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Honolulu.

HONOLULU REDEVELOPMENT AGENCY • 1965 ANNUAL REPORT

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FOREWORD

The redevelopment of Honolulu, since its formal beginnings in 1949, has been an exciting and ambitious undertaking. Dedicated to the eradication of slum blight, redevelopment has also held paramount the desire for every Honolulu family to have the opportunity to live in decency and dignity.

These goals are being realized. Today, little is left of the decay which, for so many years, had clogged the city's heart. Narrow streets have become broad thoroughfares, clean-lined new structures have replaced yesterday's squalid tenements. Opened spaces have changed the color from gray to green. Exciting new proposals offer bright promise for the future.

You can be proud of your city's progress. For it is through your time, your interest, your tax dollars, your private investment and development that Honolulu is harnessing its potential.

The following pages report the progress we have made toward the New Honolulu. They explain the machinery for progress set up by your city government in the Honolulu Redevelopment Agency. Here you will see the record of the past and the promise of the future.

Our progress to date has been exciting indeed. The urban development and redevelopment of Honolulu has had to keep pace with the city's dynamic and promising growth rate—one of the highest in the Nation.

As promising as our progress has been there is still much to be done. Some projects have been completed, others stand on the threshold of success while still others are just now leaving the drawing boards on their way to reality. Progress comes hard and comes slow. But through the efforts of a determined administration and an active, interested citizenry, these goals set for tomorrow are coming to life.

HUNG LEONG CHING
CHAIRMAN
FRANK M. MENDOZA, JR.
VICE CHAIRMAN
LEE MAICE
MANAGER

AGENCY MEMBERS:
JOHN D. BELLINGER
KENNETH F. BROWN
HUNG LEONG CHING
FRANK M. MENDOZA, JR.
DONALD S. UMEMOTO

HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU
CITY HALL PAWAA ANNEX
1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814

Honorable Neal S. Blaisdell, Mayor,
and Members of the City Council
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

The Members of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1965.

It is a report of progress made in clearing yesterday's debris for tomorrow's debut . . . of steps to preserve the sound and improve the existing. Queen Emma is complete. Aala is ready to become a park. Kapahulu is leading the way to a practical means of preventing blight. Exciting new proposals are poised in Kukui. And in Kauluwela, planning is complete and project about to begin.

Of perhaps even greater significance, 1965 has seen a heartening growth of public interest and participation, greater than ever before. To the many dedicated individuals and organizations working with us to achieve our common goal of making Honolulu a better place for everyone to live, this Agency wishes to acknowledge its debt of gratitude.

We wish, too, to publicly recognize the fact that, in the final analysis, little could have been accomplished without the understanding and support which you have consistently given, not alone as government officials, but as fellow-citizens of Honolulu.

Respectfully submitted,

Hung Leong Ching

Hung Leong Ching

City Council Members

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

Honolulu Redevelopment Agency Members

Seated: Hung Leong Ching (Chairman), Frank M. Mendoza Jr. (Vice-Chairman), Donald S. Umemoto.

Standing: Kenneth F. Brown, John D. Bellinger.

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

MACHINERY FOR PROGRESS

Where does urban renewal begin? In a sense it begins with blight. It begins with the first neglected repairs. The first tolerated accumulation of refuse.

The Honolulu Redevelopment Agency (HRA) handles our city's problem of blight. Its machinery for progress can be set in motion in one of two ways. 1) A community can come to the HRA asking help. How can they save their community from the onslaught of decay? What can be done to spruce up their seedy areas? The HRA will help bring answers to these questions. 2) The City Planning Department may recommend HRA action in a given area after an environmental study has turned up signs of blight.

APPROACHES TO URBAN RENEWAL

No two urban renewal problems are exactly alike. However, there are two fundamental approaches which can be combined or modified to fit almost any problem.

The first has been tagged the rehabilitation-conservation approach. The dual objectives of the program are to rehabilitate run-down areas while at the same time protecting healthier areas from the spread of blight.

The second approach is a program of clearance and development. This program comes into play when decay has become so well rooted that rehabilitation is impossible. These areas demand demolition. Their slum maze must be removed and progress must start from the ground up.

There is still a third approach to urban renewal, but it is not handled by the HRA. When areas of deterioration are so localized that they can be traced to the negligence of one or two land owners, they become problems of code enforcement. These cases are handled by the Urban Renewal Coordinator.

Both HRA approaches to urban renewal (rehabilitation-conservation and clearance-redevelopment) follow similar paper-work procedures. These can be divided into three phases: Pre-planning, planning and execution.

THE PRE-PLANNING PHASE

The HRA begins the urban renewal process with the preparation of a survey and planning application. The purpose of this document is to formally evaluate the problem at hand and estimate the cost of its solution. It is not a full scale urban renewal plan, but is rather the skeleton of what will later grow into a formal design.

When the application has been completed, it must make its rounds for approval. It first goes to the HRA, then to the City Council, and finally to the Federal Urban Renewal Administration (HRA). Once approved, federal money is set aside for the project. In addition, money is allocated to help the HRA meet the expenses of the next stage of the urban renewal process, the planning phase.

THE PLANNING PHASE

The planning of a project is a lengthy process. It begins with an extensive study which investigates conditions within the project area, plans for the area's renewal, and details how the final renewal objectives will be accomplished.

All of this information is brought together into a formal plan for urban renewal, at this stage called the application for loan and grant. Now begins another round of approvals as a number of city and federal agencies review (and sometimes modify and amend) the plan. The procedure begins with the URA, then moves to the HRA and the City Planning Department, and winds up (after a public hearing) with the City Council.

With local approval obtained, the application moves again to the URA, this time for final action. The plan is approved in final form, and contracts are drawn up for the urban renewal project. Once signed, federal funds are released to the HRA.

The Project now moves into its final stage—the execution phase.

THE COMMUNITY ROLE

There has never been a successful urban renewal project which neglected the community at large. To assure that urban renewal is a cooperative venture in progress, the HRA has developed an extensive community relations program.

Since active participation in progress must begin in the pre-planning stage of a project, the HRA invites the community to attend informal exploratory meetings where the problem facing the community can be discussed, and opinions aired. The results of this study are reported at a public meeting.

With specific problems coming into clearer focus, the HRA explains the various alternative solutions open to the community and the advantages or disadvantages of each are weighed.

Up to this point, the function of the community relations apparatus has been to serve the community as a source of information. Its goal is to stimulate interest in action.

A final decision is reached, the pre-planning stage is completed and the planning phase is ready to begin.

During the planning stage, as discussed earlier, preparations are made for the final drafting of a formal plan for urban renewal.

If the planning stage is to be successful there must be an effective exchange of knowledge and ideas. All property owners, tenants, businesses, citizen and community organizations—in short, all persons touched by the urban renewal project—are contacted by the HRA.

Community relations during the planning stages of urban renewal aim at involving everyone in the planning of the community's future. The project aims at bringing the community together into a working unit capable of fulfilling the responsibilities and objectives of urban renewal. Avenues of communication are established within the community so there can be a free interchange of ideas and quick dissemination of news.

These objectives are achieved through a citizen's coordinating committee. Set up with HRA guidance, the committee represents a cross-section of the community and is the key body in the successful planning and execution of the renewal project. Every area and group within the neighborhood is represented on this committee. Officers are elected, meetings scheduled, sub-committees are formed.

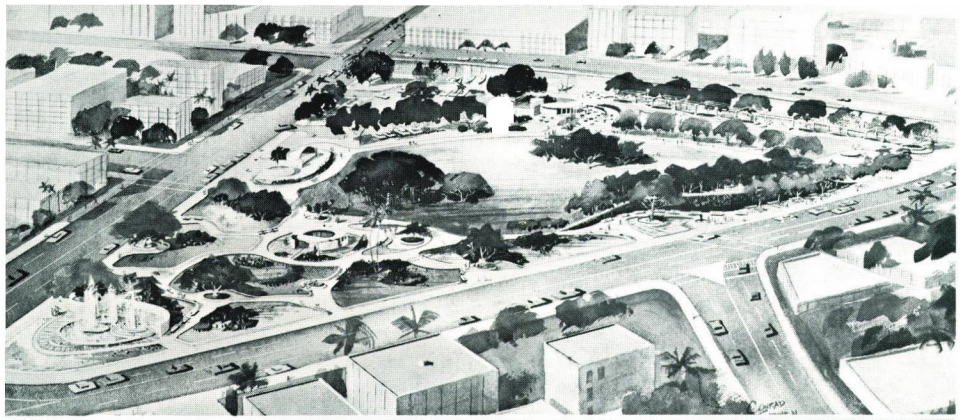
With the community, the HRA draws up a formal plan for the area's renewal. Once the machinery for renewal has been established within the community, and the final plans have been approved, the project is ready for its final stage of execution.

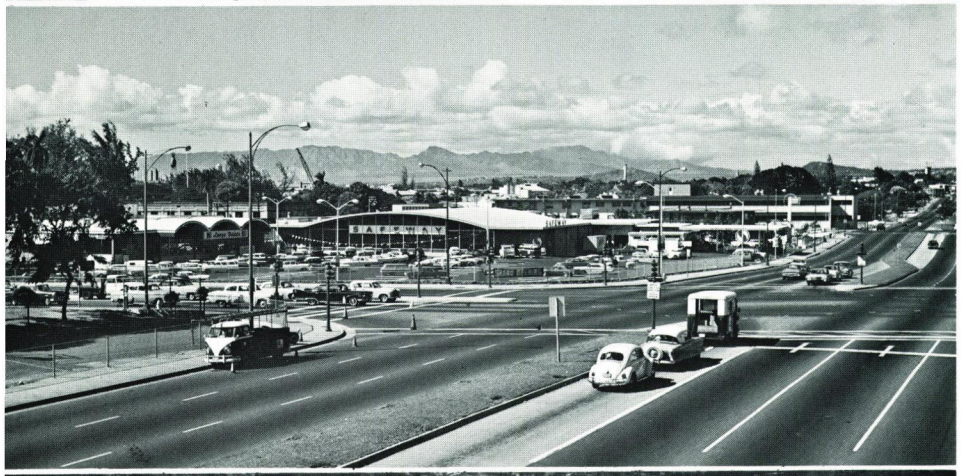
THE EXECUTION PHASE

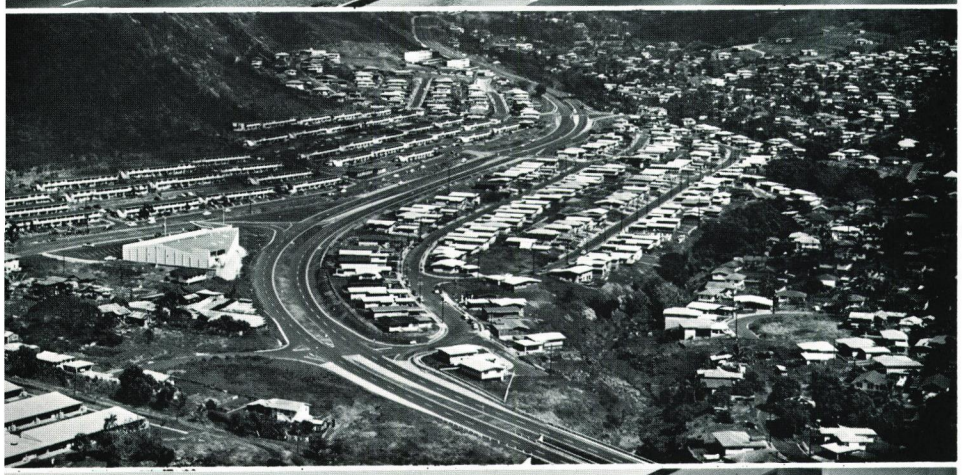
During this period, the HRA helps the community carry out its program on every level. Under the sponsorship of the citizen's coordinating committee, the HRA holds educational meetings to help solve problems as they arise. When the requirements for renewal have been met, this final phase for renewal is officially over.

Clearance-redevelopment programs for renewal are much different in nature. Where demolition is necessary, the HRA focuses its community relations program on informing inhabitants of the area of the reasons for demolition. It relays time schedules from planning to execution, and explains the services and financial assistance available to those who will be displaced.

The climax of urban renewal comes with the execution phase. It is here the future overtakes the past and progress comes out from behind the paper work to be seen.







PROJECTS IN PROGRESS

1. KUKUI PROJECT, 75 acres.
   Bounded by Beretania, King and Liliha Streets, Vineyard Boulevard, College Walk, Kukui and Queen Emma Streets. Status: In Execution.
   Estimated Total Gross Project Cost: $26,903,416.
2. KAULUWELA PROJECT, 30 acres.
   Bounded by School and Liliha Streets, Vineyard Boulevard and Nuuanu Stream. Status: In Final Planning.
   Estimated Total Gross Project Cost: $4,393,934.
3. KEWALO-LUNALILO PROJECT, 28,293 sq. ft.
   Located at the mauka-waikiki corner of Lunalilo Freeway and Kewalo Street. Status: In Final Documentation.
   Estimated Total Gross Project Cost: $190,000.
4. KAPAHULU-PAKI PROJECT, 43.3 acres.
   Bounded by Esther and Duval Streets, Leahi and Campbell Avenues, and mid-block between Makini and Kaunaoa Streets. Status: Final Planning.
   Preliminary Cost Estimate: $4,041,728.
5. KAPAHULU-HINANO PROJECT, 105.4 acres.
   Bounded by Alohea Avenue, Wauke Street, Leahi Avenue, mid-block between Esther and Francis Streets. Status: Final Planning.
   Preliminary Cost Estimate: $6,365,130.

PROJECTS COMPLETED

1. AALA TRIANGLE PROJECT, 4.1 acres.
   Completed. Estimated Total Gross Project Cost: $3,298,336.
2. QUEEN EMMA PROJECT, 73.8 acres.
   Completed. Total Gross Project Cost: $11,447,728.
3. KALIHI TRIANGLE PROJECT, 8.5 acres.
   Completed. Project Cost: No cost to Honolulu Redevelopment Agency.
4. KOKEA PROJECT, 2.8 acres.
   Completed. Project Cost: No cost to Honolulu Redevelopment Agency.
5. MAYOR JOHN H. WILSON PROJECT, 29.7 acres.
   Completed. Net Project Profit: $176,012.

PROGRESS '65

Planning and preparation were the cornerstones of progress for urban renewal in 1965. The year saw many projects brought through the preliminary stages of planning and on to the threshold of final action. Honolulu was brought closer to the promise of a new future.

The most dramatic progress for the year took place in the Aala Triangle Project. The land was acquired and the area's ramshackled buildings were leveled. After clearance, the land was sold to the City for development into a park. Land improvements, such as the installation of sidewalks and street lights, were begun and will be completed within the next year.

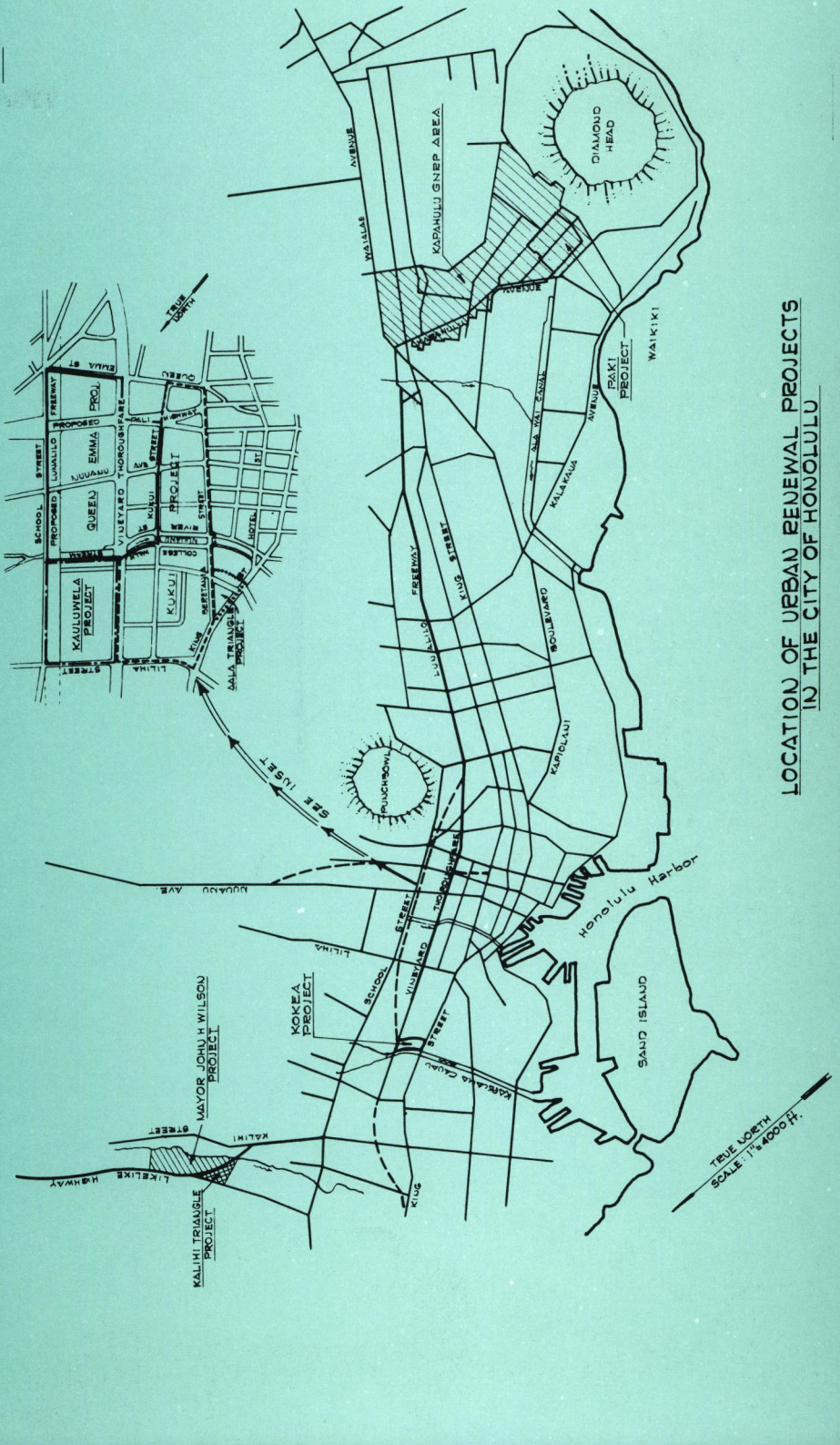
The neighboring Kukui project proceeded with land acquisition (99% complete by the end of 1965), relocation (98% complete), and demolition (94% complete). Final plans for the project amendment were submitted to the Federal Urban Renewal Administration (URA) and approval is expected early in 1966.

An extensive study of the economic feasibility of moderate income housing in Kukui was conducted by the Mid-America Appraisal and Research Corporation. The study was completed during the year and preparations were made for a formal presentation of its findings to the HRA and as wide an audience of Honolulu citizens as possible.

Final plans for the Kauluwela project were submitted to the URA during the year and approval is expected in January of 1966. Before submission to the URA, the plan was reviewed at a public hearing of the City Council and was given local approval.

A General Neighborhood Renewal Plan (GNRP) for the Kapahulu Area was completed during the year. Final approval of the plan was obtained from the City Council and the URA. The plan divides the area into five sub-projects which will be handled separately, but within the guidelines set by the GNRP. HRA action started during the year in two of the five sub-projects, Paki and Hinano.

A citizen's committee was formed in the Paki project, meetings were held, and plans were completed and submitted for URA approval. Structural surveys were conducted for land owners who wished to get a better understanding of what was needed to bring their property up to renewal standards.



The Hinano project had its Survey and Planning Application approved by the URA. Federal Funds were made available for final planning of the project. These plans were completed during the year and were submitted to the URA for approval, expected in 1966.

A Beautification program for the Kalihi Triangle project was brought to near completion during the year. Tree planting was undertaken, landscaping of highways proceeded, and landscaping of private property was initiated.

Negotiations were begun concerning the construction of a 38 unit apartment building within the Kewalo-Lunalilo project. Under the provision of Act 101, priority will be given to families disposed by government action. Construction will be completed in 1966.

The 1965 Legislature expanded the boundaries of HRA authority to include the City and County of Honolulu in its entirety, rather than within City limits, as had been previously the case. At the Legislature's request, the HRA undertook a study of the feasibility of urban renewal action in the Wahiawa and Haleiwa areas. The study was completed and a report compiled by the end of the year for submission to the budget session of the legislature in 1966.

Viewed in total, the work of 1965 has laid a sturdy foundation for progress in the years ahead. Urban renewal—through careful planning and painstaking preparation—is bringing the dreams and hopes for Honolulu's future into practical reality.

RELOCATION: THE END AND THE BEGINNING

The most challenging aspect of urban renewal is relocation: the moving of an entire population away from its past, away from filth and failure and on to a new life in decent housing. This, in a nut shell, is the objective of relocation.

The success or failure of relocation is best judged by those who are touched by it, the dispossessed. So the HRA undertook a study which asked some frank questions of the relocated. Of 512 families moved from the Queen Emma slum area, a random sample of 10% was surveyed. The results were heartening.

One hundred per cent of the 51 families interviewed reported that they had been helped by the HRA to find standard housing. Briefly defined, standard housing means hot and cold running water, a private bathroom, a flush toilet, a shower or tub, a private kitchen, weather tight walls, a sturdy, no-sag, no-leak roof and adequate space and ventilation. And it means much more. It means clean living. It means a change, a chance and an introduction to hope.

A vast majority of respondents reported that they preferred their new homes to their old slum dwellings. Only 18% answered negatively. Eighty per cent reported having more privacy, and seventy-six per cent said their new homes were better quality.

Another encouraging statistic was uncovered by this survey. Fifty-five per cent of all respondents reported buying their own homes after leaving the Queen Emma slums. This figure, unusually high, is attributable to a situation unique to this project. A high percentage of the project population were landowners. Compensation received for their slum property enabled many to invest in decent homes in healthy neighborhoods. For these people, relocation provided the needed push to break the habit of slum living.

Thirty-three per cent of the respondents reported moving to private rental units while twelve per cent re-

ported finding accommodations in public housing.

There are any number of "whys" and "becauses" behind slum living. Poverty and desperation, habit, social decay, and indifference are but a few. However, slums, because they are crowded, do sometimes offer an element of convenience. Stores are always close at hand, and schools are nearby. Therefore, it is not surprising to find fifty-five per cent of the respondents reporting that they preferred their old location to their new one. Further investigations revealed that 13 families were farther from schools than they had previously been, 23 families were farther from employment, and 25 families were farther from shopping.

It is significant that despite this new-found inconvenience, seventy-one per cent of respondents said they were "happier" in their new homes than they had been in their slum dwellings. It is also significant that 84% of the respondents had a positive attitude toward slum clearance, and reported that they thought it was a "basically good" program.

Relocation is more than finding in-budget housing for low-budget families. It is a complex of problems (as many problems as there are people to be relocated) with hard-to-get-at solutions. Naked statistics can never tell the whole story.

Numbers don't tell the anguish of the old and ill. They don't explain the fear of an aged man who is scared of his new home in public housing because it was "too fine for an old man like me." Nor can numbers cover the gamut of human problems from illiteracy to illegitimacy, from alcoholism to senility. Yet all this, and much more, is a part of relocation.

The HRA musters every resource at its command to bring slum dwellers into decent healthy homes. It is not an easy job. In fact, it is almost impossible—yet it is accomplished.

Unmarried couples, living for years (in one case 25 years) in common law, are persuaded to marry so that

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they may qualify for public housing. Persons living behind a backlog of debts and poor credit are helped to budget for the future. Families who have never known a life away from the slum are helped to adjust to a foreign world, the sick are helped and the destitute are aided.

And there is always the problem of finding new homes in a city where inexpensive accommodations are notoriously scarce. Those families which qualify are directed to public housing where they are given a priority status. But there are many families which can not meet the requirements and therefore must find shelter elsewhere. These homes in most cases must fit within a very tight budget range and must also be within reasonable distance to employment. The latter requirement makes relocation into outlying districts undesirable for most families, many of which are car-less and must rely on public transportation.

The survey showed that 94% of the respondents were relocated within Honolulu. Only three families moved into rural areas, and in each of these cases the family bought its own home.

Dispossessed persons soon learn that standard housing does not come at slum rents. The survey's 17 renting families reported an average slum rent of $41.43 per month. Relocation rents averaged out to roughly double this figure ($79.25 per month).

Despite this increase the HRA worked to keep family rents within a normal budget range of 20% of family income.

There is no more gratifying step in the urban renewal process than relocation. It marks both an end and a beginning. Through relocation a population is removed from an environment of poverty and indifference and introduced to a chance in a new setting. Relocation is both a prelude to demolition and a part of progress.

1965 ANNUAL REPORT ALL PROJECTS

STATEMENT OF CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1965 AND CASH BALANCE AS OF DECEMBER 31, 1965

	Queen Emma, T.H. R-1		Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3		Urban Redevelopment Fund			Total
CASH RECEIPTS:	PE	PTLR	PE	PTLR	PE	PTLR	S&P Projects	Ineligibles & Local Projects	Total	All Projects
Cash balance and investments, 1/1/65	$ 593,292	$ 469,855	$1,799,054	$ 5,892	$ 767,891	$ 99,446	$ —0—	$ —0—	$2,120,363	$ 5,855,793
Refund of Revolving Fund deposit	7,200				1,500					8,700
Federal grants		9,820		478,180		579,122				1,067,122
Proceeds from sales of land				75,000		388,200			12,230	475,430
Proceeds from loan				11,285,000		1,115,000				12,400,000
Transfer to PTLR Fund	(20,000)	20,000								—0—
Real property tax assessment									666,573	666,573
Other income and receivables	7,251	8,954							86,377	102,582
Repayment of loan	(434,144)								434,144	—0—
TOTAL CASH BALANCE AND RECEIPTS AVAILABLE FOR EXPENDITURES	153,599	508,629	1,799,054	11,844,072	769,391	2,181,768	—0—	—0—	3,319,687	20,576,200
CASH EXPENDITURES:										
Adm. costs including travel and publication	1,518						19,741	252,467	272,208	273,726
Office furniture and equipment							514	2,827	3,341	3,341
Legal services							3,249	34,985	38,234	38,234
Survey and planning							13,094	55,655	68,749	68,749
Land surveys and appraisals							2,002	15,696	17,698	17,698
Acquisition expenses								49,601	49,601	49,601
Temporary operation of acquired property								78,216	78,216	78,216
Relocation costs							4,082	56,203	60,285	60,285
Site clearance			87,008		41,148			874	874	129,030
Site improvements	116,271		306,364		5,723			13,984	13,984	442,342
Disposal costs			44,785		379			10,052	10,052	55,216
Other income			(33,591)	(2,486)	(21,189)	(4,883)				(62,151)
Interest expense			254,765		33,854					288,619
Real estate purchases			757,282		82,070					839,352
Project inspection					1,068					1,068
TOTAL PROJECT COST	117,789		1,416,613	(2,486)	143,053	(4,885)	42,682	570,560	613,242	2,283,326
Relocation payment	500		191,518		139,795				1,210	333,023
Payment of loan				11,820,000	273,348	2,186,652				14,280,000
Reimbursement to Federal Government	20,681	508,629								529,310
Accounts payable	14,629		3,654		(104)				(2,836)	15,343
Transfer to UR Coordinator									67,382	67,382
Transfer to Revolving Fund			1,500						7,200	8,700
TOTAL CASH EXPENDITURES FOR THE YEAR	153,599	508,629	1,613,285	11,817,514	556,092	2,181,767	—0—	—0—	686,198	17,517,084
Cash balance and investments, 12/31/65	$ —0—	$ —0—	$ 185,769	$ 26,558	$ 213,299	$ 1	$ —0—	$ —0—	$2,633,489	$ 3,059,116

1965 ANNUAL REPORT

STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1966

	Queen Emma, T.H. R-1	Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3	
ESTIMATED CASH RECEIPTS:	PE	PE	PTLR	PE	PTLR
Cash balance and investments, 1/1/66	$ —0—	$ 185,769	$ 26,558	$ 213,299	$ 1
Local cash grant-in-aid					
Refund of Revolving Fund deposit				1,500	
Federal grants and advance			581,980		590,491
Proceeds from sales of land			424,900		
Proceeds from loan &/or Transfer from PTLR		2,752,815	10,251,385	590,492	(590,492)
Real property tax assessments					
Other income and receivables	500	386	177	1,147	
Repayment of local cash grant-in-aid				(688,334)	
ESTIMATED TOTAL RECEIPTS	$ 500	$2,938,970	$11,285,000	$ 118,104	$ —0—
ESTIMATED CASH EXPENDITURES:					
Adm. costs including travel and publication	$	$	$	$	$
Office furniture and equipment					
Legal services					
Survey and planning					
Land surveys and appraisals					
Acquisition expenses					
Temporary operation of acquired property					
Relocation costs					
Site clearance		20,000			
Site improvements		1,713,470		107,260	
Disposal costs		200,000			
Interest expense		283,770			
Real estate purchases		545,205			
Project inspection		10,525			
Rehabilitation and conservation					
Rehabilitation grant					
Miscellaneous income and expense					
TOTAL PROJECT COST	—0—	2,772,970	—0—	107,260	—0—
Relocation payment		148,875		9,960	
Payment of loan			11,285,000		
Accounts payable	500	17,125		884	
Transfer to Kauluwela PE					
Transfer to Paki PE					
Transfer to Hinano PE					
Transfer to Survey and Planning Fund					
Transfer to UR Coordinator					
ESTIMATED TOTAL EXPENDITURES	$ 500	$2,938,970	$11,285,000	$ 118,104	$ —0—

Paki, Hawaii R-5		Kauluwela, Hawaii R-7		Hinano, Hawaii R-9			Survey & Planning Fund	Urban Redevelopment Fund			Total
PE	PTLR	PE	PTLR	S&P	PE	PTLR		S&P Projects	Ineligibles & Local Projects	Total UR	All Projects
$	$	$	$	$ —0—	$ —0—	$ —0—	$ —0—	$ —0—	$ —0—	$2,633,489	$ 3,059,116
639,563		815,616		222,250	500,000		46,000				2,223,429
											1,500
				92,440			78,065				1,342,976
										73,220	498,120
498,100	498,100	3,815,430	3,815,430		1,006,000	1,006,000					
	(498,100)		(3,815,430)			(1,006,000)					18,323,730
										329,691	329,691
2,712		36,889			535					121,580	163,926
										688,334	—0—
$1,140,375	—0—	$4,667,935	$ —0—	$314,690	$1,506,535	$ —0—	$124,065	$ —0—	$ —0—	$3,846,314	$25,942,488
$ 58,645		$ 93,910	$	$ 43,025	$ 73,345	$	$ 57,285	$ 10,010	$ 176,940	$ 186,950	$ 513,160
5,710		2,740			9,700			570	7,890	8,460	26,610
34,470		22,775		2,240	39,025		3,000		30,185	30,185	131,695
				62,175			15,940	3,670	63,385	67,055	145,170
				199,075			36,900	5,885	53,735	59,620	295,595
112,395		92,860			159,075				19,490	19,490	383,820
10,235		55,400			3,970				155,510	155,510	225,115
15,325		18,445		6,635	4,270		9,240	3,390	31,920	35,310	89,225
16,050		69,650			10,700				2,360	2,360	118,760
87,800		36,200			37,800				333,605	333,605	2,316,135
5,365		33,705			5,325				9,625	9,625	254,020
											283,770
591,450		4,000,000			900,000				453,400	453,400	6,490,055
65,000		50,150		1,040	75,000		1,700		500	500	203,915
105,430					151,325				35,235	35,235	291,990
12,500					12,500						25,000
									30	30	30
1,120,375	—0—	4,475,835	—0—	314,190	1,482,035	—0—	124,065	23,525	1,373,810	1,397,335	11,794,065
20,000		192,100			25,000					13,685	409,620
											11,285,000
										60,375	78,884
										815,616	815,616
										639,563	639,563
				500	(500)					500,000	500,000
										268,250	268,250
										151,490	151,490
$1,140,375	$ —0—	$4,667,935	$ —0—	$314,690	$1,506,535	$ —0—	$124,065	$ —0—	$ —0—	$3,846,314	$25,942,488

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Karl Steinwascher ..... Hawaiian Electric Co., Ltd.
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Lionel Tokioka ..... Hawaii Savings & Loan League
Henry Tsuyemura ..... Kalihi-Palama Council
Henry Tubbs ..... Kapahulu Community Association
Francis Y. Wong ..... Home Builders Association of Hawaii
Edward K. Ochiai ..... Department of Transportation

FOCUS ON THE FUTURE

Aala Project

The Aala Triangle squeezed 284 single men into 85 rooms. It somehow jammed 85 small businesses into a less than two block area. That was yesterday. Tomorrow Aala will serve Honolulu as a spacious park with bubbling fountains and wide walkways. It will bring open space and well groomed tropical garden greenery to downtown Honolulu. The theme will be passive rather than active recreational, providing a restful retreat from the pressures of everyday living.

Kukui Project

The Kukui Project will replace a downtown slum with an active and productive community. Within the 75 acres of Kukui will be Honolulu's first moderate income housing with all the amenities necessary to encourage permanent occupancy. There will be abundant parks and recreational facilities, restaurants, a medical center, adequate shopping facilities, and offstreet parking. There will be housing for the elderly. A cultural center will grace downtown Honolulu with a show piece of Hawaii's heritage.

Kauluwela Project

The Kauluwela Project will be residential in nature, supplying Honolulu with badly needed housing which is both liveable and inviting. The community will be well serviced by neighboring stores, schools, playgrounds, and recreational areas.

Kapahulu Area Projects

Unlike the Aala, Kukui, Kauluwela projects which demanded a surgical approach to urban renewal, the Kapahulu area lent itself to a rehabilitation program. The objective of rehabilitation is to spruce up rundown areas with the necessary coats of paint, small repairs, and tasteful planning. These precautions against neighborhood decay are being carried out by the Kapahulu citizenry with the inspiring vigor that can stem from community pride.

Kewalo-Lunalilo Project

The Kewalo-Lunalilo project is aimed at providing adequate, within budget, housing for families displaced by government action. Plans envision a 38 unit apartment of low rise construction. All apartment units will have two bedrooms. Off street parking will be provided at a one to one ratio.

Publications issued during 1965 were as follows:

1964 ANNUAL REPORT, January 31, 1965
HONOLULU REDEVELOPMENT AGENCY NEWSLETTER
- Volume 3, No. 1 - June 1965
- Volume 3, No. 2 - September, 1965

REDEVELOPMENT & HOUSING RESEARCH, No. 24, July 1965
Supplements:
- Vacancy Rates and Household Size in Queen Emma Gardens
  - January 1965
- Trends in Family Income on Oahu, 1958-1962
  - February 1965
- FHA Homes in Hawaii, 1963
  - March 1965
- Some Recent Statistics
  - April 1965

REDEVELOPMENT & HOUSING RESEARCH, No. 25, July 1965
Supplements:
- Vacancy Rates on Oahu, April-June 1965
  - August 1965
- Vacancy Rates in Queen Emma Gardens
  - September 1965
- Retail Sales in Downtown Honolulu, 1948-63
  - October 1965
- Vacancy Rates on Oahu, July-September 1965
  - November 1965
- Vacancy Rates on Oahu in September 1965
  - December 1965

Municipal Reference & Records Center
MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU

HT177
H6
A377
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Cpy 3

Honolulu. Redevelopment Agency.
Annual report: Honolulu. Redevelopment Agency. Honolulu.

Annual.
Library holdings: 1951 thru 1970.
Continued in Departmental and agency reports of the city and county of Honolulu.

1. Urban renewal - Honolulu. 2. City planning - Oahu. 3. Honolulu - City planning.