

### **Parking Disclosure:**

Due to the high density in the immediate area of the Artesian 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 14 parking stalls in the Artesian Vista project. Once all parking stalls have been assigned, occupancy

### **THE PROJECT TEAM**

Developer/Owner:

Hawaii Housing Development Corporation

Private Financing:

City Bank

Finance Factors

State Financing:

Rental Housing Trust Fund

Housing & Community Development Corp. of  
Hawaii



*This brochure was updated on 12/31/09 and the information contained herein was accurate as of that date.*

### **FOR APPLICATION & INFORMATION:**

**CONTACT:**

**RAYMOND GOTTSCHALK: 949-5936**



**Prudential Locations LLC**

Empowering Hawaii since 1969.

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# Artesian Vista

**An Affordable  
rental building for the  
elderly in McCully!!**



**1828 Young Street  
Honolulu HI 96826**



# Artesian Vista Project Information Brochure



## PROJECT AND APARTMENT FEATURES

**No. of Units** 51 apartments  
2 handicap-accessible units  
53 total apartments

**Unit Type** 1 bedroom/1 bath

**Unit Living Area** 420+ square feet

**Appliances** Range/oven  
Garbage disposal  
Refrigerator/freezer  
Vinyl Flooring  
Air conditioner  
Window mini-blinds

**Property Amenities** Coin-operated laundry on each floor  
Locked Entry Doors  
14 parking stalls will be available @ \$40 per month\*  
Landscaped areas  
Large multi-purpose room for recreational and visitor parking  
Onsite Resident Manager's office  
Onsite social worker

\*certain restrictions will be applicable

## 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. The following maximum household income is applicable. Please review the table below.

% of Area Median In-	Max income 1 person	Max income 2 persons	No. of Apts
30%	\$20,000/yr	\$22,850/yr	6 apts
50%	\$33,300/yr	\$38,050/yr	47 apts

## RENT SCHEDULE

% of Area Median	Rental Amount	No. of
30%	\$400.00 per month	6 apts
50%	\$675.00 per month	47 apts



## 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 REFER- ENCES:** Tenants must have good landlord references.

**MINIMUM INCOME:** A gross monthly income Of TWO (2) times the rent amount.

- Section 8 certificate holders need not meet the minimum
- Food stamps will be accepted to help meet minimum income criteria.

## UTILITIES & PARKING

**UTILITIES:** Tenants must pay for the following utilities:

- Cable TV
- Telephone

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

- Parking @ \$40/mo. is optional.