

Project Information

- Due to the high density in the immediate area of the Ainahau 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 is tenant parking with an additional handicap van accessible stalls in the Ainahau Vista II project. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not own a vehicle.
- PARKING RESTRICTION: Due to limited parking stalls, only 50% and 60% AMGI applicants will be allowed to have parking here.
- NO SMOKING POLICY: Smoking is strictly prohibited throughout the project.
- NO PETS ALLOWED.

The Project Team

Developer/Owner:
Ainahau Vista II LP

Hawaii Housing Development Corporation

Interim & Permanent Financing:
State of Hawaii HHFDC- LIHTC, RHRF
City & County of Honolulu-CDBG & HOME grants
Bank of Hawaii-construction and permanent loan
HHF LLC-tax credit equity

General Contractor:
Mitsunaga Construction, Inc.

Property Manager:
Locations LLC



This brochure updated on 03/20/2018 and the information contained herein was accurate as of this date.

For application

Contact:
Randi Allmon
Resident Manager
(808)926-6700

Tentative Schedule

April 18, 2018	APPLICATION DEADLINE
April 30, 2018	LOTTERY
Summer 2018	ESTIMATED OCCUPANCY

Locations

Property Management Division
614 Kapahulu Avenue
Honolulu, Hawaii 96815
(RB-17095)
(808)738-3100
Website: www.locationsrentals.com

Ainahau Vista II



*An affordable
elderly rental
development in
Waikiki*

**2428-A Tusitala Street
Honolulu, HI 96815**

Ainahau Vista II Project Information Brochure

Project and Apartment Features

No. of Units 59 adaptable apartments

3 handicap-accessible units

62 total apartments

Unit Available &

Unit Type 15- studio/1 bath / 377 sq ft

47- 1 bedroom/1 bath/ 420 sq ft

Appliances Range/oven

Garbage disposal

Refrigerator/freezer

Resilient floor covering

Window coverings

Property Amenities

Coin-operated laundry

Locked Entry Doors

Community room for recreational and educational activities

22 parking stalls available only to 50% and 60% AMI @\$40 per month

Visitor parking

Resident Manager's Office at the Ainahau Vista I building

Onsite Resident Manager contact:
Randi Allmon - (808) 926-6700
2428 Tusitala Street Hon HI 96815

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 review the table below.

The information is valid as of 4/14/2017

% of Area Median Income	Max income 1 person	Max income 2 persons
30%	\$24,510/yr	\$27,990/yr
50%	\$40,850/yr	\$46,650/yr
60%	\$49,020/yr	\$55,980/yr

Rent Schedule

Unit size	Rental Amount	No of Apts
30% studio	\$549 per month	6 apts
50% studio	\$876 per month	9 units
50% 1 bedroom	\$941 per month	41 units
60% 1 bedroom	\$1137 per month	6 apts

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 (2) times the monthly rent amount.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- Food stamps and /or 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!