



The Project Team

Department of Hawaiian Home Lands
Landowner/Lessor

Pacific Housing Assistance Corporation
Project Sponsor

Pacific Housing Oahu Corporation-
Kupuna at Waimanalo
Lessee/Developer/Owner

Office of Hawaiian Affairs
Grant Provider

Kauahikaua and Chun Architects
Project Architect

Metcalf Construction Co., Inc.
Contractor

Prudential Locations LLC
Property Management Division
Managing Agent



For information:

Contact: Theodore Awana
Resident Manager 426-1400

Prudential Locations LLC
Property Management Division
614 Kapahulu Avenue
Suite 102
Honolulu, Hawaii 96815
Telephone: (808)738-310
Fax: (808)735-1978
Propertygmt@pruhawaii.com



Furnishings and accessories are excluded in the rental units.



The information contained herein was accurate as of 3/19/2009



Kulanakauhale Maluhia O Na Kupuna



41-209 Ilauhole Street
Waimanalo Hawaii 96795



A rental development for native
Hawaiian kupuna



Tenant Eligibility Requirements

- * All tenants must qualify by income (household incomes *not to exceed* applicable levels);
- * Head of Household must be **Native Hawaiian kupuna**.
- * ***This project is intended and operated for occupancy by persons 55 years or older.***



Other Qualifying Criteria

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of at least 2 times the rental amount.

Qualified co-signers and/or food stamps will be accepted to help meet minimum income criteria.

Sec 8 Notice: *Sec 8 certificate holders need not meet the minimum gross income requirement.*



Maximum Household Income Limits

% of Median Income	Max income 1 person	Max income 2 persons	No. of Apts
30%	\$20,000/yr	\$22,850/yr	9 apts
50%	\$33,300/yr	\$38,050/yr	11 apts
50%	\$33,300/yr	\$38,050/yr	38 apts
60%	\$39,960/yr	\$45,660/yr	10 apts
80%	\$53,250/yr	\$60,900/yr	14 apts
100%	\$55,510/yr	\$63,440/yr	3 apts

NOTE: Up to 20 apartments may be rented to kupuna who are "homeless" (in accordance with the State's definition of "homeless").



Rent Schedule

% of Median Income	Contract Rent	Utility Allo.	Net Rent
30%	\$419/mo.	\$101/mo.	\$318/mo.
50%	\$473/mo.	\$101/mo.	\$372/mo.
50%	\$616/mo.	\$101/mo.	\$515/mo.
60%	\$686/mo.	\$101/mo.	\$585/mo.
80%	\$691/mo.	\$101/mo.	\$590/mo.
100%	\$796/mo.	\$101/mo.	\$695/mo.

Tenants must establish electrical service and pay for its consumption.
Telephone service provided by Sandwich Isle Communications.



Project and Apartment Features

Featuring:

- # apartments 85 garden apartments TOTAL
- # Handicap accessible apartments: 5 apartments
- Apartment floor space: Approximately 528 sq ft living area
- # bedrooms/baths: 1 bedroom/1 bath garden apartments
- Partly furnished
- Appliances: Range
Refrigerator
- Flooring: Carpet and vinyl tile floors

Window covering: Window curtains

Common amenities: Common laundry

- 103 visitor & tenant parking stalls, including 9 accessible and 2 van accessible stalls
- Community Room
- Onsite Resident Manager's office and apartment
- Community garden plots

