

Kaiwahine Village Fact Sheet

Here is basic information about the new multi-family project located at 555 Kaiwahine St. in Kihei, Maui

The property:

120 apartments are going to be built at Kaiwahine Village consisting of 64 two-bedroom units and 54 three-bedroom units for rent plus 2 Resident Manager units. All apartments have 2 bathrooms. The unit mixes by Area Median Income are:

	2 bedrooms	3 bedrooms	Total
30% AMI	6	7	13
40% AMI	8	5	13
60% AMI	50	42	92
Resident Manager	0	2	2
Total	64	56	120

Units will include hard surface flooring, full kitchens including energy star appliances, quartz counter tops, solar water heating and water-wise plumbing fixtures and ceiling fans. The two bedroom units are approximately 736 square feet, the three bedroom units are approximately 1,104 square feet.

There are 19 buildings in the entire project plus a community center of approximately 2,500 square feet which will contain the management office and a small meeting room including a large meeting room area for tenant's use. In addition, there are two laundry buildings and a tot lot.

There are 4 units that are ADA units meaning, they are mobility or hearing/sight impaired units that will be made available to those who need the features of the unit.

Ample parking has been provided that meets the county code. Walkways and green areas add to the family-oriented neighborhood that can be enjoyed by all residents.

Hale Piilani Park is located next to the project site which will allow for additional open space for tenants' use.

What rent will be charged: Potential Monthly Rent** will depend on the AMI % listed below and the size of the unit. The current rates have been established based on the 2019 AMI Income Levels:

Unit	2 bedrooms	3 bedrooms
30% AMI	\$ 510	\$ 571
40% AMI	\$ 730	\$ 825
60% AMI	\$ 1,169	\$ 1,333

** Potential Rent means that the rent that is allowed by the Low Income Housing Tax Credit or HOME program LESS the Utility Allowance. A utility allowance gives each household an amount to pay for their electricity monthly.

To qualify to live at Kaiwahine Village, the Head of Household must be:

- 18 years of age or older;

- A minor (under 18) who is emancipated from parental control by a court order;
- A minor (under 18) who has a child or is expecting a child or has the legal custody of a child;
- A minor (under 18) who is seeking legal custody of a child and the court petition has been filed

AND the household must meet the INCOME limits below for the size of the family (2019 AMI limits):

Family Size: >	1*	2	3	4	5	6	7
30% AMI	20,520	23,430	26,370	29,280	31,650	33,990	36,330
40% AMI	27,360	31,240	35,160	39,040	42,200	45,320	48,440
60% AMI	41,040	46,860	52,740	58,560	63,300	67,980	72,660

*1 person household may be considered for persons needing a reasonable accommodation.

How many people are allowed in a unit?: The number of people, including children, for 2 bedroom apartments is 2 to 5 persons and for 3 bedroom apartments, the range is 3 to 7 persons. Only those who are listed on the application and lease are approved to reside in the unit.

How does the lottery work?: All Initial Applications received up to 8 pm on August 17th will be eligible for the lottery. ALL applications will be categorized into the 30%, 40% and 60% AMI ranges. On August 19th starting at 1:30 pm, all applications will be pulled by those categories until the maximum number of potential tenants in each AMI group are pulled. After the 118 applicants are selected, all other applications will remain in those same groups until such time as all units are filled with applicants who have met all the requirements to live at Kaiwahine. You do not have to be present at the lottery.

How you will be notified you were selected in the lottery for the first 118 units: Within 7 days of the lottery date (or by August 26th) you will receive notice that you were successful in being picked to occupy a unit at Kaiwahine. If you do not receive this notification by mail, then your application will be kept on the wait list for future vacancies.

What information will be needed to process applications for occupancy: If you were a successful family that was picked in the lottery, another application will be sent to you that will be more detailed than the Initial Application that you filled out to participate in the lottery. To be prepared for the documentation that you will be required to provide, see the attached list called “Kaiwahine Village Document List” and have copies of those documents made now. There will also be a number of verification forms that you will be required to sign to confirm all the information that you provide. If you knowingly provided wrong information, your application cancelled.

Can additional family members move in after the family moves into the project: No, adults may not move in for the first year. After that time, they may move into the project however, each adult must also be eligible and approved to move in.

Will rent change and if so, how often? Yes, rent may change if/when a new rent schedule approved by the Department of Housing and Urban Development (HUD) is implemented each year. Rent may also change if the size of the household and income changes (more people move into the unit).