



MUTUAL HOUSING  
ASSOCIATION OF HAWAI'I

*"Building our communities with  
respect, integrity, and aloha"*

The Mutual Housing Association of Hawai'i, Inc. is a local non-profit that develops, owns and self-manages affordable rental properties for Hawai'i's low-income families. In addition to providing affordable shelter, Mutual Housing offers supportive social services and programs to help strengthen its residents and enrich its communities.



ADA accessible apartments available.  
Assistance in completing rental applications  
provided upon request.



*Abutilon Menziesii*

**Known as Ko`oloa`ula in  
Hawaiian, is an endangered  
species endemic to Hawai`i.**

Only about 500 plants remain in fewer than ten naturally occurring populations throughout the islands. A natural preserve has been established next door to the project site to protect this rare plant. You will also find them planted near our project entrance sign.

# KO'OLOA'ULA

An affordable rental community  
in East Kapolei



91-1159 Keahumoa Parkway, #801  
Ewa Beach, Hawai'i 96706  
(808) 550-3800

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Located a block from the  
Salvation Army's Kroc Center and  
the first Honolulu Rail Transit station

[www.mutual-housing.org](http://www.mutual-housing.org)

## Location

Ko`oloa`ula is located in the growing community of East Kapolei. Honouliuli Middle School is located directly across from the property. In future years, an elementary school will be built just two blocks away.

Ko`oloa`ula is a few minutes away from the City of Kapolei, nicknamed O`ahu's "second city." Supermarkets, restaurants, local businesses and the new Ka Makana Ali'i mall are conveniently nearby.

Ko`oloa`ula is home to 308 households on the spacious 17.739 acre site.

## Apartment Amenities

- 1, 2, 3 and 4 bedroom floor plans
- Cherry wood veneer solid cabinets
- Cultured marble counter tops
- Solar water heating
- Energy efficient appliances and lighting
- Ceiling fans
- Vinyl plank simulated wood floors, carpeted bedrooms

## Community Features

- Assigned parking stalls
- Landscaped grounds with play areas, tot lot, walking paths and barbeque pavilions
- Coin & Digital Application operated laundry room
- Resident services office and community room
- On-site management office

## Utilities & Parking

Water and sewer costs are INCLUDED in the monthly rent. Each unit has solar water heating.

Residents pay separately for:

- Cable TV and telephone service
- Electricity

One bedroom apartments are assigned one reserved parking stall. Two, three and four bedroom apartments are assigned two reserved parking stalls.

## Maximum Household Income

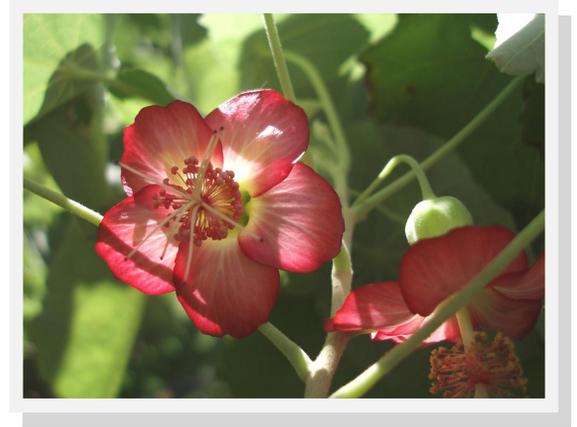
Ko`oloa`ula must comply with a variety of government funding programs. Household incomes cannot exceed 60% of Honolulu's current median incomes. The following maximum household incomes apply:

Household Size	Max Annual Income	Household Size	Max Annual Income
1	\$63,840	5	\$98,520
2	\$72,960	6	\$105,840
3	\$82,080	7	\$113,100
4	\$91,200	8	\$120,420

## Other Qualifying Criteria

Applicants must:

- Have a satisfactory credit record
- Pass a criminal background check
- Have good landlord references
- Have a minimum gross household income greater than two times the unit rent. (Section 8 certificate holders do not need to meet this income requirement)



## Rent Schedule

Ko`oloa`ula is an affordable housing development serving individuals, households and seniors with incomes between 30% and 60% of Honolulu's median income as established by the Department of Housing and Urban Development.

### 60% OF MEDIAN APARTMENTS

Apartment Type	Monthly Rent
One Bedroom	\$1,260
Two Bedroom	\$1,490
Three Bedroom	\$1,935
Four Bedroom	\$2,150

\*New residents will also need to provide one month's security deposit.