



Honuakaha Elderly Housing

DISCLOSURES

1. A portion of the land on which Honuakaha stands includes an area designated as a "commemorative park." This portion of the project land has been developed and landscaped, and maintained as a private park. Archaeological studies of the project land have disclosed that, during the 1850's, the area set aside for the Commemorative Park was used as a burial site. There will be no construction above or in the immediate vicinity of this sacred area.
2. The Project is provided with a professionally designed security system which is intended to discourage access to the Project by unauthorized persons without undue inconvenience to authorized residents and guests. *Despite the design of this security system, the developer and/or property manager does not insure or guarantee the safety or security within the Project, and neither the developer nor property manager shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.*
3. The Project is located adjacent to the Kaka'ako Fire Station, which may result in noise or other annoyances to residents at any hour.
4. **SEX-OFFENDER REGISTRATION INFORMATION**
Hawaii has enacted a law requiring sex offenders to register with the Attorney General's office. The Agent and/or LANDLORD make no representations as to whether or not the public has access to this information. Neither the LANDLORD, nor any real estate agent is required to obtain information regarding sex offenders.
5. **WAIT LIST.** If no units are immediately available, Rental applications will be accepted and maintained on a Wait List for a period of 3 years from the date that we receive your application.

Managing Agent:



Property Management (RB-17095)
614 Kapahulu Avenue #102 PMD
Honolulu, Hawaii 96815
Ph: (808) 738-3100

If you are interested in visiting the project,
please call for an appointment:

Contact: Robert "Charlie" Moore
(808) 724-0208



545 Queen Street
Honolulu Hawaii 96813

Section 8 welcome!

This brochure was updated September 16, 2020. The information presented herein was deemed to be accurate as of that date.

Project and Rental Information

THE DEVELOPER/OWNER

The HONUAKAHA Affordable Housing Development and American Brewery Renovation was developed through a limited partnership. The development adds needed affordable senior housing to Oahu while preserving one of Honolulu's most historic landmarks, the American Brewery building.

Honuakaha's first residents moved into their units in October 1995.

PROJECT LOCATION

HONUAKAHA is ideally situated in Kaka'ako, within walking distance of Honolulu's municipal community and downtown business district. Its central location brings its residents within close proximity to downtown, Kaka'ako and the Ala Moana Shopping Center, near medical facilities, public transportation, recreational and cultural activities.

GENERAL INFORMATION

Besides the 150 senior rental apartments, the project includes 93 fee simple condominium units, 1,300 square feet of retail space, the restoration of the Historic American Brewery Building, 6,750 square feet of commercial office space, and limited covered parking.

PROJECT & RENTAL INFORMATION

Street address:
545 Queen Street, Honolulu Hawaii 96813

Number of Units: 150 TOTAL
141 STUDIOS
(7 are set aside for physically-challenged)

9 ONE-BEDROOM UNITS
(1 set aside for physically-challenged)

Size of Apartments:
STUDIO: 350 sq. ft.
1-BEDROOM: 488-516 sq. ft.

Furnishings: Range, refrigerator, and air-conditioner.

Type of Structure: Eight (8) story concrete building, with 3 elevators. Two floors are for parking and six floors are for residential use.

Project Amenities: Common coin-operated laundry facility, and community room

Parking: Parking requests are accepted on a wait list, as all stalls have been assigned.



A rooftop view of Honuakaha.

TENANT ELIGIBILITY REQUIREMENTS

Under the Low-Income Housing Tax Credits program, tenants must meet the following criteria:

- ❖ ALL household members must be 62+ years of age
- ❖ MAXIMUM INCOME: Have a gross household income which does NOT exceed 60% Area Median Income (AMI)

MAXIMUM AMI amounts, as shown below:

Household SIZE	ANNUAL INCOME	MONTHLY INCOME
1 person	\$52,920	\$4,410
2 person	\$60,480	\$5,040

* 2020 Reserved Housing Income Limits, subject to change

- ❖ Acceptable landlord reference(s).
- ❖ MINIMUM income must be at least 2 times monthly rent.

Section 8 certificate holders need not meet the minimum gross income requirement.

RENTAL RATES

UNIT TYPE	RENTAL AMOUNT
STUDIO	\$960 & \$1,150
1-BEDROOM	\$1,150

*2020 Prices. Subject to change.

UTILITIES INCLUDED

These utilities are included in the rental amount:

- Electricity
- Water

Tenants pay for all other utilities, including:

- Telephone
- Cable TV