

2025

City of Sapporo Municipal Housing Tenant Application Guide

Regular Application Period

First application period: April 3 – 11 (Application materials are available from March 31)

Second application period: July 31 – August 8 (Application materials are available from July 28)

Third application period: December 1 – 9 (Application materials are available from November 26)

***See pages 4 and 5 for information on short-term and year-round applications.**

Inquiries

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Oak Sapporo Building 1F, Japan 060-0001

Applications Manager, City of Sapporo Housing
Management Corporation

Special phone number for application inquiries:

TEL: 011-205-3071

FAX: 011-221-4438

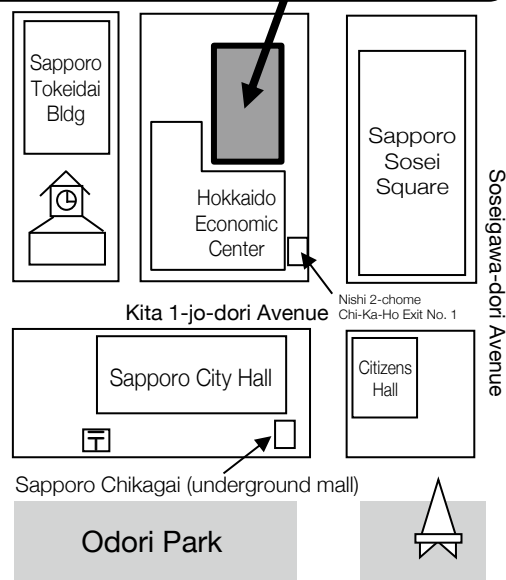
Weekday hours: 8:45 AM – 5:15 PM

Note: During the regular application period, applications will be handled on weekends as well (Applications only, no other services available).

City of Sapporo Housing Management
Corporation website

<https://s-j-k.or.jp/>

City of Sapporo Housing Management Corporation
Oak Sapporo Building 1F
(5 min. on foot from Odori Station on the subway)



◀ Housing Management Corporation website

Regular applications can also be submitted via the website (Submission via smartphone is also possible).

Introduction

Municipal housing is a system based on various laws and ordinances that allows the City of Sapporo to offer rental properties to low income individuals having a difficult time securing housing at a rate that matches their income level.

Eligibility is limited to individuals who meet certain legal qualifications and conditions. This guide provides information so that those applying for municipal housing can understand these qualifications and conditions. Please read the entire guide before applying.

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1. Application and Submission

You can apply for municipal housing in one of the following three ways.

For details including the schedule, see P 3 –5.

(1) Regular application (3 times a year)

Regular tenant applications are split into three periods: the first, second, and third (excluding the Momijidai Housing Complex).

(2) Short-term application (once a month)

This is for tenant application at the Momijidai Housing Complex, housing when there were no applicants during the regular application period, and vacant properties where accidents have occurred (where someone died alone in the residence, etc.).

(3) Year-round application (as needed)

Residences that have been vacant for a long period of time with no applications during the regular or short-term application periods have no set application schedule, and tenant applications are handled on a first come, first served basis.

[Things to Keep in Mind When Applying]

1. Before applying, check "Eligibility" (P6 – 8). People who are not eligible as of the application date may not apply.
2. For details on the application schedule and how to apply, see P3 – 5. Applications will be accepted during the application period, however, a lottery will be held if there are too many applicants (year-round applications in (3) above are accepted on a first come, first served basis).
3. One family (one tenant household) may apply for one residence at a time. Applications will be disqualified if a single family applies for two or more residences, or if a single person applies for multiple residences (Even if multiple lottery numbers are issued in the priority program, only a single family may apply for a single residence. Also, it is not possible to split a lottery number to apply for multiple residences.).
Note that once a tenant application is submitted, it cannot be changed.
*If you are selected in a lottery for the (1) regular application or (2) short-term application, or if you apply for the (3) year-round application, you cannot submit duplicate applications unless you are selected or withdraw.
4. For details on the process after being selected, see "Process From Selection to Move-in" (P16, 17). Upon moving in, you must pledge not to violate public housing laws, regulations, or rules, and to abide by all residential rules.

*Persons who are selected will be notified via the required eligibility screening documentation, etc. Screening takes place on the application date. If any falsehoods are discovered in the application, or if the applicant is deemed ineligible, the application will be denied.

(1) Regular Application

– First Application Period | Second Application Period | Third Application Period

1. Application schedule

	Application materials available	Application period	Public lottery[*]	Move-in briefing	Move-in date
First application period	March 31	April 3 – 11	May 8	Late June	July 1
Second application period	July 28	July 31 – August 8	September 4	Late October	November 1
Third application period	November 26	December 1 – 9	January 6	Late February	March 1

Note that entry may be restricted if the capacity is exceeded at the public lottery. Also, the results of the lottery can be checked via telephone (011-205-3071) or internet.

*If a new application period is set, it will be held along with regular applications (you cannot apply for both the new application period and regular applications). For details, check Koho Sapporo 広報さっぽろ (Sapporo Public Relations) or the Housing Application List that is distributed while the application documentation is available.

*You can also check the application schedule using the following telephone service (automated caller).

Regular Application Telephone Service: 011-211-3388 (24 hours a day)

2. Checking available housing

From the start of when application materials are available until the application deadline, you can check available housing at ward offices, city hall main buildings, and with the Housing Management Corporation application manager (also available online: <https://s-j-k.or.jp/>) using the Housing Application List and Tenant Application.

***Regular applications are not available for the Momijidai Housing Complex. Instead, (2) short-term applications and (3) year-round applications are held.**

3. How to apply

Choose one desired residence from the Housing Application list, then mail (must be postmarked by the final day of the application period) or bring the Tenant Application to the Housing Management Corporation application manager.

(Hours: 8:45 – 5:15 (During the regular application period, applications will be handled on weekends as well (applications only, no other services available))

Applications may also be submitted on the Housing Management Corporation website during the application period (Submission via smartphone is also possible). Note that applications are only accepted during the application period (Electronic applications may be submitted until midnight on the final day of the application period).

The Housing Application List is only available on the Housing Management Corporation Website during the application period.

Housing Management Corporation website



(2) Short-Term Application

– Momijidai Housing Complex Application, Regular Application Re-application, Application for Vacant Properties Where an Accident Has Occurred

1. Application schedule

- A. Applications for the Momiji Housing Complex are accepted every month.
- B. Re-application during the regular application period is accepted in June, July, October, November, February, and March.
- C. Applications for vacant properties where accidents have occurred are accepted in May and September.

	Application period	Public lottery	Screening/procedures, etc.	Move-in date
April application	15 – 18 (by noon on 18th)	April 18	Tenant application ▼ Eligibility screening ▼ Inspection ▼ Move-in procedures ▼ Move-in briefing	June 1
May application	13 – 16 (by noon on 16th)	May 16		July 1
June application	9 – 12 (by noon on 12th)	June 12		August 1
July application	7 – 10 (by noon on 10th)	July 10		September 1
August application	18 – 21 (by noon on 21st)	August 21		October 1
September application	9 – 12 (by noon on 12th)	September 12		November 1
October application	7 – 10 (by noon on 10th)	October 10		December 1
November application	4 – 7 (by noon on 7th)	November 7		January 1
December application	15 – 18 (by noon on 18th)	December 18		February 1
January application	13 – 16 (by noon on 16th)	January 16		March 1
February application	3 – 6 (by noon on 6th)	February 6		April 1
March application	3 – 6 (by noon on 6th)	March 6		May 1

2. Checking available housing

Please check available housing with the Housing Management Corporation application manager (also available online: <https://s-j-k.or.jp/>). You can also use the following telephone service (automated caller).

Short-term Application Telephone Service: 011-211-3389 (24 hours a day)

3. How to apply

Please visit the Housing Management Corporation application manager desk during the application period. Choose one desired residence, then submit the Tenant Application on the spot.

(Weekday hours: 8:45 – 5:15 (Hours end at noon on the final day of the application period))

*You may not bring a Tenant Application home for short-term applications.

*The Tenant Application for short-term applications is available at ward offices and city hall main buildings.

(3) Year-round Application

Residences that have not received any applications for the regular or short-term applications, and have remained vacant for a long period of time, are treated differently than others. Instead of a specific period, tenant applications are accepted year-round on a first come, first served basis. Because there are certain procedures such as an eligibility screening, year-round applications take from one to two months to process.

1. Application schedule

Application period	How to apply	Screening, procedures, etc.	
		General vacant properties	Vacant properties where accidents have occurred
Year-round	First come, first served (No lottery)	Tenant application ▼ Eligibility screening ▼ Inspection ▼ Move-in procedures ▼ Move-in briefing	Tenant application ▼ Inspection ▼ Eligibility screening ▼ Move-in procedures ▼ Move-in briefing

2. Checking available housing

Please check available housing with the Housing Management Corporation application manager (Phone: 011-205-3071).

You can also check available housing online (<https://s-j-k.or.jp/>) in the "Status of This Month's Available Municipal Housing" section at the beginning of the month (The following business day when the beginning of the month falls on a weekend or holiday).

3. How to apply

Please visit the Housing Management Corporation application manager desk. Choose one desired residence, then submit the Tenant Application on the spot. (Weekday hours: 8:45 AM – 5:15 PM)

*The year-round Tenant Application is not available at ward offices or city hall main buildings.

2. Eligibility

Eligibility for municipal housing is as follows.

○When applying as a family:

You must meet both the [shared eligibility] and the [family conditions].

○When applying as an individual:

You must meet both the [shared eligibility] and the [individual conditions].

***Note that you must meet both the eligibility and the conditions.**

You must meet all of the requirements in [common eligibility] (1) – (9).

- (1) In principle, the applicant must be an adult as of the date of application.
- (2) The applicant must be a resident of Sapporo as of the date of application, have a resident registration, or be living outside of Sapporo but working in the city.
- (3) None of the intended tenants may own a home (in Sapporo), and must actually be having difficulty securing a residence. [*1]
- (4) The household monthly income must be ¥158,000 or less (¥114,000 for some residences). However, households that meet certain requirements may have a household monthly income of ¥214,000 or less (¥139,000 for some residences) (P22, 23).
- (5) The applicant must not have delinquent municipal taxes.
- (6) If the applicant or family[*2] that intends to live with them lived in municipal housing in the past, they must not have any unpaid rent or other debt related to municipal housing.
- (7) The applicant or family that intends to live with them must not have received within the last five years or be currently receiving a demand to vacate municipal housing according to the provisions of Sapporo Municipal Housing Ordinance Article 32, Paragraph 1 (excluding Item 7).
- (8) The applicant or family that intends to live with them must be able to move in within one week of the move-in date.
- (9) The applicant or family that intends to live with them must not be a member of organized crime group ("Member of an organized crime group" falls under the definition of Act for the Prevention of Wrongful Acts by Members of Organized Crime Groups Article 2, Paragraph 6).

[*1] Application is possible if the house is being relinquished or destroyed. Also, if the applicant has been affected by the Hokkaido Eastern Iburu Earthquake and falls under any of items 1 to 3 below, they may apply even if they own a home.

1. If the home has been deemed a total loss
2. If the home has been deemed to have suffered major damage, or is partially destroyed, and if liquefaction due to the earthquake has damaged the home, making continued use impossible
3. If it is not possible to live in the home because it has been dismantled or removed

Also, the applicant must submit documentation (copy of register, sales contract, certificate of loss, etc.) that proves that they no longer have a home or a disaster certificate during the eligibility screening after selection.

[*2] When applying for municipal housing, "family" refers to a spouse, blood relatives within the sixth degree of kinship, and in-laws within the third degree of kinship (Spouses include fiancés and husbands or wives whose relationship has not been registered in their resident register (common-law relationship). Also, partners who have received a partnership certificate are treated as a spouse.

[Family conditions] Must meet shared eligibility, (10) and (11).

(10) Must have family that lives or is attempting to live together.

- If you have a spouse on the family register, you must live with your spouse[*3].
- Persons who are engaged to be married must be able to join the family register and live together within three months of the move-in date.
- In principle, as of the date of the application, a person in a common-law marriage must be living at the same address, be a husband or wife whose relationship has not been registered in their resident register, and have no spouse on the family register.

(11) A residence of 4K or larger must be inhabited by four or more people.

[Individual conditions] Must meet shared eligibility, and (12) to (14).

(12) The applicant must not have a spouse on their family register, and must not be living with family[*3].

(13) The applicant must be capable of cooking for themselves, and able to live on their own (Including individuals receiving in-home care).

(14) The applicant must fall under any one of 1 to 22 below as of the date of application:

1. Be at least 60 years old
2. Possess a physical disability certificate
3. Possess a mental disability certificate[*4]
4. Possess a rehabilitation certificate⁴
5. A certified war victim (Special Clause 6 or Subsection 1 Illness)
6. An atomic bomb survivor
7. Receiving welfare public assistance
8. Receiving support benefits for remaining Japanese in China
9. A repatriate that has been in Japan for less than five years
 - *Repatriate refers to a person repatriated from somewhere other than Japan due to the end of a war
10. A member of a leprosy sanatorium
11. A victim of domestic abuse at the hands of their spouse (Including a significant other with whom a living space is shared) and who falls under any of the following:
 - A. A person for whom five years has not passed under temporary protection or protection
 - B. A person for whom five years has not passed since a protective order was issued in a court of law
 - C. A person who has been issued a certificate of domestic abuse by a Women's Consultation Center
12. A disaster victim that falls under any of the following:
 - A. A person whose home was destroyed or who was injured in a disaster not more than three years ago
 - B. A person whose home was destroyed or who was injured in a disaster designated by the Minister of Land, Infrastructure and Transportation
13. A person who does not possess Japanese citizenship
14. A person who is receiving self-reliance support from a Child Consultation Center (Excluding persons who have left an orphanage)

15. Abductees
16. Victims of crimes who fall under any of the following:
 - A. A person whose income has decreased due to being the victim of a crime
 - B. A person who has difficulty living in their current residence due to crime being committed there or in the vicinity
17. A person on parole or a person receiving urgent aftercare for discharged offenders
18. A person currently receiving self-sufficiency support at a self-reliance support organization for the needy (Limited to a person with a self-sufficiency support plan)
19. A person who has left a foster home, infant home, children's home, facility for disabled children, child psychological treatment facility, child self-sufficiency support facility, or a person who has used services at a small-scale child care live-in project or child self-sufficiency support project
20. A person whose gender does not match their assigned gender at birth, a person whose sexual thoughts are not limited to those of the opposite sex, and those who are not bound by typical sexual norms
21. A person attempting to move into Sapporo or a person who moved into the city less than five years ago, and falls under any of the following:
 - A. A person who has lived in Tokyo's 23 wards for at least 5 out of the 10 years directly before transferring their resident register, or who has lived in a section of Tokyo other than disadvantaged areas of and worked in Tokyo's 23 wards
 - B. A person who has lived in Tokyo's 23 wards continuously for at least a year directly before transferring their resident register, or who has lived in a section of Tokyo other than disadvantaged areas and worked in Tokyo's 23 wards (Note for the period of working in Tokyo's 23 wards, the starting point for the year can be up to three months before transferring the resident register.)[*5]
22. Care workers or nursery staff that must live near facilities or housing that provide living assistance for persons who require consideration for securing housing as stipulated in laws to promote the provision of rental properties for such individuals

[*3] Married couples that are living apart in preparation for divorce may apply as long as it is possible to confirm that they are living separately at the time of application and that it is possible to confirm their intent to divorce (Including documents that prove a person is in divorce mediation).

[*4] Persons that fall under 3, 4, and 14 in item (14) may need to submit documents designated by the city and undergo an interview to ensure that they meet the requirements of item (13) and can live in harmony with other residents in municipal housing. Please note that applicants may be denied based on the results of the interview.

[*5] Disadvantaged areas in Tokyo refer the following municipalities of Tokyo-to, Saitama Prefecture, Chiba Prefecture, Kanagawa Prefecture.

- Tokyo: Hinohara, Okutama, Oshima, Toshima, Niijima, Kozushima, Miyake, Mikurashima, Hachijo, Aogashima, Ogasawara
- Saitama Prefecture: Chichibu, Hanno, Honjo, Tokigawa, Yokose, Minano, Nagatoro, Ogano, Higashichichibu, Kamikawa
- Chiba Prefecture: Tateyama, Asahi, Katsuura, Kamogawa, Futtsu, Minamiboso, Sosa, Katori, Sammu, Isumi, Tosho, Kujukuri, Chonan, Otaki, Onjuku, Kyonan
- Kanagawa Prefecture: Yamakita, Manazuru, Kiyokawa

Note: Persons who live in areas subject to support as defined in children and disaster victim support acts for those affected by the Great East Japan Earthquake may be exempted from some address and household requirements. For details, please contact the Housing Management Corporation application manager (Phone: 011-205-3071).

3. Specific Application Slots

(1) What are specific application slots?

During the regular application period, there are separate slots that allow persons with specific eligibilities to apply. When using the specific application slot, **you may not apply for a general vacant property at the same time.**

(2) Applicable households

The following households may apply for a specific application slot.

Type of housing	Applicable household
Wheelchair accessible housing (for families or individuals)	Households with a wheelchair user
Young adult household housing (for families)	Young adults
Childrearing support housing (for families)	Households with a preschool aged child (limited term occupancy)
Long-term consecutive applicant housing (for families or individuals)	Households who have consecutively applied each year at least once since 2016

(3) Application schedule

Applications are accepted during the regular application period.

(4) Lottery number priority

When applying for young adult housing, childrearing support housing, or long-term consecutive applicant housing, priority is given according to household circumstances, however, priority for years of continuous application does not apply (P12, 13).

Note that priority for household circumstances and years of continuation do apply for wheelchair accessible housing.

(5) Specific slot eligibility

Wheelchair accessible housing

At the time of application, individual applicants must meet both items 1 and 2 below, and at least one person in the applying family must meet items 1 and 2 below:

1. Must possess a physical disability certificate or war victim certificate
2. Must require the use of a wheelchair at all times

Note: The applicant must be eligible for municipal housing (P 6 – 8).

Young adult household housing

Persons who meet any of the following requirements 1 to 4 at the time of application.

1. Single-parent households with only the applicant and a child under the age of 20
2. Households with multiple children including at least 3 that are under the age of 18
3. Households with preschool aged children
4. Households with an applicant and spouse only, whose total ages add up to 70 and under

Example: Applicant is 27 years old + 25 year old wife = couple's total age of 52

Note: The applicant must be eligible for municipal housing (P 6 – 8).

Childrearing support housing

(Higashi-Kariki Housing Complex - Limited term occupancy)

This type of housing is for households with preschool aged children. Persons moving into childrearing support housing must submit an approval form which shows that they understand that occupancy is for a limited term.

Childrearing support housing is for households with small children, and the limited term occupancy lasts until the year that the youngest child living with them graduates junior high school. Remember that the term differs from how other municipal housing is handled.

A. Extending the occupancy term

If there is a child who is of pre-junior high school graduation age in the household as of the end of occupancy term, such as if a child is born after moving in, the term may be extended until the last day of year that child graduates junior high school.

B. If the occupant does not vacate the property after the term end

Payments equal to double the amount of similar, nearby rentals (private residential rentals) must be paid until the move-out month.

C. Moving after the occupancy term

If you wish to move into other municipal housing, assistance will be provided. However, persons who have unpaid rent or whose income exceeds the limit may not move into other municipal housing.

Note: The applicant must be eligible for municipal housing (P 6 – 8). Also, because persons eligible for childrearing support housing fall under discretionary tier households (P23), only those with a monthly household income of ¥214,000 or less are eligible to apply.

Long-term consecutive applicant housing

Persons who have consecutively applied each year at least once since 2016, and have applied at least 10 times consecutively as of applying in 2025 are eligible.

- Persons who have applied for any option in the regular application period are recorded as consecutive year applicants.
- The number of consecutive years of application is noted in the applicant section of the lottery card sent by mail after applying. If you do not know the number of consecutive years you have applied, please contact the Housing Management Corporation application manager (Phone: 011-205-3071).

Note: The applicant must be eligible for municipal housing (P 6 – 8).

4. Lottery

(1) Lottery and the priority program

If there are many applicants, a number will be issued to each to select the tenant in a lottery. Although applicants are usually issued with a single lottery number, with the priority program, multiple numbers are issued based on priority for years of application, and priority for household circumstances.

Note: The priority program only applies to regular applications, and is not applicable for short-term applications.

1. Priority for consecutive years of application

- Persons who have applied at least once for any type of application during the regular application period each year will receive additional lottery numbers.
- "Year" refers to the one year period from April to the end of March the following year.
- Applying consecutively each year increases the quantity of lottery numbers according to the number of years. A single number is issued the first year, with an additional number each year from the second year onward. From the sixth year, two additional numbers are issued, with three additional numbers from the 10th year and onward, for a total of 22 numbers (The maximum is 22 numbers for persons applying for 12 years or more).
- Consecutive years of application is calculated by the year, so it does not match the number of applications.

Years	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Quantity	1	2	3	4	5	7	9	11	13	16	19	22

Note: For items A to D below, the number of consecutive years of application are invalidated, and are reset to the first year (one number).

A. If the applicant has changed

However, if the applicant has died, it is possible to continue the number of consecutive years of application with the spouse only on the resident register as long as notice of the death has been received. The same is also possible for a name change using the same procedure. For details on how to submit a notice in such cases, please contact the Housing Management Corporation application manager (Phone: 011-205-3071).

B. If no application was submitted within the year

Declining before the public lottery is treated in the same way as not applying.

C. If the applicant declines to move in after being selected or after advance selection

The act of declining includes canceling the selection if the housing authority is unable to contact the applicant after they are selected.

D. If it is determined that the applicant is ineligible after selection or advance selection.

2. Priority for household circumstances.

If an application that includes the applicant's name, birthday, relationship, grade of disability, and other household circumstances, in addition to the number of consecutive years of application, additional lottery numbers will be added according to household circumstances. If multiple items apply, only the item with the higher number will be used (P13).

<Table showing quantity of lottery numbers according to household circumstances>

Item	Household circumstances	Quantity
Households with a person with a special disability	Households with a person to which any of the following apply: <ul style="list-style-type: none"> • Possesses a physical disability grade 1 or 2 certificate, or has an equivalent disability* • Possesses a mental disability grade 1 certificate, or has an equivalent disability • Possesses a rehabilitation A certificate, or has an equivalent condition* • A certified war victim with anything from a Special Clause illness to a Subsection 3 Illness • An atomic bomb survivor 	3
Disabled household	Households with a person that falls under any of the following (Excluding persons that fall under "households with a person with a special disability" above) <ul style="list-style-type: none"> • Possesses a physical disability certificate, or has an equivalent disability* • Possesses a mental disability certificate, or has an equivalent disability • Possesses a rehabilitation certificate, or has an equivalent condition* • A certified war victim 	2
Households with an elementary school student that has not yet graduated	Households with a child born after April 2, 2013	
Single-parent households	Households with only the applicant and a child under the age of 20	
Households with multiple children	Households with at least 3 children that are under the age of 18	
Households with multiple families	Households with at least five people. However, this also applies to households with at least 4 people if there are residents at least 60 years of age or children at least 16 years of age.	1
Households with young couples	Only households where the applicant and the person intending to live with them are a married couple (including people who have not registered their marriage who are in a de facto marriage, and others who have scheduled a marriage), and the combined ages of the couple are 70 years or under as of the application date	
Households with members 60 years of age and above	Households that fall under any of the following: <ul style="list-style-type: none"> • Households where all members are at least 60 years of age • Only households where a person at least 60 years of age and 1. the person's spouse (including common-law spouse or fiancé) 2. a child under 18 years of age, or 3. a person with a disability 	
Low-income households	Households with a monthly income of ¥54,000 or less	1
Households receiving public welfare assistance	Households where all members are receiving public welfare assistance	
Households with remaining Japanese in China	Households where all members are receiving support benefits for remaining Japanese in China	
Households with repatriates	Households with repatriates that have been in Japan for less than five years	
Households with members of a leprosy sanatorium	Households with a member of a leprosy sanatorium	
Households with a victim of a crime	Households with a member that has been a victim of the following types of crime(s): <ul style="list-style-type: none"> • Persons whose income has dropped due to crimes stipulated in the Basic Act on Crime Victims Article 2, Paragraph 1 • A person who has difficulty living in their current residence due to crime being committed there or in the vicinity 	
Households with victims of domestic abuse	A victim of domestic abuse at the hands of their spouse (Including a significant other with whom a living space is shared) and who falls under any of the following: <ul style="list-style-type: none"> • A person for whom five years has not passed under temporary protection or protection • A person for whom five years has not passed since a protective order was issued in a court of law • A person for whom five years has not passed since the end of protection at a mother and child living support facility • A person who has been issued a certificate of domestic abuse at the hands of their spouse by a Women's Consultation Center 	
Households with a member who has mineral-related pneumoconiosis	Households with a member that has pneumoconiosis or silicosis due to mineral-related pneumoconiosis	
Households with persons undergoing long-term tuberculosis treatment	Households with a person that has been deemed not to require tuberculosis treatment within three years	
Households with victims of the Great East Japan Earthquake	Households with an evacuee receiving support based on the Act on Promotion of Support Measures for the Lives of Disaster Victims to Protect and Support Children and Other Residents Suffering Damage due to Tokyo Electric Power Company's Nuclear Accident (Act No. 48, 2012), who possesses a certificate of residence issued by the town they were evacuated from	
Households with victims of the Hokkaido Eastern Iburi Earthquake	Households whose home was damaged in the Hokkaido Eastern Iburi Earthquake and have received certification that their home is a total loss, has suffered major damage, is partially destroyed, or partially damaged	

*If a certificate has not been issued, persons who possess a certificate of exemption for persons with disabilities issued by a town or city hall are also eligible.

(2) Lottery card mailing

After the application is received, a lottery card (postcard) will be mailed about one week before the public lottery. On the lottery card, you can find the lottery number and the date of the public lottery. Additional lottery numbers will be printed and mailed out according to priority for consecutive years of application and priority for household circumstances (P12, 13).

Note that you cannot specify a lottery number yourself.

< How to read the lottery card (back of postcard) >

2025 ○○ Application Lottery Card

< Applicant: △△ △△ (○ th year) > Application number × × × ×

Your lottery number(s) is as follows
(Person who are selected will be notified within one week of the lottery.)

Lottery number	Qty. for no. of years	21	22			
	Household qty.	23	24	25		

Note: This card serves as a receipt of your application and shows the number of years you have applied. Please keep it in a safe place. If there are any mistakes on the card, please contact the person in application manager at the City of Sapporo Housing Management Corporation (Phone: 011-205-3071) by the business day before the lottery. 【Receipt number □□□□】

Note: This sample lottery card is for a single-parent household submitting their second consecutive application in a year with one resident who possesses a physical disability grade 1 certificate.

In this case, household circumstances mean that they fall under households with a person with a special disability (three lottery numbers) and single-parent households (two lottery numbers). **When a household falls under multiple categories, only the category with the higher number of lottery numbers is used**, so two lottery numbers are issued for the consecutive number of years of application, and three numbers for household circumstances, resulting in a total of five lottery numbers.

(3) Selection method

For the regular application selection, lottery numbers are entered into a computer. During the public lottery, representative attendees (two) press a selection button to determine the number. One selection is made per residence, with one person selected for each.

Example: Applications from four other people have been received for the residence for which Hanako Sapporo applied. According to the details on the following page, 14 lottery numbers were issued. Hanako was issued with numbers 1 and 2 out of numbers 1 to 14.

Hanako Sapporo Years of application: 1 number Household circumstances: 1 number	Ms. A Years of application: 2 numbers Household circumstances: 1 number	Mr. B Years of application: 3 numbers Household circumstances: 2 number	Ms. C Years of application: 1 number	Ms. D Years of application: 1 number Household circumstances: 2 numbers
① · ②	③ · ④ · ⑤	⑥ · ⑦ · ⑧ ⑨ · ⑩	⑪	⑫ · ⑬ · ⑭



The numbers are entered into the computer and the lottery is held.

① · ② · ③ · ④ · ⑤ · ⑥ · ⑦ · ⑧ · ⑨ · ⑩ · ⑪ · ⑫ · ⑬ · ⑭



The number ② was selected.



This means that because Hanako Sapporo was issued with the number ②, she has been selected.

*New housing complex lottery

For new housing complexes, bulk applications are accepted for similar types in the same complex, so apartments are assigned automatically according to selected number, with younger residents taking lower floors (Rooms cannot be specified).

(4) Registering substitutes

Substitutes are registered automatically.

[How substitutes are registered]

Substitute registration No. 1 = The next number after the person who was selected
 Substitute registration No. 2 = The next number after the second person who was selected
 Etc.

*For new housing complexes (same type)

Substitute registration No. 1 = The next number after the first person who was selected
 Substitute registration No. 2 = The next number after the second person who was selected
 Substitute registration No. 3 = The next number after the third person who was selected
 Etc., until all persons are registered.

*If a person who was selected withdraws or is found to be ineligible during the screening process, the selection automatically goes to the person who is registered as the first substitute who has applied for the same location in order of registration. Early selection will be invalidated if the selected applicant does not withdraw. Early selection is also invalidated if there is no early selection notice by the next application deadline. In this case, you will need to apply during the next period.

(5) How to check the results of the lottery

1. The results of the lottery will be posted at the public lottery venue and the Housing Management Corporation (Once the public lottery is over, the venue will be closed and the results will be posted at the Housing Management Corporation).
2. Some newspapers will also list the results of the public lottery in the following day's morning edition (regular applications only).
3. The results are posted on the Housing Management Corporation website (<https://s-j-k.or.jp/>) the morning after the public lottery.
4. Persons who are selected will be notified via post within one week of the public lottery. Note that persons who are not selected will not be notified.

5. Process From Selection to Move-in

(1) Process after being selected

If you have been selected in the regular application period, the selection notification, information on inspection, and screening documents will be sent by post.

*For information on short-term applications, see P4. For year-round applications, see P5.

1. Once the selection notice arrives, please contact the designated person in charge on the notice (the company that manages the residence), then inspect the residence.

2. Bring the necessary documentation to the screening venue, and undergo screening (interview). When doing so, please submit the consent form mentioned in (2) 1 below.

3. Persons who pass screening must send the deposit mentioned in (2) 2 below, and submit the pledge mentioned in (2) 3 and the emergency contact information from (2) 4.

4. After attending the move-in briefing, please pick up the tenant decision notice and residence keys.

5. After picking up the keys, please move in within one week of the move-in date.

(2) Move-in procedures

1. Submitting the consent form

Residents must submit a consent form detailing that they will follow municipal housing rules, and that they allow the provision of their personal information in an emergency. Items A to L below are examples.

A. Residents must submit designated notices and reports such as a notice of cohabitation, long-term absence, etc.

B. Residents must pay common area fees (P26) to the residents' association.

C. Residents must not keep any pets. Also, residents must keep noise to a minimum.

D. Residents must not park any unauthorized vehicles, and must park only in the designated spot. Also, residents must obey the residents' association rules regarding visitor parking.

E. To ensure an evacuation route in case of emergency, residents must not place anything in the hallways, stairs, or veranda.

F. Residents must not alter housing in any way without advance permission. Even if permission is granted to do so, the resident will be responsible for all fees to restore the residence to its original condition.

G. Residents are responsible for the cost of repairing any damages or soiling due to negligence or intentional acts.

H. Any repairs of the house are to be handled at the tenant's expense (P29). Also, unlike private residence rentals, when moving out, tenants are responsible for any costs to repair any damages or soiling that occur during the normal course of residence.

I. Residents must only use the designated heater.

J. Any repairs of soiling or damages due to condensation are at the tenant's expense.

K. If, in an emergency, it is necessary to protect the tenant's life, or keep them or their property safe, the personal information of the tenant will be provided to the police, fire department, or any other necessary organizations.

L. If the tenant fails to pay rent or parking fees, or if they engage in troublesome behavior in violation of ordinances and regulations, and the situation continues even after legal measures such as frequent notices, directions, and civil mediation, based on the Public Housing Act and other laws, ordinances, and regulations such as the Sapporo Municipal Housing Ordinance, in addition to requesting city departments for personal information such as the tenant's place of employment, consent to issue a copy of their family register, or resident register, financial institutions may also be contacted to request information regarding the tenant's savings.

2. Paying the deposit

The tenant must pay an equivalent of two month's rent as a deposit.

If you have trouble paying the deposit, please contact the Housing Management Corporation application manager (Phone: 011-205-3071) to ask about an exemption (Some conditions apply).

*The deposit will be returned upon moving out, however, any unpaid rent or repair fees that are the responsibility of the tenant will be deducted from this amount. Also, if the cost of unpaid rent and repair fees exceeds the deposit, the tenant must pay the additional amount.

3. Submitting the pledge

Before moving into municipal housing, the tenant must submit a pledge on obeying the Public Housing Act, the Sapporo Municipal Housing Ordinance, and other related laws. Although a cosigner was required until 2023, as of 2024, this is no longer necessary.

4. Submitting the emergency contact notice

In principle, the emergency contact details of an adult must be kept on file if it is necessary to check on the safety of occupants, such as in cases when no contact has been made for several days.

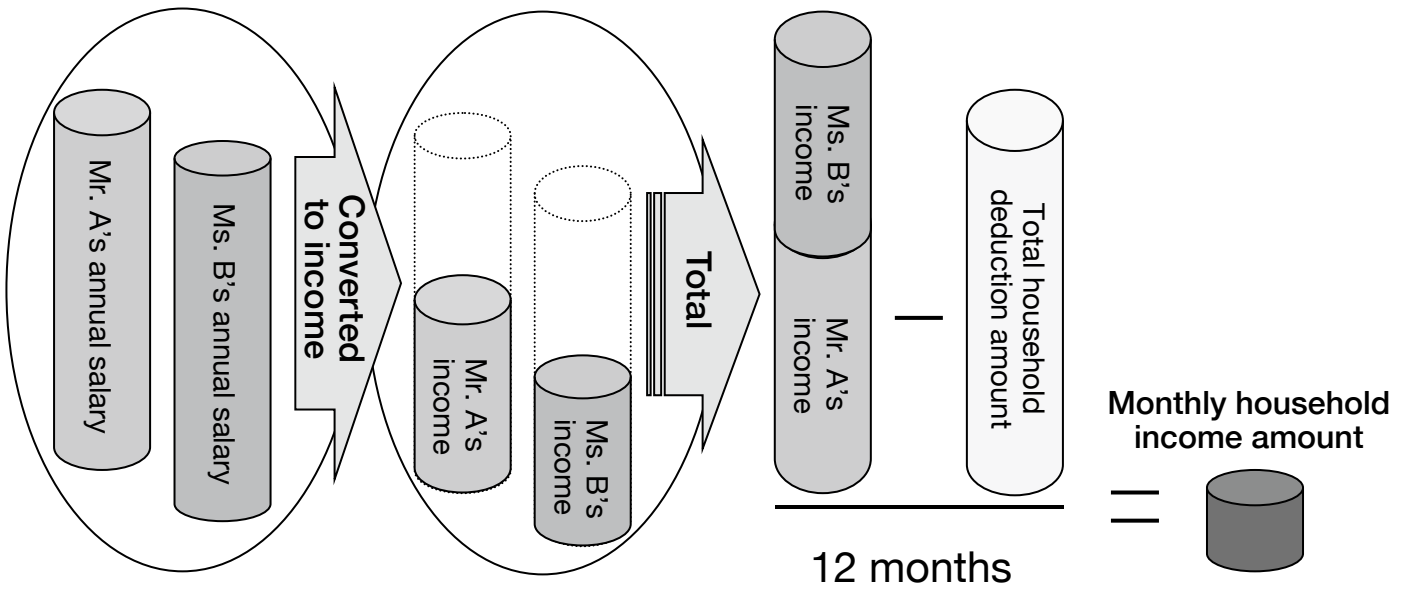
5. Canceling lottery selection or move-in

Caution: If any of the following reasons apply, the person selected in the lottery or move-in may be canceled:

- A. If it is determined that the applicant is ineligible or if there are any falsehoods in the application
- B. If the required documents for move-in have not been submitted or if the deposit has not been paid
- C. If the tenant has not moved in by the designated date

6. Monthly Household Income and How to Calculate It

(1) Monthly household income



The monthly household income used to determine eligibility (P 6 – 8), for lottery priority (P12, 13), and to calculate the rent after move-in (P24) is calculated from the total annual income (hereafter "annual income") of each person applying for municipal housing. Individual income is converted based on a certain formula.

The calculated individual income is then totaled, the deduction amount (deductions for family and persons with disabilities) is subtracted from the total amount based on household circumstances (including dependent family not living in the residence), and finally the monthly household income is obtained by dividing this amount by 12 months (P18 – 22).

(2) Calculation method

1. Applicable income

Applicable income	Income that is not applicable
<ul style="list-style-type: none"> • Income from work (salary, remuneration, business, etc.) • Pension (Excluding that from surviving family, disability, or work accidents) • Income from dividends • Income from real estate • Other income <p>*Income from part-time and seasonal work is also applicable. Even income from jobs that have just begun is used for calculations. However, income from a job that has been resigned as of the date of application is not counted.</p>	<ul style="list-style-type: none"> • Sent money • Disability pension • Work accident pension • Work accident insurance benefits • Business closure compensation • Employment insurance benefits • Vocational training benefits • temporary income • Social assistance expenses from welfare • Scholarships • Support benefits for Japanese remaining in China • Disaster relief payment • Disaster consolation payment • Other non-taxable income

2. Calculating annual income

The annual income of all intended residents is calculated. The applicable annual income period differs depending on the day work was started or the day the individual began receiving pension.

[Applicable annual income period]

Salary, business, etc.	Continuous work prior to January 1, 2024		One year from January – December 2024
	Continuous work since January 2, 2024	At least 1 year	One year from the month prior to the application date
		1 to 11 months	1 month average of the starting month to the month prior to the application date × 12 + bonus, etc.
		Less than 1 month	Expected 1 month amount × 12
	Unemployed as of the date of application		¥0

Pension	Continuous pension prior to January 1, 2024	Payment amount on 2024 withholding slip
	Pension decision or changes /revisions since January 2, 2024	Current amount (1 time) as of date of application × annual number of payments

[Annual income entry columns]

		Salary (Including tax)	Pension (Including tax)	Business, etc. (Including tax)
Annual income	Applicant	yen	yen	yen
	Persons intending to live with applicant	yen	yen	yen

*Please enter the total if you receive income from two or more sources.

*Please enter the total if you receive pension from multiple sources.

*If multiple persons intending to live with the applicant have income, please add more columns and enter the amounts there.

3. Calculating income

The income of all persons intending to live with the applicant are calculated according to the Income Tax Law, then the total income of all said persons is calculated (total income amount of the entire household). For details on how to calculate this amount, see the [Simplified income calculation table] below.

[Simplified income calculation table]

Salary		Pension			
Annual income (in yen)	Income calculation method	Age	Annual income (in yen)	Income calculation method	
~ 550,999	= 0 yen	To 64	~ 600,000	= 0 yen	
551,000~1,618,999	= Annual income - 550,000 yen		600,001~1,299,999	= Annual income - 600,000 yen	
1,619,000~1,619,999	= 1,069,000 yen		From 65 and up	~1,100,000	= 0 yen
1,620,000~1,621,999	= 1,070,000 yen			1,100,001~3,299,999	= Annual income - 1,100,000 yen
1,622,000~1,623,999	= 1,072,000 yen			3,300,000~4,099,999	= Annual income × 0.75 - 275,000 yen
1,624,000~1,627,999	= 1,074,000 yen			4,100,000~7,699,999	= Annual income × 0.85 - 685,000 yen
1,628,000~1,799,999	= Adjusted annual income★ × 0.6 + 100,000 yen				
1,800,000~3,599,999	= Adjusted annual income★ × 0.7 - 80,000 yen				
3,600,000~6,599,999	= Adjusted annual income★ × 0.8 - 440,000 yen				
6,600,000~8,499,999	= Annual income × 0.9 - 1,100,000 yen				
8,500,000~	= Annual income - 1,950,000 yen				

*Adjusted annual income ★ is calculated by dividing the annual income by 4,000, then rounded down to the nearest whole number and multiplying it by 4,000.

*The age is current as of the date of application.

*Pension is when total income other than pension is ¥10 million or less.

*For persons who have both earned income and pension income totaling over ¥10 million, earned income is the amount obtained by subtracting the balance calculated using the following formula from the earned income calculated using the above simplified income calculation table.

$$1. \text{ Earned income (¥100,000 max.)} + 2. \text{ public pension income (¥100,000 max.)} - ¥100,000 = \text{balance (deduction amount)}$$

[Income entry columns]		Salary	Pension	Business, etc.	Total
Income	Applicant	yen +	yen +	yen =	yen (A)
	Persons living with applicant	yen +	yen +	yen =	yen (B)

*For business, etc., please enter the amount after subtracting necessary expenses from the annual income.

*If there are multiple persons living with the applicant who have income, please enter the total income for all.

Total income amount of the entire household (A + B) yen . . . A

4. Calculating the deduction amount

The total deduction amount for all people in the household is calculated based on the tenants eligible for deductions. Also deduction eligibility is determined on the date of application, and the income is the amount obtained on P18 – 20).

Deduction type	Person eligible for deduction	Deduction amount
Basic transfer deduction	The applicant and family intending to live with them who have earned income or pension income	¥100,000 per person Note: The applicable amount if income is less than ¥100,000
Family deduction	Family intending to live with the applicant (excluding the applicant) and dependent family not living with them according to the Income Tax Law	¥380,000 per person
Elderly spouse deduction/elderly dependent deduction	A spouse eligible for deduction under the Income Tax Law or a dependent family member at least 70 years old	¥100,000 per person
Dependent family member deduction from 16 to 22 years old	A dependent family member under the Income Tax Law from 16 to 22 years old	¥250,000 per person
Deduction for person with a special disability	Either the applicant or a family member eligible for deductions who possesses a physical disability grade 1 or 2 certificate, a mental disability grade 1 certificate, a rehabilitation A certificate (including persons with an equivalent condition)*1, a certified war victim with anything from a Special Clause illness to a Subsection 3 Illness, or an atomic bomb survivor	¥400,000 per person
Deduction for person with a disability	Either the applicant or a family member eligible for deductions who possesses a physical disability certificate, mental disability certificate, rehabilitation certificate class (judgment) (including persons with an equivalent condition)*1, or a person with a disability similar to a certified war victim that does not fall under the above "person with a special disability"	¥270,000 per person
Single-parent deduction	Either the applicant or family intending to live with the applicant who is a single parent under the Income Tax Law (Including persons who have not been married) Persons who fall under all of the following: <ul style="list-style-type: none"> • Spouse has died (including cases where it is unknown if the spouse is dead or alive), or has not remarried after divorce • Family intending to live with the applicant has an income of ¥480,000 or less and a child • Has an income of ¥5 million or less • No one is recognized as having similar circumstances to the de facto marital relationship 	¥350,000 per person Note: The applicable amount if the income after the basic transfer deduction subtracted from the income amount is less than ¥350,000
Widow deduction	Either the applicant or family intending to live with the applicant is a widow under the Income Tax Law (Not including persons who have not been married) A person who does not fall under the above single-parent deduction, but does fall under all of the following: <ul style="list-style-type: none"> • Spouse has died (including cases where it is unknown if the spouse is dead or alive), or has not remarried after divorce Note: Divorced persons must have dependent family members." <ul style="list-style-type: none"> • Has an income of ¥5 million or less • No one is recognized as having similar circumstances to the de facto marital relationship 	¥270,000 per person Note: The applicable amount if the income after the basic transfer deduction subtracted from the income amount is less than ¥270,000

*1: If a certificate has not been issued, persons who possess a certificate of exemption for persons with disabilities issued by a town or city hall are also eligible.

< Discretionary tier households >

Discretionary tier households are those with intended tenants who are elderly, disabled, preschool aged children, etc., and have difficulty securing a residence on their own. Because they have an extremely difficult time securing housing, such households have relaxed income standards. Such households do not include dependent family that do not live with the applicant.

At least 60 years old	Households that fall under any of the following: <ul style="list-style-type: none"> • Households where all members are at least 60 years old • Households with tenants at least 60 years old and under 18 only
Households with a person with a disability	Households with a person that falls under any of the following: <ul style="list-style-type: none"> • Possesses a physical disability grade 1 – 4 certificate (Including persons who have an equivalent disability)*1 • Possesses a mental disability grade 1 or 2 certificate • Possesses a rehabilitation A certificate (Including persons who have an equivalent condition)*1
Households with a war victim	Households with a certified war victim (Anything from a Special Clause illness to a Subsection 6 Illness or Subsection 1 illness)
Households with an atomic bomb survivor	Households with an atomic bomb survivor certified by the Minister of Health, Labour and Welfare
Households with repatriates	Households with a repatriate that has been in Japan for less than five years Note: Repatriate refers to a person repatriated from somewhere other than Japan due to the end of a war
Households with a member of a leprosy sanatorium	Households with a member of a leprosy sanatorium (Persons certified by the director of the National Sanatorium Tama Zenshoen, etc.)
Households with preschool aged children	Households with a child born after April 2, 2019 *Because households whose youngest child is an elementary aged student is no longer in the discretionary tier, they may fall under persons with excess income in general tier households. If this is the case, they will pay the same level of rent as private rental residences, and must endeavor to vacate the residence.

*1: If a certificate has not been issued, persons who possess a certificate of exemption for persons with disabilities issued by a town or city hall are also eligible.

7. Rent

(1) Estimating rent on move-in

Municipal housing is intended for low-income households, and the lower the income, the lower the rent is. You can estimate your rent by checking your monthly household income (P22) in the table below. Make sure to also check the rent rank in the Housing Application List when applying.

		Monthly household income	⇒	Rent rank	General municipal housing rent	
					Single (general)	Family (general) / wheelchair
General tier		0 104,000 yen	⇒	1	approximately 10,000 yen - 24,000 yen	approximately 13,000 yen - 42,000 yen
		104,001 yen 123,000 yen	⇒	2	approximately 12,000 yen - 27,000 yen	approximately 16,000 yen - 48,000 yen
		123,001 yen 139,000 yen	⇒	3	approximately 15,000 yen - 31,000 yen	approximately 19,000 yen - 55,000 yen
		139,001 yen 158,000 yen	⇒	4	approximately 17,000 yen - 35,000 yen	approximately 22,000 yen - 62,000 yen
Discretionary tier		158,001 yen 186,000 yen	⇒	5	approximately 19,000 yen - 40,000 yen	approximately 24,000 yen - 71,000 yen
		186,001 yen 214,000 yen	⇒	6	approximately 20,000 yen - 46,000 yen	approximately 25,000 yen - 46,000 yen

Make sure to also check the Rent Rank Quick Check Table (P25).

*If your income increases after moving in or if the monthly household income exceeds ¥158,000 for a general tier household (rent rank 4) or ¥214,000 for a discretionary tier household (rent rank 6), as a person with excess income, you will pay the same level of rent as private rental residences, and must endeavor to vacate the residence. Also, households designated as high income by the City of Sapporo must pay the same level of rent as private rental residences, and vacate the residence by the designated date.

(2) Calculating rent after move-in

After move-in, the rent for the year is determined based various conditions such as the tenant's income, size of the residence, age of the residence, and location. Residents must report their income each June, using what is known as the Income Report (The paperwork required for reporting is sent each year).

Note that failure to report one's income will result in the tenant paying the same level of rent as private rental residences regardless of their income. Also, moves (birth, moving out, moving in, etc.) of any tenants in the residents can also affect the rent, so the tenant must notify the Sapporo Housing Management Corporation when such events occur. If it is not possible to pay the calculated rent, please contact the Housing Management Corporation application manager (Phone: 011-211-2355) to ask about an exemption (Some conditions apply).

< Rent Rank Quick Check Table >

This table provides estimates for households where only one person has income, and cannot be used to estimate rent for multiple incomes. Also, it does not include deductibles for elderly dependent family, families with members from 16 to 22 years of age, persons with special disabilities, persons with disabilities, single parents, or widows. The number of people includes the applicant, family living with them, and dependent family not living with them.

Income		Payment amount on withholding slip (in yen)						Monthly household income (in yen)
No. of people		1	2	3	4	5	6	
Rent rank		1	2	3	4	5	6	
General tier	1	0 - 2,043,999	0 - 2,583,999	0 - 3,127,999	0 - 3,663,999	0 - 4,135,999	0 - 4,611,999	0 - 104,000
	2	2,367,999 or less	2,911,999 or less	3,451,999 or less	3,947,999 or less	4,423,999 or less	4,895,999 or less	123,000 or less
	3	2,643,999 or less	3,183,999 or less	3,711,999 or less	4,187,999 or less	4,663,999 or less	5,135,999 or less	139,000 or less
	4	2,967,999 or less	3,511,999 or less	3,995,999 or less	4,471,999 or less	4,947,999 or less	5,423,999 or less	158,000 or less
Discretionary tier	5	3,447,999 or less	3,943,999 or less	4,415,999 or less	4,891,999 or less	5,367,999 or less	5,843,999 or less	186,000 or less
	6	3,887,999 or less	4,363,999 or less	4,835,999 or less	5,311,999 or less	5,787,999 or less	6,263,999 or less	214,000 or less

Business income		Business income amount on tax return (in yen)						Monthly household income (in yen)
No. of people		1	2	3	4	5	6	
Rent rank		1	2	3	4	5	6	
General tier	1	0 - 1,248,011	0 - 1,628,011	0 - 2,008,011	0 - 2,388,011	0 - 2,768,011	0 - 3,148,011	0 - 104,000
	2	1,476,011 or less	1,856,011 or less	2,236,011 or less	2,616,011 or less	2,996,011 or less	3,376,011 or less	123,000 or less
	3	1,668,011 or less	2,048,011 or less	2,428,011 or less	2,808,011 or less	3,188,011 or less	3,568,011 or less	139,000 or less
	4	1,896,011 or less	2,276,011 or less	2,656,011 or less	3,036,011 or less	3,416,011 or less	3,796,011 or less	158,000 or less
Discretionary tier	5	2,232,011 or less	2,612,011 or less	2,992,011 or less	3,372,011 or less	3,752,011 or less	4,132,011 or less	186,000 or less
	6	2,568,011 or less	2,948,011 or less	3,328,011 or less	3,708,011 or less	4,088,011 or less	4,468,011 or less	214,000 or less

Pension income		Pension amount (in yen)						Monthly household income (in yen)
Age		To 64			From 65 and up			
人数		1	2	3	1	2	3	
家賃ランク		1	2	3	1	2	3	
General tier	1	0 - 2,164,015	0 - 2,670,682	0 - 3,177,349	0 - 2,448,011	0 - 2,828,011	0 - 3,208,011	0 - 104,000
	2	2,468,015 or less	2,974,682 or less	3,481,349 or less	2,676,011 or less	3,056,011 or less	3,481,349 or less	123,000 or less
	3	2,724,015 or less	3,230,682 or less	3,737,349 or less	2,868,011 or less	3,248,011 or less	3,737,349 or less	139,000 or less
	4	3,028,015 or less	3,534,682 or less	4,041,349 or less	3,096,011 or less	3,534,682 or less	4,041,349 or less	158,000 or less
Discretionary tier	5	3,476,015 or less	3,982,682 or less	4,443,543 or less	3,476,015 or less	3,982,682 or less	4,443,543 or less	186,000 or less
	6	3,924,015 or less	4,391,778 or less	4,838,837 or less	3,924,015 or less	4,391,778 or less	4,838,837 or less	214,000 or less

8. Other Fees

(1) Parking

Parking is available at each housing complex. You must apply for a parking space when submitting a housing application (You can also apply for a parking space after moving in if necessary). Note that actual availability may differ from the information on the Housing Application List.

*Parking lots may be full.

*Leased municipal housing (P33, 34) parking spaces are not managed by the City of Sapporo, instead, a contract is signed directly with the parking lot manager. Also, eligibility and parking spot fees differ from usual municipal housing.

1. Eligibility

- A. The parking space must be in the name of the tenant of the municipal housing or persons living with them, and in principle, only one space is allotted to each household.
- B. Eligible cars must be 490 cm or less in length, and 182 cm or less in width.
- C. Parking is limited to cases where the tenant of the municipal housing or persons living with them are not members of organized crime.

2. Parking space fees

¥3,500 to ¥5,500 per month (Subject to change).

Please also check the Housing Application List for parking space fees.

(2) Common area fees

Electricity, water and sewage, and gas fees in each residence are the responsibility of the residents, however, common area (hallways, stairs, etc.) fees for lighting and elevator electricity usage are also paid by residents. Common area fees include the following:

- Electricity for lighting and elevator usage in common areas
- Repair fees such as for replacing lightbulbs in common areas
- Water and sewage fees for faucets in common areas
- Fees for cleaning water drainage pipes
- Fees for cleaning, snow removal, weeding, etc., at housing complexes

Common area fees are managed and paid by the residents' association, so all residents must pay these fees to the residents' association.

◆Residents' Association◆

Municipal housing is located in apartment complexes, and to ensure a cheerful, comfortable home, residents must cooperate and be considerate of one another. There is a residents' association at each housing complex, and tenants must join when moving into municipal housing. The residents' association manages and pays common area fees, brings tenants together with festivals, etc., forms neighborhood watches, and handles disaster prevention activities. Some parking spaces are also managed by residents' associations. We encourage all tenants to actively participate in residents' associations.

(3) Leasing facilities

1. Bathrooms

Some residences in municipal housing complexes do not have bathtubs or a hot water supply in the bathroom. If this is the case, tenants must lease or purchase a bathtub or bath heater. Please check the Housing Application List for bathroom details. Note that the City of Sapporo will designate a leasing company.

Bathroom equipment (According to the Housing Application List)	Items that can be installed in the bathroom
Centralized Ceiling, walls, and floors are concrete. See below (4) for hot water supply.	Bathtub only (Monthly lease: About ¥700 – ¥1,300)
Modular 1 Ceiling, walls, and floors are plastic. Hot water is supplied via a large gas-fired water heater.	
Modular 2 Ceiling, walls, and floor are plastic. Hot water is supplied via a bath heater.	Bathtub and bath heater set (Monthly lease: About ¥1,600 – ¥2,400)
Space Ceiling, walls, and floors are concrete. Hot water is supplied via a bath heater.	

2. Other

In some housing complexes, tenants must lease or purchase the following equipment. Note that the City of Sapporo will designate a leasing company.

- Large gas-fired water heater (Monthly lease: About ¥1,100 – ¥1,400)
- Gas heater (Monthly lease: About ¥2,800 – ¥3,000)

(4) Centralized heater and hot water supply

In the following housing complexes, a specific heat supply company provides heating and hot water to each building (centralized). Please contact the heat supply company for pricing information.

1. Kosei Housing Complex (partial):

Hokkaido Heat Supply Corporation (011-742-3101)

Heating is provided at a flat rate according to the size of the apartment, and hot water is charged according to the amount used.

2. Momijidai Housing Complex, Shin-Sapporo Housing Complex: Hokkaido District Heating Co., Ltd. (011-898-1922)

Momijidai Housing ... Heating is provided at a flat rate according to the size of the apartment, and hot water is charged according to the amount used.

Shin-Sapporo Housing Complex ... Heating and hot water are charged according to the amount used.

(5) Housing repairs and responsibility for costs

1. Housing repairs

Municipal housing repairs are split into two categories: One where the City of Sapporo is responsible for repairs, and the other where the tenant and residents' association are responsible for costs (Including common areas).

2. Repairs covered by the City of Sapporo

- A. Important structural elements such as building walls, foundation, floors, beams, roof, stairs, etc.
- B. Important structural elements such as water supply and drainage, gas equipment, etc.
- C. Common area equipment such as children's parks, elevators, etc.

3. Repairs covered by the tenant

Repairs and replacements shown in the table on P29 are the responsibility of the tenant. However, in some cases, such repairs are covered by the City of Sapporo. Note that for items not shown in the table on P29, any damages or soiling due to negligence or intentional acts on the part of the tenant are to be repaired at the tenant's expense.

Items that must be repaired or replaced at the tenant's expense

(Partial repairs and replacements in common areas are handled by the residents' association)

Item	Type	Details
Tatami mats	Tatami facing, tatami padding, tatami edging	Repairs and replacement (Including damage due to condensation)
Fixtures	Shoji screens	Frame and mullion repairs and replacement
	Fusuma sliding doors	Paper, inner structure, framework repairs and replacement
	Doors (Toilet, other rooms)	Knobs, handles, door rollers, rails, lock bolt repairs and replacement
	Entrance door	Locks, keys, safety chain, peephole, hinges, mailbox, milk box lid repairs and replacement
	Window frames	Window rollers, rails, crescent clip (fittings for closing windows) repairs and replacement
	Full window glass, screen	Repairs and replacement
Walls, floors, ceilings	Room walls, flooring, and ceilings	Repairs, replacement, painting (Including damage due to condensation) (However, the City of Sapporo will specify which)
Shelves, platforms, curtain rails, ventilation, etc.	Hanging shelves, other shelves	Repairs and replacement
	Sinks, wash stands, gas cooktop	Cleaning, repairs, and replacement
	Curtain rails	Repairs and replacement
	Ventilation holes, FF exhaust pipe	Cleaning, repairs, and replacement
	Ventilation fans, stove hood	Cleaning, switches, strings, springs, cases, perforated metal (metal plate with holes) repair and replacement
	Summer cover for chimney	Replacement
Gas equipment	Gas valve	Rubber cap replacement
Oiling equipment	Oil valve, cover	Oil supply handle, cover replacement
Water supply and drainage equipment	Water valve (including hot water), water shutoff valve, faucet	Tap repair, gasket (including water mixing valve cartridges) replacement
	Kitchen drain	Cleaning, trap, catch basin repairs and replacement
	Wash stand drain	Cleaning, catch basin, plug (including chain) repairs and replacement
	Bathroom drain	Cleaning, catch basin, bathtub plug (including chain) repairs and replacement
	Veranda drain	Cleaning, catch basin repairs and replacement
	Washing machine drain	Cleaning, catch basin, rubber plug (including chain) repairs and replacement
	Toilet drain, toilet	Cleaning, toilet seat, toilet seat rubber, toilet seat fitting repairs, replacement, removal and installation of toilet
	Toilet paper holder rod	Replacement
Toilet tank	Ball tap, lever, handle, float valve, chain repairs and replacement	
Electrical equipment	Lightbulbs, fluorescent lightbulbs	Replacement
	Lighting fixtures	Repairs and replacement (Excluding emergency lighting fixtures)
	Switches and outlets	Repairs and replacement
	Buzzer, intercom, buttons, plates, boxes, etc.	Repairs and replacement
	TV jacks (indoor unit), plates	Repairs and replacement
Heating equipment	Radiator air vent cock, valve	Repairs and replacement
	Filters	Cleaning
Heat exchangers	Filters	Cleaning and replacement
Outdoor equipment, etc.	Collective mailbox, apartment name plate	Included fitting (hinges, handles, doors, etc.) repairs and replacement
	Collective chimney	Cleaning
	Drying pole hooks	Repairs and replacement
	Drainage pipes (including indoors, side ditch, etc.)	Cleaning (including manhole covers on complex grounds)
	Veranda dividers	Replacement (Excluding cases when damaged during emergency evacuations, such as fire)

Please contact the leasing company for repairs of leased items.

The same handling applies for repair areas when vacating the apartment.

9. Moving From Your Current Municipal Housing to Another

If a household currently living in municipal housing does not have difficulty securing housing, in principle, they may not apply for other municipal housing, however, if they meet the following relocation conditions, they may apply to relocate to other municipal housing.

(1) Relocation eligibility

The applicant must meet all of the following conditions from 1 to 4:

1. In principle, the applicant is eligible according to P6 – 8 as of the time of application
2. The applicant has lived at their current municipal residence for at least one year as of the date of application
3. The applicant has not violated any of the City of Sapporo rules or regulations on non-payment of rent or parking
4. The applicant falls under any of the reasons for relocation from A to H below

Reasons for relocation	
Registration	A. The size of the household has grown and the current residence is too small, so the applicant would like to move to a larger apartment
	B. An applicant living alone in a residence (for families) with a floor space exceeding 57.4 m ² wishes to move into an apartment for single tenants
	C. A household, which in principle, lives on the third or higher floor of a five floor building, with a member of the family that has trouble going up and down stairs*1 (excluding buildings with elevators), and wishes to move to the second or first floor or to a residence with an elevator
	D. A household living in a wheelchair accessible residence whose wheelchair user has left, and wishes to move into a non-wheelchair use apartment
	E. A household living in a non-wheelchair accessible residence with a wheelchair user*2, and wishes to move into a wheelchair accessible apartment
Lottery	F. A person living in an apartment for single tenants who wishes to move into a family apartment because they have gotten married or must care for a family member
	G. A household living in a residence that does not have a bathroom, and wishes to move into an apartment that does have one
	H. A household with a family member that requires long-term hospital treatments*3, and wishes to move closer to the hospital where they are currently being treated

*1: A person who can submit a doctor's diagnosis noting that they are at least 60 years old and have difficulty using stairs

A person who can submit a doctor's diagnosis noting that they are under 60 years old, require treatment for at least 6 months, and have difficulty using stairs

*2: A person who possesses a physical disability certificate or is a certified war victim, and needs to use a wheelchair at all times.

*3: A person who can submit a doctor's diagnosis noting that they require at least 6 months of treatment at a hospital

*The doctor's diagnosis and physical disability certificate is to be **presented after the housing is shown or after selection in the lottery**, so please submit the doctor's diagnosis **after seeing the housing or after being selected in the lottery**.

(2) Procedures according to each relocation reason

	Households that fall under relocation reasons A to E	Households that fall under relocation reasons F to H
Application period	Year-round application is available	Applications may be submitted during the regular and short-term application periods (P3, 4) *Year-round applications may also be submitted
How to apply	Using the Relocation Registration Application found at the Housing Management Corporation application manager desk, write one desired housing complex and submit the application *Applications are only accepted at the desk *The application is valid until a residence is introduced unless you withdraw	Select one residence from the Housing Application List and submit the Tenant Application
Decision of relocation destination	If there are registered residences that can be shown, they will be determined in the order of registration*1	Determined if selected at the lottery *Year-round application is determined on a first come, first served basis

*1: If it is necessary to relocate to another housing complex due to City of Sapporo rebuilding projects, etc., you may be prioritized to see a new residence.

(3) Relocation process (Households that fall under relocation reasons A to E)

After submitting an application at the Housing Management Corporation application manager desk, you will be contacted once a residence is available for you to see. Later, after screening, inspection, and payment of the deposit, you will attend a move-in briefing and then receive the keys to your new apartment.

***The process from introduction of a new residence to move-in takes about two months.**

*Asking for a specific residential building, floor, or layout for the relocation destination can limit choices, take more time to prepare, and result in a wait of several years.

*If there are no residences that can be shown, the applicant must wait until a residence is vacated and preparations are completed.

*Screening is conducted based on the showing date of the relocation destination. The applicant will not be able to relocate if screening determines they are not eligible to relocate or if the relocation reason is not valid.

*Note that if the applicant who has been shown an apartment withdraws from relocating, re-registers, or changes the registered relocation housing, they will be moved to the end of the registration queue.

(4) Relocation registration restrictions

In principle, the following housing complexes 1 to 3 are not available for relocations.

1	<ul style="list-style-type: none"> • Horokita • Higashi-Kariki • Fushiko A • Tsukisamu F • Shin-Sapporo • Hassamu (Excluding Building 2) • Nijuyonken <p>*Residents of the above housing complexes (excluding Higashi-Kariki) may submit an application for relocating <u>within the same complex (The building may also be specified)</u>.</p>
2	<ul style="list-style-type: none"> • Mikaho • Fushiko • Kosei (Building 3, 5, 7, 9) • Tsukisamu A – E • Hassamu (Old Buildings 14 – 25) <p>*Residents of the above housing complexes may submit an application for relocating <u>in the same complex</u>, however, <u>the building may not be specified</u>.</p>
3	<ul style="list-style-type: none"> • Rented municipal housing (P33 and 34) <p>*Residents in rented municipal housing may submit an application for relocating <u>in the same complex</u>.</p>

*If the reason for relocating is E (relocating to a wheelchair accessible residence), residents may submit an application even for housing complex 1.

*Number 2 above may be changed partway through the year.

List of Housing Complex Locations

*The number of managed buildings is current as of March 31, 2025. For regular application period residences, please check the Housing Application List which is distributed when application materials are available (P3).

*Housing complexes with a star ★ are municipal housing provided by renting a building from a private owner for a period of 20 years (rented municipal housing). Once the rental period is over, tenants must move. Note that applications are not accepted for housing complexes whose rental period is near its end (P34).

*Construction is planned in 2025 for some housing complexes with a double circle ⊙. Although it is possible to live in such complexes during the construction period, some restrictions apply on opening and closing windows and on elevator use.

Chuo-ku			
Housing complex	Address	Year constructed	No. of managed buildings
⊙Kitamaruyama	Kita 8, Nishi 26	1983	40
Soen-Kita	Kita 21, Nishi 15	1984	88
⊙Minami 7-jo	Minami 7, Nishi 14	1992	64

Kita-ku			
Housing complex	Address	Year constructed	No. of managed buildings
Asabu	Asabucho 4	1987, 1988	184
⊙Kita 30-jo	Kita 30-jo, Nishi 7, others	1981, 1982	92
Shinkawa	Shinkawa 2-1	1993	33
Tonden Midorinosato-A	Tonden 6-6	1990 - 1991	173
Tonden Midorinosato-B	Tonden 6-7	1988, 1989	170
Tonden-Nishi	Tonden 6-11, others	1993, 1994	473
Takuhoku	Takuhoku 5-4	2000	122
Green Pier Shinoro-Chuo	Shinoro 2-9	2000, 2001	183
Green Pier Shinoro-Kita	Shinoro 3-1	2001, 2002	179
Tonden Kiminosato	Tonden 9-5	2003	119
Horokita	Kita 25, Nishi 2, others	2008 - 2014	372
★Aribira 24	Kita 24, Nishi 15	2005	27
★North Life 30	Kita 30, Nishi 12	2006	22
★Green Court Shinkawa	Shinkawa 3-13	2008, 2010	123
★Residence Shinoro	Shinoro 3-6	2008, 2009	144

Higashi-ku			
Housing complex	Address	Year constructed	No. of managed buildings
⊙Hokuei	Kita 31, Higashi 2, others	1978 - 1980	348
⊙Motomachi-Chuo	Kita 24, Higashi 19	1980, 1981	180
Mikaho	Kita 17, Higashi 10, others	1974 - 1988	232
Higashi-Naebo	Higashi Naebo 1-3	1989, 1990	153
Hokuto	Kita 20, Higashi 16, others	1983	320
⊙Naebo	Kita 6, Higashi 19	1982, 1983	100
Satsunae	Higashi Satsunae 7-2	1982, 1983	300
Higashi-Shindo	Kita 34, Higashi 28	1995, 1997	60
Okadama	Fushiko 14-3	1995, 1996	168
Higashi-Kariki	Higashi Kariki 12-4	2014 - 2017	120
⊙Sakaemachi	Kita 45, Higashi 12	1995	54
⊙Kaisei A	Kita 22, Higashi 23	1995	42
⊙Kaisei B	Fushiko 6-2	1995	53
Kaisei C	Kita 20, Higashi 22	1997	42
Fushiko	Fushiko 3-3, others	1973 - 1975	420
Fushiko A	Fushiko 3-3	2019, 2021, 2024	250
Kosei	Kita 12, Higashi 7, others	1970 - 1991	1,200
★Life Stage N42	Kita 42, Higashi 13	2007	49
★Grand Court Higashi Naebo	Higashi Naebo 5-2	2008	20
★Maison Espoir N37	Kita 37, Higashi 29	2010	25

Shiroishi-ku			
Housing complex	Address	Year constructed	No. of managed buildings
Higashi-Sapporo	Higashi Sapporo 1-5	1979	76
Shiroishi-Chuo	Hongodori 1, Kita 3	1977	80
Nango	Nangodori 6, Minami 1, others	1981, 1982	380
⊙Hongo	Hongodori 10, Mimami 3, others	1978 - 1980	264
Higashi-Kawashimo S	Kawashimo 1-6	1980, 1981	270
Higashi-Kawashimo N	Kawashimo 3-5	1977, 1978	280
Kitago	Kitago 6-10, others	1996 - 1999	180
Kikusui Kamimachi	Kikusui Kamimachi 4-1	2005, 2007	126

Atsubetsu-ku			
Housing complex	Address	Year constructed	No. of managed buildings
⊙Hibarigaoka E	Atsubetsu Chuo 1-4, others	1988 - 1993	934
Hibarigaoka W	Atsubetsu Chuo 1-2, others	1985 - 1987	679
Momijidai E	Momijidai Higashi 1, others	1973 - 1976	1,490
Momijidai W	Momijidai Nishi 4, others	1978 - 1986	1,320
Momijidai S	Momijidai Minami 4, others	1976 - 1979	1,150
Momijidai N	Momijidai Kita 3, others	1971 - 1975	1,570
Aoba A	Aobacho 1	2002, 2003	355
Aoba B	Aobacho 5	2003, 2004	308
Aoba C	Aobacho 3	2004, 2005	326
Aoba D	Aobacho 3	2006 - 2009	388
Aoba E	Aobacho 6	2009 - 2012	290
Aoba F	Aobacho 8	2011	80
Shin-Sapporo	Atsubetsu Chuo 1-5	2013 - 2015	448

Toyohira-ku			
Housing complex	Address	Year constructed	No. of managed buildings
Toyohira 4-jo	Toyohira 4-13	1993	60
Misono	Misono 7-8	1989	30
Nakanoshima	Nakanoshima 1-7, others	1988, 1989	76
Tsukisamu A	Tsukisamu Higashi 1-11	1978, 1980	220
Tsukisamu B	Tsukisamu Higashi 2-10	1978 - 1980	136
Tsukisamu C	Tsukisamu Higashi 1-9, others	1981 - 1983	280
Tsukisamu D	Tsukisamu Higashi 2-9	1976, 1977	90
Tsukisamu E	Tsukisamu Higashi 2-7	1981	64
Tsukisamu F	Tsukisamu Higashi 1-5, others	2016 - 2021	172
Tsukisamu G	Tsukisamu Higashi 3-5	1996, 1997	80
Nishioka S	Nishioka 3-2	1984, 1986	235
Nishioka N	Nishioka 3-1	1983 - 1987	230
Toyohirabashi Minami	Toyohira 5-2	1990, 1991	52
★Civil Court Toyohira	Toyohira 1-5	2005	30

Kiyota-ku			
Housing complex	Address	Year constructed	No. of managed buildings
◎Satozuka	Satozuka 1-4	1987 - 1992	494
Kitano	Kitano 6-4	1983, 1984	300
Kiyota	Kiyota 4-2, others	1982, 1983	170
Hiraoka 3-jo	Hiraoka 3-3	1998	89
Hiraoka-Minami	Hiraoka 1-6	1999	109
Utsukushigaoka	Utsukushigaoka 4-6	1999, 2000	212
★Premiere Kitano	Kitano 1-2	2005	20
★Forest Kiyota	Kiyota 1-3	2006	20
★Fan Hiraoka	Hiraoka 2-2	2010	29

Minami-ku			
Housing complex	Address	Year constructed	No. of managed buildings
◎Nakanosawa	Nakanosawa 1	1993, 1994	136
◎Kawazoe	Kawazoe 15-2	1995	139
Fujino	Fujino 4-5	1990, 1991	192
Minami 34-jo	Minami 34, Nishi 9	1997	50
Makomanai Honcho	Makomanai Honcho 3	2002, 2006	151

Nishi-ku			
Housing complex	Address	Year constructed	No. of managed buildings
Hassamu	Hassamu 11-6, others	1972 - 1981, 2016 - 2022	499
◎Hassamu 1-jo	Hassamu 1-3	1982	40
Hassamu 8-jo	Hassamu 8-5	1984 - 1986	276
Nijuyonken	Nijuyonken 3-5	2021, 2023	116
Hachiken	Hachiken 6, Nishi 2	1994	50
Nishino	Nishino 2-5	1988	54

Teine-ku			
Housing complex	Address	Year constructed	No. of managed buildings
Miharashidai-Higashi	Teinehoncho 3-3	1987	12
Miharashidai-Nishi	Teinehoncho 3-4	1986	24
Chiyogaoka-Chuo	Teinehoncho 4-1	1988	21
Chiyogaoka-Higashi	Teinehoncho 5-1	1989	18
Chiyogaoka-Nishi	Teinehoncho 4-2	1985	66
Tomioka-Higashi	Tomioka 3-4	1983	48
Tomioka-Nishi	Tomioka 2-7	1985, 1986	66
Tomioka-Kodai	Tomioka 4-6, others	1991 - 1996	263
Yamaguchi	Akebono 11-1, others	1996 - 2004	848
Inazumi S	Maeda 2-4, others	1984	400
Inazumi N	Maeda 4-6	1982, 1983	240
Miyanosawa	Nishi Miyanosawa 4-3	1985, 1986	300
Akebono 2-jo	Akebono 2-1	1986, 1987	160
Maeda Koen	Maeda 7-12	1987 - 1991	516
Hoshioki Ekimae	Hoshioki 1-4	1988, 1989	220
◎Inaho	Inaho 4-3	1990, 1991	72
Nishimiyanosawa	Nishimiyanosawa 6-2	1999	65

Note: 2025 applications are not being accepted for the following housing complexes:

[Municipal housing is being rebuilt/major renovations are under way]

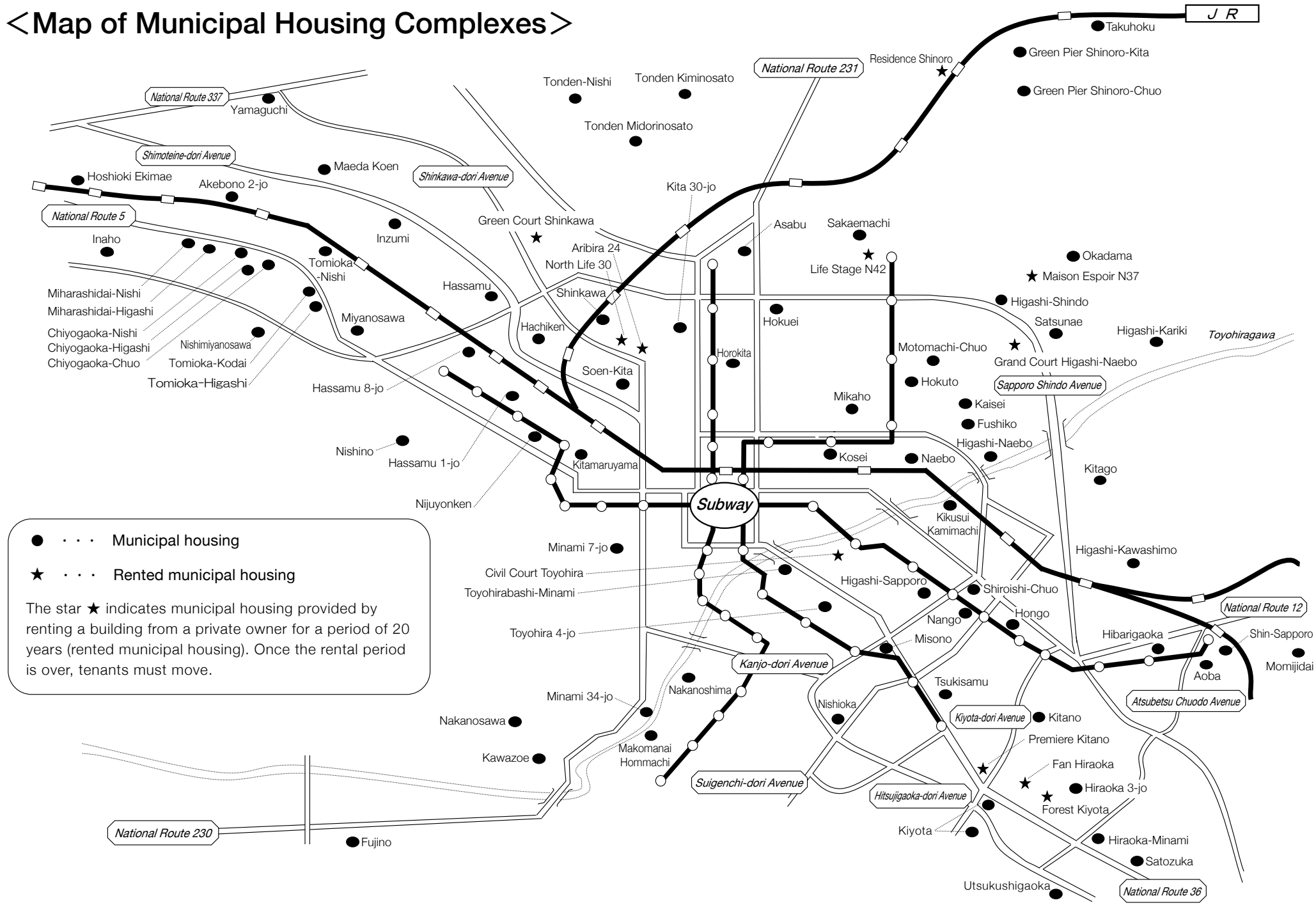
- Mikaho
- Fushiko
- Kosei (Buildings 3, 5, 7, and 9)
- Tsukisamu A - E
- Hassamu (Old Buildings 14 - 25)

[Rental period is coming to an end]

- ★ Aribira 24
- ★ North Life 30
- ★ Green Court Shinkawa
- ★ Life Stage N42
- ★ Civil Court Toyohira
- ★ Premiere Kitano
- ★ Forest Kiyota
- ★ Grand Court Higashi-Naebo
- ★ Residence Shinoro

*May be changed partway through the year.

<Map of Municipal Housing Complexes>



● . . . Municipal housing
 ★ . . . Rented municipal housing

The star ★ indicates municipal housing provided by renting a building from a private owner for a period of 20 years (rented municipal housing). Once the rental period is over, tenants must move.