



KAI OLINO I
61 Okupu Street, Ele'ele HI, 96705
TELEPHONE / FAX: (808) 642-5760
TDD (877) 447-5991
KOP-Management@eahhousing.org

RESIDENT SELECTION PLAN

Kai Olino I is a 48-unit apartment, multi-family community in Ele'ele, Hawaii which provides housing for extremely low, very low- and low-income households, without regard to race, color, sex, creed, religion, national origin, physical or mental disability status, familial status, age, ancestry, marital status, source of income, sexual orientation or HIV status.

Kai Olino I will make reasonable accommodations to individuals whose disability so requires. Reasonable Accommodation Request forms are available upon request from management. Kai Olino I is an Equal Housing Opportunity Housing Facility, admitting people in accordance with Local, State and Federal Housing laws, the Housing Policies for County of Kauai Project Based Voucher program (PBV), Low Income Housing Tax Credit Program (LIHTC), and the County of Kaua'i Housing Community Development Fund (HCD).

PROJECT BASED VOUCHER (PBV) UNIT ASSIGNMENT

Kai Olino I has a Project Based Voucher contract for twelve (12) PBV units. All applicants for these apartments are referred by the Kaua'i County Housing Agency. Each referral must be deemed eligible by Kauai County Housing Agency and must meet the criteria of the Resident Selection Plan.

Kai Olino I will maintain a waiting list to fill PBV vacancies based on applicants who were referred and deemed eligible by the Kaua'i County Housing Agency.

*Should the County of Kaua'i Housing Agency not have a referral list available, referrals will be made from Kai Olino I to Kaua'i County Housing Agency. All referrals from Kai Olino Apartments **must also apply** with Kaua'i County Housing Agency and be deemed eligible for the program.*

HOMELESS SET ASIDE

Kai Olino Affordable Housing Development is required to set aside four (4) units for the homeless, formerly homeless or residents at risk of homelessness. These set aside units will be filled through the Kauai County Coordinated Entry System.

NON-SMOKING POLICY

Kai Olino I is designated as a Non-Smoking property. Smoking is prohibited in all areas of the property including the interior of apartments, all indoor and outdoor common areas on the property.

It is the residents' responsibility to inform their guests of the Non-Smoking Policy. 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.

Kai Olino I's adoption of a Non-Smoking Policy does not make the Owner the guarantor of the residents health or that the property will be free of smoke but management shall take reasonable steps to enforce this policy.

INCOME LIMITS

To qualify for an apartment, the household's gross income may not exceed the maximum income limit per household size and may not be lower than the income minimum* per household size. The income maximums and minimums are attached and are posted in the Kai Olino I Management Office.

**The apartment may be rented if proof is obtained indicating satisfactory and timely rental payment history for the past twelve (12) months in the amount equal to or greater than the rent charged for that apartment size.*

APPLICATION FEES APPLY

An application fee of \$35 per adult household member will apply. Application fees will not be collected until an applicant is being considered for placement. The application fee is to help cover our cost of conducting the credit and criminal background inquiries.



An application fee(s) (per adult to occupy the apartment) is required at the time an application is processed to determine eligibility. A holding deposit of \$200 will be collected once an apartment is offered. These funds must be in the form of a cashier's check or money order. The holding deposit will be applied to your Security Deposit and or first month's rent if your application is approved and you move-in on your scheduled move-in day. If you rescind your application within three (3) days of the date the holding deposit was paid, your holding deposit will be reimbursed within 21 business days. If you cancel after the initial 3 days for any reason your holding deposit will be forfeited. The application fee is non-refundable.

**Housing Choice/Section 8 voucher holders will be exempt from the application fee.*

APPLICATION PROCEDURES

Applications will **only** be distributed when the Waiting List is open. Applications will **not** be distributed when the Waiting List is closed.

Only online applications will be accepted.

Visit www.eahhousing.org/apartments/kai-olino/ to complete your application.

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

LOTTERY

A lottery will determine the order the applications are screened for initial placements. Preferences will be used on a continuous basis in the selection of applicants. The online application must be completed and signed by the head of household and all household members over 18 before an applicant can be placed on the appropriate waiting list. If an application is not completely answered, the date of it being fully completed will be the date that the application is considered accepted for rental purposes.

When a completed application is received, the application will then be logged by date and time received and placed on the appropriate waiting list. When a vacancy at the property exists or is expected within the next one hundred and twenty (120) days, the verification-selection process will begin immediately for the next applicant on the appropriate waiting list in regard to income, assets, and eligible program for certification.

LOTTERY SELECTION (1st 250 applications)

To ensure a fair and transparent selection process, the first 250 applications received will be placed into a lottery. The steps for this process are as follows:

1. **Application Receipt:** The first 250 applications submitted will be timestamped and recorded in the order they are received.
2. **Lottery Entry:** These 250 applications will be entered into a random drawing.
3. **Random Drawing:** A random drawing will be conducted to determine the placement order of the applicants.
4. **Placement Order:** Applicants will be assigned a placement order based on the results of the random drawing and preference points.
5. **Notification:** All 250 applicants will be notified of their placement order and the next steps in the selection process.

ADDITIONAL APPLICATIONS RECEIVED

Additional applications received after the first 250 applicants, will not be placed into a lottery. The steps for this process are as follows:

1. **Application Receipt:** The two hundred and fifty-first (251) and subsequent applications submitted will be timestamped and recorded in the order they are received.
2. **Placement Order:** Applicants will be assigned a placement order based on the recorded timestamp and preference points.
3. **Notification:** All applicants will be notified of their initial placement order and the next steps in the selection process.

PREFERENCES

Preferences will be used on a continuous basis in the selection of applicants. However, the policy of the Property is that a preference does not guarantee admission. Every applicant must still meet the Property's Resident Selection Plan standards for acceptance as a resident.

For apartments accessible to or adaptable for persons with mobility, visual or hearing impairments, households containing at least one person with such impairment will have first priority.



In addition to assigning and ranking a randomly assigned applicant number for the lottery, residents shall be selected in accordance with owner-adopted preferences. Applicants who are employed as teachers in local schools or considered local essential workers (e.g., healthcare workers, emergency responders, public transportation workers) will receive preference.

Each preference is assigned points so that the computer software can accurately determine the placement of families on the Waiting List. The applicant’s points will determine the preference and priority status and how it affects applicants position on the Waiting List. Every applicant must meet the Property’s Resident Selection Plan standards for acceptance as a resident.

Prospective applicants may claim a preference that apply on the pre-application. Proof of preference is not required at the time the pre-application is submitted during the initial application period.

If a preference is claimed and you are contacted to continue processing your application, you must submit proof of preference when we contact you to interview. If you are unable to provide necessary preference documentation, your application will be determined as non-preference.

PREFERENCE POINTS

All applicants who apply will receive one point. Applicants who are **either** a local teacher **or** local essential worker will receive an additional point. The first 250 applicants will be ranked on the waiting list in preference order then lottery order. The remaining applicants will be ranked on the waiting list in preference order then date and time stamp the application was received. Management will calculate the total score for each applicant based on the points awarded.

- Top 250 applicants who apply will be entered in the lottery.
- Allocate points based on the preference criteria (teacher and essential workers)
- Lottery order by preference points (highest “2” per household to lowest “1”)
- Remaining applicants by date and time of application.

VERIFICATION OF PREFERENCE POINTS

To verify that a prospective housing applicant is employed as a teacher in a local school or local essential worker, management will request the following documentation during the interview:

1. **Employment Verification Letter:** A letter from the applicant’s employer confirming their job title, employment status, and duration of employment.
2. **Pay Stubs:** Recent pay stubs to verify ongoing employment and income.
3. **Professional License or Certification:** If applicable, a copy of the applicant’s professional license or certification (e.g., teaching credential).
4. **Identification:** Government-issued ID to verify the applicant’s identity and match it with other provided documents.

APARTMENT TRANSFER POLICY

An Apartment Transfer List is maintained for those residents who have been approved for transfer on the basis of a disability or change in household status. Transfers for accessibility or medical reasons will have priority over those for changes in household composition. Residents on the Apartment Transfer List will have priority over the applicants on the Waiting List.

In order to transfer to another building in the property, the family must meet the initial eligibility requirements of the LIHTC program or the transfer will not be allowed.

OCCUPANCY GUIDELINES

Occupancy guidelines are the criteria established for matching a household with the most appropriate size and type of apartment. The following occupancy guidelines will be followed to avoid over utilization of the apartments as follows:

Bedroom Size	Household Maximum
2	5
3	7

To determine the proper bedroom size for which a household may qualify, the following household members are to be included:



1. All full-time members of the household, and
2. Live-in attendants.
3. Foster children
4. Unborn children
5. Children in the process of adoption.

NOTE: Live-in attendants are subject to the criminal and landlord provisions of this plan with the exception of criteria that determines ability to pay rent.

The fee to run a criminal background check is currently \$20 per live-in attendant.

VIOLENCE AGAINST WOMEN ACT OF 2013

The Violence Against Women Act (“VAWA”) protects victims **against eviction or denial of housing based on domestic violence, dating violence, sexual assault and stalking.** In 2013, Congress expanded VAWA’s housing protections by covering additional federal housing programs, including the Low-Income Housing Tax Credit program (“LIHTC”). VAWA offers the following protections:

1. An applicant’s or program participant’s status as a victim of domestic violence, dating violence, sexual assault and stalking is not a basis for denial of admission, if the applicant otherwise qualifies for admission.
2. This must support or assist victims of domestic violence, dating violence, sexual assault and stalking. It must protect victims, as well as members of their family, from being denied housing or from losing their HUD assisted housing.
3. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault and stalking will not be construed as serious or repeated violations of the lease or other “good cause” for terminating the assistance, tenancy, or occupancy rights of a victim of abuse.
4. Criminal activity directly related to domestic violence, dating violence, sexual assault and stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights of the victim of the criminal acts.
5. Assistance may be terminated or a lease “bifurcated” in order to remove an offending household member from the home. Whether or not the individual is a signatory to the lease and lawful tenant, if he/she engages in a criminal

act of physical violence against family members or others, he/she stands to be evicted, removed, or have his/her occupancy rights terminated. This action is taken while allowing the victim, who is a tenant or a lawful occupant, to remain.

6. The provisions protecting victims of domestic violence, dating violence, sexual assault and stalking engaged in by a member of the household, may not be construed to limit Kai Olino I, when notified, from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up.
7. The authority to evict or terminate assistance is not limited with respect to a victim that commits unrelated criminal activity. Furthermore, if Kai Olino I can show an actual and imminent threat to other tenants or those employed at or providing service to the property if an unlawful tenant’s residency is not terminated, then evicting a victim is an option, the VAWA notwithstanding. Ultimately, Kai Olino I will not subject victims to more demanding standards than other tenants.

The VAWA protections shall not supersede any provision of any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault and stalking. The laws offering greater protection are applied in instances of domestic violence, dating violence, sexual assault and stalking.

The Notice of Occupancy Rights and Certification form will be provided to applicants when assistance is being denied or at the time of move-in.

GROUND FOR REJECTION

1. Total family income exceeds the applicable income limits published by HUD or does not meet the minimum income limits.
2. Household cannot pay the full security deposit at move-in.
3. Household refuses to accept the second offer of an apartment.
4. Household fails to respond to interview letters or otherwise fails to cooperate with the certification process. Failure to sign consent forms.
5. ANY adult household members fail to attend eligibility interview.
6. Blatant disrespect or disruptive behavior toward management, the property or other residents exhibited by an applicant or family member any time prior to move-in (or a demonstrable history of such behavior).



7. Household is comprised entirely of full-time students and does not meet the exception outlined in Section 42 of the IRC.
8. Applicant failed to provide adequate verification of income or we are unable to adequately verify income and/or income sources.
9. Providing or submitting false or untrue information on your application or failure to cooperate in any way with the verification process.
10. Apartment assignment will NOT be the family's sole place of residency.

Qualification for an apartment includes occupying the apartment on a continuous basis and as a primary residence. Residents may not be absent from the apartment for more than 60 consecutive days, or for longer than 180 continuous days for medical reasons.

LANDLORD REFERENCE

11. Negative landlord references that indicate lease violation, disturbing the peace, harassment, poor housekeeping, improper conduct or other negative references against the household.
12. Evictions reported in the last 5 years.
13. History of late payment of rent that demonstrates more than 2 late payments of rent in a six-month period for the past two years. More than 1 NSF in a one-year period.
14. Any evidence of illegal activity including drugs, gangs, etc.
15. Inappropriate household size for the apartment available (see Occupancy Standards)

CRIMINAL

13. All applicants will be screened for criminal history.
14. Felony convictions within the past seven (7) years or patterns of two or more misdemeanor convictions within the past seven (7) years involving sexual misconduct (as defined by state law), drug related crimes, theft by check or a physical crime against a person or another person's property may allow approval of the application with special conditions, or denial based on the crime and date of said criminal charges.
15. **For applicants referred through the Kauai Continuum of Care and Women in Need, felony convictions within the past three (3) years involving violent physical crimes against another person is grounds for**

denial. Applicants subjected to a lifetime registration requirement under a State sex offender registration program will not qualify.

GRIEVANCE/APEAL PROCESS

Failure to meet one or more of the foregoing screening criteria may be grounds for rejection, however, each application is considered as a whole and the above factors are considered as part of a weighted formula. Should the applicants fail to meet the screening criteria, they will receive a notice in writing indicating that they have the right to appeal the decision. This notice must indicate that the applicant has 14 days to dispute the decision.

An appeal meeting with the Property Supervisor will be held within 10 business days of receipt of the applicant's request.

Within five days of the appeal meeting, the property will advise the applicant in writing of the final decision regarding eligibility. Apartments will not be held for those applicants in the appeal process.

ADMINISTRATION OF WAITING LIST

The property is required to maintain a waiting list of all applicants that submit a completed application. Applicants must be placed on the waiting list and selected from the waiting list even in situations where there are vacancies and the application is processed upon receipt. This procedure is necessary to ensure the complete and accurate processing of all documentation for all applicants.

The property has one waiting list that is established and maintained in chronological order based on the date and time of receipt of the Preliminary Application. The waiting list contains the following information for each applicant:

1. Applicant Name
2. Address and/or Contact Information
3. Phone Number(s)
4. Apartment Type/Size
5. Household Composition
6. Preference/Accessibility requirements
7. Income level
8. Date/ Time of Application



Applicants must report changes in writing to any of the information immediately.

Applicants will have the opportunity to decline the first apartment offered and retain their place on the waiting list. Should the applicant decline the offer of the next available apartment, they will be removed from the waiting list.

PURGING THE WAITING LIST

The waiting list will be purged annually. Each applicant will receive a letter from the property, which will request updated information and ask about their continued interest. This letter must be returned within the specified time or their application will be removed from the waiting list. It is the responsibility of the applicant to maintain a current address with the office in order to receive waiting list correspondence. Any correspondence returned undeliverable will result in application being removed from the waitlist.

OPENING/CLOSING OF WAITING LIST

Kai Olino I will monitor the vacancies and waiting list regularly to ensure that there are enough applicants to fill the vacancies. Once the wait on the waitlist has been determined to exceed a 12 month wait, the waitlist will be closed

The waiting list may be closed for one or more apartment sizes when the average wait is longer than 12 months. When the waiting list is closed, Kai Olino I will advise potential applicants that the waiting list is closed and refuse to take additional applications. Kai Olino I will publish a notice stating that the waiting list is closed in a publication likely to be read by potential applicants. The notice will state the reasons for Kai Olino I's refusal to accept additional applications.

When Kai Olino I agrees to accept applications again, the notice of this action will be announced in a publication likely to be read by potential applicants in the same manner as the notification that the waiting list was closed.

Advertisements will include where and when to apply and will conform to the advertising and outreach activities described in the Marketing Plan for Kai Olino I.

AVAILABILITY OF RESIDENT SELECTION PLAN

The Resident Selection Plan is available in the management office. Changes to the Plan will be sent via U.S. mail to all persons on the active Waiting List. When the

Waiting List opens, the Resident Selection Plan will be distributed with applications and are available by request from management.

ANNUAL/INTERIM RECERTIFICATION REQUIREMENTS

All residents must be re-certified annually. Residents are also required to report all interim changes to management that occur between annually scheduled recertifications.

APARTMENT INSPECTION REQUIREMENT

Before signing the lease, Kai Olino I and the resident must jointly inspect the apartment. The resident has five days to report any additional deficiencies to Kai Olino I to be noted on the move-in inspection form.

Annual apartment inspections are performed by Kai Olino I. Agencies providing funding have the right to inspect the apartment to ensure the property is physically well maintained and that the residents are provided with decent, safe and sanitary housing.

Residents will receive prior written notification for all apartment inspections.

When a resident moves out, a final inspection will be completed. Residents are encouraged to attend the move-out inspection. However, if the resident does not wish to participate in the final inspection, Kai Olino I management may conduct the inspection alone.

PETS

No pets of any description are allowed on the property. SERVICE or ASSISTIVE animals are not considered pets and are not required to comply with the provisions of the Pet Policy. Service or Assistive animals are those animals specifically required to assist individuals with documented disabilities. Please notify Management if you require a Service or Assistive animal.



EQUAL HOUSING OPPORTUNITY

Kai Olino I does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally-assisted programs and activities.



EAH HOUSING
A NON-PROFIT HOUSING CORPORATION

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities since 1968.

Kai Olino I is an equal opportunity housing provider.



INCOME MINIMUMS AND MAXIMUMS

Maximum household income based on published LIHTC Income Limits for 2024 (subject to change)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
30% of Median	\$27,870	\$31,860	\$35,850	\$39,810	\$43,020	\$46,200	\$49,380
40% of Median	\$37,160	\$42,480	\$47,800	\$53,080	\$57,360	\$61,600	\$65,840
60% of Median	\$55,740	\$63,720	\$71,700	\$79,620	\$86,040	\$92,400	\$98,760

Minimum monthly income is equivalent to 2.5 times the monthly rent:

	2 Bedroom	3 Bedroom
30% of Median	\$2,240	\$2,588
40% of Median	\$2,988	\$3,450
60% of Median	\$4,480	\$5,175

NOTE: Applicants who have Section 8 are exempt from the minimum income requirements





Tax Credit Application for Housing

Kai Olino

'Ele'ele • Hawaii, 96705

TELEPHONE / FAX: 808.645.5760 TDD: 877.477.5991

Bedroom Size Requested: _____ **BD**

Household Information

FULL LEGAL NAME (First, Middle, Last)	GENDER	RELATIONSHIP	SOCIAL SECURITY/ ALIEN REG. #	GOVERNMENT ISSUED PHOTO ID #	BIRTH DATE	FULL TIME STUDENT Y/N	VETERAN
		Head of Household					
Applicant Day Time Phone:				Applicant Evening Phone:			
Applicant Cell Phone:				Applicant Home Phone:			
Do you have any Animals?		# of Animals:		Description:			
Vehicle Make		Vehicle Model		License Plate		Color	Year

Additional Household Information

FULL LEGAL NAME (First, Middle, Last)	LIST ALL THE STATES YOU HAVE LIVED IN	HISPANIC/ LATINO	RACE (LIST ONE OR MORE)	LEP Language



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Residency Information (Past Two Years)

CURRENT FULL STREET ADDRESS:				OWN, RENT OR OTHER:	
CITY:			STATE:		ZIP CODE:
HOME PHONE NUMBER:	CELL PHONE NUMBER:	EMAIL ADDRESS:	MOVE IN DATE:		MOVE OUT DATE:
LANDLORD NAME:		PROPERTY/LANDLORD PHONE:		MONTHLY RENT/MORTGAGE:	
PAST FULL STREET ADDRESS:				OWN, RENT OR OTHER:	
CITY:		STATE:	ZIP CODE:		Move In Date: Move Out Date:
LANDLORD NAME:		PROPERTY/LANDLORD PHONE:		MONTHLY RENT/MORTGAGE:	
Utilities paid by you:	<input type="checkbox"/> Heat	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Other	«OtherUtilitiesExplain»
Approximate monthly cost of utilities paid by you (excluding phone and cable TV):				«UtilitiesCostOverall»	

Emergency Contact Information

IN CASE OF ILLNESS, ACCIDENT, EMERGENCY, PLEASE CONTACT:			
ADDRESS:			
CITY:		STATE:	ZIP CODE:
PHONE NUMBER:		EMAIL ADDRESS:	

Resident History	Y/N	If Yes Explain
Have you or any member of your household ever been evicted in the past 5 years?		
Have you or anyone in your household ever filed Bankruptcy?		
Have you or anyone in your household willfully or intentionally ever refused to pay rent?		
Have you or any member of your family ever been convicted of a felony or misdemeanor within the past 7 years?		

Household Questions

Household Questions	Y/N	Additional Comments
Do you anticipate any changes in household composition in the next twelve months?		Name of New Member:
Is there anyone living with you now who won't be living with you at this community?		Name of Member Leaving:
Are there any absent household members who under normal conditions would live with you (For example, a spouse away in the military or living in another state or country)?		Name of Absent Member:
Will you or any ADULT household member require a live-in caregiver		Name of Caregiver:





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or aide?		Recipient of Care:
Do you have primary physical custody of all minors (50% or more of the time) listed under the Household Composition above?	Yes or No	Explanation:
Do you or anyone in your household have a Section 8 Voucher through the Housing Authority?		County: Section 8 Voucher Number:
Are you or anyone in your household directly related to a current EAH employee?		Name of EAH employee: EAH employee location:

Reasonable Accommodations/Modification

Do you require mobility impaired upgrades?	
Do you require vision impaired upgrades?	
Do you require hearing impaired upgrades?	
Special Features?	
Explanation:	

Personal Reference

Name	Address	Relationship	Phone

Optional Information:

Are you willing to provide information on your level of education and transportation needs? If yes, please answer the questions below:		
(Head of Household) Highest level of Education completed		
Are you using Public Transportation to get to work?		If Yes, what type?
(Co-Head) Highest level of Education completed		
Are you using Public Transportation to get to work?		If Yes, what type?

Student Information

Will all of the persons in the household be or have been full-time students during five calendar months of this year or plan to be in the next calendar year at an educational institution (other than a correspondence school) with regular faculty and students?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
If Yes, Answer the Following Questions:					
Are any full-time student(s) married and filing a joint tax return?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Are any student(s) enrolled in a job-training program receiving assistance under the Job Training Partnership Act?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Are any full-time student(s) a TANF or a title IV recipient?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Are any full-time student(s) a single parent living with his/her child(ren) who is not a Dependent on another's tax return and whose children are not dependents of anyone other than a parent?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Is any student a person who was previously under the care and placement of a foster care program (under Part B or E of Title IV of the Social Security Act)?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Student Information					
Member		Member			
Address of School:		Address of School:			
Full Time	Or	Part Time	Full Time	Or	Part Time

Household Income

Member Name	Income Type	Annual Amount





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Household Signatures

CONSUMER REPORT AGREEMENT

I/we understand that, to determine eligibility, background inquiries may be requested. I/we understand that EAH, Inc. will use the service of an outside consumer reporting agency to obtain a "consumer report" or "investigative consumer report" about adult members of my/our household. This agency will provide a written report of its findings to EAH, Inc.

EAH, Inc. uses *Screening Works* ("Agency"), to perform background investigations.

Agency will utilize various sources of information to conduct a background check including but not limited to credit and criminal records. I/we have been given notice and understand that I/we have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. The scope of this notice of authorization is all-encompassing allowing EAH, Inc. to obtain from any outside organization all manner of consumer reports and investigative consumer reports to the extent permitted by law. I/we may review or obtain a copy of my/our report as provided by law.

Agency may be contacted at: *RentGrow, Inc., 177 Huntington Ave, Suite 1703 #74213, Boston, MA 02155, (800) 898-1351*

I/we hereby agree, authorize and consent to the procurement of a Consumer Report and/or an Investigative Consumer Report about the adult members of my household. This authorization in original, electronic or copy form shall be valid as of the date indicated next to my/our signature. I/we agree, authorize and consent to the release and disclosure of any and all information including but not limited to that obtained from people, references, municipal, county, state and federal agencies and courts to provide all information that is requested by EAH, Inc. and Agency.

I/we certify that all statements made by me and contained anywhere herein are true. I/we agree that a copy of this document by fax or other electronic means shall be as valid as the original.

I understand that, all reports are confidential and provided to EAH, Inc. for decisions regarding housing in strict compliance with the federal Fair Credit Reporting Act (FCRA) and the Americans with Disabilities Act (ADA), anti-discrimination and privacy laws and all other applicable federal and state laws. I understand that if there is any unsatisfactory finding directly related to the property selection criteria, I will not be allowed to reside on the property.

SIGNATURE CLAUSE:

I certify all information and answers to the questions are true and complete to the best of my knowledge and understand providing false information or making false statements may result in denial of my application and/or criminal penalties.

All household members 18 and over must sign below:

Print Name: _____ **Signature:** _____ **Date:** _____

Print Name: _____ **Signature:** _____ **Date:** _____

Print Name: _____ **Signature:** _____ **Date:** _____

Print Name: _____ **Signature:** _____ **Date:** _____

Print Name: _____ **Signature:** _____ **Date:** _____

Print Name: _____ **Signature:** _____ **Date:** _____



KAI OLINO PREFERENCES

<input type="checkbox"/> 1 PT	Head of Household or another person in the household currently employed as a teacher in local schools.
<input type="checkbox"/> 1 PT	Head of Household or another person in the household currently considered local essential workers.* <i>*Essential worker defined as healthcare workers, emergency responders, and public transportation workers.</i>

A maximum of one (1) point will be awarded per household.

For example: If a two-person household applies and one household member is a local teacher and the other household member is a local essential worker, only one (1) point will be awarded.

Prospective applicants may claim a preference that apply on the pre-application. Proof of preference is not required at the time the pre-application is submitted during the initial application period.

If a preference is claimed and you are contacted to continue processing your application, you must submit proof of preference when we contact you to interview. If you are unable to provide necessary preference documentation, your application will be determined as non-preference.

To verify that a prospective housing applicant is employed as a teacher in a local school or local essential worker, management will request the following documentation during the interview:

1. **Employment Verification Letter:** A letter from the applicant's employer confirming their job title, employment status, and duration of employment.
2. **Pay Stubs:** Recent pay stubs to verify ongoing employment and income.
3. **Professional License or Certification:** If applicable, a copy of the applicant's professional license or certification (e.g., teaching credential).
4. **Identification:** Government-issued ID to verify the applicant's identity and match it with other provided documents.

This housing is offered without regard to race, color, national origin, sex, religion, ancestry, genetic information, source of income, age, marital status, familial status, sexual orientation or preference, gender identity, or disability, or any other basis prohibited by law. A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, you may contact our staff for a reasonable accommodation form. The use of the property's Reasonable Accommodation Form is not required. You may provide a letter or document from a third party certifying your disability and accommodation needs.



EAH HOUSING

Kai Olino

61 Okupu Street, 'Ele'ele HI 96705

MOVE-IN QUALIFICATIONS

Unit Type Area Median Income (AMI)	Occupancy	Minimum Income Limit	Maximum Income Limit	Rent Maximum* (Less UA)	Security Deposit*
2-Bedroom 30% AMI Project Based Section 8	2-5 ppl	None	\$31,860 - \$43,020	Subsidized	\$500
3-Bedroom 30% AMI Project Based Section 8	3-7 ppl	None	\$35,850 - \$49,380	Subsidized	\$500
2-Bedroom 40% AMI Project Based Section 8	2-5 ppl	None	\$42,480 - \$57,360	Subsidized	\$500
3-Bedroom 40% AMI Project Based Section 8	3-7 ppl	None	\$47,800 - \$65,840	Subsidized	\$500
2-Bedroom 60% AMI	2-5 ppl	\$53,760	\$62,720 - \$86,040	\$1,611	\$1,611
3-Bedroom 60% AMI	3-7 ppl	\$62,100	\$71,700 - \$98,760	\$1,841	\$1,841

* Rents and Deposits are Subject to Change

CONTACT / Management Office

61 Okupu Street, 'Ele'ele, Hawai'i 96705

Phone: (808) 642-5760

Web: EAHHousing.org/apartments/Kai-Olino/

Email: KOP-Management@EAHHousing.org

HI Lic. RB-16985



I acknowledge that the total household income is within the applicable income limit above.
