

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.
(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
Property Management Division



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

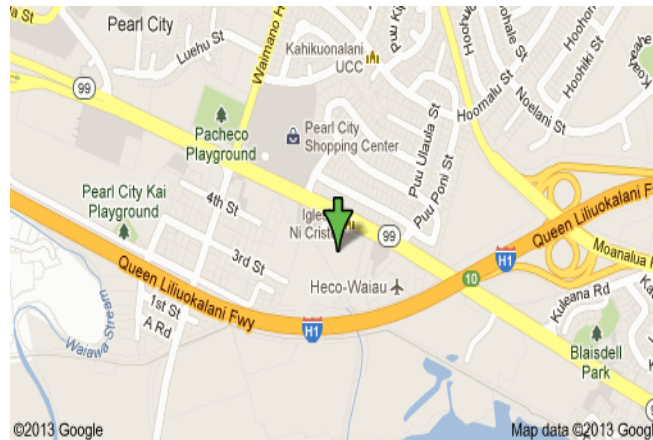
Application Info:

Contact:

Harold Esteron
Resident Manager
(808)456-9420

Locations

Property Management Division
614 Kapahulu Avenue
Honolulu, Hawaii 96815
Phone: (808)738-3100
(RB-17095)



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**