

PARKING DISCLOSURE

- Due to the high density in the immediate area of Senior Resident at Kaneohe, 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 with handicap van accessible stalls in the Senior Residence at Kaneohe 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:
Kaneohe Elderly Housing Project LP

State Financing:

- City & County of Honolulu: Community Development Block Grant (CDBG) Program
- City & County of Honolulu: HOME Program
- State of Hawaii: Rental Housing Trust Fund Program
- State of Hawaii: Rental Assistance Revolving Fund Program
- Low Income Housing Tax Credit Program
- US Dept of Housing & Urban Development (HUD): Section 202 Supportive Housing for the Elderly (Section 202) Program

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:
Bob Thompson
Resident Manager
(808) 235-2898



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

SENIOR RESIDENCE at KANEOHE (HUD and LIHTC Units)



**An affordable
rental
project for
seniors in
KANEOHE**



**45-705 Kamehameha Hwy
Kaneohe, HI 96744
Ph: (808) 235-2898**

Senior Residence at Kaneohe Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 69 apartments

5 handicap-accessible units

74 total apartments

Unit Type 1 bedroom/1 bath /lanai

Appliances Range

Refrigerator

Garbage Disposal

Carpet & Vinyl Flooring

Window Curtains

Property Amenities Common Laundry Area

Storage Lockers

Interior Landscaped Courtyard

Community Room

Limited Tenant Parking

Visitor & Tenant Parking

Sitting area on each floor

Onsite Resident Manager's Office

Utilities: Tenant responsible for Cable TV (optional), Telephone, Electricity.

Water and Sewer included in rent

On site Resident Manager contact:

Bob Thompson - (808) 235-2898

45-705 Kamehameha Highway

Kaneohe, HI 96744

email: propertymgmt@pruhawaii.com

website: www.pruhawaii rentals.com

HUD 202 PROGRAM

44 apartments in this project have been set aside for seniors 62+ years of age earning up to 50% of Honolulu's median household income.

AGE REQUIREMENT: Members of the household must be 62 years or older.

RENTAL SCHEDULE: Under HUD's 202 program, tenants will pay 30% of their income for rent.

INCOME LIMITS: Following are the income limits (based upon 50% of median income) under HUD's 202 program:

<u>Household Size</u>	<u>Maximum Monthly Income</u>
1-Person	\$2,775 per month
2-Person	\$3,171 per month

Property Management

PRUDENTIAL LOCATIONS LLC

614 Kapahulu Ave, Suite 102

Honolulu, HI 96815

Ph: (808) 738-3100

Fax: (808) 735-1978

LIHTC PROGRAM (LOW INCOME HOUSING TAX CREDIT)

30** apartments in this project have been set aside for seniors 62+ years of age earning up to 60% of Honolulu's median household income. Tenants must have minimum monthly income of \$1248; however Section 8 tenants are exempt from this requirement. Food stamps and housing subsidy may be accepted to help meet the minimum income criteria.

AGE REQUIREMENT: Members of the household must be 62 years or older.

RENTAL SCHEDULE: Following is the rent schedule under the LIHTC program:

Rental Amount: \$624 per month

Security Deposit: \$624

Lease Term: Minimum 6 months

INCOME LIMITS: Under the Low Income Housing Tax Credits program, tenant income cannot exceed 60% of Honolulu's current median income. The following maximum household income is applicable.

<u>Household Size</u>	<u>Maximum Monthly Income</u>
1-Person	\$3,330 per month
2-Person	\$3,805 per month

** 10 units at 50% of Honolulu's median household income.