

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

**I. Planning & Development**

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

<b>Approval Date</b>	<b>Name of Applicant</b>	<b>Project</b>
1/27/2026	Joseph Manlolo	<b>KAK 26-001</b> Tenant EV charger
1/28/2026	Hawaiian Electric Company (HECO)	<b>KAK 26-002</b> Interior building alterations of existing office space
2/13/2026	Karen Lee WRNS Studio (McKinley HS/DOE)	<b>KAK 26-003</b> Renovation of science classrooms, including new eye wash/showers and fume hoods.

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. Capital Improvements Projects**

The railing repair work on the Kewalo Basin stairs is scheduled to commence on February 25, 2026 and is expected to be completed on March 27, 2026.

The Ilaniwai road improvement project is proceeding, despite not having funding this legislative session for the work. A roadway design will be submitted to the City & County of Honolulu Department of Planning and Permitting by the end of March 2026.

**III. Asset/Land/Property Management**

In February 2026, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Two requests for subordination were received and are pending further action.

In February 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. All three of these units are in Ulana Ward Village, bringing the total of Ulana units offered for buyback to

five. The Hawaii HomeOwnership Center (HHOC) remains on track to close their purchase of one of these units in early March 2026.

In February 2026, three Release of Unilateral Agreements were executed, generating a total of \$128,474 in shared equity payments to the HCDA. Of this amount, \$34,520 represents a prepayment of shared equity, which was made possible by the June 2021 Reserved Housing Rule Amendment that allows owners to pay their shared equity without selling or transferring their unit.

One other request for Unilateral Release was received and is pending further action.

In February 2026, there was one request to transfer a unit to a revocable trust.

In February 2026, there were 23 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry and License Agreements

There were 14 active Right of Entry (ROE) and/or license agreements through March 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	Dive Oahu	License 25-02	Kewalo Charterboat Building (Suites 109 and 110)	7/1/2025	6/30/2026	Sublease office space	\$4,595/ month
8	Islands Beach Activities	License 25-04	Kewalo Charterboat Building (Suites 101 and 102)	7/1/2025	6/30/2026	Sublease office space	\$3,855/month
9	Almar Marina Management, LLC	4-25	Kewalo Harbormaster Office	10/8/2025	10/7/2026	Office space	none
10	Hawaii Health & Harm Reduction Center	11-25	Pump Station parking lot	11/7/2025	11/6/2026	For monthly free food distribution drive	none

EXHIBIT A  
 HCDA Right of Entry List  
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
11	Wabisabi Hawaii LLC	License 25-05	956 Queen St. warehouse	1/1/2026	12/31/2026	Warehouse furniture and equipment	\$5,000/month
12	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
13	Hirata & Associates, Inc.	01-26	Lot C (750 sq ft portion)	3/1/2026	2/28/2027	For geotech boring site	none
14	Oahu Ocean Activities, LLC	License 26-01	Kewalo Charterboat Building (Suites 103 and 104)	3/1/2026	6/30/2026	Sublease office space	\$4,280/ month