



MUTUAL HOUSING
ASSOCIATION OF HAWAII

***“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 families. At Mutual Housing properties, staff also coordinates supportive social services, programs, and resident gatherings for community enrichment.



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

The Project Team

DEVELOPER / OWNER

Kūlia Homes Limited Partnership
Mutual Housing Association
of Hawai'i – General Partner

FINANCING

Hawai'i Housing Finance &
Development Corporation
Alliant Newport Division
Bank of Hawai'i

ARCHITECT

KY International, Inc.

GENERAL CONTRACTOR

Vertical Construction
(a division of D. R. Horton – Schuler Homes)

KŪLIA@HO'OPILI

New affordable rentals in the
Ho'opili Master Planned Community



91-1273 ONOHIULA STREET
EWA BEACH, HAWAII 96706

(808) 397-5200

*Located four blocks from the
UH West O'ahu Rail Transit Station*

**Rental Applications Available:
JULY 2020**

**Lottery for Tenant Selection:
AUGUST 2020**

**First Occupancy:
OCTOBER 2020**

**Project Complete:
MARCH 2021**

RENTAL APPLICATIONS AVAILABLE

www.mutual-housing.org

Location

Kūlia is located in the growing community of Ho‘opili in East Kapolei. D. R. Horton’s Ho‘opili is a thoughtfully designed master-planned community that offers Kūlia residents schools, shopping and parks all within walking distance.

Kūlia is just a few minutes away from the City of Kapolei, nicknamed O‘ahu’s “second city.” Supermarkets, restaurants, national retail stores, and local businesses are also conveniently nearby.

Apartment Amenities

The project will comprise 120 apartments within two-story townhomes.

- 1, 2, and 3 bedroom floor plans
- Walnut wood veneer solid cabinets
- Cultured marble counter tops
- Solar water heating
- Energy efficient appliances and lighting
- Ceiling fans
- Vinyl plank simulated wood floors
- Air conditioned living room

Community Features

- Assigned parking stalls
- Landscaped grounds with play areas, tot lot, walking paths and barbeque pavilions
- Coin 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 and three bedroom apartments are assigned two reserved parking stalls.

Maximum Household Income

Kūlia 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	\$52,920	5	\$81,600
2	\$60,480	6	\$87,660
3	\$68,040	7	\$93,720
4	\$75,540	8	\$99,720

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

Kūlia is an affordable housing development serving individuals, households and seniors with incomes between 30% and 60% of Honolulu’s median incomes as established by the Department of Housing and Urban Development.

30% OF MEDIAN APARTMENTS

Apartment Type	Number of Units	Monthly Rent
One Bedroom	2	\$595
Two Bedroom	3	\$720
Three Bedroom	1	\$825

50% OF MEDIAN APARTMENTS

Apartment Type	Number of Units	Monthly Rent
One Bedroom	5	\$1,045
Two Bedroom	5	\$1,260
Three Bedroom	3	\$1,450

60% OF MEDIAN APARTMENTS

Apartment Type	Number of Units	Monthly Rent
One Bedroom	29	\$1,150
Two Bedroom	49	\$1,320
Three Bedroom	22	\$1,590

New residents will also need to provide one month’s security deposit.