

Hōkūao

150 TWO BEDROOM/TWO BATHROOM HOMES

Visit the showroom--@Dole Admin Building #120



All Units

Rent will include:

- Utilities (water, trash, sewer, electricity)
- Landscaping
- Pest Control
- Tesla roof w/ battery storage

Fully Furnished with 2 configuration options

76 Affordable Units

- Rent is set annually by Maui County DHHC in May and depends on household size and income

74 Market Units

- Housing Committee assigns tenants
- Rent: \$2,400

GENERAL PROCESS FOR AFFORDABLE HOMES

Apply	Qualify Applicants	Affordable Units	Waitlist
<ul style="list-style-type: none"> ▪ Pick up application in person at 730 Lānaʻi Avenue, Suite 120, Lānaʻi City, Hawaiʻi 96763 (Dole Admin Building) ▪ Submit application to Pūlama Lānaʻi Housing Office 	<ul style="list-style-type: none"> ▪ Meet Eligible Criteria set by Maui County Code ▪ Verify Household Income ▪ Credit Check ▪ LIHTC questionnaire ▪ Satisfy Tenant Selection Criteria 	<ul style="list-style-type: none"> ▪ Units based on income level availability <ul style="list-style-type: none"> ▪ Below Moderate (8 homes) ▪ Moderate (15 homes) ▪ Above Moderate (53 homes) 	<ul style="list-style-type: none"> ▪ If there are more qualified applicants than available units for income level added to a Wait List ▪ When a unit becomes available, offered to next person on Wait List, subject to confirmation that the applicant is still qualified, subject to second interview

REQUIRED DOCUMENTS

Assets	Other
<ul style="list-style-type: none"> ▪ Bank Statements ▪ Most Recent Statements <ul style="list-style-type: none"> ▪ Retirement / 401k ▪ Trust Account(s) ▪ Stocks/Bonds ▪ Whole Life Insurance 	<ul style="list-style-type: none"> ▪ Most recent Federal Tax Return ▪ Public Assistance recipient letters ▪ Credit Report ▪ Picture ID ▪ Birth Certificate (under 18) ▪ Social Security Card ▪ Release forms for background checks and verification (over 18)

MAUI FINANCIAL OPPORTUNITY CENTER

- Provides free one on one assistance with the application, gathering documents, financial training, etc.
- 808-727-8870
- mauifoc@hawaiiancommunity.net
- www.hawaiiancommunity.net

For more information, please reach out to hokuao@pulamalanai.com

Info as of September 17, 2023, subject to change without notice

Hōkūao Housing Project

Residential Workforce Housing Unit Announcement

Pūlama Lānaʻi, the developer of the Hōkūao Housing Project located at Lānaʻi City, Island of Lānaʻi, State of Hawaiʻi, will offer 150 furnished 2BD/2BA single-family homes with a detached garage for rent. 76 homes will be residential

workforce housing units reserved for households earning more than 80% and up to 140% of the area median income (AMI) for Lānaʻi in perpetuity. Ten residential workforce housing units will be reserved for teachers in grades Pre-K through 12 residing on Lānaʻi, who must complete the same application and verification process as any other applicant, as indicated in County Resolution 21-136, Modification #4. Each 2BD/2BA home will be fully furnished, include modern finishes, a solar roof, and a battery energy storage system. Landscaping will be maintained by Pūlama Lānaʻi. Hōkūao amenities include a community center and 1-acre park.

DHHC Guidelines For Income Limits and Monthly Rent* for the 76 Residential Workforce Housing Units

*utilities included

Income Category	% AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	Monthly Rent	# of Units
Below Moderate	80% < x ≤ 100%	\$34,650	\$39,600	\$44,550	\$49,500	\$53,460	\$57,420	\$61,380	\$65,350	\$1,114 - \$1,392	8
		\$43,320	\$49,500	\$55,690	\$61,880	\$66,830	\$71,780	\$76,730	\$81,680		
Moderate	100% < x ≤ 120%	\$43,321	\$49,501	\$55,691	\$61,881	\$66,831	\$71,781	\$76,731	\$81,681	\$1,393- \$1,671	15
		\$51,980	\$59,400	\$66,830	\$74,260	\$80,200	\$86,140	\$92,080	\$98,020		
Above Moderate	120% < x ≤ 140%	\$51,981	\$59,401	\$66,831	\$74,261	\$80,201	\$86,141	\$92,081	\$98,021	\$1,672- \$1,949	53
		\$60,640	\$69,310	\$77,970	\$86,630	\$93,560	\$100,490	\$107,420	\$114,350		

Income and rent are based on Maui County Department of Housing and Human Concerns (DHHC) 2022 guidelines for Lānaʻi and are subject to change. Per MCC 2.96.090.B.4, assets cannot exceed 140% of the County's area median income as established by HUD, or as adjusted for Lānaʻi. Assets shall include all cash, securities, stocks, bonds, and real property. Real property shall be valued at fair market value less liabilities on such real property. A qualified applicant will be verified by Pūlama Lānaʻi or its designee to ensure that the qualified applicant meets the eligibility requirements, as set by the definitions in MCC Section 2.96.020 and eligibility criteria in MCC Section 2.96.090(B)(1), (2), (3), (4), and (5).

Contact Information: For more information, email hokuao@pulamalanai.com or visit the Pūlama Lānaʻi Housing Office located at 730 Lānaʻi Avenue Suite 120, Lānaʻi City, Hawaii 96763.