

**PARKING
INFORMATION:**

- Current motor vehicle registration (ownership) and automobile insurance will be monitored by the Managing Agent.

THE PROJECT TEAM

Developer/Owner:
Hawaii Housing Development Corp

Private Financing:
Central Pacific Bank

Private Permanent and Tax Credit Financing
Hawaii Community Reinvestment Corp
Hawaii Housing Finance LLC

Government Financing:
Hawaii Housing Finance & Development Corp
(RHTF Loan and LIHTC Award)
City and County of Honolulu
(CDBG and HOME Grants)

Managing Agent:
Locations
Property Management Division

**FOR APPLICATION &
INFORMATION:**

Contact:
CASSANDRA TANABE
Resident Manager
(808) 696-8258

Locations

Property Management Division
614 Kapahulu Avenue
Honolulu, Hawaii 96815
Phone: (808) 738-3100
Fax: (808) 735-1978
(RB-17095)
Email: propertymgmt@locationshawaii.com
Website: www.locationsrentals.com



***A LIHTC
Affordable
Rental Project
for
Families in
Waianae***



This brochure updated on 06/2015 and the information contained herein was accurate as of this date.

**86-084 Farrington Hwy
Waianae, Hawaii 96792**



Hale Wai Vista I Project Information



PROJECT AND APARTMENT FEATURES

Unit Available & Unit Type 3 - 2 bedroom/1 bath/ 622 sq ft handicap-accessible units
1 - 3 bedroom/1 bath/ 751 sq ft handicap-accessible units

56 - 2 bedroom/1 bath/ 595 sq ft
4 - 2 bedroom/1 bath/ 622 sq ft
20- 3 bedroom/1 bath/ 751 sq ft

Appliances Range/oven with range hood
Garbage disposal
18 cu ft refrigerator/freezer
Air conditioner in living room
Vinyl tile flooring
Mini-blinds window covering

Property Amenities

Locked Lobby Doors
Security camera system
Tenant parking stalls
Visitor parking will be available
Coin-Op Laundry Facility on each floor.
Onsite Resident Manager's Office

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: Under the Low Income Housing Tax Credits Program, the tenant income cannot exceed 50% of Honolulu's current median income. The following maximum household income is applicable. Please review the table below.

Household size	Annual Income Limit	Monthly Income Limit	Annual Income Limit	Monthly Income Limit
	50% AMGI		30% AMGI	
1	\$36,050	\$3,004	\$21,630	\$1,803
2	\$41,200	\$3,433	\$24,720	\$2,060
3	\$46,350	\$3,863	\$27,810	\$2,318
4	\$51,500	\$4,292	\$30,900	\$2,575
5	\$55,650	\$4,637	\$33,390	\$2,782
6	\$59,750	\$4,979	\$35,850	\$2,988
7	\$63,900	\$5,325	\$38,340	\$3,195
8	\$68,000	\$5,667	\$40,800	\$3,400

RENT SCHEDULE

Unit size	Rental Amount	No. of Apts
30% AMGI 2 bedroom	\$520.00 per month	5 apts
50% AMGI 2 bedroom	\$925.00 per month	51 apts
50% AMGI 2 bedroom -end unit	\$950.00 per month	7 apts
50% AMGI 3 bedroom	\$1,100.00 per month	21 apts

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.

- *Section 8 certificate holders need not meet the minimum gross income requirement.*
- *Food stamps and housing subsidy may be accepted to help meet minimum income criteria.*
- **NOT A PET-FRIENDLY ENVIRONMENT**

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Electricity
- Telephone, CATV
- One FREE Parking stall, additional stalls @ \$50/month optional

Water and sewer are INCLUDED in the monthly rent!