



The Project Team

Department of Hawaiian Home Lands
Landowner/Lessor

Pacific Housing Assistance Corporation
Project Sponsor

Pacific Housing Oahu Corporation-
Kupuna at Waimanalo
Lessee/Developer/Owner

Office of Hawaiian Affairs
Grant Provider

Kauahikaua and Chun Architects
Project Architect

Metcalf Construction Co., Inc.
Contractor

Locations
Property Management Division
Managing Agent



For information:

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Resident Manager 426-1400

Locations

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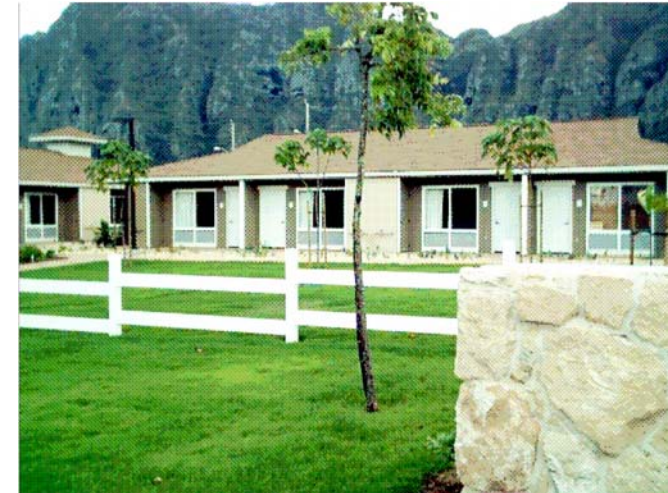
Furnishings and accessories are excluded in the rental units.



The information contained herein was accurate as of 5/2016



Kulanakauhale Maluhia O Na Kupuna



41-209 Ilauhole Street
Waimanalo Hawaii 96795



A rental development for native
Hawaiian kupuna



Tenant Eligibility Requirements

- * All tenants must qualify by income (household incomes *not to exceed* applicable levels);
- * Head of Household must be *Native Hawaiian kupuna*.
- * *This project is intended and operated for occupancy by persons 55 years or older.*



Other Qualifying Criteria

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of at least 2 times the rental amount.

Food stamps will be accepted to help meet minimum income criteria.

Sec 8 Notice: *Sec 8 certificate holders need not meet the minimum gross income requirement.*

NOT A PET-FRIENDLY ENVIRONMENT



Maximum Household Income Limits

% of Median Income	Max income 1 person	Max income 2 persons	No. of Apts
30%	\$21,630/yr	\$24,720/yr	9 apts
50%	\$36,050/yr	\$41,200/yr	11 apts
50%	\$36,050/yr	\$41,200/yr	38 apts
60%	\$43,260/yr	\$49,440/yr	10 apts
80%	\$57,680/yr	\$65,920/yr	14 apts
100%	\$57,890/yr	\$66,160/yr	3 apts

NOTE: Up to 20 apartments may be rented to kupuna who are "homeless" (in accordance with the State's definition of "homeless").



Rent Schedule

% of Median Income	Contract Rent	Utility Allo.	Net Rent
30%	\$579/mo.	\$124/mo.	\$455/mo.
50%	\$732/mo.	\$124/mo.	\$608/mo.
50%	\$732/mo.	\$124/mo.	\$608/mo.
60%	\$815/mo.	\$124/mo.	\$691/mo.
80%	\$939/mo.	\$124/mo.	\$815/mo.
100%	\$1,256/mo.	\$124/mo.	\$1132/mo.

Tenants must establish electrical service and pay for its consumption.
Telephone service provided by Sandwich Isle Communications.



Project and Apartment Features

Featuring:

- # apartments: 85 garden apartments TOTAL
- # Handicap accessible apartments: 6 apartments
- Apartment floor space: Approximately 528 sq ft living area
- # bedrooms/baths: 1 bedroom/1 bath garden apartments
- Partly furnished
- Appliances: Range
Refrigerator
- Flooring: Carpet and vinyl tile floors

Window covering: Window curtains

Common amenities: Common laundry



103 visitor & tenant parking stalls, including 9 accessible and 2 van accessible stalls

Community Room

Onsite Resident Manager's office and apartment

Community garden plots