EAH HOUSING
A roof is just the beginning
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WAIMEA HUAKA`I
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Creating community by developing, managing and promoting quality affordable housing since 1968.

Information Sheet – Waimea Huaka`i

Location:	9555 Kaumualii Highway, Waimea, HI 96796
Date of Opening:	Summer 2020
Number of units:	34 multifamily units consisting of 1, 2 and 3 bedroom units.
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 impairments are available.
Security Deposit:	A security deposit equivalent to one month's rent is required.

QUALIFICATION

Waimea Huaka`i is financed using a combination of Internal Revenue Service Low Income Housing Tax Credits (LIHTC), the HOME Investment Partnership Program (HOME), and the County of Kauai Project Based Voucher program. The property income limits are 30%, 50%, and 60% of the area median income, adjusted by household size, for Kauai. The Area Median Income limits, published annually by HUD, will be used to determine if a household is eligible to reside at the property.

PREFERENCES

Every applicant must meet the Property's Resident Selection Plan standards for acceptance as a resident.

For units designed as accessible for persons with mobility impairment(s), households containing at least one person with such impairment will have first priority.

APPLICATION PROCEDURES / WAIT LIST

Online 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 online application will be placed on the appropriate 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.



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.

EQUAL HOUSING OPPORTUNITY

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.

All applicants for the apartments covered by the Project Based Voucher (PBV) program are referred to the property by the Kaua`i County Housing Agency.

Applications are available at: **www.eahhousing.org/apartments/Waimea-Huaka`i/**

Applicants who require a Reasonable Accommodation to complete the application can email or phone the management office.

RENT STRUCTURE

Rent structure for Waimea Huaka`i is as follows:

Area Median Income %	Unit Size	Square Footage	*Rent	# of Units
30 / 50 / 60	1	677	** / ** / $951	1 / 1 / 6
30 / 50 / 60	2	909	** / ** / $1,124	2 / 2 / 16
30 / 50 / 60	3	1134	** / ** / $1,281	1 / 1 / 4

*Rents are subject to change based on utility allowance adjustment and maximum allowable rents as established by HUD

**Rent share is based on 30% of household adjusted monthly income

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 Waimea Huaka`i Resident Selection Plan.

NON-SMOKING POLICY

Waimea Huaka`i 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.