

Report of the Executive Director – Kaka‘ako
May 6, 2026

I. Planning & Development

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

Approval Date	Name of Applicant	Project
2/25/2026	Roy Yamamoto	KAK 26-007 Interior alterations
3/5/2026	Marcelino Labasan (Iloque)	KAK 26-005 New fire alarm system
3/10/2026	120 Ala Moana LLC	KAK 26-010 Interior alterations
3/18/2026	Benson Kim/Naomi Cole (Chubbies Burgers)	KAK 26-012 Tenant space improvements
3/30/2026	Queen’s Deli Market, LLC	KAK 26-013 Convenience store liquor sales
4/15/2026	Koryu LLC	KAK 26-021 Restaurant Liquor License
4/20/2026	Yogi Kwong Engineers (Bishop Estate)	KAK 26-023 Interior tenant space improvements

Developments Under-Construction

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

- Construction is nearing completion at The Park Ward Village (KAK 21-002); ongoing construction at 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 was successfully completed. The project was completed on schedule, and the stairs were officially reopened for public use on March 30, 2026.

III. Asset/Land/Property Management

In March-April 2026, there was one request to sell a reserved housing unit in Ulana Ward Village during its regulated term, triggering HCDA's option to buy back the unit.

In March-April 2026, two Release of Unilateral Agreements were executed, generating a total of \$285,281.00 in shared equity payments to the HCDA.

Four other requests for Unilateral Release were received and are pending further action.

In March-April 2026, there were no requests to transfer a unit to a revocable trust.

In March-April 2026, there were 26 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry and License Agreements

There were 15 active Right of Entry (ROE) and/or license agreements through April 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	2/9/16	2/8/47	For Kewalo Basin lifeguard station	none
2	UH JABSOM	13-18	Lot C	9/1/18	8/31/28	325 parking stalls	\$37,700/ month
3	Kupu	1-19	NOAA Lot (portion)	10/1/19	9/30/26	Supplemental parking and storage	\$1,269.48/ month
4	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/24	3/27/29	AIS fieldwork (trenching) and utility relocation	none
5	Kanoa Winds LLC	2-24	Lot C	9/4/24	9/3/27	For wind turbine demo project	none
6	Ward Management Development Company	5-25	Queen St.	9/1/25	8/31/26	For HECO 25kv provisioning underground utilities	none
7	Dive Oahu	License 25-02	Kewalo Charterboat Building (Suites 109 and 110)	7/1/25	6/30/26	Sublease office space	\$4,595/ month
8	Islands Beach Activities	License 25-04	Kewalo Charterboat Building (Suites 101 and 102)	7/1/25	6/30/26	Sublease office space	\$3,855/month
9	Almar Marina Management, LLC	4-25	Kewalo Harbormaster Office	10/8/25	10/7/26	Office space	none
10	Hawaii Health & Harm Reduction Center	11-25	Pump Station parking lot	11/7/25	11/6/26	For monthly free food distribution drive	none
11	Wabisabi Hawaii LLC	License 25-05	956 Queen St. warehouse	1/1/26	12/31/26	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	1/1/26	12/31/26	Park in side alley and front stalls	\$800/month

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	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
13	Hirata & Associates, Inc.	01-26	Lot C (750 sq ft portion)	3/1/26	2/28/27	For geotech boring site	none
14	Oahu Ocean Activities, LLC	License 26-01	Kewalo Charterboat Building (Suites 103 and 104)	3/1/26	6/30/26	Sublease office space	\$4,280/ month
15	Historic Hawaii Foundation	03-26	Historic Ala Moana Pump Station	5/1/26	10/31/26	ROE and ENA for due diligence	none