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ANNUAL REPORT

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City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

HONOLULU REDEVELOPMENT AGENCY

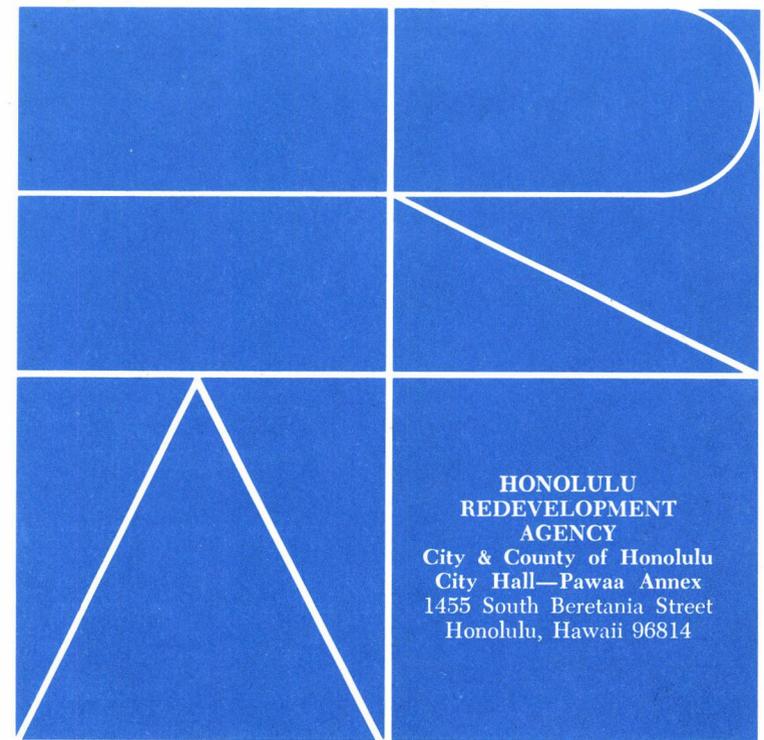


Table of Contents:

Renewal in Honolulu 1
 Project List and Location Map 2- 3
 Honolulu's Completed Urban Renewal Projects 4- 8
 Honolulu's Projects in Progress
 Kukui Redevelopment Project 9-11
 Kauluwela Redevelopment Project 12
 Kapahulu—Paki; Hinano
 Rehabilitation Projects 13-14
 Halawa Auxiliary Redevelopment Project .. 15
 Of Planning for Tomorrow 15-16
 What About Relocation? 17-18
 . . . And Housing? 19
 Progress '68 20-21
 Financial Statements 22-23
 Community Relations '68 24-27
 HRA Administration and Staff 28

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Of People...
Planning...
and
Progress...



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Renewal in Honolulu

Americans are disturbed by urban and community problems which seem to defy solution. Many are frustrated by inability to make an impact on the condition of the areas in which we live and work; we are concerned about the future of our city and the areas that need attention.

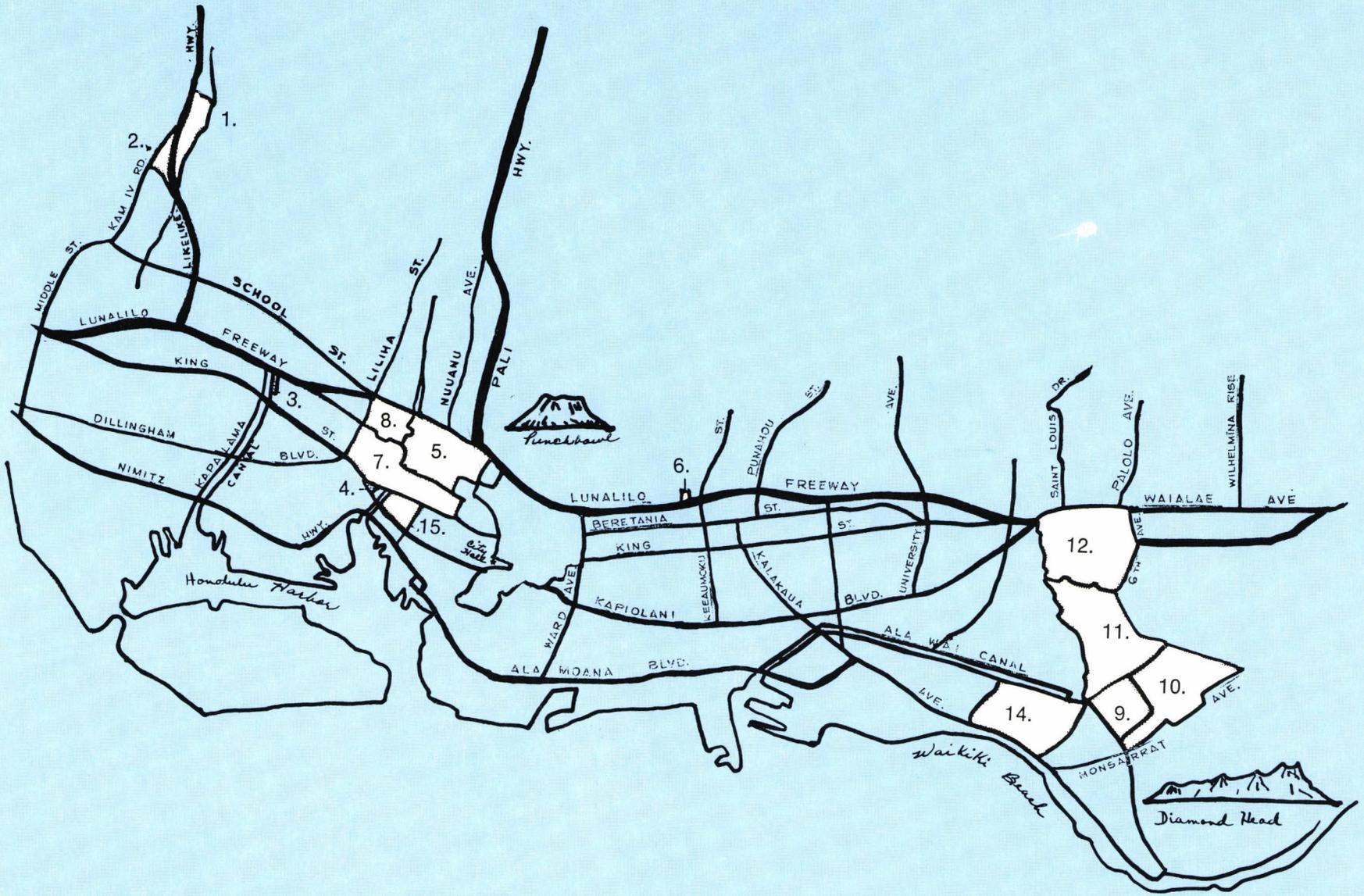
This report outlines the Honolulu Redevelopment Agency's efforts, its accomplishments and its disappointments. Our effectiveness in removing both the physical cause and the sociological effect of blight depends to a great extent on the degree of involvement and participation by all segments of the community and all levels of government. A major problem is finding and establishing practical ways for all of us to work together for the common good of our city.

We speak of involvement based upon mutual respect, mutual understanding of both problems and objectives and upon cooperation, however, we are fragmented between groups and between governments; more and more we acknowledge that no one group, department or agency can see or fully understand all the problems of a community. A quote from the Chamber of Commerce of the United States seems appropriate: "We are beginning to understand that until we get together with others we cannot mobilize the total resources needed to solve the critical problems of our cities."

The community, both public and private, business and professional, home owner and tenant, collectively and individually, must take full advantage of its privileges and responsibilities in planning for new environments and in gathering its material and personal resources in order to activate these plans.

For its part, government must be responsive to community needs and desires and develop plans for the action with those involved; encourage the participation of private enterprise while lending technical assistance; eliminate red tape; and coordinate overall development to assure achievement of long range goals in renewed structures, renewed neighborhoods and renewed hope with new jobs and new homes. Neighborhood participation and citizen involvement with government agencies is vital to the rebuilding of our city.

1. **JOHN H. WILSON**, 29.9 acres
 Status: Completed
 Gross Project Cost: \$1.1 million
 Net Project Profit: \$176,012
2. **KALIHI TRIANGLE PROJECT**, 8.5 acres
 Status: Completed
 Project Cost: Technical Assistance only
3. **KOKEA PROJECT**, 3.7 acres
 Status: Completed
 Project Cost: Technical Assistance only
4. **AALA TRIANGLE**, 4.1 acres
 Status: Completed
 Gross Project Cost: \$2.4 million
5. **QUEEN EMMA PROJECT**, 73.8 acres
 Status: Completed
 Gross Project Cost: \$11.4 million
6. **KEWALO-LUNALILO PROJECT**, 28,293 sq. ft.
 Status: Completed
 Gross Project Cost: \$181,123
7. **KUKUI PROJECT**, 75 acres
 Status: In Execution
 Estimated Gross Cost: \$27.4 million
8. **KAULUWELA PROJECT**, 29.9 acres
 Status: In Execution
 Estimated Gross Cost: \$6.6 million
9. **KAPAHULU-PAKI PROJECT**, 43.3 acres
 Status: In Execution
 Estimated Gross Cost: \$4.5 million
10. **KAPAHULU-HINANO PROJECT**, 107.5 acres
 Status: In Execution
 Estimated Gross Cost: \$11.4 million
11. **KAPAHULU-HOOLULU PROJECT**, 126.9 acres
 Status: In Preliminary Planning
 Estimated Gross Cost: \$16.9 million
12. **KAPAHULU-OLU/KIKEKE PROJECT**, 126.6 acres
 Status: In Preliminary Planning
 Estimated Gross Cost: \$14.8 million
13. **HALAWA AUXILIARY REDEVELOPMENT PROJECT**, 8.5 acres
 Status: In Execution
 Estimated Gross Cost: \$881,252
14. **QUEEN LILIUOKALANI PROJECT**, 89 acres
 Status: In Preliminary Planning
 Estimated: Gross Cost: \$107.7 million
15. **PAUAHI PROJECT**, 36 acres
 Status: In Preliminary Planning
 Estimated Gross Cost: \$55.5 million



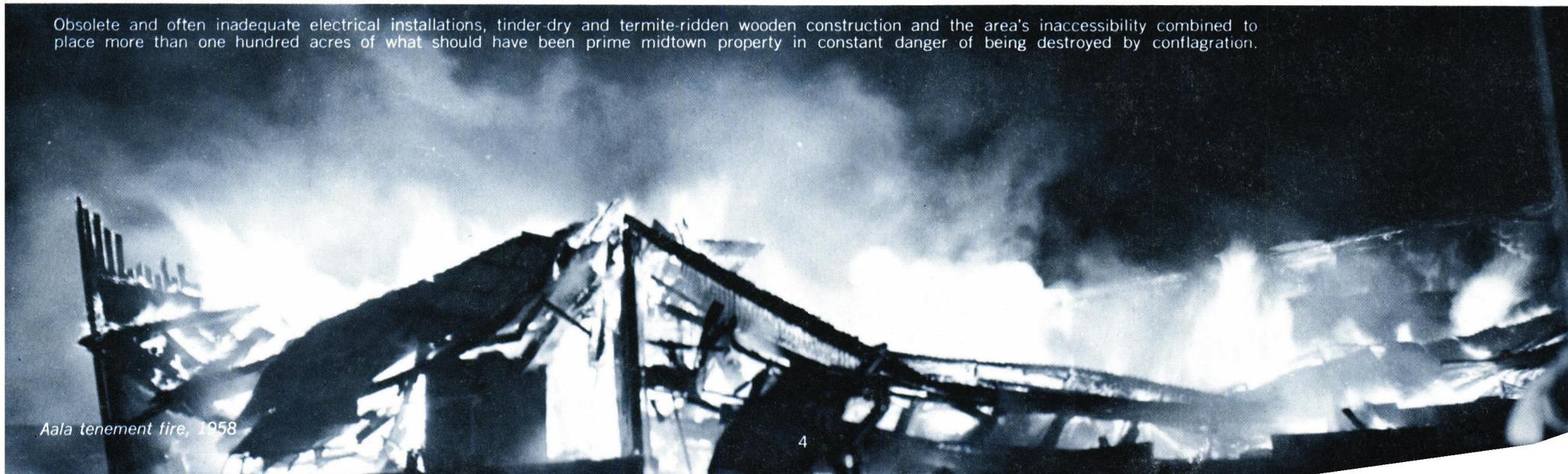
URBAN RENEWAL PROJECTS, CITY OF HONOLULU



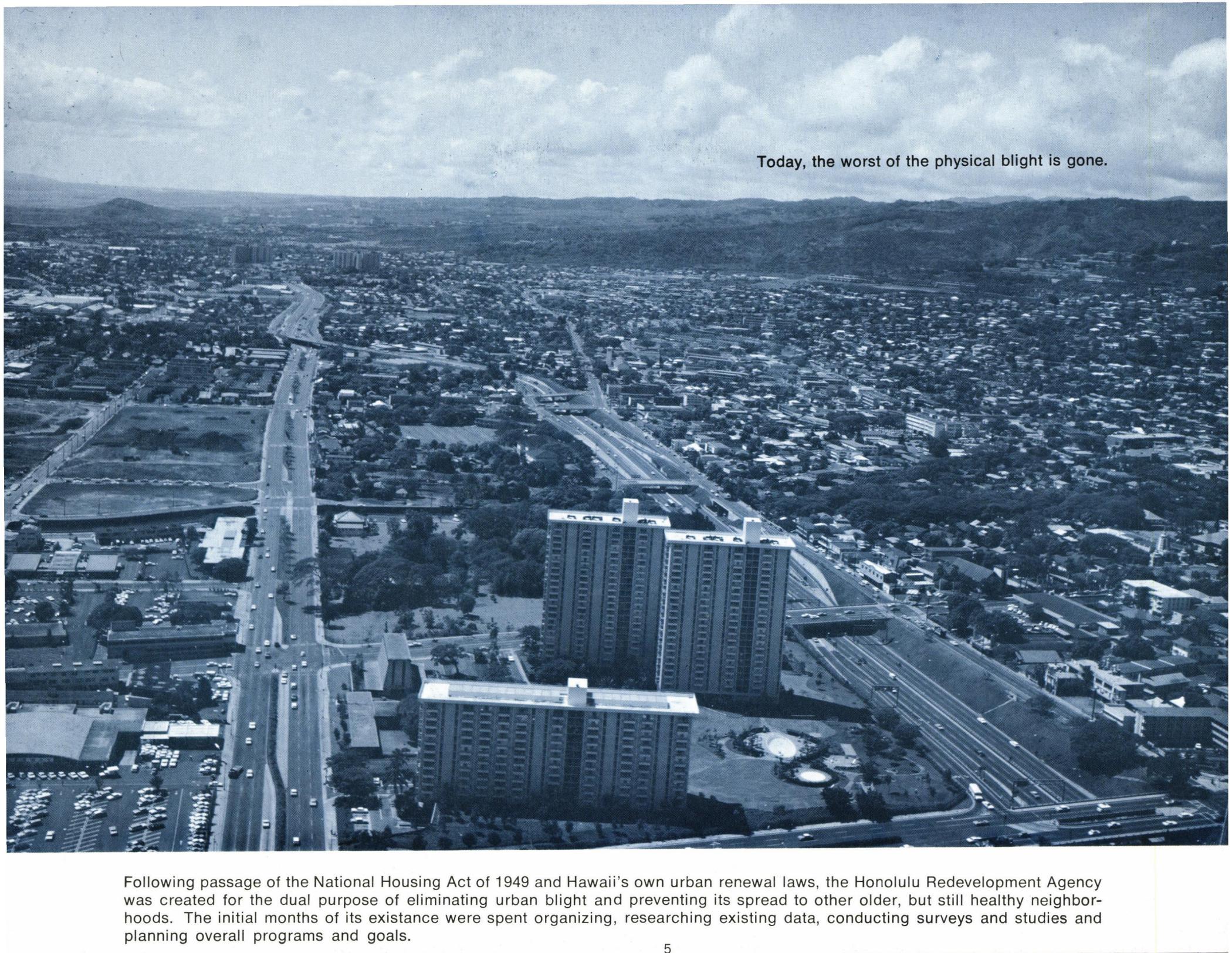
In 1950, a large part of downtown Honolulu was *'interesting'* and *'picturesque'*...

Unfortunately, its buildings were also old and deteriorated; lacked any but the most rudimentary sanitation facilities; and were overcrowded. Because of haphazard development for over fifty years, the area was a crazyquilt of odd-shaped lots and narrow twisting lanes.

Obsolete and often inadequate electrical installations, tinder-dry and termite-ridden wooden construction and the area's inaccessibility combined to place more than one hundred acres of what should have been prime midtown property in constant danger of being destroyed by conflagration.

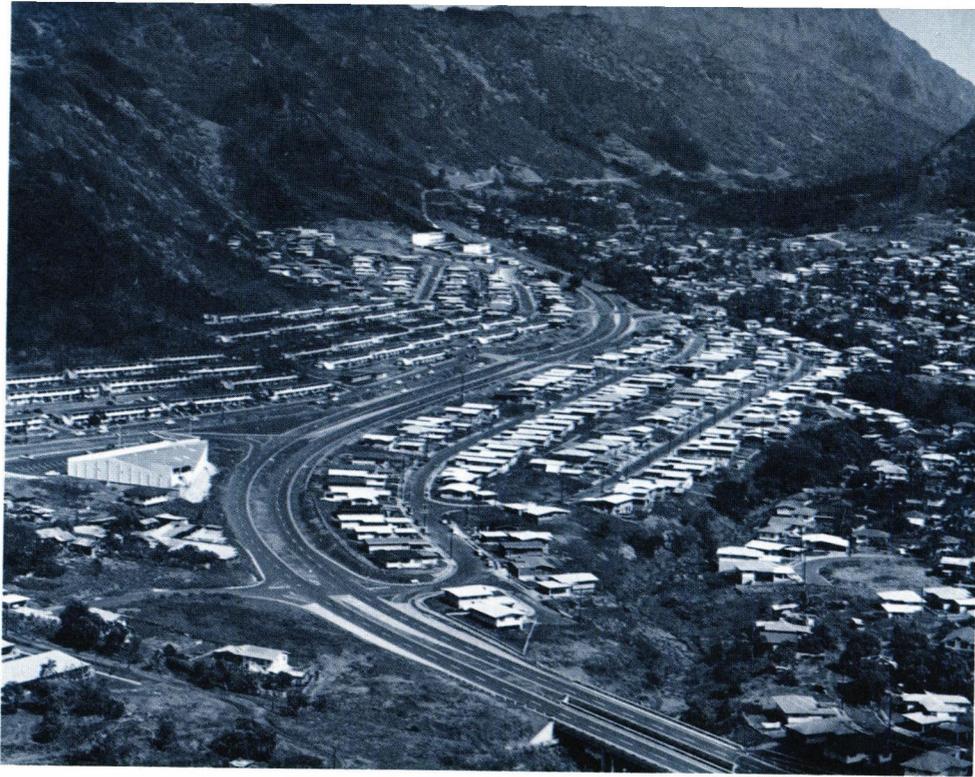


Aala tenement fire, 1958

An aerial photograph of a city, likely Honolulu, showing a major multi-lane highway running through the center. In the foreground, there are several modern, multi-story apartment buildings. The surrounding area is densely packed with residential and commercial buildings. The background shows rolling hills under a cloudy sky.

Today, the worst of the physical blight is gone.

Following passage of the National Housing Act of 1949 and Hawaii's own urban renewal laws, the Honolulu Redevelopment Agency was created for the dual purpose of eliminating urban blight and preventing its spread to other older, but still healthy neighborhoods. The initial months of its existence were spent organizing, researching existing data, conducting surveys and studies and planning overall programs and goals.



Honolulu's pilot program, **MAYOR JOHN H. WILSON**, was the first renewal project officially completed in the Western Region of the United States and returned an immediate profit of \$176,012.

162 modern, single-family homes replaced piggeries and other marginal, semi-commercial enterprises. Between 1955 and 1966, the value of land and buildings increased from a total of \$84,000 to about \$3.5 million; revenue from property taxes—the major source of funds for providing public services—increased by \$67,218.

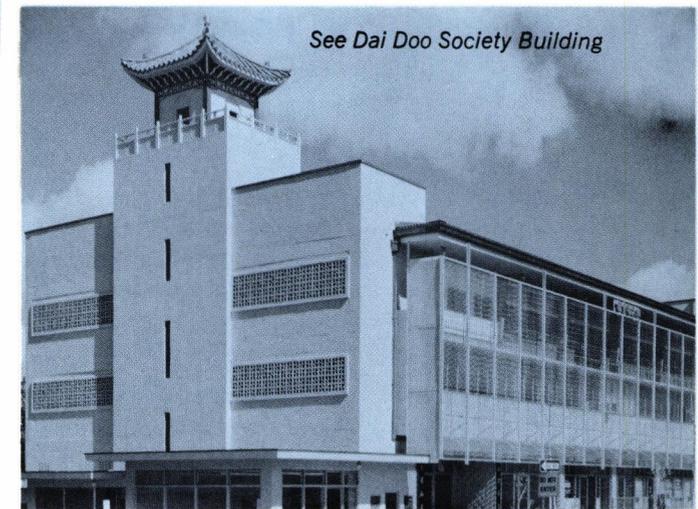
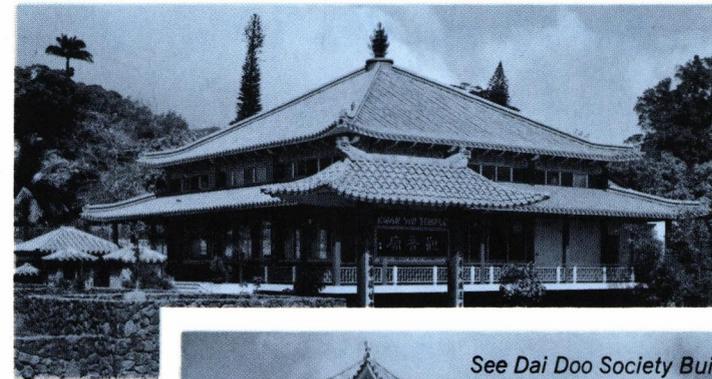
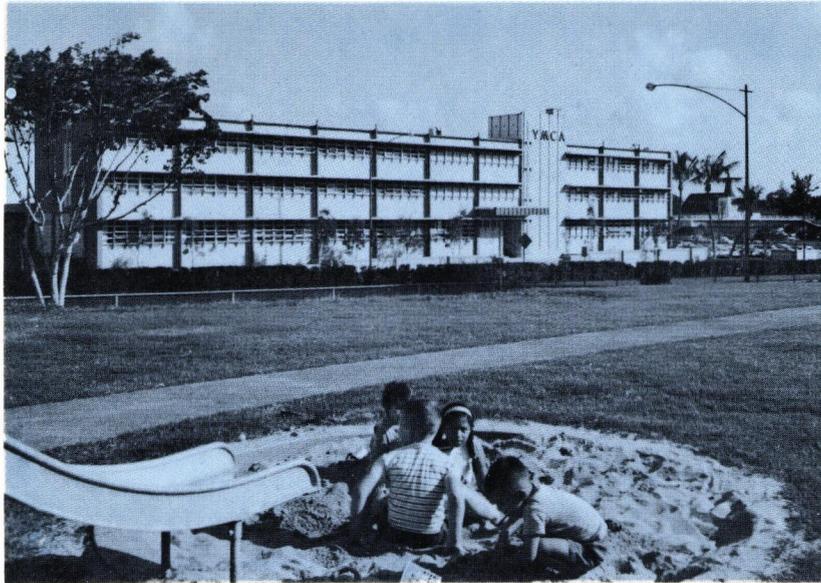
KALIHI TRIANGLE, adjacent to the Wilson Project and similar in character, was also converted to residential use. Since it was a

100% Improvement District, cost to the City was limited to technical staff assistance.

This project was a 'first in the Nation.' Owners put their property in trust while it was consolidated and re-subdivided, thus retaining title to their property throughout the entire renewal process in which twenty-two lots housing 135 people became forty class-A lots that provided housing for 163 people.

Following a voluntary and self-initiated beautification program, the project was officially dedicated at an old-fashioned block party on May 16, 1966 when the original families were honored by friends and City officials. Mayor Neal S. Blaisdell is shown presenting one of the commemorative Koa Bowls.





QUEEN EMMA PROJECT was the first major undertaking in the central portion of the City. More than 500 families, 434 individuals and 100 business occupied 850 buildings. Only 117 of those predominantly wooden structures were considered habitable.

Assessed valuation of property in the project area before redevelopment was \$4.5 million and increased by \$1.9 million to \$6.4 million after renewal. Tax revenues increased by \$55,499 to provide a much more equitable share than had previously been the case.

Most prominent in the renewed area is Queen

Emma Gardens apartment complex with 587 units in three high-rise buildings. Since completion in 1964, occupancy has averaged 98% capacity. Other new buildings in the project area include the Kwan Yin Temple whose beauty and traditional architecture have become a focal point of interest for both residents and visitors; The See Dai Doo Society Building—also of colorful design; the serenely inspiring Harris Memorial Church; Nuuanu YMCA; the Hosoi Garden, Kukui and Borthwick Mortuaries; and a shopping center comprising Long's Drugs, Safeway Market and Union Oil Service Station.



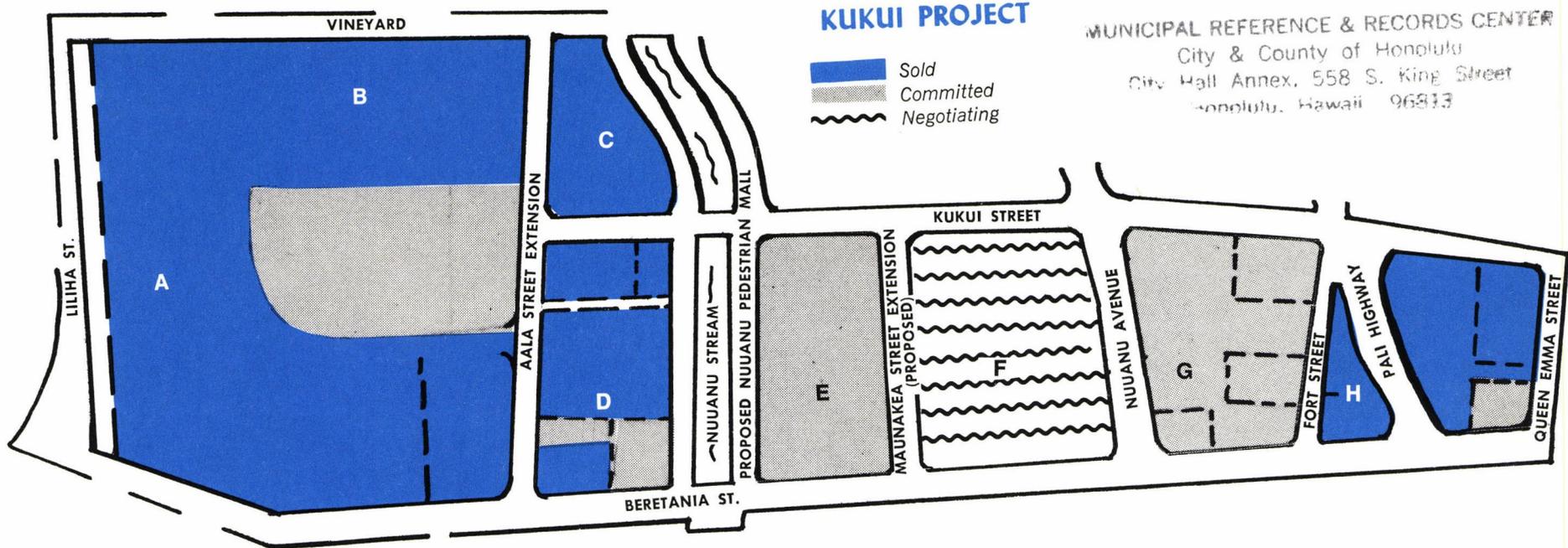
The Hawaii Urban Renewal Law contains a provision by which the Agency can help meet the needs of families displaced by urban renewal and other government construction activity through auxiliary redevelopment projects. Act 101, passed by the Territorial Legislature in 1957, permits the Agency to acquire vacant urban land for resale under limiting conditions to private developers for the express purpose of constructing relocation housing. So far, two auxiliary projects have been completed in Honolulu.

The first, **KOKEA APARTMENTS**, in Kapa-lama, has 144 one to four bedroom units on 3.7 acres. Rents range from \$74.58 to \$111.50 per month.

KEWALO-LUNALILO in Makiki is the second such project to be finished. There are 38 two-bedroom units renting at \$105 per month. Units are available to two-member families making no more than \$7,600 per year and to three or four-member families whose annual income does not exceed \$8,950.

Prior to renewal, the **AALA TRIANGLE PROJECT** area was a concentration of the City's oldest and most dilapidated buildings. Only 31 families lived in the Triangle adjoining Aala Park, however 285 single men were crammed into 85 rooms and there were 88 businesses in less than two blocks.

Completed early in 1966, today's 4.1 acre Aala Park offers attractive tropical landscaping as a fitting gateway and restful retreat in the heart of Honolulu.



Today, all but a small percentage of the Kukui Project's land area has been sold or committed for sale and rebuilding is either complete, in progress or slated to begin on most parcels within the next twelve months.

NEW BUILDINGS COMPLETED include the York International and Hawaii Tuberculosis and Respiratory Disease Association buildings; work is in progress on HHA's low-income housing for the elderly and on the Izumo Taisha Kyo Mission. Those properties retained by original owners include the improved Mirikitani and Char Buildings and the Toyo Theater and Kobayashi Hotel properties upon which improvements are to begin soon.

PUBLIC FACILITIES COMPLETED include the new Kamalii Park which shares Block H with the Central Fire Station and a new utility substation. Much needed municipal parking is now available in Block J. Block G has recently been approved for purchase by the City for still more parking facilities at the mauka end of the new Fort Street Mall.

PUBLIC IMPROVEMENTS include widening of Liliha, Beretania, Kukui, Queen Emma, King and Fort Streets and Nuuanu Avenue. Aala Street Extension is under construction and Maunakea Street Extension soon will be. There are two new bridges spanning Nuuanu Stream (Kukui and Beretania Streets) and design plans are being worked out for attractive malls along its banks.

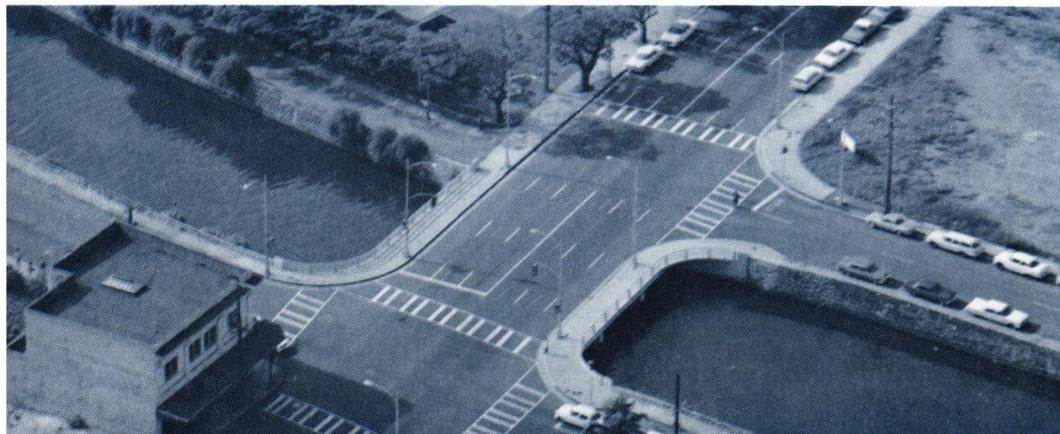
PROPOSALS UNDER CONSIDERATION for the remaining Kukui parcels include: the Chinese Cultural Plaza—a planned unit development complex of housing units, commercial activities, language schools, societies, etc.; the Ginza Plaza—a \$12 million Japanese-styled shopping center. Preliminary plans call for a department store, supermarket and service station on the ground level; retail stores, restaurants and a pedestrian mall on the second; and a Tea House, Japanese garden and sub-foreign trade zone on the third level. Completion of the two Plazas in adjacent blocks will be a showplace for all who are interested in a better understanding of the East and the West.

A proposal has also been received for a 10-story commercial structure on the site next to the Kobayashi Hotel. Negotiations continue with the Honolulu County Medical Society for construction of a high-rise office building on the corner of Queen Emma and Beretania Streets.

ASSESSED VALUATION of Kukui before renewal: \$8.172 million; estimated assessed value when project completed (scheduled for 1970) is \$32.5 million based on existing and planned improvements. Tax revenues will increase by almost one-half million dollars.



Housing for the Elderly (top center); Beretania Street Bridge (shown below)



Considering **KUKUI PROJECT'S** location—75 acres in the heart of Honolulu and directly adjacent to Queen Emma—what happens there would seem difficult to ignore. But most people did just that until the potential resources which lay dormant beneath the blighted and obsolete exterior were re-cognized.

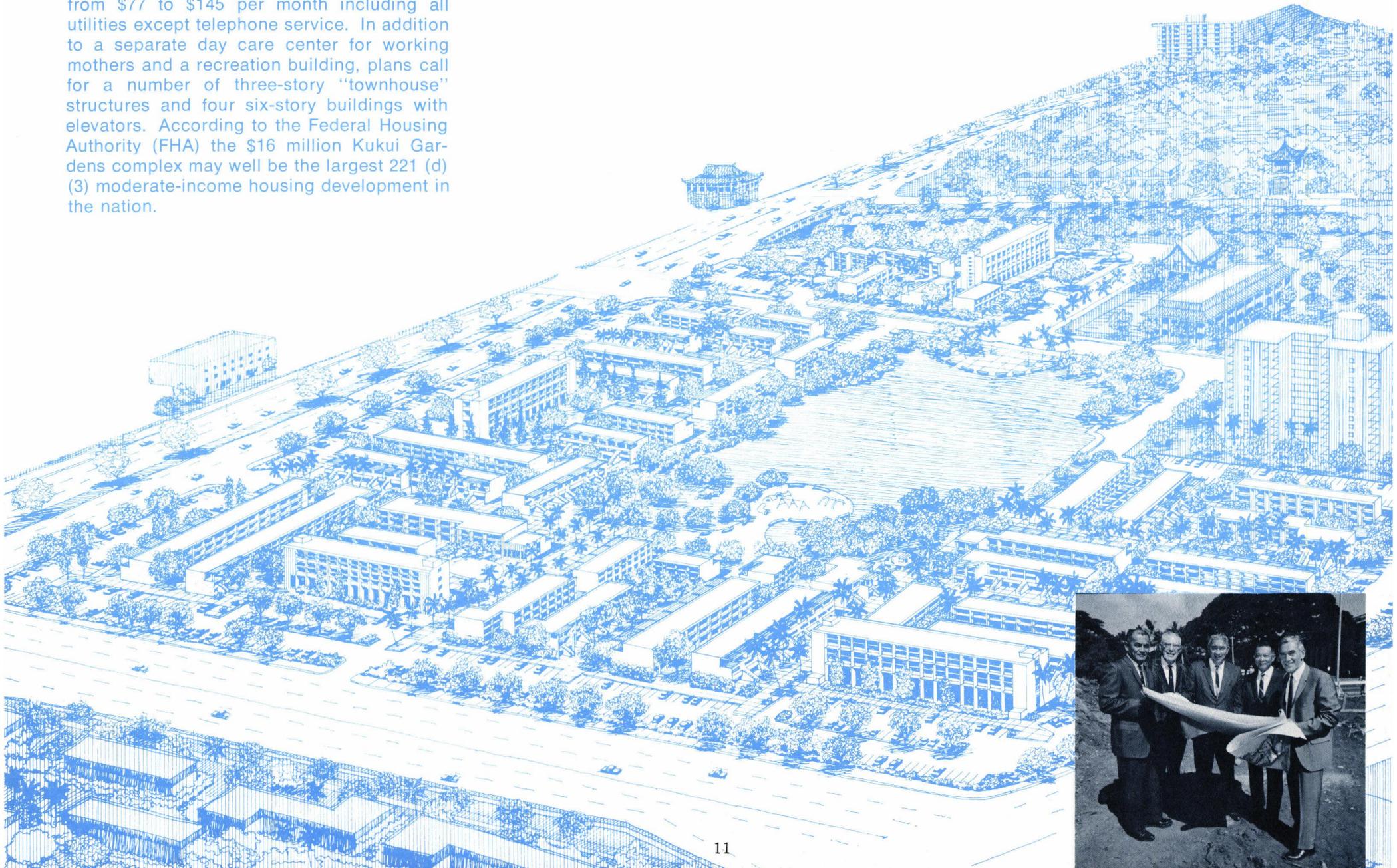
As with any project of major proportions, the road to success in Kukui has not been without detours and interruptions. For example, despite prior public and informal meetings with property owners, residents and businessmen and extensive distribution of informational material, opposition to certain aspects of the plan was not voiced by private interests until some months after general approval of the original Kukui Plan. A re-study was made with the aim of reaching solutions satisfactory to all concerned.

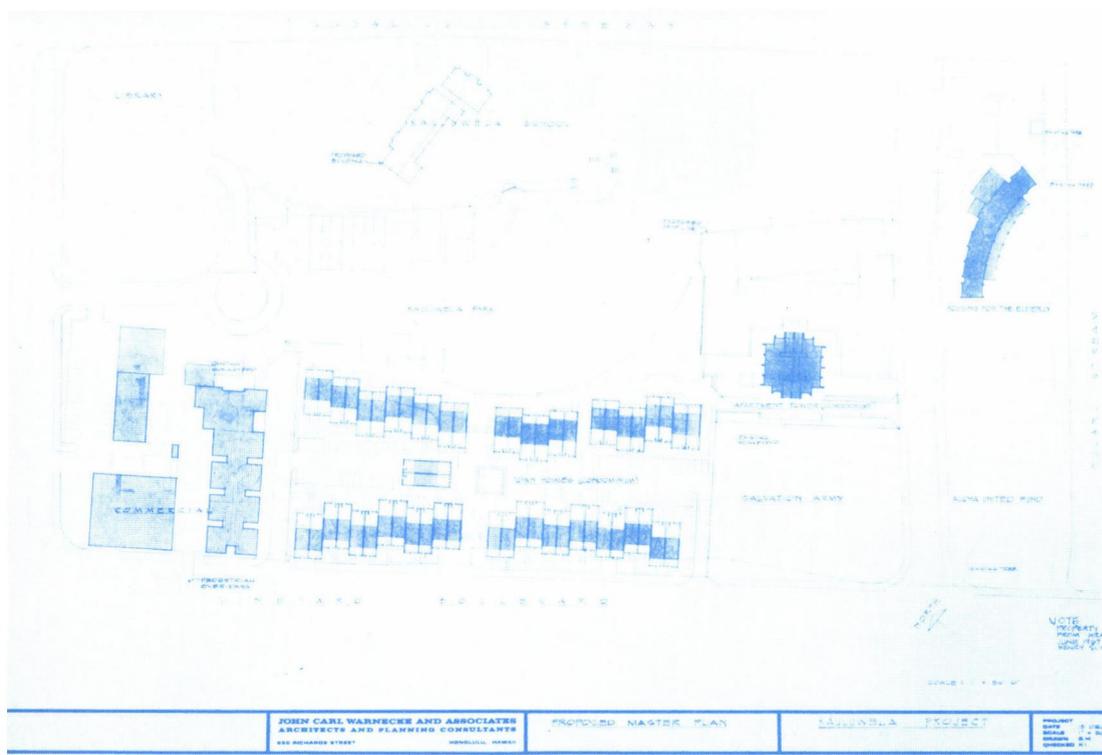
A new element with decided overall community advantages was introduced in 1962. Section 221 (d) (3) of the National Housing Act was amended to offer 3% Federally insured mortgage assistance to private enterprise in return for constructing moderate-income housing. Until now there had been little incentive for a private developer to become involved with low or moderate-income housing in urban renewal areas.



Proposed Development—Block G

The amended Kukui Plan includes provision for 221 (d) (3) housing; 'planned unit' development permitting mixed but harmonious land use; and amenable solutions to zoning problems. Kukui Gardens Inc. has been selected to build an 822-unit apartment complex of 302 two-bedroom, 279 three-bedroom and 136 four-bedroom units renting from \$77 to \$145 per month including all utilities except telephone service. In addition to a separate day care center for working mothers and a recreation building, plans call for a number of three-story "townhouse" structures and four six-story buildings with elevators. According to the Federal Housing Authority (FHA) the \$16 million Kukui Gardens complex may well be the largest 221 (d) (3) moderate-income housing development in the nation.





Proposed by Aloha United Fund

Development proposed by Hawaii Council for Housing Action

KAULUWELA PROJECT, although smaller in size than Kukui and Queen Emma Projects, suffered from no less critical problems of urban blight. As a matter of fact, when photographs taken in the three areas prior to 1960 are compared, it is difficult, if not impossible, to distinguish among them. And, as the physical characteristics as well as its people were similar in nature, so too are the redevelopment plans.

Proposals for Kauluwela are primarily residential with commercial, public and institutional service facilities. A new public library was completed in 1966 and plans for expanding the school and play ground site are in progress. The Salvation Army has acquired two parcels to be used for enlarging their

present facilities. In addition, a number of other proposals are being considered which include: a 21-story elderly housing project with 164 units ranging in rental from \$65 to \$120; co-op housing for moderate-income families consisting of sixty 3 and 4 bedroom townhouse units and 120 one and two bedroom units in a 20-story tower—proposed monthly payment range is \$85 to \$158; and a community service center for which preliminary site plans have been approved by Agency Members.

Public improvements include continuation of Aala Street Extension and a colorful river park mall along Nuunau Stream which will eventually extend from Liliuokalani Gardens above the Freeway to the waterfront.



KAPAHULU is one of the best older residential locations in Honolulu and has a flourishing business district of its own. But violations of the building code, illegal conversions, inadequate street improvements and other signs of casual neglect had begun to take their toll: property values were in danger of slipping along with the neighborhoods general appearance.

After a good deal of planning and community discussion, a General Neighborhood Renewal Plan, based on a government assisted Rehabilitation-Conservation program, was approved for Kapahulu by the City Council in 1965. Basically, HRA provides public improvements and technical assistance while property owners take care of fixing up their own houses, yards, etc.

Because of its size (over 400 acres) the GNRP area was divided into four separate projects. The first two, **PAKI** and **HINANO** began execution activities in 1966. Since then, hundreds of property owners have volunteered to take the initial steps in bringing the appearance and structural condition of their homes and properties up to an accepted standard of quality and durability.

An audit recently completed by the regional office of the Department of Housing and Urban Development (HUD) reports that the quality of work being performed in Kapahulu is the best in the ten-state Western Region. One factor in this outstanding performance rating which cannot be overstressed is the high degree of active participation by all segments of the community.

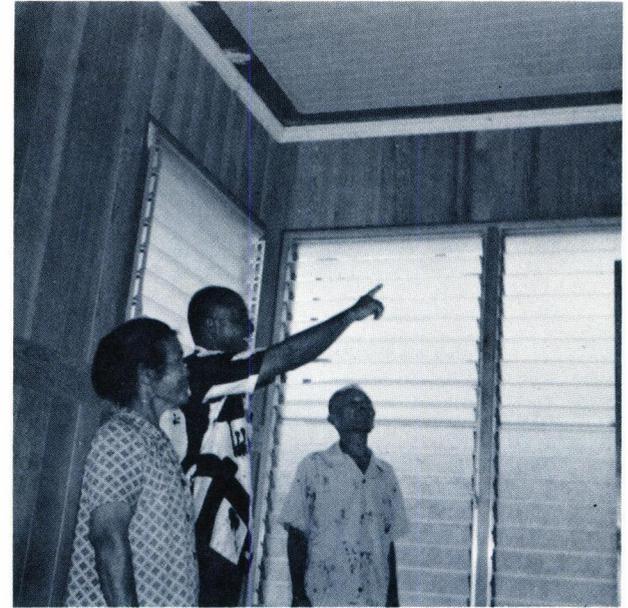
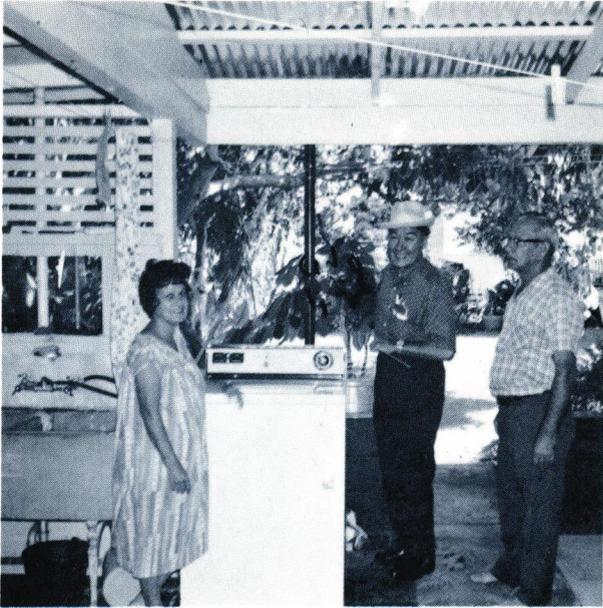
Kapahulu has an excellent Community Association and Planning Committee; each Project has its own unusually effective coordinating committee organized on a block-by-block basis. Committee members are active representatives who help to keep their neighbors informed about plans and progress; encourage attendance at the frequent general, neighborhood and special meetings; and who often demonstrate their support of the renewal program by being the first in their block to begin necessary repairs and improvements. In addition to their activities, regular meetings are held with Kapahulu Community Association executive committee members to exchange ideas, suggestions and information.



Site improvements such as installation of sidewalks, curbs, gutters, street improvements and laying groundwork for modified underground utility systems are underway. (top photo) Construction of a 'box drain' to help correct drainage problems in Paki and Hinano was completed this year.



From left seated: Russell R. Routh, Kapahulu Community Association; Henry Keb, Paki Citizens Coordinating Committee; Ernest Lamb, Hinano Citizens Coordinating Committee. Standing, Hiromi Shiramizu and Tom Yoshimura, Kapahulu Site Office Administration.



Individual rehabilitation projects in Paki and Hinano range from minor repairs and a fresh coat of paint to major structural repairs.



of Planning for Tomorrow...

GOALS:

Looking to the future, the Agency's goals and objectives are the development of programs to achieve:

1. A balance between clearance and conservation
2. Prevention and elimination of urban blight in areas of critical and urgent need.
3. Provision of diverse choice of housing with initial concern for low and moderate income groups.
4. Improvement and development of employment centers to provide job opportunities for jobless; underemployed and low income groups.
5. Development of cultural life in the community by including cultural facilities in project plans.

PROJECTS:

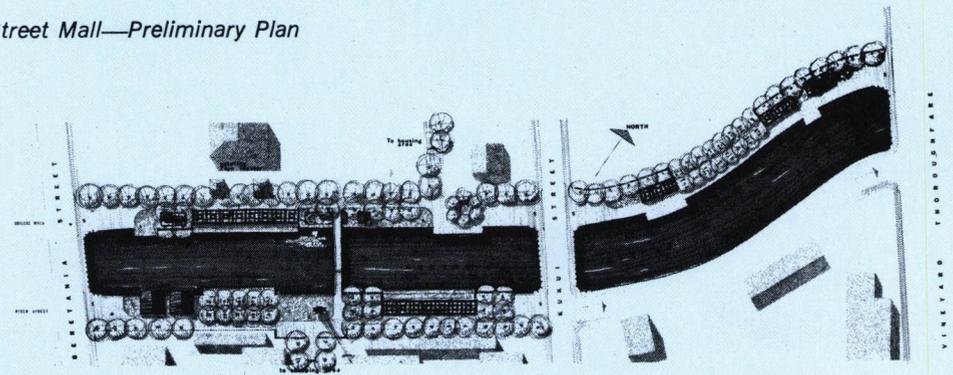
A third auxiliary redevelopment project, **MAKALAPA MANOR** in **HALAWA** is now in the execution phase of development. Having received City Council approval early in the year, HRA purchased the 8.5 acre site and began to ready the parcel for disposition and concurrently, the search for a developer.

A group of concerned Halawa residents which included representatives of the Aiea Community Action Program and the Hawaii Council for Housing Action requested that they be given first opportunity—without competition—to prepare and submit a proposal for development of the planned moderate-income housing. HRA granted their request. The

group organized the Halawa Residents Association; obtained the services of architect Frank S. Haines; and prepared a proposal to build 132 two-story, co-op townhouse units which the Agency approved in July.

Makalapa Manor promises to be an attractive addition to the surrounding area for which plans include a public park, a convenience shopping center and the low and moderate-income units proposed by HCHA and the Hawaii Housing Authority. Sponsors for the Co-op Project are the Hawaii Methodist Union, The Bricklayers, Masons, and Plasterers Union Local #1 of Hawaii (AFL-CIO), and the Pearl Harbor Memorial Community Church, United Church of Christ.

River Street Mall—Preliminary Plan



ANBE, ARUGA & ASSOC., INC.: ARCHITECTS
GEORGE WALTERS: LANDSCAPE ARCHITECT

1. Plaza—1, pools & water-bubbles,
2. Plaza—2, tower or sculpture
3. Amphi-theater
4. Comfort station

5. Entrance
6. Sunken court
7. Trellis
8. Look-out point

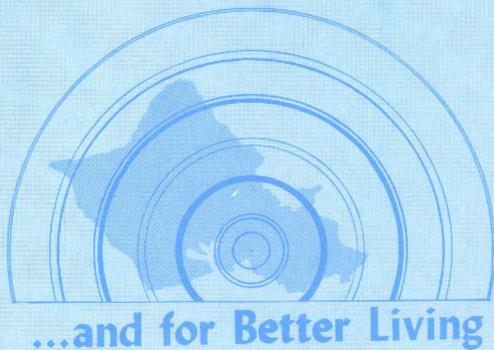
9. Covered area
10. New bridge
11. Water-fall

There are four projects currently in the preliminary planning stages.

HOOLULU, the third increment of the Kapahulu program in which execution activities are expected to begin late 1969 or early 1970.

OLU-KIKEKE, the final project in Kapahulu, is expected to begin in 1970-1971.

Survey and Planning Applications for both Hoolulu and Olu-Kikeke were approved locally in April, 1967 and July 1968 respectively and are both pending approval by the Department of Housing and Urban Development.



QUEEN LILIUOKALANI PROJECT involves a large sector of the Diamond Head end of Hawaii's primary visitor destination center: Waikiki. It is estimated that over 5,000 families and single people and over 40 businesses will be affected by the 89-acre project which is expected to cost an estimated \$107.7 million over a ten year period. Currently, the Survey and Planning Application is pending at HUD. When their approval is granted, detailed planning can proceed.

PAUHI PROJECT is located in the area bounded by River, Nuuanu and Beretania Streets and the waterfront. Often referred to as Chinatown, it too has a picturesque and colorful facade. But, like the other redevelopment project areas, its buildings are rickety, its streets are inadequate for efficient traffic circulation, and incongruous land use places warehousing and industrial activities next door to apartments and rooming houses.

Some 217 families, 821 single individuals — primarily bachelors — and 528 businesses share the 36-acre district between Aala Park and the financial, shipping and commerce centers of downtown Honolulu. Although there are 686 housing units in the area, only about 1% of the residents own their property. There are, however, many small lots of record indicating a need for consolidation to permit proper development.

Firm plans for accomplishing this have not yet been formulated, but where possible, buildings will be rehabilitated rather than cleared and the Agency hopes to retain the general cultural characteristics of Chinatown, its shops and restaurants.

A Survey & Planning Application for \$832,270 has been submitted and is presently pending HUD review.

PROGRAMS :

On August 1, 1968, the Housing and Urban Development Act of 1968 was passed by the 90th Congress of the United States to assist in the provision of housing for low and moderate income families and to extend and amend laws relating to housing and urban development.

This Act "reaffirms the national goal of a decent home and suitable living environment for every American family as set forth in the National Housing Act of 1949; is designed to give highest priority toward meeting housing needs of those for whom the national goal has not become a reality, and declares that fullest practical use of resources and capabilities of private enterprise and individual self-help should be used in carrying out the programs contained in the act."

Its aggregate effect on urban renewal is one of permitting greater flexibility in public and private development and providing the means for "quicker response" to immediate needs.

To a large extent, this has been accomplished through the creation of a new concept called Neighborhood Development Programs which consist of urban renewal activities in one or more areas that are planned and carried out on the basis of annual increments. The key to its effectiveness is the focus on staging and timing activities in order to achieve systematic, tangible results and allow plan flexibility.

The tools and techniques for self-help contained in the various programs and concepts should not only streamline urban renewal procedures, but also encourage every man to do his best for himself while confining direct Government assistance to those who are unable to compete in the private housing market.

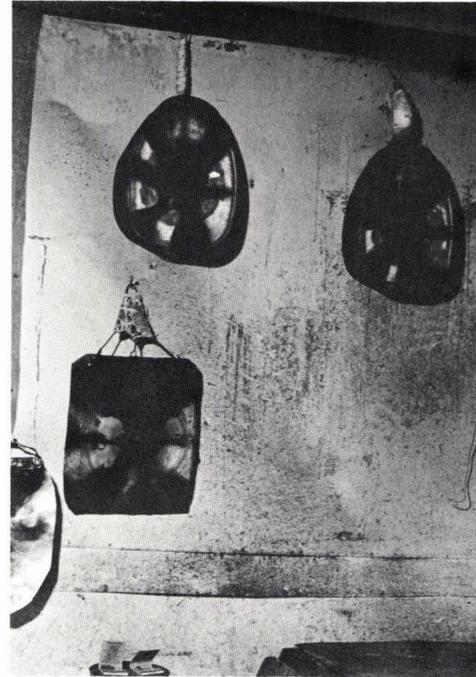
What About Relocation?

To those fortunate enough to have lived fairly comfortably most of their lives, the words 'sub-standard' and 'standard' applied to housing are apt to have little personal impact. In these affluent times, sub-standard suggests a house without wall-to-wall carpeting and standard, one without an expensive shake roof.

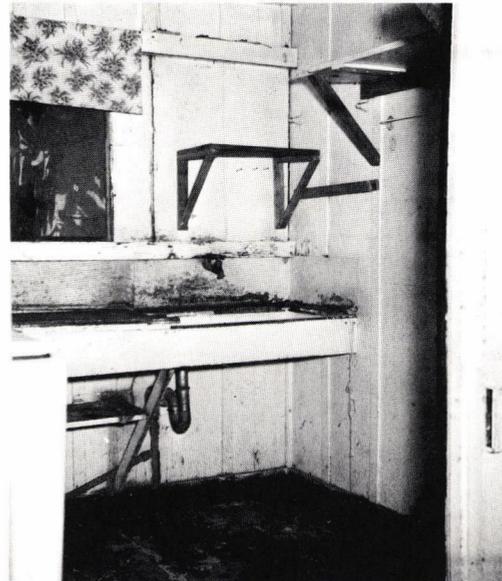
The meaning of substandard was real and personal for the families who lived in pre-renewal downtown Honolulu. For them, the term 'standard' housing refers to such basics as hot and cold running water . . . weather tight walls . . . a private bath . . . a private kitchen . . . enough space for occasional privacy and enough ventilation to know the exhilaration of breathing fresh, clean air.

Those families required to move because of Honolulu's renewal programs have been referred to as 'victims.' A survey which polled one out of ten families relocated from Queen Emma and Kukui projects confirmed that a vast majority preferred their new homes. The following were typical reactions to survey questions: "We take pride in living in our new home" . . . "Our children have more room and more fun" . . . "Slums are firetraps and unsanitary" . . . "This is the first time we've had a decent house."

Used ham cans were 'standard' cooking utensils in some Aala Triangle rooming houses—1961.



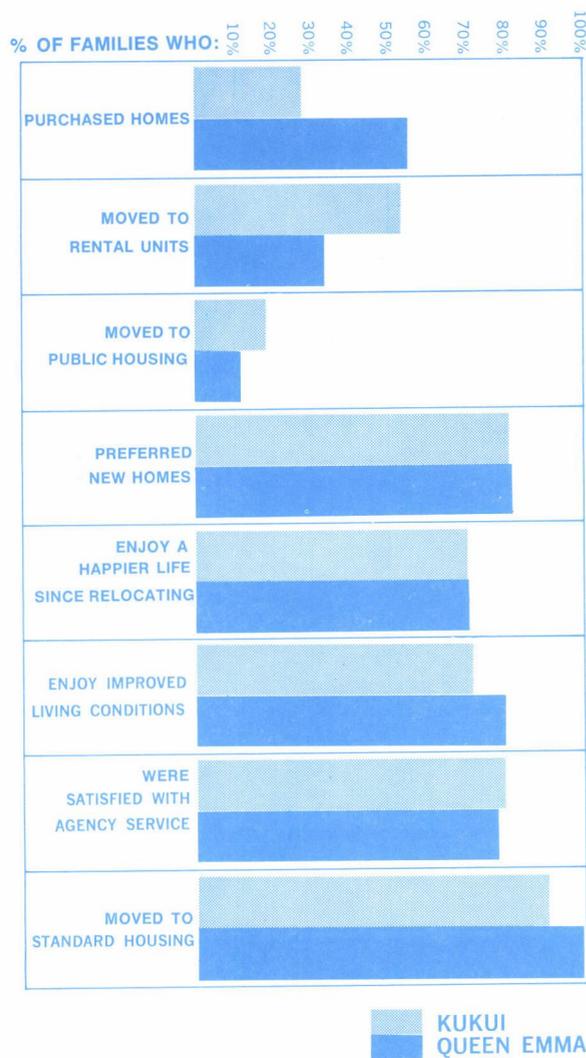
Standard housing in Kauluwela—1965



A 'standard' kitchen in Queen Emma—1959



A new 'standard' for the family who occupied the premises at left prior to relocation.



Of 1589 families helped to relocate: 790 moved to standard rental housing; 317 bought their own homes; 175 were eligible for public housing. The 158 (9.9%) who relocated to sub-standard housing did so of their own choosing and declined Agency relocation services.

Of course not everyone was overjoyed at either the prospect or the fact of relocation. Aside from the natural resistance to change in any form, there will always be those who cannot be satisfied. It would be unreasonable to presume that this or any other agency, public or private, could please all people at all times; it is not unreasonable to attempt to achieve the greatest benefit for the greatest number possible.

Statistics, however, will never tell the whole story; nor will convenient catch-phrases' such as "urban renewal bulldozes people out of their lifelong homes." The latter of course is simply not true. No one is asked nor required to move before a suitable dwelling, priced within their financial means, is available to them. In addition, there is a

circumstance seldom mentioned when relocation is discussed: today's average American family moves a minimum of once every five years—voluntarily and at their own expense. More than \$1 million has been disbursed to Honolulu relocatees to help soften the financial impact of their address change.

The most important reason for not relying on numbers and generalities lies in the tendency to overlook the human problems aggravated by crowded tenement living. Like the physical breakdown of houses, many families experience social breakdown when living in a blighted environment. Thus while slum rents are uncommonly low, the price in wasted years can be shockingly high.

SUMMARY OF DISPERSAL PATTERN OF DISPLACEDS FROM FOUR URBAN RENEWAL PROJECTS—7/31/68

Area to Which Families Relocated	Queen Emma	Aala	Kukui	Kauluwela	Total	%
Honolulu (ewa)	147	17	448	62	674	42.4
Honolulu (central)	134	5	182	32	353	22.2
Honolulu (waikiki)	138	4	105	20	267	16.8
Rural (windward)	14	1	51	11	77	4.9
Rural (leeward)	37	2	49	8	96	6.0
Unknown	44	1	44	3	92	5.8
Out of State	0	1	16	3	20	1.3
Out of Island	0	0	8	2	10	0.6
Totals	514	31	903	141	1,589	100.0

Honolulu (ewa)—Liliha to Moanalua
 Honolulu (central)—Liliha to Punchbowl
 Honolulu (waikiki)—Punchbowl to Hawaii Kai

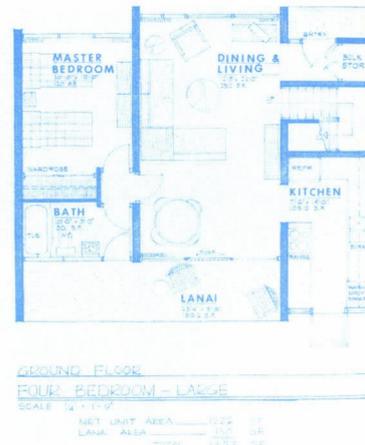
...and Housing?

In order to encourage the development of new and sociologically healthy environments, part of the Agency's responsibility lies in helping to maintain the currently useable supply of housing—exemplified by the Kapahu Projects—and in stimulating expansion of that supply as in Auxiliary and other redevelopment activities. It should be pointed out, however, that the Agency is not in the construction business and has no authority to build housing nor to repair structures other than temporary maintenance, pending sale of property to public or private developers.

None the less, as a direct result of Agency programs, 1106 new dwelling units have been built, construction on 954 is slated to begin in 1969, and firm proposals have been received for an additional 644 for a total of 2,704 new dwelling units. All are designed to meet the taste, space requirements and financial ability of today's low-to-middle-income families. All are located in completed or current redevelopment projects. An additional 4,792 within-budget housing units in public, auxiliary and 221 (d) (3) projects are in the planning stages and should be ready by the time Pauahi and Queen Liliuokalani Projects enter the execution phases.



Makalapa Manor—front elevation and floor plan



Just as urban renewal has had both direct and indirect effects on the general economy of our City, there has also been an indirect effect on Honolulu's housing scene. Fifteen years ago few people worried about a housing crisis. Fewer still attempted to prevent one. Today there is widespread concern and activity.

Clearly the many facets of renewal act as both a magnifying glass focussing on common community problems such as housing, planning and transportation, and as a catalyst to generate momentum in the search for solutions.

Progress-'68

Plan Approvals:

JANUARY, HUD approved modified underground utility system for Paki and Hinano Projects.

FEBRUARY, City Planning Commission approved using Block G, Kukui Project for mixed-use public parking structure.

FEBRUARY, City Council approved Redevelopment Plan for Act 101, moderate-income relocation housing in Halawa.

FEBRUARY, Commenced preparation of Survey & Planning Application for Olu-Kikeke Project.

MARCH, Agency approved final plans for development of Toyo Theater site in Kukui.

MARCH, Makalapa Manor Group given first opportunity to submit proposal for Halawa Auxiliary Redevelopment Project.

APRIL, Agency approved referral list for eligibility to purchase, in fee, 75 homes being made available at minimum cost by Mililani Town, Inc. to families displaced due to government construction activity.

JUNE, Agency approved Survey & Planning Application for Olu-Kikeke.

JUNE, City Council approved Survey & Planning Application for Pauahi Project.

JULY, City Council approved Survey & Planning Application for Olu-Kikeke.

JULY, Agency approved Makalapa Manor proposal provided certain conditions are met.

AUGUST, City Council approved Block G, Kukui Project purchase by City.

OCTOBER, Agency approved preliminary site plan for Aloha United Fund Community Service Center in Kauluwela.

Land Disposition:

JANUARY, Hawaii Council for Housing Action selected as a developer for Kauluwela Project. Development proposal includes a commercial area; housing for moderate-income families; housing for the elderly.

MARCH, Disposition-Redevelopment Agreement signed with Cultural Plaza, Inc. for development of Block E in the Kukui Project.

MARCH, Advertising commenced for sale and development of Block F, Kukui Project under the 'Planned Unit' concept.

MAY, Agency members authorized to begin negotiations with Aloha United Fund for purchase of land in the Kauluwela Project on which to build a community service center office building.

MAY, Received a proposal from Makalapa Manor Group to build 132 units of moderate-income relocation housing in Halawa.

JULY, Survey & Planning Application for Pauahi Project submitted to HUD.

SEPTEMBER, Disposition - Redevelopment Agreement completed with City for construction of public parking facility in Block G, Kukui Project.

SEPTEMBER, Negotiations begun for disposal of certain parcels in Kauluwela Project with Salvation Army to expand their facilities.

OCTOBER, Advertising commenced for bids to construct Nuuanu Stream Esplanade subsequent to receiving HUD approval of plans and specifications.

OCTOBER, Proposal received from Bishop Corporation to construct 10-story commercial building on parcel D-D-13, Kukui Project. Hotel facilities for single men (300 rooms) to occupy top floors.

OCTOBER, Proposal received from Ginza Plaza, Inc. to build Japanese styled shopping plaza in Block F, Kukui Project.

Construction:

JANUARY, Notice to proceed given for Liliha and King Street improvements (Kukui).

MARCH, Liliha and King Street improvements completed.

MARCH, Work in progress on land surveying, site improvement drawings, etc. at Halawa Auxiliary Redevelopment Project site.

MARCH, Contract awarded for site improvements, Paki Project.

APRIL, Kamalii Park, Kukui Project, construction completed.

MAY, Site preparation on Kukui Garden's 221 (d) (3) moderate income housing started. Final construction plans being reviewed.

JUNE, Contract awarded for site improvements, Hinano Project.

JULY, Paki Project site improvements begun.

SEPTEMBER, Paki Project off-site 'box-drain' construction complete.

NOVEMBER, Construction of restored Izumo Taisha Kyo Mission and new low-rent housing for the elderly (HHA) approximately 96% complete.

NOVEMBER, Paki Project site improvements 27% complete.

NOVEMBER, Hinano Project site improvements 12% complete.

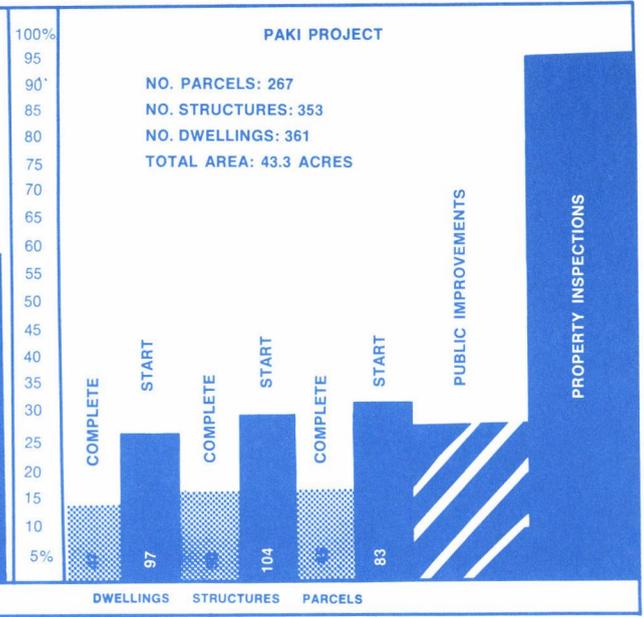
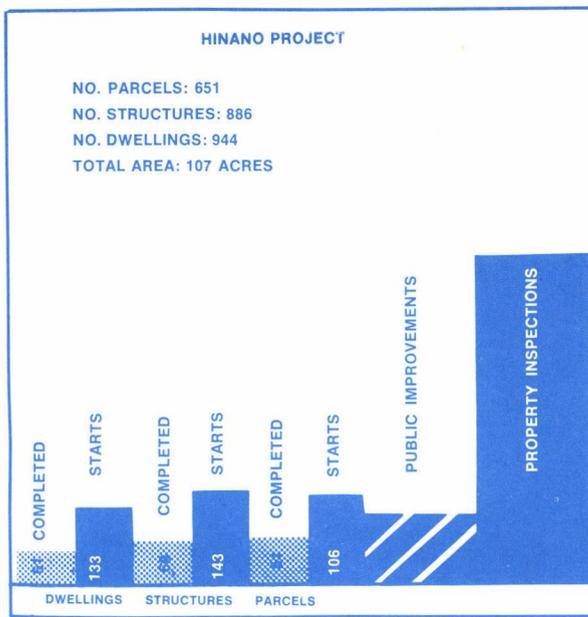
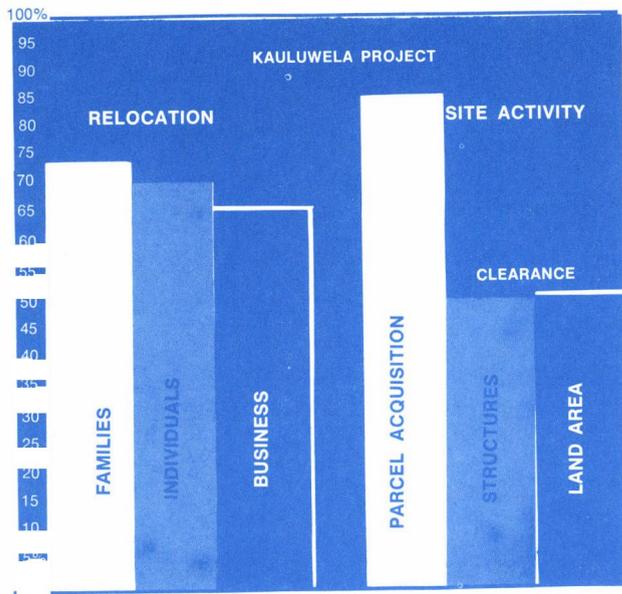
NOVEMBER, Work completed and accepted on Aala Street Extension-Kukui Project.

Ceremonies:

FEBRUARY, Groundbreaking ceremony in traditional Shinto custom for restoration of Izumo Taisha Kyo Mission in Kukui Project.

AUGUST, Dedication of \$380,000 Kukui Health Building at 245 N. Kukui Street, Kukui Project, built by Hawaii Tuberculosis and Respiratory Disease Association.

AUGUST, Dedication of Kamalii Park, Kukui Project, jointly sponsored by Department of Parks and Recreation, Downtown Improvement Association, Council of Downtown Honolulu Merchants and Honolulu Redevelopment Agency.



URBAN RENEWAL IN HONOLULU HAS CREATED SOME 7,075 MAN YEARS OF LABOR, i.e. JOBS THROUGH DIRECTLY-CAUSED CONSTRUCTION ALONE.¹

PROJECT	EST. CONSTRUCTION COSTS	MAN YEARS OF LABOR
JOHN H. WILSON ¹	\$2.4 million	243.
QUEEN EMMA	\$16.3 million	1,629
AALA TRIANGLE	\$1.2 million	120.8
KOKEA	\$1.04 million	104.6
KALIHI TRIANGLE	\$692,268	69.2
KEWALO-LUNALILO	\$465,000	46.5
KUKUI	\$40.2 million	4,018
KAULUWELA	\$546,000 *	54.6
KAPAHULU PAKI	\$2.23 million **	229.9
HINANO	\$5.6 million ***	559.4

KEY:

- = 500
- = 50
- = 10

¹Source: 1966 estimates of public and private construction converted to man years of labor utilizing the U.S. Bureau of Labor Standards statistics: One man-year in on-site and off-site functions per \$10,000 of construction contract costs.

*Estimated site improvements construction costs only.

**265 parcels at an estimated average of \$3500 per parcel based upon inspections to date.

***677 parcels at an estimated average of \$3500 per parcel based upon inspections to date.

1968 ANNUAL REPORT—ALL PROJECTS

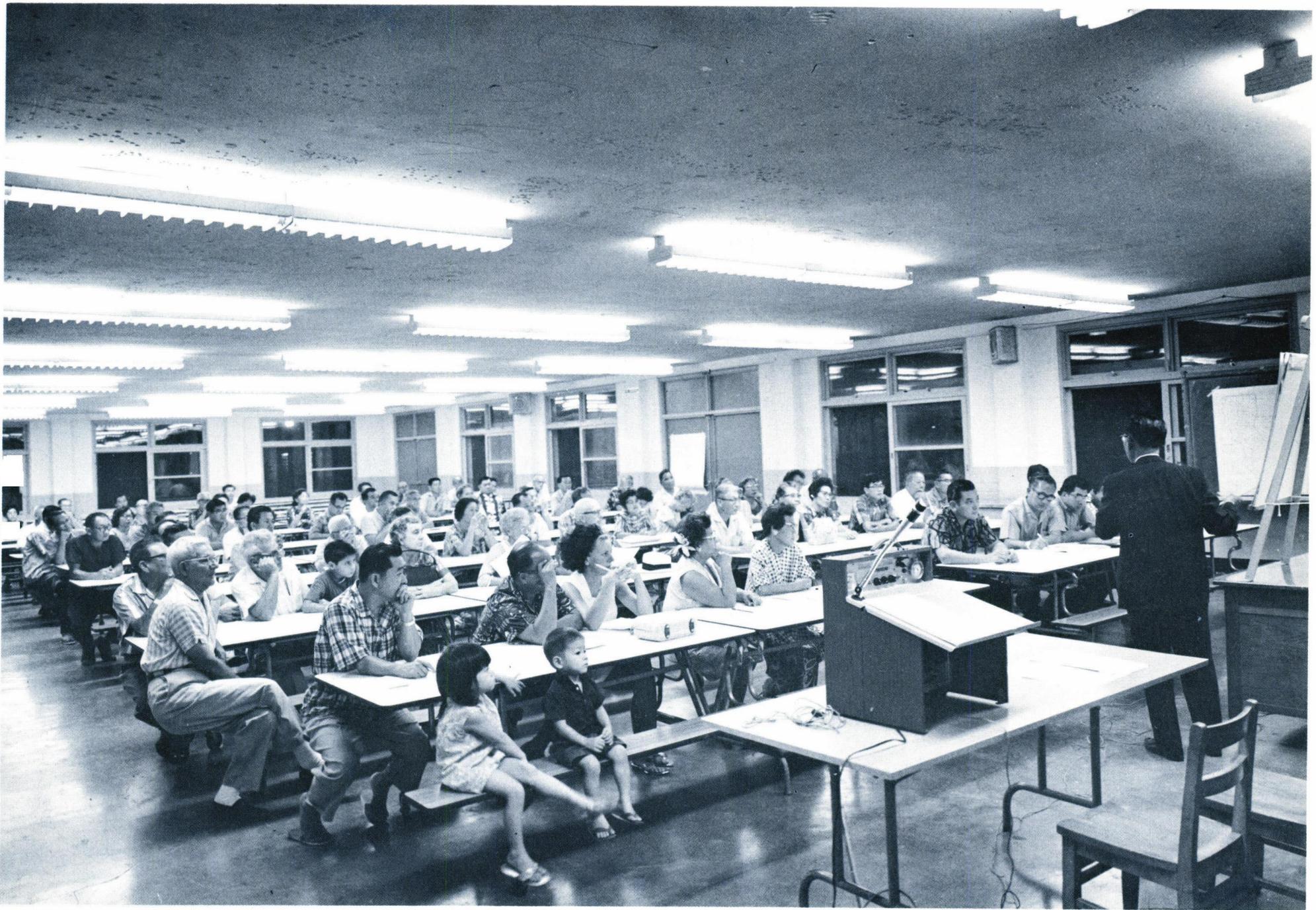
STATEMENT OF CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1968 AND CASH BALANCES AS OF DECEMBER 31, 1968

	Kukui, Hawaii R-2		Paki Hawaii R-5	Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Urban Redevelopment Fund	Total
	PE	PTLR	PE	PE	PTLR	PE	PTLR	Local Projects & Other Costs	All Projects
CASH RECEIPTS:									
Cash Balance and Investments, 1/1/68	\$1,179,878	\$ 948,909	\$1,666,362	\$900,044	\$ 232,381	\$ 872,921	\$ —	\$ 868,237	\$ 6,668,732
Local Cash Grants-in-Aid				11,630		315,000			326,630
Federal Grants		1,401,293			227,280		850,260		2,478,833
Proceeds from Sales of Land		573,000							573,000
Proceeds from Loan		22,760,000	1,510,000		2,800,000	1,229,489	1,285,511		29,585,000
Transfer from PTLR Fund	437,490	(437,490)				850,260	(850,260)		—
Transfer from General Fund								2,101,114	2,101,114
Other Income and Receivables	49,793	36,154	82,892	33,748	12,645	73,252		65,300	353,784
TOTAL CASH BALANCE AND RECEIPTS AVAILABLE FOR EXPENDITURES	1,667,161	25,281,866	3,259,254	945,422	3,272,306	3,340,922	1,285,511	3,034,651	42,087,090
CASH EXPENDITURES:									
Adm. Costs Including Travel and Publication	54,692		152,787	104,787		203,141		243,019	758,426
Office Furniture and Equipment			1,372	191		892		1,102	3,557
Legal Services			3,537	10,917		8,640		14,071	37,165
Survey and Planning								36,440	36,440
Acquisition Expenses			5,290	7,637		46,625		4,904	64,456
Temporary Operation of Acquired Property			68	(47,711)		(324)		109,640	61,673
Relocation and Community Organization								616	616
Site Clearance				22,895		4,786			27,681
Site Improvements	781,486		355,700	18,100		375,503		202,479	1,733,268
Disposal Costs	22,297			2,775				2,760	27,832
Rehabilitation and Conservation			4,321			10,356			14,677
Interest Expense	519,688		42,398	84,795			45,511		692,392
Real Estate Purchases	62,918		38,527	381,807		205,923		835,240	1,524,415
Project Inspection			4,870			9,492			14,362
TOTAL PROJECT COSTS	1,441,081	-0-	608,870	586,193	-0-	865,034	45,511	1,450,271	4,996,960
Relocation Payments	5		938	49,265		9,890			60,098
Rehabilitation Grant Payments	—		14,115			38,308			52,423
Payment of Loan		25,030,000	1,510,000		2,800,000		1,240,000		30,580,000
Accounts Payable	17,108		7,023	18,335		54,860		(21,311)	76,015
Transfer to UR Coordinator Fund								195,845	195,845
Transfer to Hinano PE, Hawaii R-9 Fund								315,000	315,000
TOTAL CASH EXPENDITURES FOR THE YEAR	1,458,194	25,030,000	2,140,946	653,793	2,800,000	968,092	1,285,511	1,939,805	36,276,341
CASH BALANCE AND INVESTMENTS, 12/31/68	\$ 208,967	\$ 251,866	\$1,118,308	\$291,629	\$ 472,306	\$2,372,830	\$ -0-	\$1,094,846	\$ 5,810,752

1968 ANNUAL REPORT—ALL PROJECTS
STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1969

	Kukui, Hawaii R-2		Paki, Hawaii R-5		Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Survey & Planning or NDP Fund	Urban Redevelopment Fund	Total
	PE	PTLR	PE	PTLR	PE	PTLR	PE	PTLR		Local Projects & Other Costs	All Projects
ESTIMATED CASH RECEIPTS:											
Cash Balance and Investments, 1/1/69	\$ 208,967	\$ 251,866	\$1,118,308	\$ —	\$ 291,629	\$ 472,306	\$2,372,830	\$ —	\$ —	\$1,094,846	\$ 5,810,752
Local Cash Grants-in-Aid			78,815		282,500		583,100		187,375		1,131,790
Federal Grants		5,295,917		1,709,400		75,000		374,570*			7,454,887
Proceeds from Sales of Land		7,971,225		428,500		353,120				537,500	9,290,345
Proceeds from Land and/or Transfer from PTLR Fund	2,147,008	(2,147,008)	1,527,927	(627,900)	921,375	1,887,574	900,000	2,515,000			7,123,976
Transfer from General Fund										994,389	994,389
Other Income and Receivables	1,500	8,000	40,000		16,216	12,000	75,000			33,090	185,806
ESTIMATED TOTAL CASH RECEIPTS..	2,357,475	11,380,000	2,765,050	1,510,000	1,511,720	2,800,000	3,930,930	2,515,000	561,945	2,659,825	31,991,945
ESTIMATED CASH EXPENDITURES:											
Adm. costs including Travel and Publication	68,995		200,000		125,000		240,000		171,145	256,790	1,061,930
Office Furniture and Equipment			870		1,705		5,625		4,000	6,815	19,015
Legal Services			15,000		21,000		25,800		10,000	20,835	92,635
Survey and Planning									155,500	61,595	217,095
Land Surveys and Appraisals									125,000	35,000	160,000
Acquisition Expenses			45,000		16,295		90,665		48,800	21,320	222,080
Temporary Operation of Acquired Property			15,000		(30,000)		15,000			169,215	169,215
Relocation and Community Organization			2,000		500		500		15,000	8,000	26,000
Site Clearance	29,600		181,810		50,000		355,610			15,000	632,020
Site Improvements	1,109,535		966,945		475,000		1,909,445			543,640	5,004,565
Disposal Costs	38,175		20,000		20,000		10,000			12,340	100,515
Rehabilitation and Conservation			74,000				103,200		30,500	10,750	218,450
Interest Expense	536,175		107,690		105,305		104,165				853,335
Real Estate Purchase	449,645		940,560		591,245		856,950			10,000	2,848,400
Project Inspection	2,885				3,595				2,000		8,480
TOTAL PROJECT COSTS	2,235,010	—	2,568,875	—	1,379,645	—	3,716,960	—	561,945	1,171,300	11,633,735
Relocation Payments	120,185		70,000		120,000		50,000			5,000	365,185
Rehabilitation Grants Payments			114,000				136,800				250,800
Payment of Loan		11,380,000		1,510,000		2,800,000		2,515,000			18,205,000
Accounts Payable	2,280		12,175		12,075		27,170			121,735	175,435
Transfer to UR Coordinator Fund										230,000	230,000
Transfer to Paki PE, Hawaii R-5 Fund..										78,815	78,815
Transfer to Kauluwela PE, Hawaii R-7 Fund										282,500	282,500
Transfer to Hinano PE, Hawaii R-9 Fund										583,100	583,100
Transfer to Survey & Planning or NDP Fund										187,375	187,375
ESTIMATED TOTAL CASH EXPENDITURES	\$2,357,475	\$11,380,000	\$2,765,050	\$1,510,000	\$1,511,720	\$2,800,000	\$3,930,930	\$2,515,000	\$561,945	\$2,659,825	\$31,991,945

*Federal grant and/or proceeds from loan



June, Public meeting with Olu-Kikeke Project residents to discuss and explain Survey and Planning Application.

Community Relations—'68

FEBRUARY, Quarterly newsletter sent to residents in Paki and Hinano Projects.

MARCH, Meetings held with Halawa Residents expected to be displaced by Federal H-1 Highway, Hawaii Housing Authority and other government construction in Halawa area.

MARCH, Agency staff members spoke on Urban Renewal and Agency programs to 500 high school students at Kamehameha Schools and Iolani School.

MARCH, Agency hosted two officials from Philippines and one official from Japan engaged in urban renewal work in their countries.

APRIL, Public hearing with regard to variance provisions in Paki and Hinano Projects.

APRIL, Meeting with Paki Project residents to explain site improvements contract, plans and schedules.

JUNE, Meeting with Hinano Project residents to discuss site improvements schedule and activities.

JUNE, Special bulletin, "Spotlight on Progress" sent to Kapahulu GNRP residents.

JUNE, Agency hosted two community development officials from Thailand.

JULY, Agency staff meeting with Department of Education, Department of Parks and Recreation, Hawaii Council for Housing Action, Aloha United Fund and Salvation Army with regard to disposition and redevelopment plans in Kauluwela Project.

AUGUST, Joint meeting of Citizens Advisory Committee and Agency Members.

OCTOBER, Agency staff met with HUD Regional Director and Assistant Regional Administrator for Renewal Assistance to discuss Agency programs.



MAY, Joint orientation meeting of Agency Members and Citizens Advisory Committee to discuss related roles and Agency programs.

OCTOBER, Agency hosted Assistant Community Development Officer from Niue Islands, New Zealand, enroute home from extensive tour of Mainland sponsored by United Nations.

OCTOBER, Group of contractors from Japan briefed by Agency on Honolulu's renewal programs.

NOVEMBER, Quarterly newsletter sent to Paki and Hinano Project residents.

NOVEMBER, Agency representatives met with a graduate seminar class and the League of Women Voters to discuss urban renewal and housing in Honolulu.

NOVEMBER, Agency hosted a public housing official from Djakarta, Indonesia and the Vice-Mayor of Calcoocan City, a suburb of Manila.

APRIL—JULY, Agency staff referred 44 families as eligible for Mililani Town homes.

JANUARY—DECEMBER, Staff continued to lend its community relations and research services to Housing Task Force of the Model Cities Program.



CITIZEN'S ADVISORY COMMITTEE OF THE HONOLULU REDEVELOPMENT AGENCY

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University of Hawaii

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Advisory Board, Kalihi—Palama Community Council

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Mayor's Urban Renewal Advisory Council, Chairwoman

Paul Chopard, Retired
Ex-Housing Manager

Mrs. Evelyn Freeth
Member: Advisory Board, Public Welfare Division
Department of Social Services

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Honolulu Council of Social Agencies, Coordinator, Aiea
Community Action Program and Member, Community
Renewal Program

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Hawaii Council of Churches

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Department of Education

O. C. Soares
Urban Renewal Coordinator's Office

Karl Steinwascher
Hawaiian Electric Co., Inc.

Roger Takamori
Former Kukui Land Owner

Lionel Tokioka
Hawaii Savings & Loan League

Henry Tsuyemura
Kalihi-Palama Community Council

Henry Tubbs
Kapahulu Community Association

Francis Y. Wong
Home Builders Association of Hawaii

Theodore Kwock-Tai Wong
Liberty Bank Executive, representing Department of
Social Services, Hawaii Housing Authority

George Y. Zane
Department of Health

“When we look toward the year 2000, we see that the population of our cities will have doubled; this means we will need as much **new** city by then as we have **old** city today.

That new city will be built, as the old city has been built in America, by Americans acting individually and by Americans acting together. But Government has a role to play in the building of the new city.

That role is primarily to encourage the energies of individuals and the resources of America’s private institutions, business and labor, to become involved in the solution of America’s social problems—housing, education and jobs. It is to provide leadership—marshalling the ideas, the intelligence, the vision and the will that can get the job done. It is to use tax incentives and credit incentives to bring to bear upon America’s unsolved problems the power of individual initiative and of private enterprise. We can build the housing we need for the urban poor, we can clean up the air above our cities and the water around them—if we get into action the engine of private enterprise that has already performed so many miracles to produce America.

With strong local leadership, with earnest and continuing federal cooperation, with a recognition that we have only begun to tap the enormous energies of private enterprise in meeting public problems, we can have a rebirth and renewal of America’s cities. We can restore them as safe and pleasant places to live, and as what they should be—places that lift the spirit and cap the glory of our civilization.”

From a statement by Richard M. Nixon
Submitted to Republican National Convention,
Committee on Resolutions
August 1, 1968



AGENCY MEMBERS:

Stanley N. Burden, Chairman John D. Bellinger, Vice-Chairman
Paul M. Kurata Joe Lunasco Hung Leong Ching

ADMINISTRATION:

Lee Maice, Manager
Daniel D. S. Moon, Deputy Manager

Mayor: Neal S. Blaisdell

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Clesson Y. Chikasuye
Frank F. Fasi
Kekoa D. Kaapu
Ben F. Kaito
Eugene F. Kennedy
George Koga
Yoshiro Nakamura
Matsuo Takabuki

Mayor: Frank F. Fasi

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City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813



Main Office Staff



Kapahulu Site Office staff



Central Site Office staff

Publications Issued—1968

1967 ANNUAL REPORT, January 31, 1968

RENEWAL REPORT

Volume V, No. 1 January-February 1968

Volume V, No. 2 March-April 1968

Volume V, No. 3 May-June 1968

Volume V, No. 4 July-August 1968

Volume V, No. 5 September-October 1968

Volume V, No. 6 November-December 1968

“PLANNED UNIT DEVELOPMENT” FOR BLOCK “F”—
March, 1968

SPOTLIGHT ON PROGRESS—KAPAHULU REHABILITATION,
May 1968

KAMALII PARK DEDICATION SOUVENIR PROGRAM,
August, 1968

REDEVELOPMENT AND HOUSING RESEARCH

SUPPLEMENTS TO No. 27, July 1967:

January, 1968

February, 1968

March, 1968

April, 1968

REDEVELOPMENT AND HOUSING RESEARCH,
No. 28, July, 1968:

SUPPLEMENTAL RESEARCH NOTES:

August, 1968

September, 1968

October, 1968

November, 1968

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H6

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Honolulu. Honolulu Redevelopment Agency.
Annual report: 1968.

