

Parking Disclosure:
 Due to the high density in the immediate area of the Wilder Vista, parking is very limited. The City and County of Honolulu will, through information provided by the Managing Agent, monitor vehicle registration (ownership) of all residents.

OCCUPANCY RESTRICTION:
 There are 61 parking stalls in the Wilder Vista project. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do own a vehicle.

The Project Team

State Financing:
 Rental Housing Trust Fund and
 Housing & Community Development Corp. of
 Hawaii

Private Financing:
 City Bank and
 Finance Factors, Ltd.
 Hawaii Investors for Affordable Housing, Inc.
 Hawaii Community Reinvestment Corporation

Architect:
 Mitsunaga & Associates, Inc.

Contractor:
 Mitsunaga Construction, Inc.

Developer/Owner:
 Hawaii Housing Development Corporation

Managing Agent:
 Prudential Locations LLC
 Property Management Division



This brochure was updated on 03/19/09 and the information contained herein was accurate as of that date.

For application & information:

Contact:
 Constance Rohas
 Resident Manager
 (808)947-4846



Empowering Hawaii since 1969

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 Prudential Locations LLC
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Wilder Vista



An
 Affordable
 Rental
 Development
 for
 Eligible
 Families



**1618 Punahou Street
 Honolulu, Hawaii 96822
 (808)947-4846**

Wilder Vista Project Information Brochure

Project and Apartment Features

No. of Units 48 2-br 1 ba apartments
 3 1-br 1 ba apartments
 3 1-br handicap-accessible units
 54 TOTAL Apartments

1 br: Approx. 525-530 sq ft

Unit Living Area 2 br: Approx. 600 square feet

Appliances Range/oven

Air-conditioner in each unit

Garbage disposal

Refrigerator/freezer

Vinyl Flooring

Window mini-blinds

Property Amenities Coin-operated laundry facility on the 2nd floor

Locked Entry Lobby Doors

Parking Stalls may be available

Landscaped Areas

Small Tot Lot

Visitor parking

Onsite Resident Manager's office

Rent Schedule
 Eff. 8/20/2008

50% - \$750/month for a 2-br 1 ba apt.

30% - \$355/month for a 1-br 1 ba apt.

Maximum Household Income Limits

INCOME RESTRICTION: Under the Low Income Housing Tax Credits program, tenant income cannot exceed 30% and 50% of Honolulu's current median income. At Wilder Vista, preference will be given to the lowest of the under 30% AMI (area median income) eligible tenants for the 6 set-aside apartments. The following maximum household income is applicable. Please review the table below.

Maximum income limits @ 50% AMI	Based upon household size, incomes must be LESS than the following schedule:	
	HOUSEHOLD SIZE	Annual
1 person household	\$33,300	\$2,775
2 person household	\$38,050	\$3,171
3 person household	\$42,800	\$3,567
4 person household	\$47,550	\$3,963
5 person household	\$51,350	\$4,279
6 person household	\$55,150	\$4,596
7 person household	\$58,950	\$4,913
8 person household	\$62,750	\$5,229

Maximum income limits @ 30% AMI	Based upon household size, incomes must be LESS than the following schedule:	
	HOUSEHOLD SIZE	Annual
1 person household	\$20,000	\$1,667
2 person household	\$22,850	\$1,904
3 person household	\$25,700	\$2,142
4 person household	\$28,550	\$2,379
5 person household	\$30,850	\$2,571
6 person household	\$33,100	\$2,758
7 person household	\$35,400	\$2,950
8 person household	\$37,700	\$3,142

Minimum Qualifications

- Satisfactory credit rating & criminal background screening
- Satisfactory landlord references
- No pets are permitted here
- **MINIMUM monthly income (food stamps can be included as income)**
 - \$1,687 per month, 2 bedroom apt
 - \$ 705 per month, 1 bedroom apt

Qualified co-signers may be considered.

Section 8 exception: Section 8 certificate holders need not meet minimum gross income requirement.

Utilities & Parking

UTILITIES: Tenants will pay for the following utilities:

- Electricity
- Cable TV
- Telephone
- Parking @ \$40/mo.

Water and sewer are INCLUDED in the monthly rent!

