

Report of the Executive Director – Kaka‘ako
June 3, 2026

I. Planning & Development

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

Approval Date	Name of Applicant	Project
4/29/2026	Neal Gota (Tenten Hawaii LLC dba Okome Tendon & Poke)	KAK 26-027 Restaurant/Bar (Zoning Clearance)
5/12/2026	Brandon Tenedora	KAK 26-033 Event (Zoning Clearance)

Developments Under-Construction

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

- Construction is ongoing at Kalae (KAK 22-024), Ālia (KAK 22-042), and Launiu (KAK 23-001). Construction at The Park Ward Village (KAK 21-002) is wrapping up and a blessing ceremony was held on 5/29/2026.
- 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 May 2026, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages.

In May 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. HCDA’s buyback agent, the Hawaii HomeOwnership Center agreed to buyback this unit to resell it as an affordable unit under their program.

In May 2026, three Release of Unilateral Agreements were executed, generating a total of \$306,465 in shared equity payments to the HCDA. Of this amount, \$143,000 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.

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

In May 2026, there were three requests to transfer a unit to a revocable trust.

In May 2026, there were 16 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry and License Agreements

There were 17 active Right of Entry (ROE) and/or license agreements through May 2026. See Exhibit A.

One of these is a one-year license agreement with Ikaika Hawaii, a youth nonprofit organization dedicated to perpetuating the Hawaiian Watermans culture and teaching ocean safety skills to keiki. Ikaika Hawaii plans to begin their Waterman's Academy this summer at Kewalo Basin, near the edge of Ala Moana Beach park.

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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 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	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
16	Friends of the Library of Hawaii	License 26-02	610 Ward Ave.	5/1/26	4/30/27	Commercial retail space	\$3,500/month + 10% gross revenue
17	Ikaika Hawaii	License 26-03	Kewalo Basin Harbor	5/24/26	5/23/27	Ocean safety education classes	\$1,000/month