

**PARKING
INFORMATION:**

- Current motor vehicle registration (ownership) and automobile insurance will be monitored by the Managing Agent.

THE PROJECT TEAM

Developer/Owner:

Hawaii Housing Development Corp

Private Financing:

Central Pacific Bank

Private Permanent and Tax Credit Financing

Hawaii Community Reinvestment Corp
Hawaii Housing Finance LLC

Government Financing:

Hawaii Housing Finance & Development Corp
(RHTF Loan and LIHTC Award)
City and County of Honolulu
(CDBG and HOME Grants)

Managing Agent:

Prudential Locations LLC
Property Management Division

**FOR APPLICATION &
INFORMATION:**

Contact:

JIM GESSER

Resident Manager

(808) 697-9600



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.pruhawaii rentals.com



***A LIHTC
Affordable
Rental Project
for
Families in
Waianae***



This brochure updated on 7/06/2011 and the information contained herein was accurate as of this date.

**86-084 Farrington Hwy
Waianae, Hawaii 96792**



Hale Wai Vista Project Information



PROJECT AND APARTMENT FEATURES

Unit Available & Unit Type 3 - 2 bedroom/1 bath/ 622 sq ft handicap-accessible units
 1 - 3 bedroom/1 bath/ 751 sq ft handicap-accessible units

56 - 2 bedroom/1 bath/ 595 sq ft
 4 - 2 bedroom/1 bath/ 622 sq ft
 20- 3 bedroom/1 bath/ 751 sq ft

Appliances Range/oven with range hood
 Garbage disposal
 18 cu ft refrigerator/freezer
 Air conditioner in living room
 Vinyl tile flooring
 Mini-blinds window covering

Property Amenities

Locked Lobby Doors
 Security camera system
 Tenant parking stalls
 Visitor parking will be available
 Coin-Op Laundry Facility on each floor.
 Onsite Resident Manager's Office

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.

Household size	Annual Income Limit	Monthly Income Limit	Annual Income Limit	Monthly Income Limit
	50% AMGI		30% AMGI	
1	\$34,750	\$2,896	\$20,850	\$1,738
2	\$39,700	\$3,308	\$23,820	\$1,985
3	\$44,650	\$3,721	\$26,790	\$2,233
4	\$49,600	\$4,133	\$29,760	\$2,480
5	\$53,600	\$4,467	\$32,160	\$2,680
6	\$57,550	\$4,796	\$34,530	\$2,878
7	\$61,550	\$5,129	\$36,930	\$3,078
8	\$65,500	\$5,458	\$39,300	\$3,275

RENT SCHEDULE

Unit size	Rental Amount	No. of Apts
30% AMGI 2 bedroom	\$509.00 per month	5 apts
50% AMGI 2 bedroom	\$806.00 per month	51 apts
50% AMGI 2 bedroom-end	\$843.00 per month	7 apts
50% AMGI 3 bedroom	\$964.00 per month	21 apts

OTHER QUALIFYING CRITERIA

CREDIT RATING: Credit evaluation will be done for all tenants.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of 2.5 times the monthly rent amount.

- *Section 8 certificate holders need not meet the minimum gross income requirement.*
- *Food stamps and housing subsidy may be accepted to help meet minimum income criteria.*
- **NOT A PET-FRIENDLY ENVIRONMENT**

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Electricity
- Telephone, CATV
- One FREE Parking stall, additional stalls @ \$50/month optional

Water and sewer are INCLUDED in the monthly rent!