KANIKO'O AT RICE CAMP
4215 Hoala Street, Lihue, HI 96766
Phone/Fax: (808) 353-3938
Email: RC-management@eahhousing.org
Website: www.eahhousing.org

Aloha Applicant:
We would like to thank you for your interest in Kaniko`o. Our goal is to provide quality affordable housing for the people of Hawaii in accordance with the Low Income Housing Tax Credit program and the HUD HOME program.

Enclosed you will find an Information Sheet, Resident Selection Plan, an Application for Housing, and a Criminal Background and Consumer Credit Report Authorization Form. We ask that you take a few moments to review all documents before you start to fill out the application. The information contained therein should answer most questions you may have. If you have questions or are not sure what information to provide, please call our office and ask for assistance.

Completed applications received will be date and time stamped when they are received, and will be processed on a first come, first served basis. Incomplete applications will not be processed and will be returned to you.

It is imperative that you provide all of the information asked for on the application to help avoid unnecessary delays in processing. Please note that simply completing an application does not guarantee that you will be placed on the wait list.
You will receive a written response in the mail from our management staff to advise you of the status of your application.

Once again, thank you for your interest in Kaniko`o. If you have any questions, please don't hesitate to give us a call.

Sincerely,
EAH Housing
Management Agent, Kaniko`o

Applications will require $35 Application Fee when pulled from waitlist

Kaniko`o
4215 Hoala Street
Lihue, HI 96766

Applications can also be faxed: 808-353-3943 or emailed RC-Management@eahhousing.org

It is the policy of EAH, Inc. not to discriminate against any person because of that person's race, color, religious creed, sex (gender), sexual orientation, marital status, national origin, ancestry, familial status (households with children under the age of 18), source of income, disability, medical condition or age. Color or "ethnic group identification" means the possession of the racial, cultural or linguistic characteristics common to a racial or ethnic group, or the country or ethnic group from which a person or his or her forbears originate.

KANIKO`O

4215 HOALA STREET
LIHUE HAWAII 96766
TELEPHONE (808) 353-3938 FAX (808) 353-3938 TDD (877) 447-5991 RC-Management@eahhousing.org

Creating community by developing, managing and promoting quality affordable housing since 1968.

Information Sheet – Kaniko`o

Location:	4215 Hoala Street, Lihue, Hawaii 96766
Date of Opening:	February/March 2015
Number of units:	60 total units; 38 One Bedroom units and 22 Two Bedroom units.
Eligibility Requirements:	As a senior housing property, all applicants and household members must be age 62 years and older to qualify for a unit.
Income Limits for Applicants:	Maximum annual household income must not exceed 60% of the Area Median Income.
Handicapped/Disabled Applicants:	Accessible units serving persons with mobility and/or sensory impairments are available.
Security Deposit:	A security deposit equivalent to one month's rent is required.

Kaniko`o is a planned senior community with facilities designed specifically for senior living. The property is financed using a combination of Internal Revenue Service Low Income Housing Tax Credits (LIHTC) and United States Department of Housing and Urban Development (HUD) HOME monies.

The income limit for Kaniko`o is 60% of the median income, adjusted by household size, for Kauai County. The Area Median Income limits, which are published annually by HUD, will be used to determine if a household is eligible to reside at the property.

Rent structure for Kaniko`o is as follows:

Area Median Income %	Unit Size	*Rent	# of Units	Square Feet
50/60	1BR	$991-$1022	38	606
50/60	2BR	$1189-$1227	21	778

*Rents are subject to change based on maximum allowable rents as established by HUD

EAH is an "Equal Opportunity" housing provider and does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

CREDIT SCREENING and CRIMINAL BACKGROUND CHECKS

Applicants will be subject to credit worthiness screening as well as criminal background checks. Other criteria are also considered to determine if an applicant is qualified. A listing of criteria which will be considered and reasons for rejection of applications is contained in the Kaniko`o Resident Selection Plan.

NON-SMOKING POLICY

Kaniko`o is designated as a Non-Smoking property. Smoking will be prohibited in all areas of the property including the interior of apartments, all indoor and outdoor common areas on the property which includes but is not limited to the community center and parking lots and private roadways

Residents are responsible to inform their guests of the Non-Smoking Areas. Residents will not permit the dwelling unit to be used for, or to facilitate, any smoking activity, regardless of whether the individual engaging in such activity is a member of the household or is a guest.

Any violation of the Non-Smoking Policy will be deemed a material breach of the Rental Agreement and grounds for immediate termination of the Lease/Rental Agreement by the Owner.

The Owner's adoption of a Non-Smoking Policy does not make the Owner the guarantor of the Tenant's health or that the Property will be free of smoke but the Owner shall take reasonable steps to enforce this policy.

APPLICATION PROCEDURES / WAIT LIST

Signed and dated applications will be processed on a first-come, first-served basis. The application must be completed and signed by the head of household and all household members 18 years of age and older before it can be placed on the wait list. Incomplete applications will not be accepted. If an application is not completely answered, the date of it being received once fully completed will be the date that the application is considered accepted for rental purposes.

All applicants who submit a completed application will be placed on the wait list based on the unit size selected on the application. It should be noted that being placed on the wait list does not guarantee that you will get an apartment. Being placed on the wait list only signifies your place in line to have your application reviewed and your income certified when an apartment becomes available.

Selected applicants must be prepared to move into the apartment when notified of their selection. If they are unable to accept the apartment when it is available, they will be moved to the end of the Wait List or removed from the Wait List if it is the second refusal.

Applicants will be notified of their respective place on the wait list.

