

## Now Accepting Applications!

### Schedule:

Application Deadline: October 31, 2019  
 Lottery: November 15, 2019  
 Anticipated Project Completion: December 2019  
 Estimated First Occupancy: Spring 2020

### Qualifying Criteria:

Credit Rating	Landlord Reference	Minimum Income
No credit evaluation required for elderly housing projects	Tenants must have good landlord references	Gross monthly income of two times the monthly rent*
Age	Criminal Background	Pets
Residents must be at least 55 years old	Must satisfy minimum criminal background criteria	No pets are permitted

\* Section 8 certificate holders are exempt from meeting the minimum gross income requirement.

\* Food stamps and/or housing subsidy may be accepted to meet minimum income criteria.

### Request Applications:

Locations LLC  
 614 Kapahulu Ave. Suite #102  
 808-738-3100

### Submit Applications:

Via Email:  
[meheulavista@locationshawaii.com](mailto:meheulavista@locationshawaii.com)

Drop off or mail:

95-1060A Lehiwa Drive  
 Mililani, Hawaii 96789

This is a smoke-free property!



This brochure was updated on 9/26/19 and the information contained herein was accurate as of this day.



### Project Team

Catholic Charities Housing Development Corporation

Developer: Meheula Vista III LP

Private Financing: Bank of Hawaii, HHF LLC

State Financing: HHFDC, DURE, LIHTC and RHRF

Managing Agent: Locations LLC

### Property Manager

Locations LLC  
 614 Kapahulu Avenue  
 Honolulu, Hawaii 96815  
 Property Management  
 (RB-17095)  
 Phone: (808) 738-3100  
 Fax: (808) 735-1978

### About Catholic Charities Housing Development Corporation (CCHDC):

Incorporated in 1999 as a 501(c)(3) nonprofit organization operating as a subsidiary of Catholic Charities Hawaii, CCHDC owns, develops, and manages real estate properties with the intent to provide affordable housing for the elderly, special needs individuals and other socially or economically disadvantaged persons and families.



CATHOLIC CHARITIES HOUSING  
 DEVELOPMENT CORPORATION

A program of Catholic Charities Hawaii

# Meheula Vista III

Affordable senior residences  
 in Mililani Mauka

95-1060  
 Lehiwa Drive  
 Mililani,  
 Hawaii 96789  
 (808) 626-9162



CATHOLIC CHARITIES HOUSING  
 DEVELOPMENT CORPORATION

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Locations



### Unit Details:

- 75 One-Bedroom Units
- 8 units at 30% AMGI (Area Median Gross Income)
- 60 units at 50% AMGI
- 7 units at 60% AMGI
- 420+ square feet
- Major Appliances (range/oven, refrigerator)
- Garbage Disposal
- Vinyl Flooring
- Ceiling Fan
- Window Coverings
- Handicap Adaptable/Accessible Bathrooms

### Property Amenities:

- Onsite Resident Manager's Office
- Meeting & Multi-purpose Room
- Locked Entry Doors
- Common Laundry Area
- Picnic Area, Community Room

### Utilities:

- Water, sewer and electricity are included in the monthly rent.
- Tenants must pay for their own cable TV and telephone.

### Parking:

- Limited on property parking is \$50 per month and available only for 50% and 60% AMGI units. **Street parking will not be permitted for tenants.** The City and County of Honolulu, through information provided by the Property Manager, will monitor vehicle registration of residents.

## Maximum Household Income Limits

Under the Low Income Housing Tax Credits Program, tenant income cannot exceed 60 percent of Honolulu's current median income.

## The following Maximum Household Income is applicable:

No. of Area Median Income	Max Income / 1 Person	Max Income / 2 Persons
30%	\$25,320 per year (\$2,110.00 per month)	\$28,920 per year (\$2,410.00 per month)
50%	\$42,200 per year (\$3,516.67 per month)	\$48,200 per year (\$4,016.67 per month)
60%	\$50,640 per year (\$4,220.00 per month)	\$57,840 per year (\$4,820.00 per month)

## Rent Schedule

Unit Size	Rental Amount	Number of Available Units
30% AMGI 1 bedroom	\$678 per month	8 units
50% AMGI 1 bedroom	\$915 per month	60 units
60% AMGI 1 bedroom	\$980 per month	7 units

## Catholic Charities Hawai'i Complementary Services

Meheula Vista residents can take advantage of case management services provided by Catholic Charities Hawai'i, a private, non-profit organization that has been serving people in need in Hawai'i since 1947. The program includes:

- **Case assessment** – Assessment of the resident's living situation, relationships and supports, ability to perform daily living activities, physical/mental/emotional/financial/legal status, existing services received, and needs for services and supports
  - **Care planning** – Work with resident to develop an individualized "roadmap" to achieve his/her goals.
  - **Counseling** – Helping resident to clarify options and choices, problem-solving, and supporting decision making.
  - **Ongoing monitoring and service coordination** – Providing, arranging and coordinating services to ensure that the care plan goals are met and maintained.
  - **Advocacy** – Ensure that all eligible entitlements and benefits are secured.
  - **Educational & Social Activities** - Coordination of speakers and activities for residents to provide information and education on social and health issues, as well as to help prevent social isolation of residents, as time and space permit.
- Case management program staff will be on site 1 to 3 days per week, depending on demand.

