



October 10, 2023

RE: NOTICE OF RENT INCREASE

Dear residents,

I hope this letter finds you well. As you know, University Housing is a self-supporting program that has historically provided University of Hawai'i personnel with rental housing priced below current market rates. Since 2018 for K. Nui and K. Iki, and 2019 for Wa'ahila, we have held our rental rates despite significant increases in the goods and services required to maintain these properties. Rental rates in the private market increased drastically during this same period.

After careful consideration—and in line with current market conditions and inflationary factors—we have found it necessary to implement a rent increase for all three University Housing properties. This five percent increase will take effect on January 1, 2024. The new monthly rental rates can be found attached to this letter.

Additionally, I would like to take the time to highlight some upcoming repair and maintenance projects. University Housing has been working with the Office of Project Delivery to plan and procure services for exterior painting projects at K. Nui and K. Iki, asphalt improvements at Wa'ahila, and lighting replacement projects at all three properties. Specifics on these projects will be provided when definite start dates are determined.

A notice with further procedural details regarding the increase and directions on security deposits will be sent out by our property management company, Locations, closer to the implementation date.

Thank you for your cooperation and understanding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Lachman'.

Andy Lachman, PhD, CASP
Manager, University Housing, Food, & Mail Services
University of Hawai'i at Mānoa

Attachment 1
New Rental Rates

UNIVERSITY HOUSING PROJECT	CURRENT RATES	NEW RATES EFFECTIVE 01/01/24	NET INCREASE OF RENT	UTILITY CHARGE EFFECTIVE 07/01/23	TELEPHONE CHARGE	TOTAL CHARGE WITHOUT PARKING
Kau'iokahaloa Nui						
Standard 2-Bedroom Unit	\$1,321	\$1,387	\$66			\$1,387
Refurbished 2-Bedroom Unit	\$1,528	\$1,604	\$76			\$1,604
Standard 3-Bedroom Unit	\$1,743	\$1,830	\$87			\$1,830
Refurbished 3-Bedroom Unit	\$1,965	\$2,063	\$98			\$2,063
Open Stall	\$16	\$16				
Kau'iokahaloa Iki						
Standard 3-Bedroom Unit without yard	\$2,011	\$2,111	\$100			\$2,111
Refurbished 3-Bedroom Unit without yard	\$2,242	\$2,354	\$112			\$2,354
Standard 3-Bedroom Unit with yard	\$2,148	\$2,255	\$107			\$2,255
Refurbished 3-Bedroom Unit with yard	\$2,379	\$2,497	\$118			\$2,497
Wa'ahila						
Standard Basement Studio	\$660	\$693	\$33	\$59	\$21	\$773
Refurbished Basement Studio	\$768	\$806	\$38	\$59	\$21	\$886
Standard Studio	\$721	\$757	\$36	\$59	\$21	\$837
Refurbished Studio	\$834	\$875	\$41	\$59	\$21	\$955
Standard 1-Bedroom Unit	\$895	\$939	\$44	\$96	\$21	\$1,056
Refurbished 1-Bedroom Unit	\$1,039	\$1,090	\$51	\$96	\$21	\$1,207
Standard 2-Bedroom Unit	\$1,104	\$1,159	\$55	\$125	\$21	\$1,305
Refurbished 2-Bedroom Unit	\$1,266	\$1,329	\$63	\$125	\$21	\$1,475
Standard 3-Bedroom Unit	\$1,411	\$1,481	\$70	\$142	\$21	\$1,644
Refurbished 3-Bedroom Unit	\$1,584	\$1,663	\$79	\$142	\$21	\$1,826
Covered Stall	\$23	\$24	\$1			
Open Stall	\$16	\$16				