

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: Crystal Yee
Resident Manager
(808) 522-7919

Honuakaha Elderly Housing



545 Queen Street
Honolulu Hawaii 96813

This brochure was updated on Monday, 01/19/2021 and 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 between the Hawaii Community Development Authority and First Hawaiian Bank. The development adds much needed affordable senior housing to Oahu while also 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 shopping (both downtown shopping and the Ala Moana Shopping Center,) major medical facilities, public transportation, recreational and cultural activities.

GENERAL INFORMATION

Besides the 150 senior rental apartments, the project includes 93 fee simple condominium apartments, 1,300 square feet of retail space, and the restoration of the Historic American Brewery Building and 6750 square feet of commercial office space.



PROJECT & RENTAL INFORMATION

Street address: 545 Queen Street
Honolulu Hawaii 96813

Number of Units: TOTAL: 150



141 STUDIO APTS

(7 are set aside for physically-challenged)

9 1-BEDROOM APTS

(1 set aside for physically-challenged)

Size of Apartments: STUDIO APT: 350 sq ft
1-BDRM APT: 488-516 sq ft

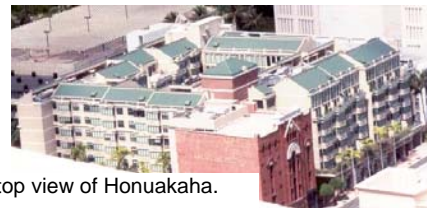
Furnishings: wall-to-wall carpet, window blinds, range, refrigerator, and air-conditioner unit.

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

Project Amenities: Common coin-operated laundry facility, Community Room

Parking: Parking requests are accepted on a Wait List as all stalls have been assigned.

Section 8 welcome!



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% AMI amounts, as shown below:

Household SIZE	ANNUAL INCOME	MONTHLY INCOME
1 person	\$50,640	\$4,220
2 person	\$57,840	\$4,820

- ❖ Acceptable landlord reference(s).
- ❖ MINIMUM income must be at least 2-1/4x monthly rent.

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

RENTAL RATES

UNIT TYPE	RENTAL AMOUNT
STUDIO	\$700 to \$900
1-BEDROOM	\$800 to \$1,000



UTILITIES

These utilities are included in the rental amount:

- Electricity
- Water

Tenants must pay for these other utilities:

- Telephone
- Cable TV

