



# NOHONA HALE

c/o 1103 Liliha Street, #102, Honolulu, HI 96817  
Telephone (808) 439-6286 Fax (808) 439-6286 TDD (877) 447-5991  
[nh-management@eahhousing.org](mailto:nh-management@eahhousing.org)

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

## Information Sheet – Nohona Hale

<u>Location:</u>	630 Cooke Street, Honolulu, HI 96813
<u>Date of Opening:</u>	Projected to open Fall 2019
<u>Number of units:</u>	110 Micro-unit apartments plus one staff unit
<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**

Nohona Hale is financed using a combination of Internal Revenue Service Low Income Housing Tax Credits (LIHTC), the Hula Mae Multifamily Fund (HMMF) program, and the State of Hawaii Rental Housing Revolving Fund (RHRF). The property income limits are 30%, and 60% of the area median income, adjusted by household size, for Honolulu. 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, visual or hearing impairments, households containing at least one person with such impairment will have first priority.

### **APPLICATION PROCEDURES / WAIT LIST**

An application fee of \$35 per adult household member will apply. The application fee will not be collected until an applicant is being considered for placement.

**\*\*Application fees will be waived until property achieves 100% initial occupancy.\*\***

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. It should be noted that being placed on the wait list does not guarantee that you will get a unit. Being placed on the wait list only signifies your place in line to have your application reviewed and your income certified when a unit 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.



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 Nohona Hale is as follows:

Area Median Income %	Unit Type	Square Footage	*Rent	# of Units
30 / 60	Studio	355 sq. ft.**	\$559/ \$999	11 / 99

\*Rents are subject to change based on utility allowance adjustment and maximum allowable rents as established by HUD  
\*\*includes approximately 70 sq. ft. lanai

**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 Nohona Hale Resident Selection Plan.

**NON-SMOKING POLICY**

Nohona Hale 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 Nohona Hale are available now.**

**To receive an application you can call EAH Housing at (808) 439-6286 or download it from [www.eahhousing.org](http://www.eahhousing.org).**

**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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