

Report of the Executive Director – Kaka‘ako
September 3, 2025

I. Planning & Development

Approved permit applications that did not require § 206E-5.6, HRS, hearings:

Approval Date	Name of Applicant	Project
8/21/2025	Douglas Engineering	KAK 25-016 Fire alarm system upgrade
8/21/2025	Vanessa Osorio, Children with Aloha Academy	KAK 25-020 Bathroom remodel and fire alarm system for daycare

Developments Under-Construction

There are four (4) major new residential buildings under construction in Kaka‘ako, in addition to other infrastructure projects.

- The temporary certificate of occupancy is being issued for the the Ulana Ward Village (KAK 21-001), as construction is nearing completion. Construction is ongoing at The Park Ward Village (KAK 21-002), Kalae (KAK 22-024), and Ālia (KAK 22-042).
- The Honolulu Authority for Rapid Transportation (HART) conducted a groundbreaking ceremony for City Center Guideway and Stations project at the Ka‘ākaukukui (Civic Center) Station on August 11, 2025.

II. Asset/Land/Property Management

In August 2025, no Subordination of Equity Sharing Payment Agreements were executed to allow owners to refinance their mortgage.

In August 2025, there were no requests to sell a reserved housing unit during its regulated term.

In August 2025, no Release of Unilateral Agreements were executed, but two requests for Unilateral Release were received and are pending further action.

In August 2025, there were 11 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park Dog Park

HCDA closed the small dog park on August 20, 2025 after an unknown person(s) dumped mulch throughout the park sometime during the previous evening. The mulch is not dog safe and must be removed at the HCDA's expense. Our groundskeeper will work to safely remove the unauthorized mulch, and our new landscaper will work to rehabilitate the grass to lessen muddy spots and promote regrowth. We will likely install pavers in key areas, as well as plant naupaka bushes to help keep the existing mulch in the proper areas. HCDA will keep the small dog park closed until this maintenance work is complete, likely for several months.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through August 2025. See Exhibit A.

III. Capital Improvements

Kaka'ako Street Improvements

HCDA's consultant, Wilson Okamoto Corporation, continues roadway infrastructure design work to bring Ilaniwai Street up to current City and County standards. Coordination between HCDA, Wilson Okamoto Corporation, and the City's Department of Planning and Permitting (DPP), including the Subdivision and Traffic Review Branches, and the Department of Transportation Services (DTS) is ongoing to refine and finalize design concepts. A final stakeholder and landowner meeting to gather community input prior to design submission is now anticipated in Q4 2025.

HCDA continues to provide oversight inspection of construction activity at priority project sites to ensure the stormwater management best practices are correctly implemented and effectively operated to prevent the discharge of pollutants in the HCDA's small Municipal Separate Storm Sewer System.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List
KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	none
2	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
3	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2026	Supplemental parking and storage	\$1,269.48/ month
4	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
5	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
6	Ward Management Development Company	5-25	Queen St.	9/1/2025	8/31/2026	For HECO 25kv provisioning underground utilities	none
7	Ohana Sportfishing	License 25-01	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$1,855/ month
8	Dive Oahu	License 25-02	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$4,595/ month
9	Hawaiian Ocean Adventures R US	License 25-03	Kewalo Charterboat Building	7/2/2021	7/1/2026	Sublease office space	\$1,825/ month
10	Islands Beach Activities	License 25-04	Kewalo Charterboat Building	7/3/2021	7/2/2026	Sublease office space	\$3,855/month