



# Ke Ola Hou



INFORMATIONAL BRIEFING FOR DHHL  
BENEFICIARIES



# INTRODUCTIONS





# INTRODUCTIONS

**KALI WATSON**

CHAIR

**KALANI FRONDA**

PROJECT MANAGER

**STANFORD CARR**

DEVELOPER

**KALOA ROBINSON**

PROJECT MANAGER

**RANDEATTE McENROE**

PROPERTY MANAGER





# A MESSAGE FROM DHHL





# ABOUT THE PROJECT





# ABOUT THE PROJECT

*Ke Ola Hou*

**Ke Ola Hou**

*A new life*

or

**A new hope**





# ABOUT THE PROJECT

*Ke Ola  
Hou*

A 278 unit  
multi-family  
rental for  
native  
Hawaiians  
earning up to  
100% AMI





# ABOUT THE PROJECT

## LOCATION





# ABOUT THE PROJECT

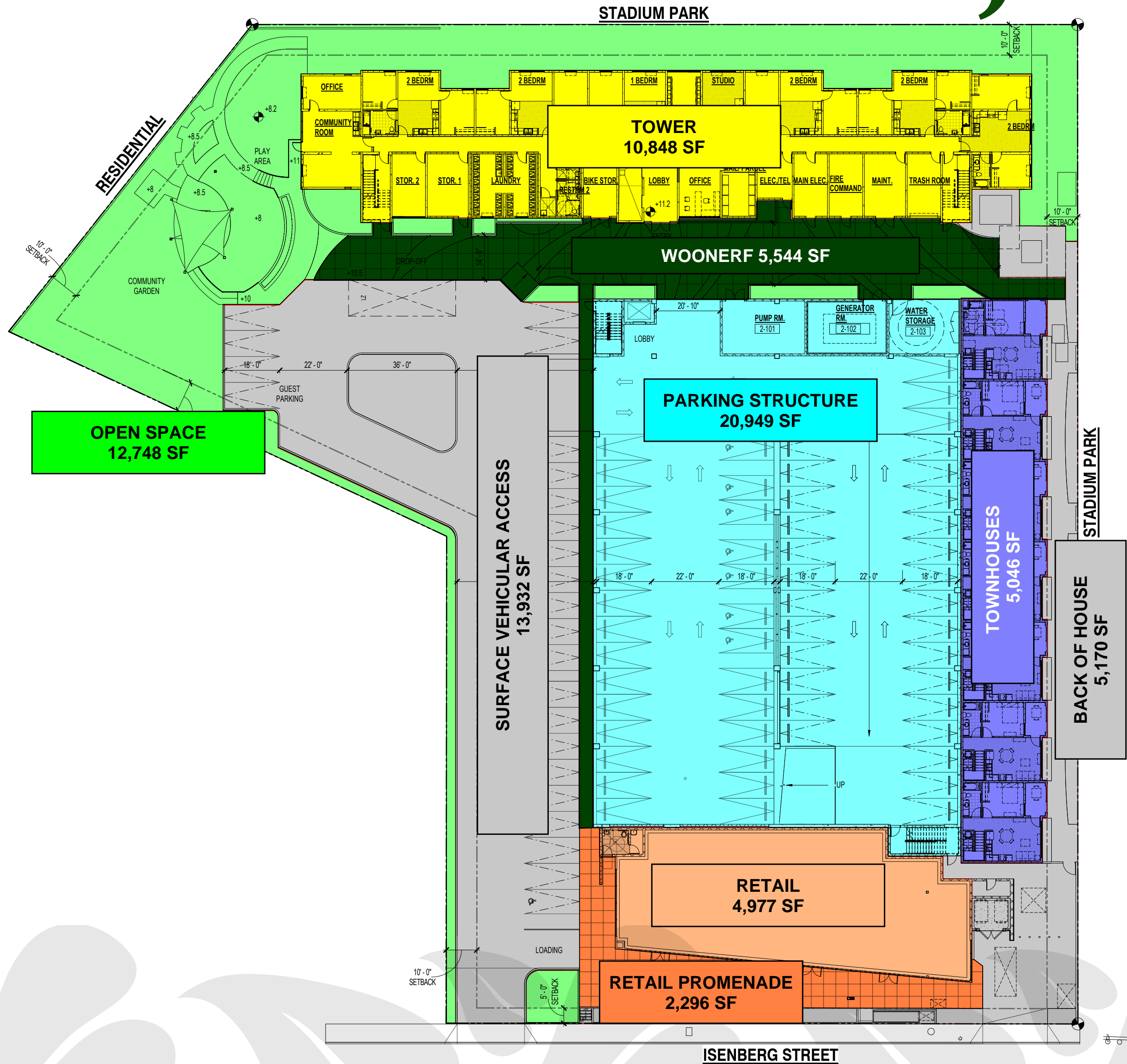
## PROJECT HISTORY

- Fall 2019 - DHHL Requests Proposals
- Summer 2020 - DHHL Awards Project
- Spring 2022 - Project Entitlements Completed
- Winter 2024 - Construction Commences
- Fall 2026 - Estimated Project Completion





# ABOUT THE PROJECT





# ABOUT THE PROJECT

## UNIT COUNTS AND TYPES

### TOWER

- 23 - Studios
- 23 - 1 Bedrooms
- 203 - 2 Bedrooms
- 22 - 3 Bedrooms

### TOWNHOUSES

- 7 - 3 Bedrooms

### PARKING

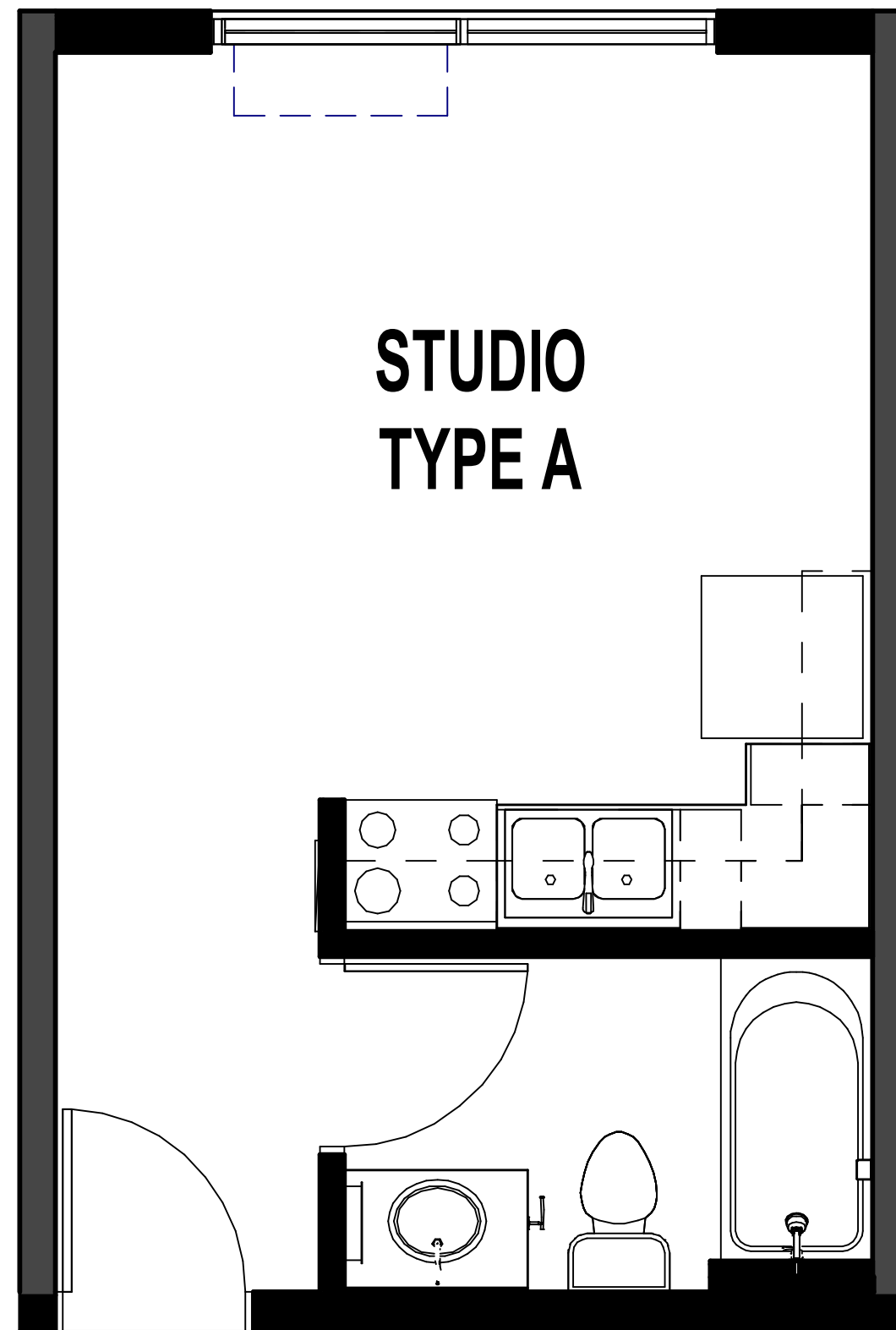
290 Stalls





# ABOUT THE PROJECT

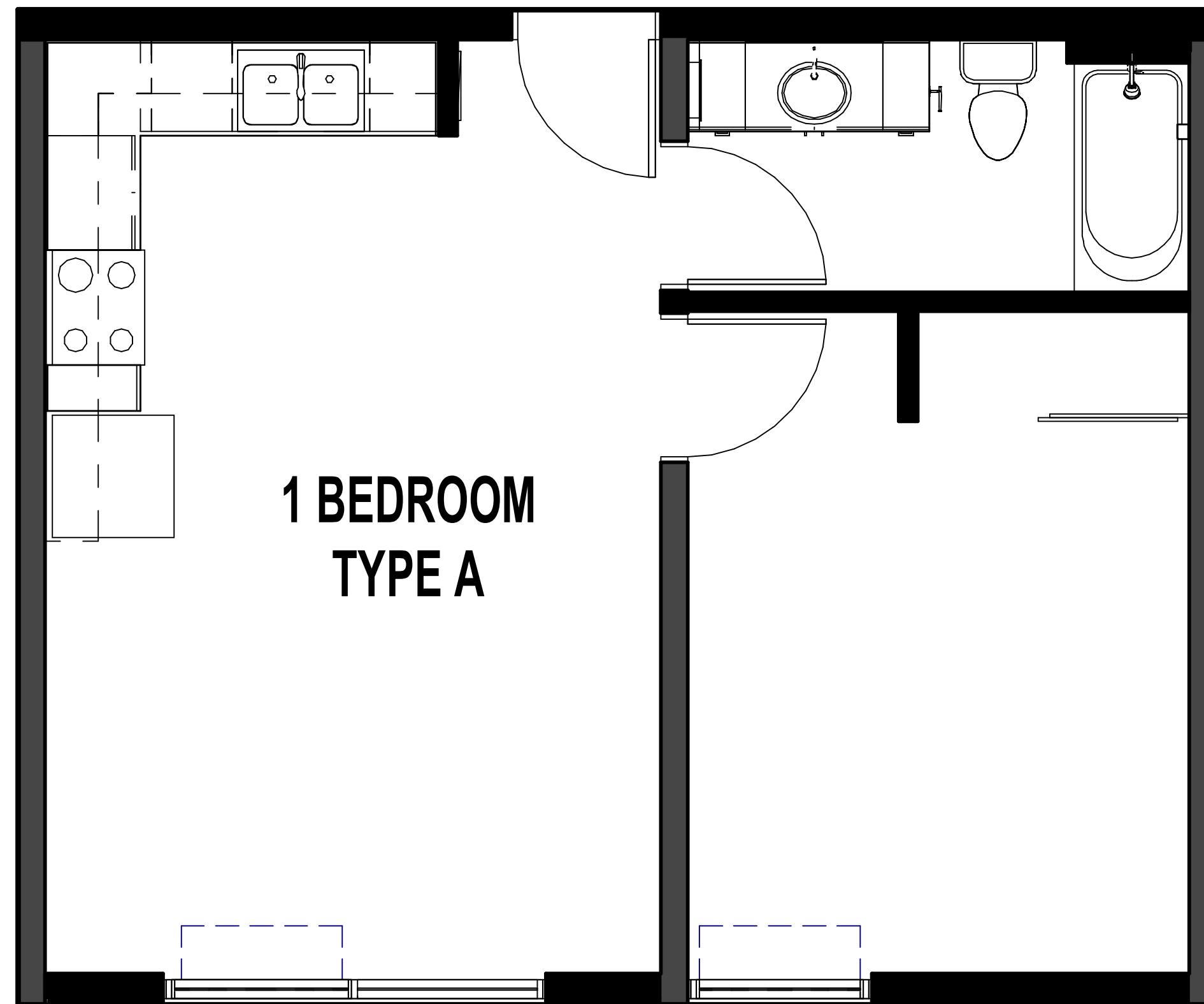
**STUDIO - 298 SF**





# ABOUT THE PROJECT

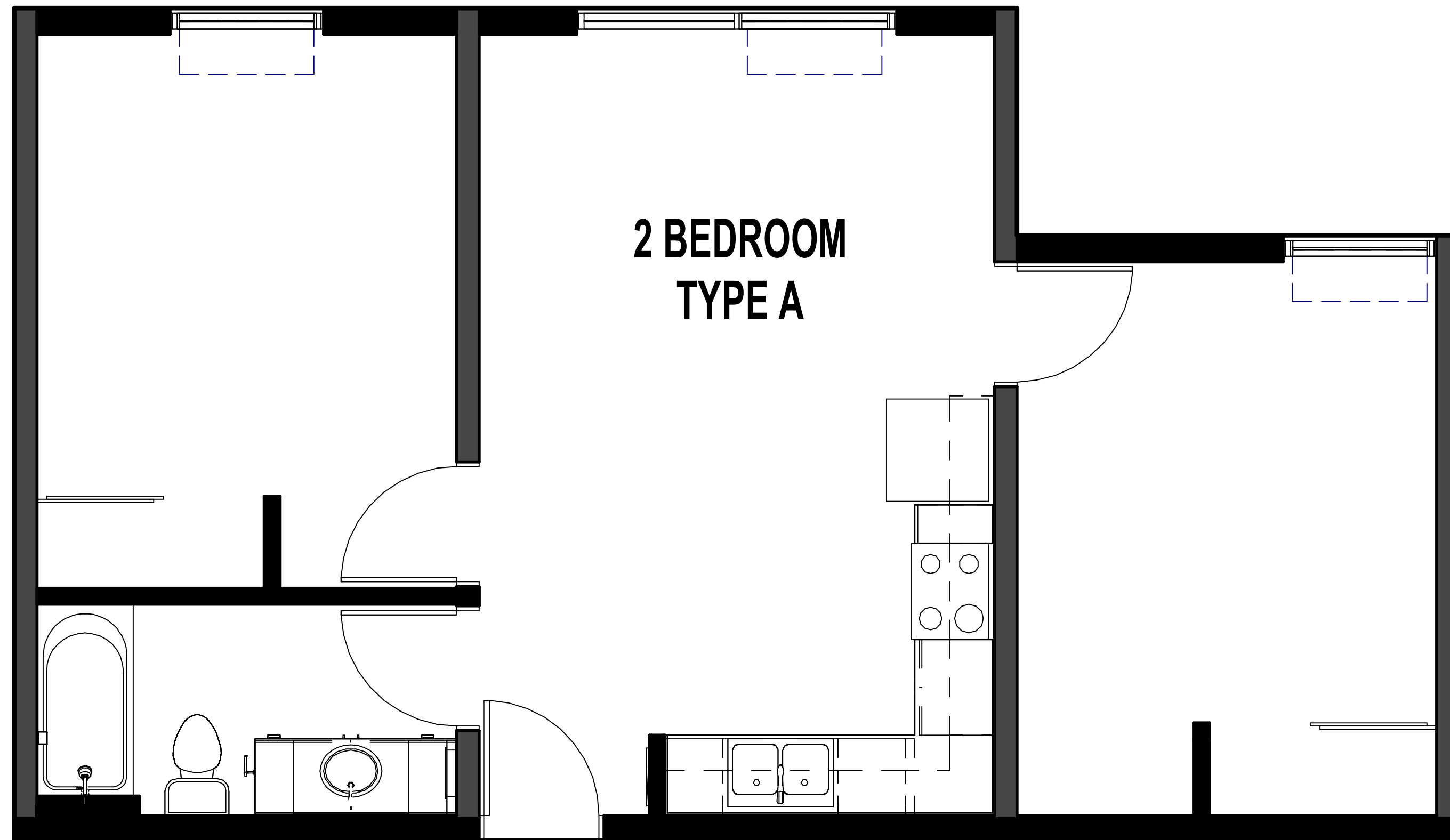
**1-BEDROOM - 546 SF**





# ABOUT THE PROJECT

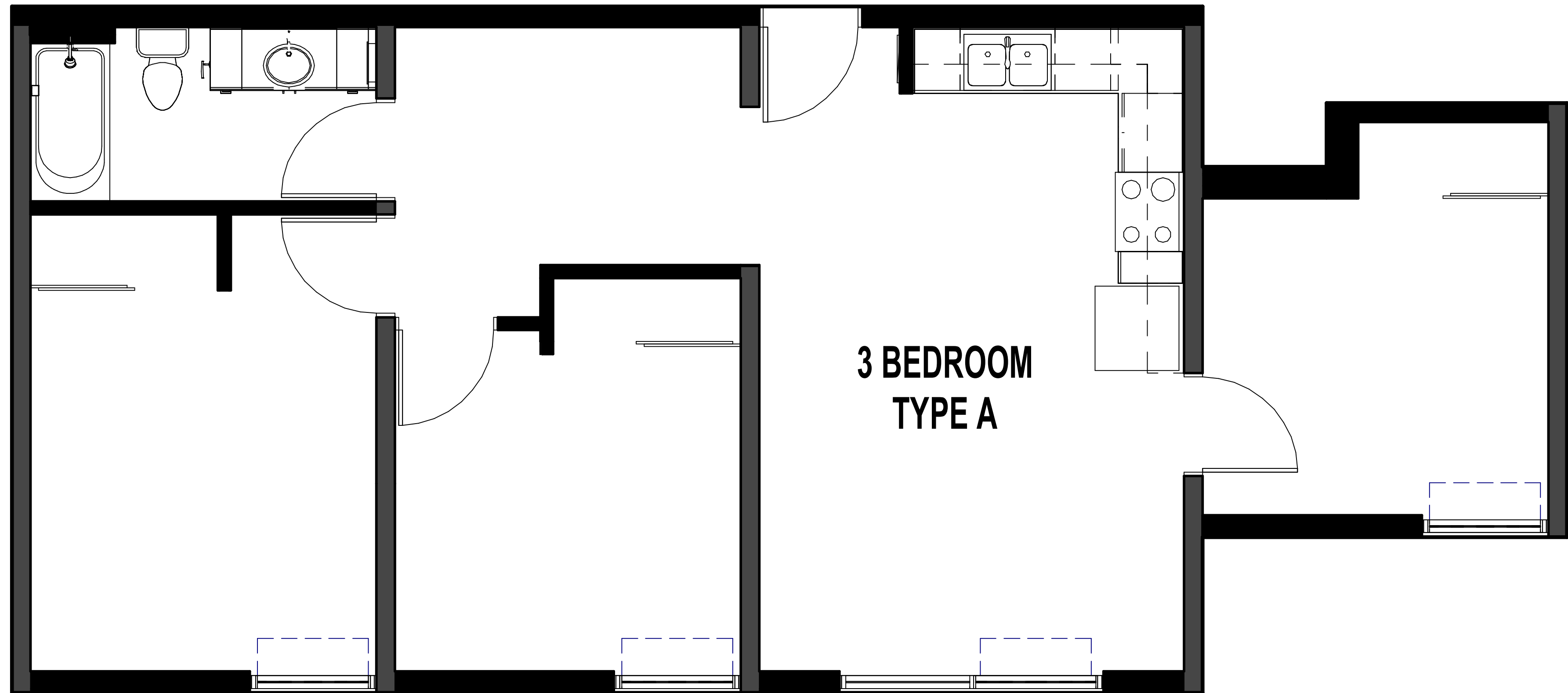
**2-BEDROOM (A) - 720 SF**





# ABOUT THE PROJECT

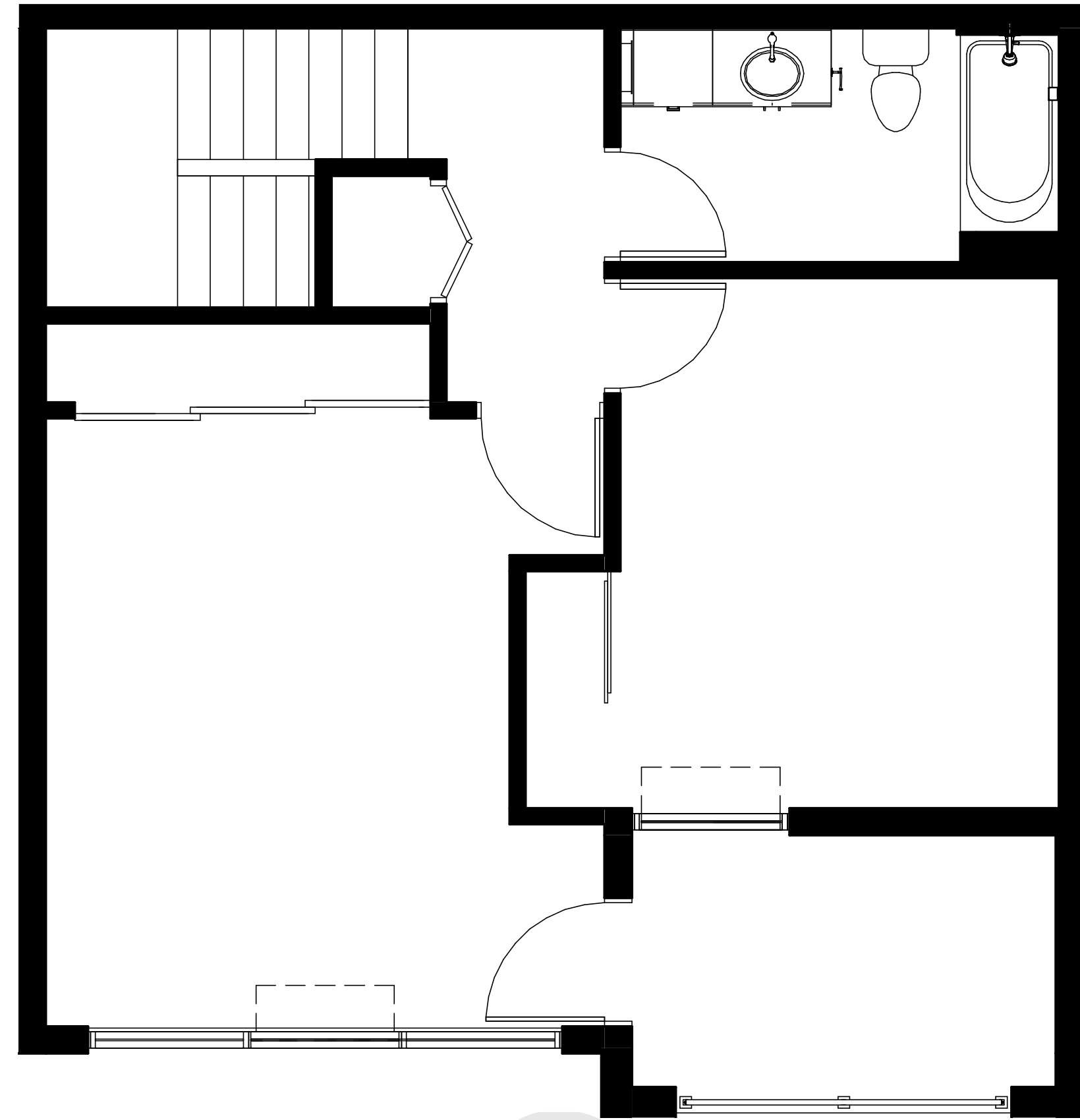
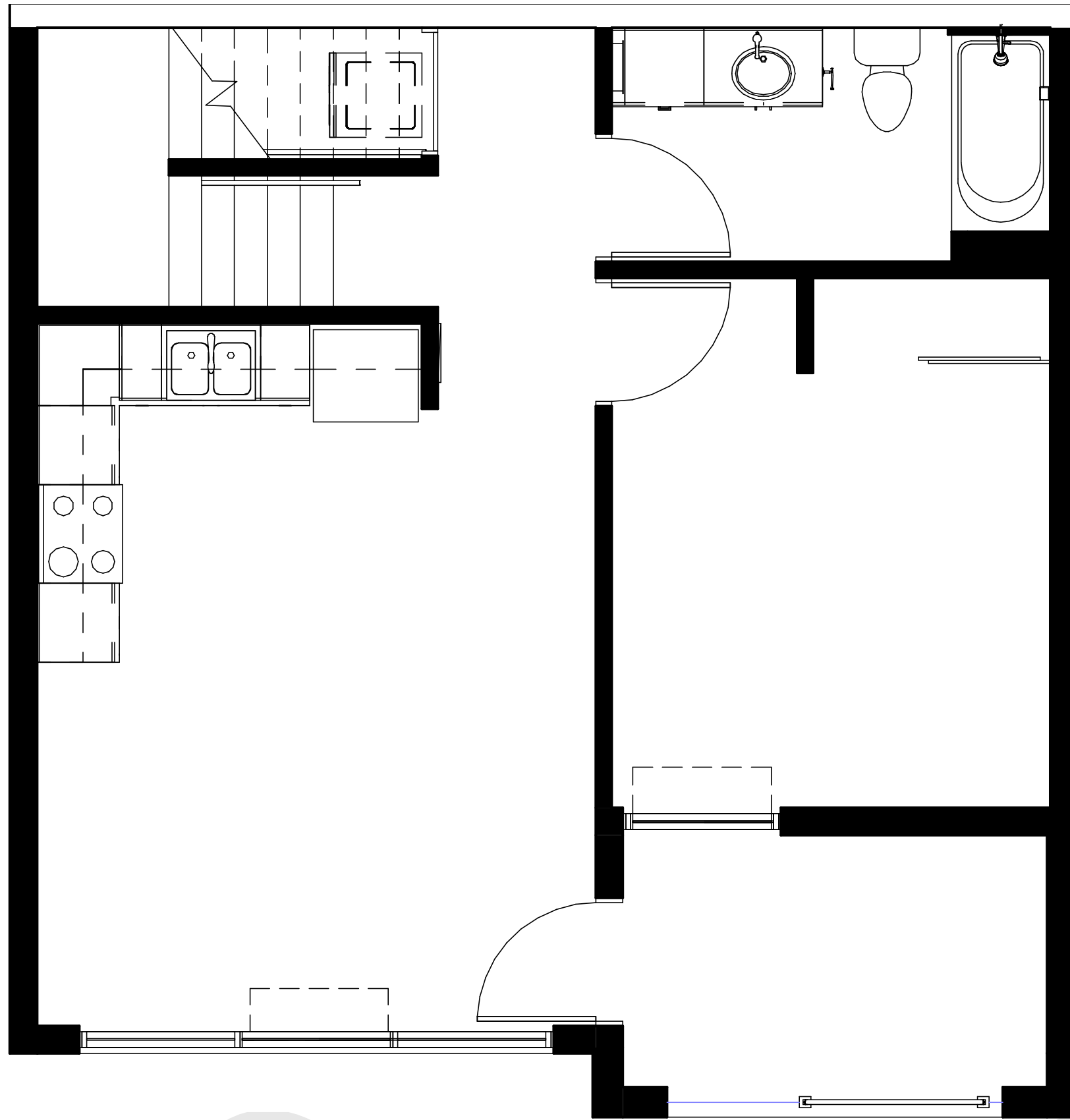
**3 BEDROOM - 959 SF**





# ABOUT THE PROJECT

**3 BEDROOM - 1250 SF**





# ABOUT THE PROJECT

**UNITS ARE NOT FURNISHED**





# ABOUT THE PROJECT

**UNITS ARE NOT FURNISHED**



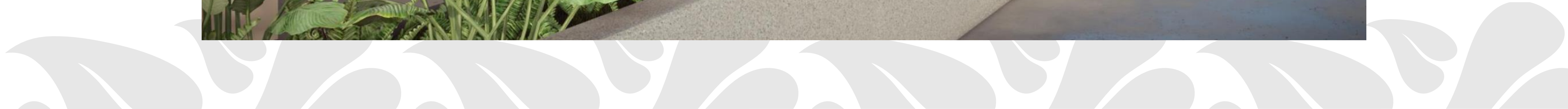


# ABOUT THE PROJECT





# ABOUT THE PROJECT





# TENANT INFORMATION





# TENANT INFO

## MAX INCOMES

	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>
30%	\$32,340	\$36,960	\$41,580	\$46,200	\$49,920	\$53,610	\$57,300
60%	\$64,680	\$73,920	\$83,160	\$92,400	\$99,840	\$107,220	\$114,600
80%	\$86,240	\$98,560	\$110,880	\$123,200	\$133,120	\$142,960	\$152,800
100%	\$107,800	\$123,200	\$138,600	\$154,000	\$166,400	\$178,700	\$191,000





# TENANT INFO

## MAX RENTS

Income Category	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>
30% of Median	\$ 808	\$ 866	\$ 1,039	\$ 1,201
60% of Median	\$ 1,617	\$ 1,732	\$ 2,079	\$ 2,403
80% of Median	\$ 2,156	\$ 2,310	\$ 2,772	\$ 3,204
100% of Median	\$ 2,695	\$ 2,887	\$ 3,465	\$ 4,005

Tenants earning less than 80% of the AMI will be eligible for additional rent payment subsidies.





# FREQUENTLY ASKED QUESTIONS



# FAQs

**I have never been on the Hawaiian Homes Waiting List, how do I prove my Hawaiian ancestry?**

Contact DHHL via phone: (808) 730-0279





# FAQs

## **Who may rent an apartment at the project?**

The Department of Hawaiian Home Land (DHHL) Oahu Islandwide Residential Wait Lister whose household income is less than or equal to 100% of the Area Median Income (AMI) as determined by HUD.





# FAQs

## **Will I be removed from the Waiting List if I move into the Project?**

No. Because this is not a homestead lease award, you will remain on the DHHL Wait List. You may be eligible for future offers.





# FAQs

## **How will I be eligible to rent a unit at the Project?**

Applicants must complete a rental application and submit it to Hawaii Affordable Properties. All applicants must qualify by income (household incomes not to exceed maximum income levels), have satisfactory credit rating, and good landlord references.





# FAQs

## **Why do I have to provide all this information and documents?**

The Project is developed through the use of Low-Income Housing Tax Credits according to Section 42 of the Internal Revenue Code (LIHTC) and related Hawaii laws. This program has strict eligibility guidelines in verifying annual household income.





# FAQs

## **Will Section 8 Certificates/Vouchers be accepted?**

Yes, Section 8 certificates, vouchers, and Rent Supplement Assistance will be accepted at this project.





# FAQs

## **What amenities are in the Project?**

The Project's amenities include: a parking garage with EV charging stations, an onsitelaundry facility on the ground floor of the tower, a community room, a computer lab, a BBQ area, a community garden, and access to nearby retail on Isenberg Street. For additional information, please refer to the website: [www.keolahou.com](http://www.keolahou.com)





# FAQs

## **What Utilities are included in the rent? What Utilities are billed separately?**

The rent shall include water/sewer usage.  
Electricity usage and data shall be billed directly to each Tenant.





# FAQs

## **Am I renting a Unit from DHHL?**

No, you will be renting a Unit owned and operated by Hale Moiliili, LP, a division of Stanford Carr Development, LLC.





# FAQs

**Will pet(s) be allowed at this property?**

**No pets are allowed**, unless we give you prior written approval that you can keep specific pets. Pets include but are not limited to birds, fish, guinea pigs, cats, rats, rabbits, mice and dogs.





# FAQs

## How many people can live in the Unit?

<b>Unit Type</b>	<b>0-Bed</b>	<b>1-Bed</b>	<b>2-Bed</b>	<b>3-Bed</b>	<b>3-Bed TH</b>
<b>Living Area (SF)</b>	300	540	724 - 778	920	1215
<b>Max Household Size</b>	3	4	5	6	8





# FAQs

## When can I move in?

Initial move-ins are expected to commence in the **Fall of 2026**. Your individual move-in date will be decided when your application is approved and unit assigned.





# NEXT STEPS





# NEXT STEPS

**Follow us on instagram: @keolahouliving**

**Bookmark: [www.keolahou.com](http://www.keolahou.com)**

**Applications go live on July 1, 2026**

**Rank Priority Application Period: 07/01/26 - 07/17/26**





# MAHALO & QUESTIONS

