



April 29, 2025

RE: NOTICE OF RENT INCREASE

Dear residents,

I hope this letter finds you well. As you may 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 2019, we have only had one rental rate increase, despite significant increases in the goods and services required to maintain the 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 three percent increase will take effect on July 1, 2025. The new monthly rental rates can be found attached to this letter.

Additionally, I would like to take the time to highlight some recent repair and maintenance projects. University Housing has been working with the Office of Project Delivery to make improvements to the properties, including laying new asphalt at Wa'ahila and painting the exteriors of K. Nui and K. Iki. Over the next several years, we plan on continuing these improvements, and will provide you with specifics 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,

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

Rental Rates for FY2026

UNIVERSITY HOUSING PROJECT	CURRENT RATES	NEW RATES EFFECTIVE 07/01/25	NET INCREASE OF RENT	UTILITY CHARGE EFFECTIVE 07/01/23	TELEPHONE CHARGE	TOTAL CHARGE WITHOUT PARKING
Kau'iokahaloa Nui						
Standard 2-Bedroom Unit	\$1,387	\$1,428	\$41			\$1,428
Refurbished 2-Bedroom Unit	\$1,604	\$1,652	\$48			\$1,652
Standard 3-Bedroom Unit	\$1,830	\$1,884	\$54			\$1,884
Refurbished 3-Bedroom Unit	\$2,063	\$2,124	\$61			\$2,124
Open Stall	\$16	\$16	\$0			
Kau'iokahaloa Iki						
Standard 3-Bedroom Unit without yard	\$2,111	\$2,174	\$63			\$2,174
Refurbished 3-Bedroom Unit without yard	\$2,354	\$2,424	\$70			\$2,424
Standard 3-Bedroom Unit with yard	\$2,255	\$2,322	\$67			\$2,322
Refurbished 3-Bedroom Unit with yard	\$2,497	\$2,571	\$74			\$2,571
Wa'ahila						
Standard Basement Studio	\$693	\$713	\$20	\$59	\$21	\$793
Refurbished Basement Studio	\$806	\$830	\$24	\$59	\$21	\$910
Standard Studio	\$757	\$779	\$22	\$59	\$21	\$859
Refurbished Studio	\$875	\$901	\$26	\$59	\$21	\$981
Standard 1-Bedroom Unit	\$939	\$967	\$28	\$96	\$21	\$1,084
Refurbished 1-Bedroom Unit	\$1,090	\$1,122	\$32	\$96	\$21	\$1,239
Standard 2-Bedroom Unit	\$1,159	\$1,193	\$34	\$125	\$21	\$1,339
Refurbished 2-Bedroom Unit	\$1,329	\$1,368	\$39	\$125	\$21	\$1,514
Standard 3-Bedroom Unit	\$1,481	\$1,525	\$44	\$142	\$21	\$1,688
Refurbished 3-Bedroom Unit	\$1,663	\$1,712	\$49	\$142	\$21	\$1,875
Covered Stall	\$24	\$24	\$0			
Open Stall	\$16	\$16	\$0			