



# Kahoapili

## Salt Lake, Honolulu

*Changing Lives for  
Generations of Kama'āina*

MISC. COM. 16  
ZON

Submitted by Form Partners LLC for Resolution 22-297  
Committee on Zoning | January 11, 2023



FORM PARTNERS



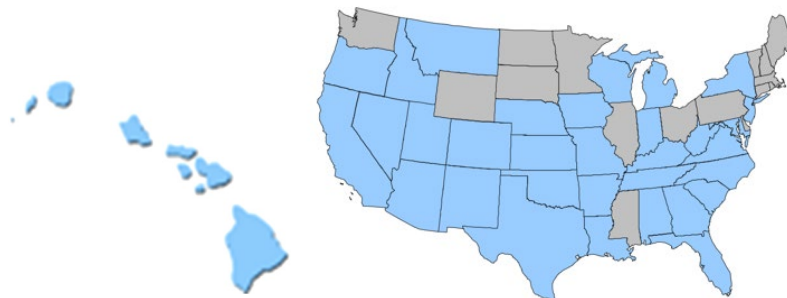


## Mission Statement – “Changing Lives”

To apply a long-term business approach to enhancing the lives of lower income family and senior households through the development, preservation, ownership, and operation of affordable housing.



## Geographic Range



HIGHRIDGE COSTA

900 Fort Street Mall Honolulu, HI  
330 West Victoria St. Gardena, CA



# FORM PARTNERS

WWW.FORMPARTNERS.COM

Form Partners specializes in the development, investment, and operation of commercial real estate in Hawai'i and is dedicated to delivering the highest level of excellence in all aspects of our business.

**CHRIS DEUCHAR**  
PRINCIPAL, MANAGING MEMBER



**THE ILIKAI HOTEL & LUXURY SUITES**  
REDEVELOPMENT / ADAPTIVE REUSE



**THE VANGUARD LOFTS**  
ADAPTIVE REUSE / GROUND-UP DEVELOPMENT



**LIVE, WORK, PLAY - AIEA**  
MIXED-USE / T.O.D. ENTITLEMENTS & ZONING



**THE COVE WAIKIKI**  
MARKET RESIDENTIAL / GROUND-UP DEVELOPMENT

SELECT PROJECTS





## AHED FOUNDATION

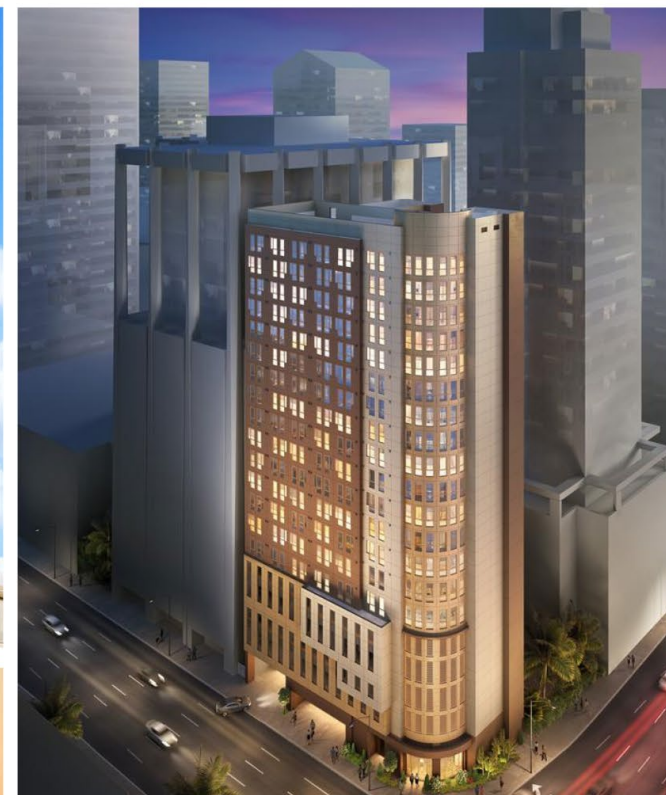
AHED is a **501(c)(3) nonprofit** corporation whose mission is to support the preservation, rehabilitation and development of, and access to, affordable and workforce housing, and to support economic opportunities for lower-income families.

AHED's board members collectively have **over 50 years experience** leading charitable organizations, grant writing, project finance, development and management. They are dedicated volunteers committed to making Hawai'i a better and more affordable place to live for current residents and future generations.

Since 2016, AHED has developed, constructed and leased multiple rental affordable housing projects **across O'ahu, Maui, Kaua'i and the Big Island.**

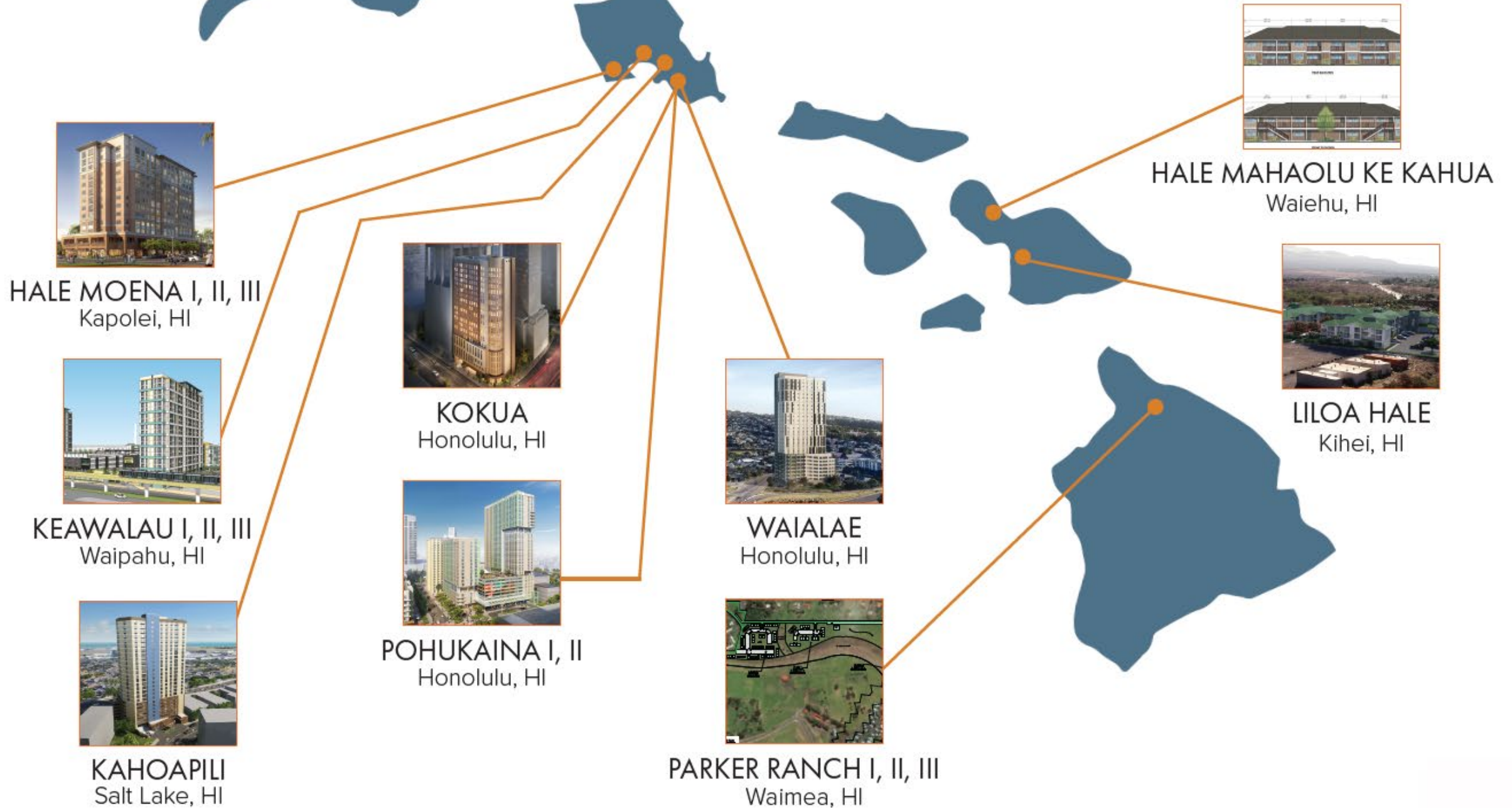
AHED is actively engaged in developing, entitling, financing, constructing and managing **over 1,600 units of affordable senior, family and farmworker housing** in Hawai'i.

AHED has secured **over \$200 million in financing**, including low-income housing tax credits, multifamily tax-exempt bonds, and other federal, state and local subsidies and grants.





# Our Island Communities





# DEVELOPMENT PROJECT TEAM

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Developer: **Highridge Costa Development Company**

Co-Developer: **Form Partners**

Non-Profit Co-Developer: **AHED Foundation**

Architect: **RMA Architects**

Cultural Consultant: **PBR Hawaii**

General Contractor: **Hawaiian Dredging Construction Company**

Civil Engineer: **Bills Engineering**

Property Manager: **Michaels Management**

Legal Counsel: **Settle Meyer Law**

Structural Engineer: **Baldrige & Associates Structural Engineering**

LEED Certifier: **AMEL Technologies**

Market Analyst: **Novogradac**

Traffic Analyst: **AECOM**





AMR Skatepark

Moanalua Medical Center

Parking Lot  
Tripler Ocean side

Hoaloha Park

Ala Pu'umalu  
Community  
Park

Salt Lake  
Elementary School

Salt Lake  
District Park

Salt Lake

Moanalua  
Community Park

Moanalua High School

Lake-Moanalua  
Public Library

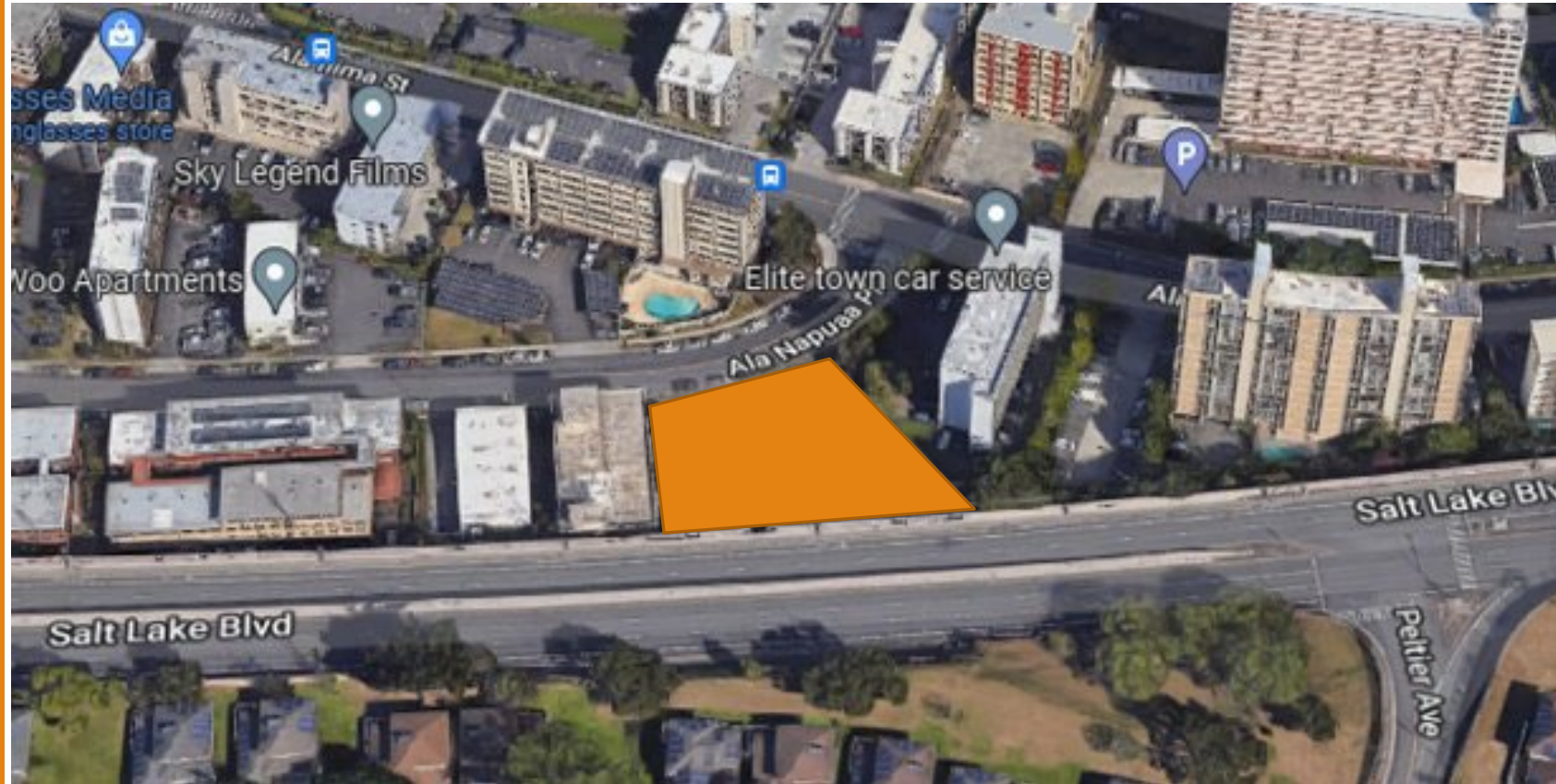
Tot Lot Playground #3

Halsey Terrace  
Community Center



# Our Opportunity

- 2965 Ala Napua'a Place
- Approx 21,000 sf
- A2 Zoning
- 150' height limit
- 201H Entitlement affordable housing





# Kahoapili Overview

- 190 Affordable Homes:
  - 19 studios
  - 152 one-bedrooms
  - 19 two-bedrooms
- Parking
  - 227 stalls

## Community Amenities

- Rooftop Deck Amenity
  - BBQ areas
  - Picnic area with outdoor furniture
  - Shade structures
  - 360-degree views
- Community Laundry





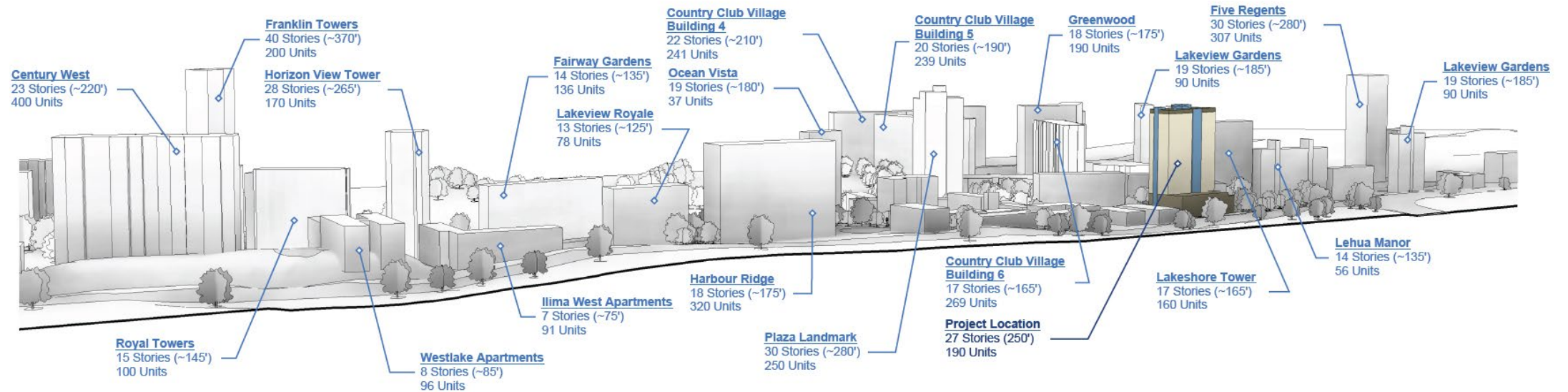








# Integrating with the Salt Lake Community

















# Dual Track 201-H Entitlements

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## FOR RENT – MISSION & PRIORITY

- ❑ 100% affordable homes at 30-60% Area Median Income (AMI)
- ❑ Developer will apply to HHFDC for financing in February of 2023 for an award in 3rd quarter of 2023

## FOR SALE – NO LIHTC ALLOCATION

- ❑ If HHFDC financing is not secured, the project will be developed as a for-sale affordable and workforce housing project.
  - ❑ 114 affordable homes [at 80-140% Area Median Income (AMI)]
  - ❑ 91 affordable homes [at 80-120% Area Median Income (AMI)]



# Kahoapili Schedule

Milestone	Completion Date
Public Outreach	April 2022 - Present
Neighborhood Board Meeting	June 2022
Anticipated Receipt of Entitlement Approvals	January 2023
Submit HHFDC Tax Credit Application	February 2023
HHFDC Application Approval	August 2023
Building Permit	July 2024
Construction Start	September 2024
Construction Completion	September 2026





**MAHALO**



**Kahoapili**

***Changing Lives for Generations of Kama'āina***