

**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:

Prudential Locations LLC
Property Management Division



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

**FOR APPLICATION &
INFORMATION:**

Contact:

**Jason Hiyakumoto
Resident Manager
(808) 521-7111**



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

KINAU VISTA



*An affordable
rental
building for
seniors in
MAKIKI*



1150 Kinau Street
Honolulu, HI 96814
Ph: (808) 521-7111

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) will be available @\$40 per month*

Visitor parking

Onsite Resident Manager's Office

Onsite Social Worker

On site Resident Manager contact:
Jason Hiyakumoto - (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%	\$20,000/yr	\$22,850/yr	7 apts
50%	\$33,300/yr	\$38,050/yr	24 apts
60%	\$39,960/yr	\$45,660/yr	31 apts

RENT SCHEDULE

% of Area Median Income	Rental Amount	No. of Apts
30%	\$375.00/month	7 Apts
50%	\$650.00/month	24 Apts
60%	\$675.00/month	31 Apts

Property Management
PRUDENTIAL LOCATIONS LLC
614 Kapahulu Ave, Suite 102
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OTHER QUALIFYING CRITERIA

AGE : This project is intended and operated for occupancy by persons 55 years of age 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 TWO times the monthly rent amount.

- 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
- Telephone
- Parking @ \$40/month optional

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

email: propertymgmt@pruhawaii.com

website: www.prurentals.com