

HALE MAHAOLU – HOUSING APPLICATION

General Information:

Hale Mahaolu is a private, nonprofit housing corporation that develops, owns and manages low- and moderate-income housing units throughout Maui County for families, seniors, and/or those with disabilities.

- Housing applications may be dropped off at any Hale Mahaolu location (Monday thru Friday, 8:00 a.m. to 12:00 p.m.) or mailed in to 200 Hina Avenue, Kahului, Hawaii 96732.
- Print clearly in ink.
- Complete all information as required. Incomplete applications will not be accepted.
- Signatures required by all adults (head / co-head of household).
- Applicant must be a U.S. Citizen or national or noncitizen with eligible immigration status.
- Check all of the Housing Preferences you want to apply with. Hale Mahaolu will not choose on your behalf.
- Some housing sites are for seniors only; other sites are listed as for “family” for singles and families with head of household over the age of 18.
- There are income limits at most sites. The household gross income must be less than or equal to the established HUD maximum income limit for the household size. Contact the Housing Site for specific information.
- Completed applications are processed in the order they are received, on a first come, first served basis.
- Each Housing Site maintains and manages its own wait list. An applicant may only have one (1) active application on each individual housing site wait list.
- After receiving the application, each housing site checked on the Housing Preference will respond to applicant in writing with its preliminary determination of eligibility. If the application is accepted, your name will be placed on a waitlist on a first-come-first served basis for upcoming vacancies. Prior to placement, you will be notified in writing and additional information and forms (verification of current income, assets, etc.) will be required.
- All Hale Mahaolu housing sites have a No Smoking Policy and Drug Free Policy. Federally funded / subsidized housing prohibits the use of controlled substances **including** medical marijuana.
- Hale Mahaolu provides equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, disability, national origin and familial status.

Application will be denied or removed from the waitlist for the following reasons:

- Any household member has been evicted from Federally-assisted housing for drug-related criminal activity, for three years from the date of eviction. If the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist, the Owner may, but is not required to, admit the household.
- Any household member has engaged in illegal drug use.
- The Owner/Managing Agent determines that there is reasonable cause to believe that a household member’s illegal use or a pattern of illegal use of drugs may interfere with the health, safety, or right of peaceful enjoyment of the premises by other residents. (Examples of evidence of illegal activities may include a conviction record, former landlord references, etc.) Federally funded / subsidized housing prohibits the use of controlled substances **including** medical marijuana.
- Any member of the household is subject to a lifetime registration requirement under a state sex offender registration program. In accordance with Federal law, Owner/Managing Agent shall establish standards that prohibit admission to any Federally-assisted property to sex offenders subject to a lifetime registration requirement under a state sex offender’s registration program.

- The Owner/Managing Agent determines that there is reasonable cause to believe that a household member's abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Within 25 years before the admission decision, you had a conviction for:
 - Violent criminal activity;
 - Drug-related criminal activity;
 - Other criminal activity that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents; or
 - Other criminal activity that would threaten the health or safety of the Owner/Managing Agent, or any employee, contractor, subcontractor, or agent of the Owner who is involved in the housing operations.
- Negative landlord reference.
- Falsifying of information on the application.
- Unsatisfactory credit history.
- Verbal and/or physical harassing, threatening and/or intimidating Hale Mahaolu's personnel and its volunteers, contractors, vendors, etc.
- Demonstrated aggressive and/or repeated behavior that may result in serious or repeated interference with the rights and quiet enjoyment of other tenants.

Move In Qualifying Criteria:

- A personal (physical – face to face) interview must be conducted at the site prior to the offer of a unit.
- Applicants must sign and submit verification consent forms.
- During the admission screening process, applicants must successfully pass criminal and credit history background checks in the state where the housing is located and other states where the household members are known to have resided.
- Applicant must have acceptable rental history from landlord(s) as listed on application.

Unit Assignment:

- Units are assigned by existing resident accommodation requests, VAWA regulation and wait list status.
- When a unit is offered, you are allowed one first refusal per housing site that you are waitlisted. You will remain on the respective wait list and maintain your status. A second refusal will result in your application being cancelled from that particular site.
- You will be notified of a unit when your name comes up on the waitlist. Notification may be less than 30 days.