

## The Project Team

- Department of Hawaiian Home Lands Landowner/Lessor
- Pacific Housing Assistance Corporation Project Sponsor
  - Pacific Housing Oahu Corporation Kupuna at Waimanalo
  - Kauahikaua and Chun Architects Project Architect
- Metcalf Construction Co. Inc. Contractor
- Locations Property Management Division Managing Agent

## Contact Information

### Resident Manager

*Nohea Hoopii*

(808) 426-1400

## Kulanakauhale Maluhia O Na Kupuna



**41-209 Ilauhole Street  
Waimanalo, Hawaii 96795**



### Property Management

(RB-17095)

614 Kapahulu Avenue

Honolulu, Hawaii 96815

**Locations**  
Property Management



*This brochure was updated on 6/2018  
and the information contained herein was  
accurate as of this date.*

**A rental development for  
Native Hawaiian Kupuna**

## Tenant Eligibility Requirements:

- All applicants must be a minimum of 50% Hawaiian Blood Quantum to apply (Head of Household)
- Applicants must be 55+ years or older
- All tenants must qualify by income (household income is not to exceed applicable levels)

## Qualifying applicants

Applicants MUST be a U.S. citizen or U.S. alien. Applicant cannot own a majority interest in residential properties and must meet minimum monthly income of at least 2 times the rent amount. Income must be below the 50% and 60% gross annual income limits.

**Section 8 Notice: section 8 certificate holders don't need to meet the minimum gross income requirement**

## Kulanakauhale Maluhia O Na Kupuna

### Project and Apartment Features:

- 85 Units Total
- 6 Handicap accessible units
- Units living area-528 Sq. Ft
- 1 bedroom / 1 bath units

**-UNITS ARE FURNISHED-**

### Appliances / Amenities

- Refrigerator included
  - Range
- Common Laundry Area
- 103 visitor and tenant parking stalls with 9 accessible stalls and 2 accessible van stalls

## Maximum household Income Limits:

% of Median	Max income 1 person	Max income 2 persons	No. of Units
30%	\$24,510/yr	\$27,990/yr	9 units
50%	\$40,850/yr	\$46,650/yr	49 Units
60%	\$49,020/yr	\$55,980yr	10 Units
80%	\$65,360/yr	\$74,640/yr	14 Units
100%	\$81,700/yr	\$93,300/yr	3 Units

**NOTE:** Up to 20 apartments may be rented to Kupuna who are “homeless” .  
(In accordance with the State’s definition of homeless)

## Other Qualifying Criteria:

**Landlord References:** Tenants must have good landlord references.

**Minimum Income:** A gross monthly income of 2 times the monthly income rent amount.

**Criminal Background:** Must meet minimum criminal background criteria.