

## FOR APPLICATION & INFORMATION:

- Due to the high density in the immediate area of the Kinau Vista, 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 available in the Kinau Vista project. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not

## THE PROJECT TEAM

### Developer/Owner:

Hawaii Housing Development Corporation

### Private Financing:

City Bank

Federal Home Loan Bank of Seattle  
Hawaii Investors for Affordable Housing, Inc  
Hawaii Community Reinvestment Corporation

### State Financing:

Rental Housing Trust Fund and  
Housing & Community Development Corp of  
Hawaii

### Managing Agent:

Locations  
Property Management Division



*This brochure updated on 07/2015 and the information contained herein was accurate as of this date.*

## FOR APPLICATION & INFORMATION:

Contact:

**Peggy Zayasu**  
**Resident Manager**  
**(808) 521-7111**

## Locations

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

# KINAU VISTA



*An affordable  
rental  
building for  
seniors in  
MAKIKI*



1150 Kinau Street  
Honolulu, HI 96814  
Ph: (808) 521-7111

# Kinau Vista Project Information Brochure

## PROJECT AND APARTMENT FEATURES

No. of Units 58 apartments

4 handicap-accessible units

62 total apartments

# of Units and Unit Type 62 - 1 bedroom/1 bath / 430 sq ft

Appliances Range/oven

Garbage disposal

Refrigerator/freezer

Vinyl Flooring

Air Conditioning

Window Mini-Blinds

Property Amenities Coin-operated laundry on each floor

Locked Entry Doors

Victory garden

Community room for recreational and educational Activities on the ground floor.

18 Tenant parking stalls (plus 5 handicap-accessible stalls) will be available @\$40 per month\*

Visitor parking

Onsite Resident Manager's Office

Onsite Social Worker

On site Resident Manager contact:  
Peggy Zayasu - (808) 521-7111  
1150 Kinau Street  
Honolulu, HI 96814

## MAXIMUM HOUSEHOLD INCOME

**INCOME RESTRICTION:** Under the Low Income Housing Tax Credits Program and the Federal Home Loan Bank of Seattle, the tenant income cannot exceed 30%, 50%, and 60% of Honolulu's current median income. At Kinau Vista, preference will be given to the lowest of the under 30% AMI (area median income) eligible tenants for the 7 set-aside apartments. The following maximum household income is applicable.

Please review the table below.

% of Area Median Income	Max income 1 person	Max income 2 persons	No. of Apts
30%	\$21,630/yr	\$24,720/yr	7 apts
50%	\$36,050/yr	\$41,200/yr	24 apts
60%	\$43,260/yr	\$49,440/yr	31 apts

## RENT SCHEDULE

% of Area Median Income	Rental Amount	No. of Apts
30%	\$575.00/month	7 Apts
50%	\$950.00/month	24 Apts
60%	\$1,150.00/month	31 Apts

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

## OTHER QUALIFYING CRITERIA

**AGE :** This project is intended and operated for occupancy by persons 55 years of age or older.

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

**MINIMUM INCOME:** A gross monthly income of TWO 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:

- Cable TV
- Telephone
- Parking @ \$40/month optional

Electricity, water and sewer are INCLUDED in the monthly rent!

email: [propertymgmt@locationshawaii.com](mailto:propertymgmt@locationshawaii.com)  
website: [www.locationsrentals.com](http://www.locationsrentals.com)