



HI Lic. RB-16985 | CA Lic. 853495

KENOLIO APARTMENTS

116 NOKAHEA LOOP, KIHEI, HI 96753

Telephone / Fax : (808) 762-2028

TDD : (877) 447-5991

ken-management@eahhousing.org

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

Information Sheet – Kenolio Apartments

<u>Location:</u>	116 Nokahea Loop, Kihei, HI 96753
<u>Date of Opening:</u>	Phase 1 to open November 2020
<u>Number of units:</u>	186 multifamily units consisting of 1, 2 and 3 bedroom units.
<u>Income Limits for Applicants:</u>	Maximum annual household income must not exceed 60% of the Area Median Income.
<u>Handicapped/Disabled Applicants:</u>	Accessible units serving persons with mobility and/or sensory impairments are available.
<u>Security Deposit:</u>	A security deposit equivalent to one month's rent is required.

QUALIFICATION

Kenolio Apartments, a workforce housing property, is financed using a combination of Internal Revenue Service Low Income Housing Tax Credits (LIHTC), Rental Housing Revolving Fund (RHRF), and the County of Maui Residential Workforce Housing Policy (MCC Chapter 2.96). The property income limits are 30%, and 60% of the area median income, adjusted by household size, for Maui. 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

Kenolio Apartments will give preference to applicants that meet criteria put forth in the County of Maui, Code of Ordinances Section 2.96.100. To meet this preference, applicants must meet one of the following criteria:

- Currently employed in the County;
- Retired from employment in the County, having worked in the County immediately prior to retirement;
- A full-time student residing in the County (must meet provisions of the LIHTC program);
- A disabled person residing in the County who was employed in the County prior to becoming disabled;
- The parent or guardian of a disabled person residing in the County
- A spouse or dependent of any such employee, retired person, student, or disabled person residing in the County; or
- In the event of the death of the employee, retired person, student, or disabled person, the spouse or dependent of any such person residing in the County.

Applicants shall provide evidence of their preference status. Applicants with a valid verified preference will have priority over applicants without a verified preference. Therefore, applicants with a verified preference



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that are lower on the waiting list will be offered an apartment first to satisfy the preference order as described in the County of Maui Code of Ordinances Section 2.96.100.

To implement this preference, we will first select applicants with a verified preference in lottery order. Next, we will select applicants without a preference in lottery order. If at any time there is no applicant with a valid and verified preference on the waiting list, then no apartment in the Project shall be held vacant awaiting such applicant, but shall be rented promptly to an approved applicant without a preference.

APPLICATION PROCEDURES / WAIT LIST

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.

RENT STRUCTURE

Rent structure for Kenolio Apartments is as follows:

Area Median Income %	Unit Size	Square Footage	*Rent	# of Units
30 / 60	1	679	\$479 / \$1,056	3 / 60
30 / 60	2	908	\$556 / \$1,248	4 / 68
30 / 60	3	1141	\$623 / \$1,423	3 / 46

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

PROPERTY TO OPEN BY PHASES

Kenolio Apartments will open in three phases as follows:

- Phase 1 – 55 units – opening November 2020
- Phase 2 – 62 units – projected opening February 2021
- Phase 3 – 67 units – projected opening May 2021



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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 Kenolio Apartments Resident Selection Plan.

NON-SMOKING POLICY

Kenolio Apartments 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.

Applications for Kenolio Apartments are available now.

ONLY ONLINE APPLICATIONS WILL BE ACCEPTED

**Please visit www.eahhousing.org/apartments/kenolio-apartments/
to complete your application today!**

Each household must complete an application and be willing to submit to a credit history, rental history, and criminal background inquiry, as well as income and asset verification.



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