the like so you can easily refer to it at any time.**

Laundry



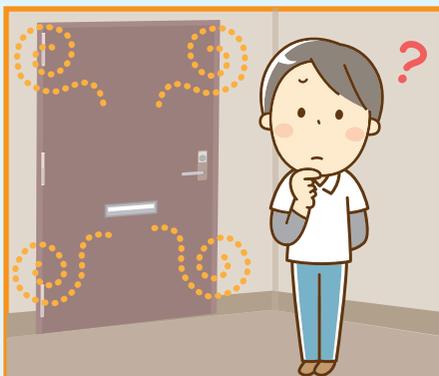
- The same laundry has been left out to dry for many days.

Mail



- The mailbox is overflowing with mail and/or newspapers.

Smell



- You notice a strange smell.

Interactions



- You have not seen them in a long time.

Other observations



Delivered meals or the like are left at their door.



Lights remain on even during the daytime.



No response when you knock on their door/call out to them.

Call here if you notice anything unusual and believe a wellness check is necessary

JKK Tokyo Customer Support Center

(Available 24/7, 365 days a year)



ナビダイヤル®

0570-03-0072



03-6279-2653

Note: Free calls/flat-rate calling plans offered by mobile carriers do not cover Navi Dial.



Where to call for urgent matters



If you hear groaning or other faint voices from the housing unit, see your neighbor on the floor when looking in from the front door mail slot, etc.

Please contact the police (110) or fire department/EMS (119) right away.

About the Housing Fee Reduction System

What is the Housing Fee Reduction and Exemption System?

Municipally-owned housing fees are determined by the total income of your household, according to the 収入報告書 (Income Report) that you submit each year. The Housing Fee Reduction and Exemption System is targeted at low-income households who are suffering hardships or households with special situations, such as having a member with disabilities or illnesses. Based on applications, the system reduces the certified housing fees even further.

Note: The system does not apply to 都民住宅 (Subsidized Housing) (地域特別賃貸住宅 [Designated Public Rental Housing]/特定公共賃貸住宅 [Special Local Rental Housing]).

The system consists of general housing fee reductions and special housing fee reductions.

General Housing Fee Reduction	Households with a certified monthly income (including tax-exempt pensions) or 65,000 yen or lower can apply to have their housing fees reduced by 10 to 50%. In some cases, households with extremely low income that meet certain conditions*2, such as having a member with a disability or illness*1, may be able to receive a special reduction of 75%.
Special Housing Fee Reduction	Households with a certified monthly income of 158,000 yen or lower—and single-parent households or households with members having a disability or illness*1 that meet certain conditions*2—can apply for a 50% reduction in the applicable categories for housing fees.

*1 This does not apply to some disabilities or illnesses.

*2 For more information about certain conditions, please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 4).

How Certified Monthly Income is Calculated

$$\frac{\text{Total income of all household members} - (380,000 \text{ yen} \times \text{number of family members, excluding the lessee}) - \text{special deduction amount}^{*3}}{12 \text{ months}}$$

*3 Includes measures related to switching from employment income deductions or public pension deductions to basic deductions (maximum 100,000 yen).

Special deductions (As a general rule, we need to be able to confirm them via 住民税課税証明書 [Residence Tax Declaration Certificate] or other documents.)

Type of deduction	Deduction amount
Designated dependents	250,000 yen*4
Elderly dependents	100,000 yen*4
Regular disabilities	270,000 yen
Special disabilities	400,000 yen
Widows	270,000 yen*5
Single parent	350,000 yen*5

*4 The deduction is also available for those who can be confirmed as dependents by the 住民税課税証明書 (Residence Tax Declaration Certificate) or other documents and meet the age and other requirements by the exemption's scheduled starting date.

*5 The deduction will be applied to the income of the person himself/herself. If your income is less than the deduction amount, the amount of your income will be deducted.

How to Newly Receive a Housing Fee Deduction

You Must Apply to Receive a Housing Fee Reduction

Application procedure

1 Check the necessary documents

Please check with the JKK Tokyo Customer Support Center (phone number ❶ on page 4). Also, the “使用料減免申請のしおり (Housing Fee Reduction Guide)” is distributed at the Consultation Center.

In addition to the necessary documents for all applicants listed under (1) to (3) below, there are also (4) Other necessary documents based on the household situation.

- (1) 使用料減免申請書 (Housing Fee Reduction Application Form)
- (2) 住民票 (Certificate of Residence) for all household members (with relationships listed)
- (3) Most recent 住民税課税証明書 (Residence Tax Declaration Certificate) and other documents
- (4) Other necessary documents based on the household situation (these vary by household situation)

You may need to affix your personal seal if we need to investigate pensions, etc., so please bring it with you.

2 Where to submit the application form

We accept applications at the Consultation Center, local offices, and the building monitor office. If you receive periodic visits from the building monitor, he or she can help you with the documents.

This article on the reduction system continues on the next page. 



Some examples are yogurt, cheese, heavy cream, butter, condensed milk, and probiotic milk beverages.

3 Notification of results

If the household meets the criteria, the housing fee exemption will be applied from **the month following the month of application.**

We will send you a “使用料減額免除通知書 (Notice of Housing Fees Reduction)” around the 20th of the first month in which the reduction applies. Please confirm your housing fees after application in this notice.

How to Renew a Housing Fee Deduction

If your household is currently receiving a fee reduction, the application form for renewing the fee reduction will be sent to you sometime around the 20th of the month before the month that it expires. Please apply for renewal by the deadline printed on the application form. You can mail the application form to the Consultation Center in charge. Please contact the JKK Tokyo Customer Support Center (phone number ❶ below) if the application form does not arrive or you lose it. We will send you a new application form.

You Can Also Submit Repair Requests for Your Housing Unit via Email Form

Besides phone applications, the JKK Tokyo Customer Support Center accepts email form applications for repair requests for your housing unit. Please take advantage of this option.

[Repairs available via email form application]

- Repair requests for your housing unit

[Repairs not available via email form application]

- Urgent repairs requests

Note: Please call the JKK Tokyo Customer Support Center (available even outside business hours) for urgent repair requests (leaks, water outages, etc.), fires or safety concerns related to residents.

- Repairs requests for common areas

Note: Please call the JKK Tokyo Customer Support Center to request repairs in common areas.

JKK Tokyo Customer Support Center

The phone lines are often very busy on Mondays and the day after a holiday.
If you are not in a rush, please call on a different day.

Hours 9 a.m. to 6 p.m. (excluding Saturdays, Sundays, national holidays and during the year-end/New Year's holidays)

- 1** For questions about procedures, housing fee payments, and/or day-to-day living

Access the list of online applications for municipally-owned housing, etc.



 **0570-03-0071** 
 **03-6279-2652** 

- 2** For application or consultation regarding repairs

For emergency repairs (leaks, etc.), accidents and/or fires, suspension of water supply, emergencies that threaten resident safety, etc.
Open 24/7, 365 days a year.

Access the housing unit repair request email form



 **0570-03-0072** 
 **03-6279-2653** 

- **Navi-Dial is not covered by the free calls or fixed-rate calling plans that mobile phone carriers offer.**

In addition, call charges vary depending on your connection and device. For the actual process, please listen to the rate guidance at the beginning of the phone call or visit the Navi-Dial website.

Note: There are no charges for the rate guidance that plays at the beginning of the phone call.

Please click here for the FAQ regarding procedures, etc.



- **Please have your “名義人番号” (lessee number) ready to ensure that we can handle your request faster.**

 Housing Policy Headquarters, Tokyo Metropolitan Government website

東京都住宅政策本部

Search



 JKK Tokyo website “For residents of municipally-owned housing, etc.”

都営住宅 お住まいの皆さま

Search



Foreign-language versions of Daily Life Plaza are available on the JKK Tokyo website.
Foreign-language versions



Daily Life Plaza is made with recycled paper.
SAVE THE GREEN EARTH!