



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