

**FOR APPLICATION &
INFORMATION:**

Contact:
Angie Lane
Resident Manager
(808) 622-1745

220 California

THE PROJECT TEAM

Developer/Owner:
California Dreaming

Private Financing:
First Hawaiian Bank

State Financing:
Hawaii Housing Finance & Development
Corporation


Managing Agent:
Prudential Locations LLC
Property Management Division



Prudential Locations LLC

Empowering Hawaii since 1969.

Property Management Division
Prudential Locations LLC
614 Kapahulu Avenue, Suite 102
Honolulu, Hawaii 96815
Phone: (808) 738-3100
Fax: (808) 735-1978
Email: propertymgmt@pruhawaii.com
Website: www.prurentals.com



*An affordable
rental building
for the elderly
in Wahiawa*



220 California Avenue
Wahiawa, HI 96786
Ph: (808) 622-1745

*This brochure updated on 3/19/09 and the
information contained herein was accurate as of
this date.*

220 California Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 39 apartments
 2 handicap-accessible units
 41 total apartments

Unit Type 1 bedroom/1 bath
 403 square feet

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

Property Amenities Coin-operated laundry on each floor
 Locked Entry Doors
 Victory garden
 Community room for recreational and educational activities
 Tenant parking stalls
 Visitor parking
 Onsite Resident Manager's office

On site Resident Manager contact:
 Angie Lane (808) 622-1745
 email: propertymgmt@pruhawaii.com
 website: www.prurentals.com

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: Under the Low Income Housing Tax Credits Program, the tenant income cannot exceed 50% of Honolulu's current median income. The following maximum household income is applicable.

Please review the table below.

% of Area Median Income	Max income 1 person	Max income 2 persons
50%	\$33,300/yr	\$38,050/yr
	\$2775 per mo.	\$3171 per mo.

RENT SCHEDULE

Unit size	Rental Amount
1 bedroom	\$605.00 per month

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OTHER QUALIFYING CRITERIA

AGE REQUIREMENT: Effective July 2007, at least one person in the household must be 55 years or older.

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of \$1210 per month.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- Qualified co-signers and/or food stamps and housing subsidy may be accepted to help meet minimum income criteria.

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Cable TV (\$25 per month)
- Telephone

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