

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 own a vehicle.

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 06/01/2017 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
(RB-17095)

Email: propertymgmt@locationshawaii.com
Website: www.locationsrentals.com

KINAU VISTA



*An affordable
rental
building for
seniors in
MAKIKI*



1150 Kinau Street
Honolulu, HI 96814

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)

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%	\$21,990/yr	\$25,110/yr	7 apts
50%	\$36,650/yr	\$41,850/yr	24 apts
60%	\$43,980/yr	\$50,220/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

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

email: propertymgmt@locationshawaii.com

website: www.locationsrentals.com