

**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

IMPORTANT DATES

February 1, 2010: Application deadline for lottery

February 15, 2010: LOTTERY DATE

Lottery location: Project site in Waianae

April 15, 2010: First occupancy (tentative)



This brochure updated on 12/23/2009 and the information contained herein was accurate as of this date.

**FOR APPLICATION &
INFORMATION:**

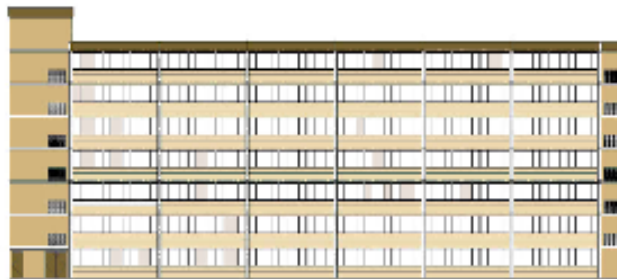
Contact:
JIM GESSER
Resident Manager
(808) 738-3110



Prudential Locations LLC


Empowering Hawaii since 1969.


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HALE WAI


VISTA




















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

- 86-084-A;
- 86-084-B;
- 86-084-C;
- 86-084-D;
- 86-084-E;

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
19- 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	\$33,300	\$2,775	\$20,000	\$1,667
2	\$38,050	\$3,171	\$22,850	\$1,904
3	\$42,800	\$3,567	\$25,700	\$2,142
4	\$47,550	\$3,963	\$28,550	\$2,379
5	\$51,350	\$4,279	\$30,850	\$2,571
6	\$55,150	\$4,596	\$33,100	\$2,758
7	\$58,950	\$4,913	\$35,400	\$2,950
8	\$62,750	\$5,229	\$37,700	\$3,142

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	20 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.

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!