

Report of the Executive Director – Kaka‘ako
July 1, 2026

I. Planning & Development

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

Approval Date	Name of Applicant	Project
4/01/2026	Honuakaha Limited Partnership (HCDA)	KAK 26-014 Plumbing addition of hot water line
5/26/2026	UFC Gym	KAK 26-030 Interior demolition and alterations to existing tenant space.
5/26/2026	Friends of the Library Village Books & Music	KAK 26-037 Remove non-structural interior walls and kitchenette; replace air conditioning unit.
5/27/2026	Lava Wellness, LLC	KAK 26-038 Full restaurant with wellness center including alcohol sales (Zoning Clearance)
5/29/2026	Free Spirits, LLC	KAK 26-039 Beer Garden for special events on 7/9/2026 and 8/6/2026 (Zoning Clearance)
5/29/2026	Free Spirits, LLC	KAK 26-040 Beer Garden for Honolulu Night Market on 7/18/2026 (Zoning Clearance)
6/1/2026	Darren Suzuki (Hokua)	KAK 26-041 Submeter replacement
6/13/2026	Waterfront Plaza, LLC	KAK 26-048 Taste of Aloha Night Market Event (Temporary Use Permit)

Developments Under-Construction

Three (3) 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).
- 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 June 2026, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Three requests for subordination were received and are pending further action. All three requests are for second mortgages, which are allowable under certain conditions.

In June 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. This studio unit and three other studios in Ulana will be sold to new qualified buyers through the buyback process. The HCDA's real estate broker, Coldwell Banker Realty, published advertisements in the Honolulu Star Advertiser to solicit applications from qualified buyers and will be reviewing applications in the coming weeks.

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

In June 2026, there were two requests to transfer a unit to a revocable trust.

In June 2026, there were 18 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry and License Agreements

There were 18 active Right of Entry (ROE) and/or license agreements through June 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	6/30/27	Sublease office space	\$4,595/ month
8	Islands Beach Activities	License 25-04	Kewalo Charterboat Building (Suites 101 and 102)	7/1/25	6/30/27	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
13	Hirata & Associates, Inc.	01-26	Lot C (750 sq ft portion)	3/1/26	2/28/27	For geotech boring site	none

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	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
14	Oahu Ocean Activities, LLC	License 26-01	Kewalo Charterboat Building (Suites 103 and 104)	3/1/26	6/30/27	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
18	HART	04-26	Halekauwila St. and Queen St. remnants	6/1/26	5/31/31	Rail construction work	none