

**FOR APPLICATION &
INFORMATION:**

- Due to the high density in the immediate area of the Kalakaua 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 33 tenant parking stalls in the Kalakaua 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 and

Finance Factors, Ltd.

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 12/31/09 and the
information contained herein was accurate as of
this date.*

**FOR APPLICATION &
INFORMATION:**

Contact:

**Joanne Roberts
Resident Manager
(808) 946-5936**



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

KALAKAUA VISTA



**AN
AFFORDABLE
RENTAL
DEVELOPMENT
FOR
SENIORS IN
WAIKIKI**

**1628 Kalakaua Avenue
Honolulu, HI 96826
Ph: (808) 946-5936**

Kalakaua Vista Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 73 apartments
 7 handicap-accessible units
 80 total apartments

Unit Type 1 bedroom/1 bath / 430 sq ft

Appliances Range/oven
 Garbage disposal
 Refrigerator/freezer
 Vinyl Flooring
 Split Air-Conditioning-Living Room
 Window Mini-Blinds

Property Amenities Coin-operated laundry
 Locked Entry Doors
 Garden Plots
 Community room for recreational and educational Activities
 Tenant parking stalls will be available @\$40 per month*
 Visitor parking
 Onsite Resident Manager's Office

On site Resident Manager contact:
 Joanne Roberts - (808) 946-5936
 1628 Kalakaua Ave
 Honolulu, HI 96815

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
30%	\$20,000/yr	\$22,850/yr
50%	\$33,300/yr	\$38,050/yr

RENT SCHEDULE

Unit size	Rental Amount	No of Apts
30%	\$400.00 per month	8 apts
50%	\$675.00 per month	72 apts

Property Management
 PRUDENTIAL LOCATIONS LLC
 614 Kapahulu Ave, Suite 102
 Honolulu, HI 96815
 Ph: (808) 738-3100

OTHER QUALIFYING CRITERIA

AGE : This project is intended and operated for occupancy by persons 62 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 (2) 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:

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

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

email: propertymgmt@pruhawaii.com

website: www.pruhawaiirentals.com