

# Hale Mohalu II Family Housing

## Property & Apartment Information

Unit Available & 6 - 2 bedroom/ 1bath/ 622 sq ft

Unit Type handicap-accessible units

Unit Type 2 - 3 bedroom/1 bath / 751 sq ft  
handicap-accessible units

112 - 2 bedroom/ 1 bath/ 595 sq ft

8 - 2 bedroom/ 1 bath/ 622 sq ft

40 - 3 bedroom/ 1 bath/ 751 sq ft

Appliances Range/oven

Garbage disposal

18 c u ft Refrigerator/freezer

Vinyl Flooring

Window coverings

Air Conditioner

Property Amenities Conveniently located on Kamehameha highway on the bus line and near shopping

Beautifully landscaped common areas

Coin-operated laundry

Parking: 1 stall-2 bedroom unit, 2 stalls-3 bedroom unit. Any additional stalls will be available @ \$50 per month (first come first serve)

Visitor parking

Onsite Resident Manager

## Maximum Household Income Limits

**INCOME RESTRICTION:** Under the Low Income Housing Tax Credits Program, the tenant income cannot exceed 60% of Honolulu's current median income. The following maximum household income is applicable.

Please refer to the table below.

% of Area Median Income	Max income 1 person	Max income 2 persons
30%	\$21,120/yr	\$24,120/yr
50%	\$35,200/yr	\$40,200/yr
60%	\$42,240/yr	\$48,240/yr

## Rent Schedule

Unit size	Rental Amount	No of Apts
30% AMGI 2 bedroom	\$656.00 per month	5 apts
50% AMGI 2 bedroom	\$950.00 per month	58 apts
60% AMGI 3 bedroom	\$1,325.00 per month	21 apts

Property Management  
LOCATIONS  
614 Kapahulu Ave,  
Honolulu, HI 96815  
Ph: (808) 738-3100 (RB-17095)

## Other Qualifying Criteria

**CREDIT RATING :** Credit evaluation will be done for all tenants.

**LANDLORD REFERENCES:** Tenants must have good landlord references.

**MINIMUM INCOME:** A gross monthly income of 2.5 times the monthly rent amount.

**CRIMINAL BACKGROUND** Must meet minimum criminal background criteria

- *Section 8 certificate holders are exempt from meeting the minimum gross income requirement.*
- *Food stamps and /or housing subsidy may be accepted to help meet minimum income criteria.*
- *Pets are not permitted here.*

## Utilities

**UTILITIES:** Tenants must pay for the following utilities:

- Electricity
- Cable TV
- Telephone
- **Water and sewer are INCLUDED in the monthly rent!**

Onsite Management Office  
(808) 456-9420  
785 Kamehameha Hwy.  
Pearl City, HI 96782

## Occupancy Information

- Due to the high density in the immediate area of the Hale Mohalu II Family Housing, parking is very limited. The City and County of Honolulu, through information provided by Managing Agent, will monitor vehicle registration (ownership) of all residents.
- OCCUPANCY RESTRICTION: There are tenant parking with handicap accessible stalls in the Hale Mohalu II Family Housing. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not own a vehicle.

## The Project Team

### Developer:

Hale Mohalu II Senior LP/Hale Mohalu II Family LP  
General Partner: Coalition for Specializing Housing

### Private Financing:

Central Pacific Bank  
Bank of Hawaii

### Government Financing:

State: HHFDC, LIHTC, RHTF, HMMF Bond  
City: HOME/CDBG

### Managing Agent:

Locations



*This brochure was updated on 3/2017 and the information contained herein was accurate as of this date.*

## Application Info:

### Contact:

### Hale Mohalu II

### Property Management Office

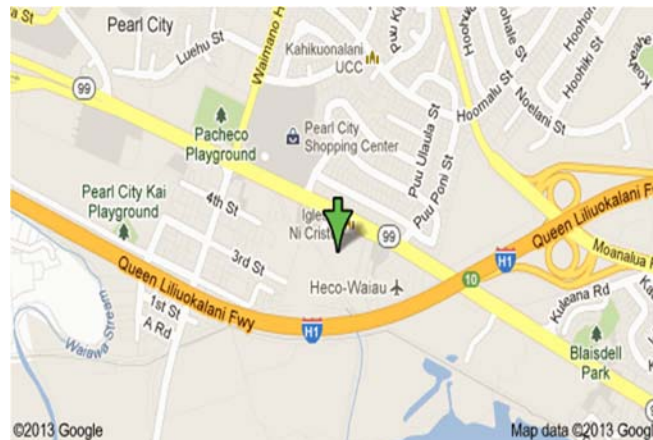
(808) 456-9420 ph.

(808) 456-9406 fax

## Locations

Property Management Division  
614 Kapahulu Avenue  
Honolulu, Hawaii 96815  
(RB-17095)

Website: [www.locationsrentals.com](http://www.locationsrentals.com)



*This project has a historical background. The proposed project site, as well as the present Hale Mohalu II Family housing, is on the grounds of the former Hale Mohalu state residential treatment facility for Hansen's disease patients. The state closed the facility in 1978.*



# Hale Mohalu II Family Housing

*An affordable  
Family rental  
housing project  
in Pearl City*

781 & 779 Kamehameha  
Highway  
Pearl City, HI 96782