

Report of the Executive Director – Kaka‘ako
February 4, 2026

I. Planning & Development

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

Approval Date	Name of Applicant	Project
12/23/2025	Formation Church	KAK 25-039 Office renovation
12/24/2025	Chelsea Cao, ProWork Pacific	KAK 25-042 Interior building alterations, electrical, general plumbing, new mezzanine
1/8/2026	Joseph Ching/Jon Muraoka Fukunaga and Associates	KAK 25-048 Construct security perimeter fence along Pensacola Street
1/8/2026	Curt Middleton Hawaii Pacific Solar	KAK 25-050 Solar PV system and parking canopy at McKinley High School

Developments Under-Construction

Four (4) residential buildings are under construction and other infrastructure projects are underway in Kaka‘ako.

- Construction is ongoing at The Park Ward Village (KAK 21-002), Kalae (KAK 22-024), Ālia (KAK 22-042), and Launiu (KAK 23-001).
- The Honolulu Authority for Rapid Transportation (HART) is constructing the City Center Guideway and Stations portion of the Honolulu Rail Transit Project.

II. Asset/Land/Property Management

In January 2026, one request for Subordination of Equity Sharing Payment Agreement was received and is pending further action. This would allow the reserved housing unit owners to obtain a second mortgage.

In January 2026, there were three requests to sell a reserved housing unit during its regulated term, which triggers HCDA’s option to buy back the unit. Two of these units are in Ulana Ward Village, and one is in Aalii Ward Village.

In January 2026, the HCDA proceeded with the buyback of another reserved housing unit at Ulana Ward Village. That transaction is being handled by the Hawaii HomeOwnership Center (HHOC). HHOC recently opened escrow to purchase that unit from the original owner and plans to resell it under HHOC’s affordable housing program to another qualified buyer.

In January 2026, no Release of Unilateral Agreements were executed. Three requests for Unilateral Release were received and are pending further action.

In January 2026, there were 20 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Dog Park

Effective Monday January 12, 2026, HCDA updated the park hours for both the large and small dog parks as follows:

Open 6:00 AM to 9:00 PM Daily

Closed 10:00 AM to 3:00 PM Every Monday for Park Maintenance

The weekly park closure times were decided based on feedback from community members and HCDA's landscape maintenance contractor. The full closure will provide several hours for our landscaper to completely test the irrigation systems and make necessary repairs without interference from the public. HCDA staff will monitor the new schedule and determine if any adjustments need to be made based on effectiveness and community feedback.

Right of Entry and License Agreements

There were 14 active Right of Entry (ROE) and/or license agreements through January 2026. See Exhibit A.

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
11	Almar Marina Management, LLC	4-25	Kewalo Harbormaster Office	10/8/2025	10/7/2026	Office space	none

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12	Hawaii Health & Harm Reduction Center	11-25	Pump Station parking lot	11/7/2025	11/6/2026	For monthly free food distribution drive	none
13	Wabisabi Hawaii LLC	License 25-05	956 Queen St. warehouse	1/1/2026	12/31/2026	Warehouse furniture and equipment	\$5,000/month
14	Aloha Venture Capital Group LLC dba 808 Gun Club	License 25-06	956 Queen St. parking spaces	1/1/2026	12/31/2026	Park in side alley and front stalls	\$800/month