

Affordable Housing Wait List Open and Applications Accepted Starting 06/28/2024

Lima Ola

Lima Ola Family Partners PO
Box 756 'Ele'ele, HI 96705



Wait List Open Date: 06/28/2024

Anticipated Occupancy Start: March to April, 2025

Lima Ola is an eighty-five unit, new construction community. The property includes five one-bedroom, 35 two-bedroom, and four three-bedroom units, all in two-story buildings. For seniors 55 and older, there are 40 one-bedroom on-grade units with lanais. The units are designated for eligible households who meet the maximum income requirements as published by HHFDC.

Apartment Features	<ul style="list-style-type: none"> • Energy efficient appliances • Ceiling Fans • Vinyl Flooring 	<h2 style="color: #2e7d32;">Wait List to Open</h2> <p>To apply online: EAHHousing.org/apartments/lima-ola</p> <p>Wait List is organized by receipt date and time. The Lima Ola Leasing team will contact those to receipt date, apartment availability, and applicable local preferences.*</p> <p>* Local preferences are detailed within the Resident Selection Plan available online.</p> <p>By mail: To obtain an application packet in the mail, please call, email or submit a letter or postcard indicating your name, address and telephone number to:</p> <p>Lima Ola Family Partners PO Box 756 'Ele'ele, HI 96705 Attention: Regional Manager</p> <p>Phone/Fax: (808) 562-3255</p> <p>Office Hours: 8 a.m. to 5 p.m.</p> <p>LIM-Management@EAHHousing.org</p> <p>CA Relay Service: 711</p>
Community Amenities	<ul style="list-style-type: none"> • Courtyard • On-site Laundry (in-suite washer/dryer for senior units) • Off-Street parking • On-site management office 	
Resident Services	<ul style="list-style-type: none"> • Quarterly services and/or community events offered 	



HI Lic. RB-16985 | CA Lic. 853495

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2024 Income and Rent Limits Serving Households at /or Below 30% AMI
 (rent and income limits subject to change)
 These units will receive project-based Section 8.

	Unit Size/AMI	# of Units	Square Feet	Income Limit Maximum	Income Limit Minimum	Rent Maximum	Occupancy
Seniors	1 bd / 30%	10	580 sf	\$27,870 to \$35,850	N/A	Subsidized	1 - 3
Families	1 bd / 30%	2	624 sf	\$27,870 to \$35,850	N/A	Subsidized	1 - 3
	2 bd / 30%	8	748 sf	\$31,860 to \$43,020	N/A	Subsidized	2 - 5
	3 bd / 30%	1	966 sf	\$35,850 to \$49,380	N/A	Subsidized	3 - 7

Income and Rent Limits for Potential Applicants for
 the General Affordable (GA) Units
 (rent and income limits subject to change)

	Unit Size/AMI	# of Units	Square Feet	Income Limit Maximum	Income Limit Minimum (2.5x Rent)	Rent Maximum	Occupancy
Families	1 bd / 50%	1	624 sf	\$46,450 to \$59,750	\$34,950	\$1,165	1 - 3
	2 bd / 50%	1	748 sf	\$53,100 to \$71,700	\$42,060	\$1,402	2 - 5
Families	1 bd / 60%	1	624 sf	\$55,740 to \$71,700	\$42,420	\$1,414	1 - 3
	2 bd / 60%	24	748 sf	\$63,720 to \$86,040	\$51,030	\$1,701	2 - 5
	3 bd / 60%	2	966 sf	\$71,700 to \$98,760	\$58,710	\$1,957	3 - 7
Families	1 bd / 80%	1	624 sf	\$74,320 to \$95,600	\$57,360	\$1,912	1 - 3
	2 bd / 80%	2	748 sf	\$84,960 to \$114,720	\$68,970	\$2,299	2 - 5
	3 bd / 80%	1	966 sf	\$95,600 to \$131,680	\$79,440	\$2,648	3 - 7
Seniors	1 bd / 60%	30	580 sf	\$55,740 to \$71,700	\$34,950	\$1,407	1 - 3



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Accessible units are available for occupancy by persons with mobility impairments or hearing, vision, or other sensory impairments. Individuals requiring accessible units may indicate their need on the application, via email, phone call or by mailing the request. Imperial Village will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals.

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, you may contact our staff for a reasonable accommodation form. The use of the property's Reasonable Accommodation Form is not required. You may provide a letter or document from your third party profession certifying your disability and accommodation needs.