

Hale Mohalu II Senior Housing

Property & Apartment Information

No. of Units 155 apartments (2 buildings)
8 handicap-accessible units
163 total apartments

Unit Type 1 bedroom/1 bath / 432 sq ft

Appliances Range/oven
Garbage disposal
Refrigerator/freezer
Vinyl Flooring
Window coverings
Air Conditioner

Property Amenities Multi-purpose building with recreational activities and social services (pending)

Locked Entry Doors
Coin-operated laundry
Conveniently located on Kamehameha Highway on the bus line and near shopping
Parking (first come first served)
Visitor parking
Onsite Resident Manager

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

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%	\$21,990/yr	\$25,110/yr
50%	\$36,650/yr	\$41,850/yr
60%	\$43,980/yr	\$50,220/yr

Rent Schedule

Unit size	Rental Amount	No of Apts
30%	\$565.00 per month	9 apts
50%	\$900.00 per month	24 apts
60%	\$925.00 per month	130 apts

Property Management
LOCATIONS
614 Kapahulu Ave, Suite 102
Honolulu, HI 96815
Ph: (808) 738-3100

Other Qualifying Criteria

AGE : All residents must be at least 55+ years old at occupancy.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of TWO (2) times the monthly rent amount.

- *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:

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

Occupancy Information

- Due to the high density in the immediate area of the Hale Mohalu II Senior 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 Senior 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 LLC

Property Management Division



This brochure was updated on 6/1/2017 and the information contained herein was accurate as of this date.

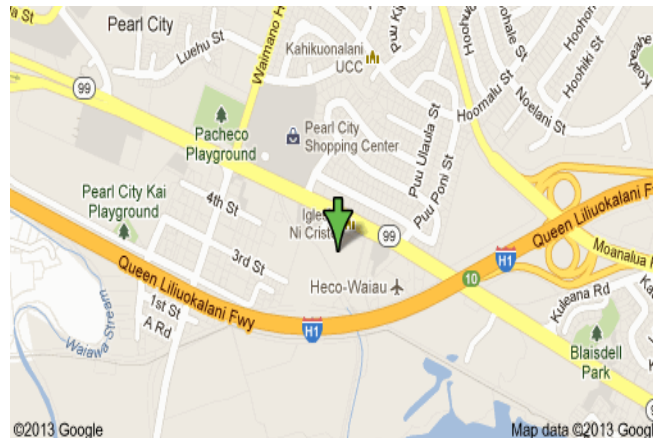
Application Info:

Contact:

Harold Esteron
Resident Manager
(808)456-9420

Locations

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



This project has a historical background. The proposed project site, as well as the present Hale Mohalu senior 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 Senior Housing

*An affordable
SENIOR rental
housing project
in Pearl City*

785 Kamehameha Highway
Pearl City, HI 96782