





**WAIPAHU**



# Mokuola Vista

**94-333 MOKUOLA ST, WAIPAHU, HI 96797**

## RENT

\$675 – \$1,550/MO |  **2 BED**  
 **1 BATH**

## APARTMENT FEATURES

Range/Oven, Garbage Disposal, Refrigerator/Freezer, Stack Washer/Dryer in Each Apartment, Air Conditioner in Living Room and Bedroom, Vinyl Flooring, Window Coverings

## UTILITIES

- Water and Sewer are included in the monthly rent.
- Tenants must pay for Electricity, Cable TV and Telephone.

## PROPERTY AMENITIES

- Private Park with Tot Lot and Picnic Amenities
- Locked entry doors
- Security Camera System
- Limited tenant parking stalls. Based on availability for an additional monthly fee.
- Visitor Parking
- Onsite Resident Manager's Office

## SERVICES NEARBY (WALKING DISTANCE)

- Bus Line - 1 min.
- Skyline - 5 min.
- Grocery Store - 6 min.
- Restaurant - 4 min.

**FOR APPLICATION & INFORMATION**  
**Lee-Ann Wong, Resident Manager**

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**PROPERTY MANAGEMENT DIVISION**  
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## MAXIMUM HOUSEHOLD INCOME

Under the Low Income Housing Tax Credits Program, the household income cannot exceed 60% of Honolulu’s current median income. The following maximum household income applies:

| Household Size | Max Yearly Income 30% AMI | Max Yearly Income 60% AMI |
|----------------|---------------------------|---------------------------|
| 1              | \$27,510/YR               | \$55,020/YR               |
| 2              | \$31,440/YR               | \$62,880/YR               |
| 3              | \$35,370/YR               | \$70,740/YR               |
| 4              | \$39,300/YR               | \$78,600/YR               |
| 5              | \$42,450/YR               | \$84,900/YR               |
| 6              | \$45,600/YR               | \$91,200/YR               |
| 7              | \$48,750/YR               | \$97,500/YR               |

## RENT SCHEDULE

| APARTMENT SIZE       | RENT AMOUNT |
|----------------------|-------------|
| 2 BEDROOM<br>30% AMI | \$675/MO    |
| 2 BEDROOM<br>60% AMI | \$1,550/MO  |

## OTHER QUALIFYING CRITERIA

- **Maximum Household Income Requirement:** Total household income may not exceed 60% of the Area Median Income (AMI). See chart.
- **Credit Rating:** Tenants must have a satisfactory credit rating.
- **Criminal Background Screening:** Criminal background screening must be satisfactory.
- **Landlord References:** Tenants must provide good landlord references.
- **Minimum Income:** A gross monthly income of TWO (2) times the monthly rent amount is required. Section 8 certificate holders need not meet the minimum gross income requirement. Additionally, food stamps and housing subsidies may be accepted to help meet the minimum income criteria.
- No pets permitted.

## PARKING

- Due to the high density in the immediate area of the Mokuola Vista, parking is very limited. The City and County of Honolulu, through information provided by Locations, will monitor vehicle registration (ownership) of all residents.
- **OCCUPANCY RESTRICTION:** There are parking stalls available in the Mokuola Vista 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: Hawaii Homes, Inc. (HHI)

Private Financing: Central Pacific Bank

State Financing: Hawaii Housing Finance & Development Corporation,

Managing Agent: Locations LLC, Property Management Division

This brochure was updated on 3/29/2024 and the information contained herein was accurate as of this date.