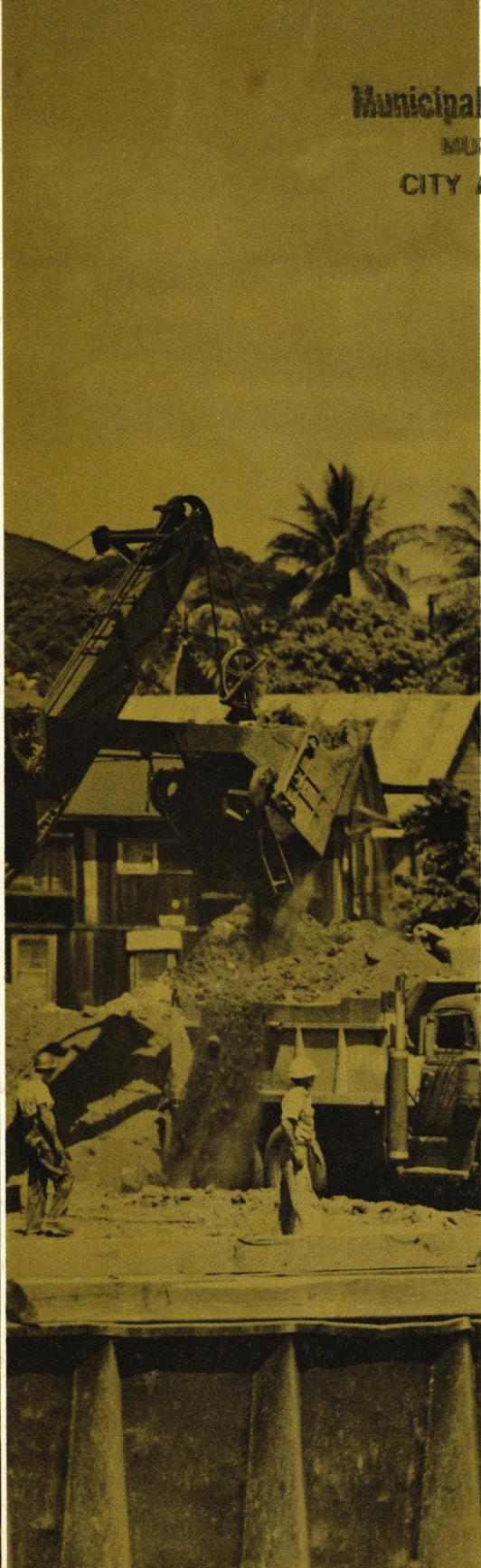


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Honolulu
"HONOLULU
REDEVELOPMENT
AGENCY
1964 ANNUAL REPORT

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HONOLULU REDEVELOPMENT AGENCY — *Administrative Staff*

Lee Maice, *Manager*
 Hung Leong Ching
 Frank M. Mendoza, Jr.
 Kenneth F. Brown
 John D. Bellinger, *Chairman*

Not shown:

Robert A. Nui, *Deputy Manager*
 Resigned December 31, 1964. Appointed Urban Renewal Coordinator.

MAYOR'S URBAN RENEWAL ADVISORY COUNCIL

Mrs. Harlan F. Benner, *Acting Charman*
 Man Kwong Au
 Lowell Christensen
 Robert S. Craig
 Henry Gonsalves
 John A. Hamilton
 Aaron Levine
 Thomas F. McCormack
 Sunao Miyabara
 Dean John J. Morrett
 James Okamura
 John Silva, Jr.
 Sanford A. Weintraub

CITIZENS ADVISORY COMMITTEE

Henry Tsuyemura, *Chairman*
 Mrs. Annabelle Beck
 Mrs. Harlan F. Benner
 Paul Chopard
 Alan J. Delpech
 John Ferguson
 Harold Jambor
 Miss Leatrice Lee
 W. E. Melarkey
 Dean John J. Morrett
 Keichi Osaki
 Mrs. Rosario Sabala
 Peter Sakai
 Constantine Samson
 Edwin Sato
 O. C. Soares
 Karl Steinwascher
 Roger Takamori
 Frank Thatcher, Jr.
 Lionel Tokioka
 Henry Tsuyemura
 Eric K. Vannatta
 Francis Y. Wong

Kalihi-Palama Council
 Kalihi-Palama Council
 Mayor's Advisory Council
 Retired; Manager, Hawaii Housing Authority
 Oahu Development Conference
 Council of Social Agencies
 University of Hawaii
 State Dept. of Social Services
 City & County Building Dept.
 Mayor's Advisory Council
 Central Intermediate School
 Honolulu Council of Churches
 State Dept. of Health
 ILWU
 Hawaii Housing Authority
 Urban Renewal Coordinator's Office
 Hawaiian Electric Co., Ltd.
 Former Kukui Landowner
 Honolulu Chamber of Commerce
 Hawaii Savings & Loan League
 Kalihi-Palama Community Association
 State Dept. of Transportation
 Home Builders Assn. of Hawaii

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PROJECT REVIEW

1. KUKUI, 75 acres.
Bounded by Beretania, King and Liliha Streets, Vineyard Thoroughfare, College Walk, Kukui and Queen Emma Streets. Status: In execution.
Estimated Total Gross Project Cost: \$26,903,416.
2. AALA TRIANGLE, 4.1 acres.
Bounded by Beretania and King Streets and Aala Park. Status: In execution. Estimated Total Gross Project Cost: \$3,298,336.
3. KAULUWELA, 30 acres.
Bounded by School and Liliha Streets, Vineyard Thoroughfare and Nuuanu Stream. Status: In final planning. Estimated Total Gross Project Cost: \$4,393,934.
4. KEWALO-LUNALILO, 28,293 sq. ft.
Located at the mauka-waikiki corner of Lunalilo Freeway and Kewalo Street. Status: In execution.
Estimated Total Gross Project Cost: \$190,000.
5. KAPAHULU-PAKI, 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.
6. KAPAHULU-HINANO, 105.4 acres.
Bounded by Alohea Avenue, Wauke Street, Leahi Avenue, mid-block between Makini and Kaunaoa, Campbell Avenue mid-block between Esther and Francis Streets. Status: Preliminary Planning.
Preliminary Cost Estimate: \$6,365,130.
7. QUEEN EMMA, 73.8 acres.
Completed. Total Gross Project Cost, \$11,447,728.
8. KALIHI TRIANGLE, 8.5 acres.
Completed. Project Cost: No cost to Honolulu Redevelopment Agency.
9. KOKEA, 2.8 acres.
Completed. Project Cost: No cost to Honolulu Redevelopment Agency.
10. MAYOR JOHN H. WILSON PROJECT, 29.7 acres.
Completed. Net Project Profit: \$176,012.

PROGRESS REPORT

The year 1964 was a productive one for Honolulu's Urban Renewal Program. It saw completion of the first major downtown renewal project, the 73.8-acre Queen Emma Project; final execution stage of both the 75-acre Kukui Project bordering Queen Emma, and the 4.1-acre Aala Triangle Project bordering Kukui; and the final planning stage of the 30-acre Kauluwela Project adjacent to Kukui.

Queen Emma was closed out on June 30. Here at last can be seen the solid accomplishment of redevelopment: A completely revitalized segment of the city, skillfully planned and executed to achieve visual beauty and maximum use of the area's potential. Not so readily visible are its secondary effects: obliteration of slums, increased property values, stimulus to new business development and growth of established businesses.

Across the street, the Kukui Project had another year of progress in its execution stage. The first new commercial building was finished and opened to tenants. More construction will be ready to start as soon as the amended plan is accepted.

Aala Triangle, on the *makai* side of Kukui, is scheduled for demolition and clearance shortly after the first of the year. Famous Aala Pawn Shop will soon make way for a much needed public park..

Mauka of Kukui, Kauluwela will round out the downtown renewal program. Still in the planning phase, it is intended to replace worn out structures and mixed land use with a modern residential community of middle-income rental units and neighborhood stores.

With completion of one project and three others well under way, the major task of downtown redevelopment should be finished by 1975. Under current consideration as a future redevelopment project is the area surrounding Honolulu's Civic Center. Environmental studies are being made to determine whether it will qualify for the renewal program.

Meanwhile, attention is being given to outlying areas beginning to show signs of age and symptoms of decline. Kapahulu is the first section to be brought into the Urban Renewal Program as a conservation and rehabilitation project, whose object is to preserve basically sound neighborhoods from deterioration and upgrade them by correcting code violations and installing public improvements. Plans submitted for the general Kapahulu district and for the Paki pilot project area were rejected by the Urban Renewal Administration early last year. However, after further study, revised plans have been submitted and have been tentatively approved.

Urban renewal is a gradual process. It requires careful planning, both to accommodate the varying hopes and needs of the people now and to allow for the changing demands of the future. Projects must move through numerous steps, often complex, sometimes controversial—but always vital to safeguarding the intent and purpose of urban renewal. Frustratingly slow though it may sometimes seem, nevertheless Honolulu is regaining strength and vitality and assuming its proper stature as the "Center of Progress" of the Pacific.



URBAN RENEWAL IS FOR PEOPLE

. . . first and foremost. It originates in the way people live, work and shop; it revolves around their aspirations to do these things better and more conveniently; and its goal is to provide the opportunity to do so now, and in the future, through efficient planning.

To achieve this, the people themselves must be disturbed. Slum-clearance, which has top priority in urban renewal, disturbs the greatest number. Residents and merchants must be relocated before land can be cleared and improved. But no project plan is put into execution until a careful study has been made of the effect of displacement on families, individuals, business firms and institutions in the area, and until there is reasonable assurance of adequate places for the occupants to move to.

The role of HRA's Relocation Staff is to help these people relocate with a minimum of inconvenience and hardship. The Relocation Specialists literally canvass the community for vacant rental units and provide displacees with referrals or leads to private rentals. For those who qualify, there is priority placement

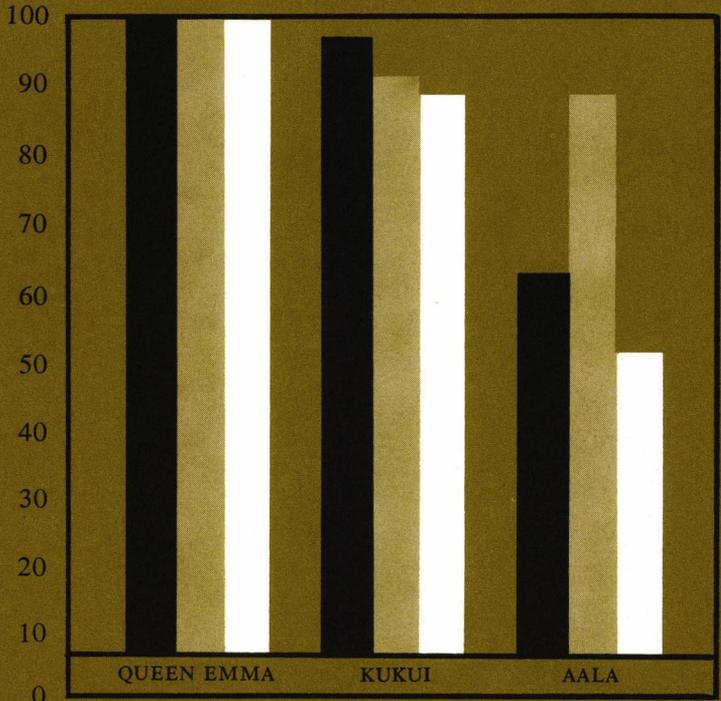
in public housing or in low and moderate-income housing units developed under private auspices in cooperation with HRA and with FHA financing; for those who can buy, there is priority consideration for special FHA mortgage financing. The trained staff works closely with the employment service, welfare agencies and other community resources to help families with special problems, the aged, the ill and the incapacitated. The Realty Board and Small Business Administration cooperate with the Staff to help relocate businesses. And, finally, there is financial help to ease the hardship of moving expenses or direct loss of property.

The relocation program is based on the belief that every citizen deserves a decent place in which to live. To that end the program has been successful. It has moved people out of slums, into standard housing within their means where they and their children have an opportunity for a better life.

Urban renewal is for people. It begins with their needs—and opens the way to filling their desires.



PER CENT RELOCATED



NO. IN PROJECT

 FAMILIES	514	907	31
 INDIVIDUALS	434	1865	284
 BUSINESSES	98	459	87

- No family or individual has been forced to move until a suitable place has been found to move to.
- Less than 10 per cent of project tenants have gone into public housing. The median rent for private housing after relocation is \$70 to \$80.
- Home ownership after relocation has nearly doubled.
- In the combined Queen Emma-Kukui-Aala Projects, payments for moving expenses for 1,403 families total \$92,859; for 2,390 individuals, \$42,450; for 551 businesses, \$367,830 in moving expenses and \$144,835 in property losses.



URBAN RENEWAL IS FOR SOCIAL PROGRESS

Long before President Johnson declared war on poverty, the Honolulu Redevelopment Agency was already waging its own battle.

It is hard to keep from pointing a finger at slum-clearance, because that is the most dramatic evidence of what urban renewal accomplishes. It goes into a crowded tenement district with its concentration of crime, disease and social failure; helps the people to use the city's social resources to help themselves; moves them into decent housing in a decent environment where they have a chance to break the poverty-crime-disease cycle; then sets the stage for redevelopment of the area into a social, visual and economic asset. Close the door on slums, and you open the door to social progress.

But slums can't be cleared or new ones prevented from springing up unless there is an adequate supply of standard housing available in the low to moderate-rental range. HRA is not in the housing business, but it seeks to create favorable conditions which will stimulate needed construction.

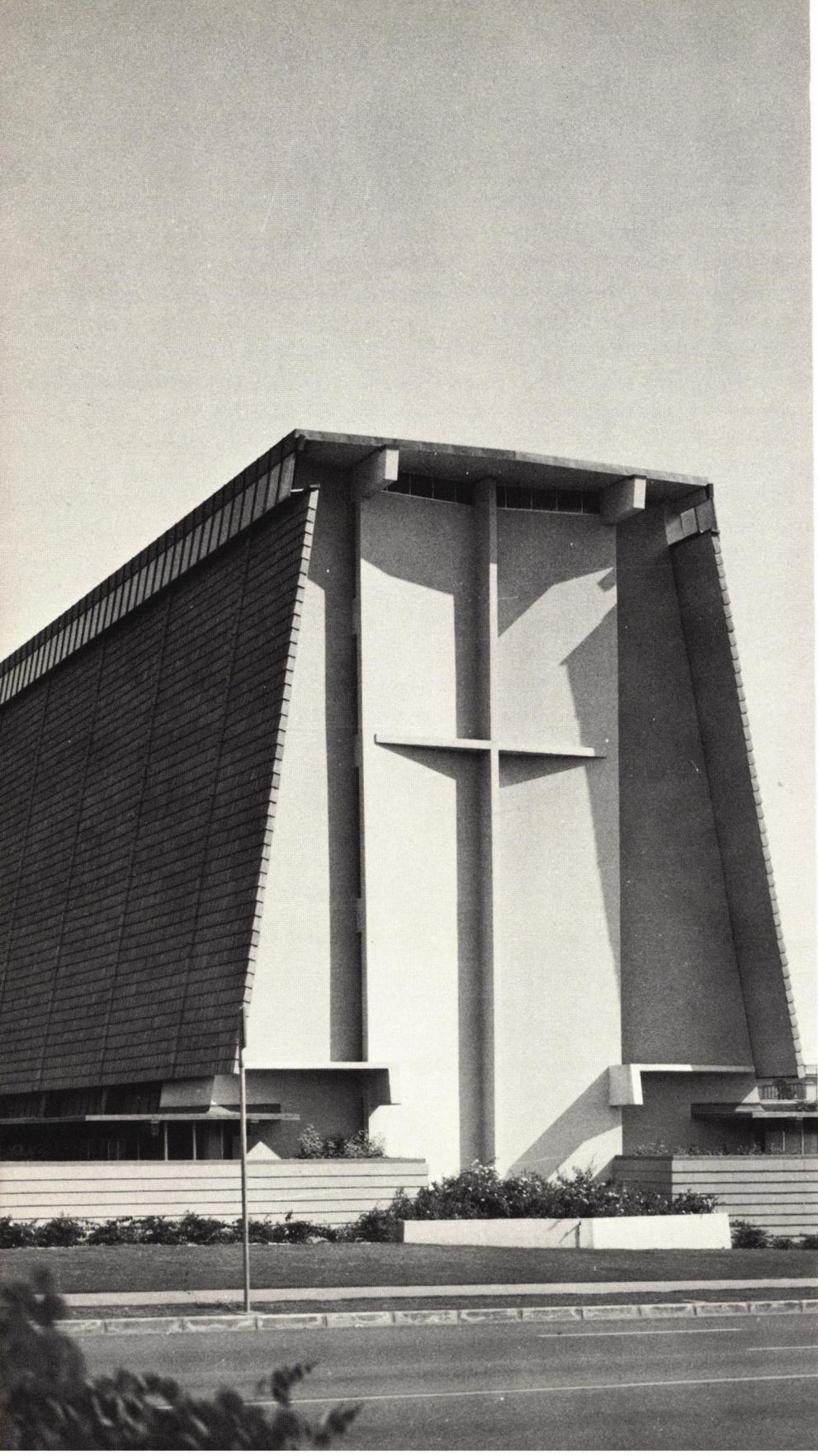
An integral part of the urban renewal program is provision in project areas for low and moderate-income housing and housing for the elderly. Federally aided public housing, such as the Mayor Wright Homes, is one answer. Private construction of low and moderate-income units is a more recent alternative, as the result of broadened legislation. FHA financing with particularly favorable terms is available to builders for this purpose. The Agency is working closely with Honolulu's building industry for the residential development in Kukui under these terms.

Finally the program contains provision for Auxiliary Projects confined to moderate-income housing to supplement that in project areas. The Agency acquires vacant urban land, installs improvements and sells it under limiting conditions to a private developer for construction. Families displaced by renewal projects have first priority in the completed units. The 108-unit Kokea Apartments was the first such project. Planned for construction in early 1965 is the Kewalo-Lunalilo Project which will add another 38 units for displaced families of moderate means.

It is not enough to clear slums, however. They must be prevented. Redevelopment plans contain built-in controls. They impose minimum standards governing land utilization, construction, density, set-back, landscaping, off-street parking, etc., which prevent the area from being rebuilt into what amounts to a new slum in modern dress. In basically sound neighborhoods threatening to slip into decay, HRA has another weapon at its command: conservation and rehabilitation. Slums develop from overcrowding, neglect and accompanying decline in property values. Under the conservation program, housing and zoning code violations are corrected, public improvements installed, and the neighborhood generally upgraded. Kapahulu is scheduled to undergo such treatment over the next ten years.

Urban renewal cannot be divorced from the war on poverty. It makes a very real contribution by removing one of its worst aspects—slums; and it helps provide a richer environment where social rehabilitation and social progress can take place.





URBAN RENEWAL IS FOR BEAUTY AND DESIGN

Honolulu has a tempo and character that sets it apart from any other city in the nation. Under urban renewal, planning and design maintain the city's unique identity while improving its appearance, utility and cultural opportunity.

The first step in redevelopment is planning for reconstruction: Housing, of course, so people can live there, and stores and services to supply their daily needs; schools and churches to enrich their minds and souls; parks and playgrounds for recreation and relaxation. Project plans specify areas for each use and set minimum standards for construction. They do not, however, specify precisely what is to be built. It is the responsibility of developers to submit proposals and it is the Agency's role to review the proposals and select the one best suited to carrying out the intent and purpose of urban renewal while at the same time displaying the best in design.

The Queen Emma Project is a prime example of the various elements that make a community one of beauty and pleasure. Queen Emma Gardens, the garden-residential complex designed by nationally famous architect Minoru Yamasaki, was selected by the Agency over five competing designs. The Pali Shopping Center combines a supermarket, drug store and service station in an integrated setting. Award-winning Harris Memorial Church houses its congregation in dignity and grace. Nuuanu YMCA's ultra-modern structure boasts some of the finest facilities in the country. And a part of Hawaii's multi-racial heritage is preserved in colorful Koon Yum Temple.

Many of these elements will also occur in projects currently in the execution phase. Kukui's residential area is being designed by Edward Durrell Stone, an architect internationally known for beauty and simplicity of design. A cultural center still in the planning stage will provide continuity for ethnic groups and contribute to the cultural life of the city. Aala Triangle will become a public park. The walk along River Street will be a landscaped mall.

The Honolulu Redevelopment Agency fosters outstanding design by stimulating creative design. It preserves what is of value and enhances it with open vistas. It doesn't develop, but brings together developer and disciplined, long-range planning. Redevelopment, one approach to urban renewal, is a tool for city beautification and cultural enrichment.



URBAN RENEWAL IS FOR ECONOMIC STABILITY

Humanitarian and sociological motives aside, urban renewal has some very solid economic reasons for being. One of them is called property values—how much a piece of property would bring on the open market, sold as is; and that value depends in part on how desirable the property is to prospective purchasers. As a neighborhood goes to seed, its decline can be traced in the record of real estate sales.

Property represents a sizeable investment to its owner and may be the greatest single investment ever made by a family or individual. Urban renewal, in its various forms, protects, restores or increases that investment. But this is not a purely altruistic objective for the benefit of the owner. The City derives a major portion of its income from property taxes, and it stands to gain or lose accordingly. Restore the neighborhood and its assessed value is restored; redevelop it and the value is increased. In either case, the resulting action contributes its proper share toward meeting the cost of city services.

That's another solid economic reason for urban renewal: the cost of city services. It doesn't cost less to provide protection and service to a depressed area. It costs more! Slums, with about 33 per cent of the population, account for roughly 45 per cent of the major crimes, 55 per cent of the juvenile delinquency (and the majority of school drop-outs), 60 per cent of the TB cases, 50 per cent of all diseases, 35 per cent of the fires. They use about 45 per cent of every tax dollar, yet return only 6 per cent in real property tax revenues. In effect, the rest of the city subsidizes slums.

For the most part "City" is an abstract term, but replace it with "people" and there's the best economic reason for urban renewal on a personal level. If conservation prods an individual into repairing his home, if redevelopment causes him to buy a house, he has increased his net worth. But beyond that, urban renewal stimulates construction which in turn stimulates employment, which stimulates business which stimulates construction in a round-robin economic shot-in-the-arm.

Construction in Queen Emma totaled some \$14 million plus for six major projects. That took people working in every trade from messenger clerk to corporate officer—including the obvious bricklayers, masons, carpenters, electricians, etc. And it took supplies and products, predominantly Hawaii-made, running from paper-clips to pipe-line, from sandwiches to cement. Now that it's finished, it still offers employment to people of various skills to operate the new stores and supply services to the new tenants. Their earnings spread throughout the community as they purchase other goods and services for themselves.

There are no statistics at hand to say precisely how many new jobs have been added to the economy because of urban renewal, but the amount of directly-caused construction logically indicates an upward trend. Developers and businessmen do not invest millions of dollars unless they have faith in the city's future prosperity.

Urban renewal's economic impact is felt throughout the city in every walk of life and can be a major factor in supporting Hawaii's economy.

PROJECTS



QUEEN EMMA

Less than four years ago, a 73.8-acre polyglot section of tenements, stores, and narrow, clogged streets lay within walking distance of the shopping, financial, trade and government centers of the State of Hawaii. It did no justice to the proud, royal name it bore—Queen Emma. Over 500 families, 434 individuals, and nearly 100 businesses were jammed into 850 structures, of which only 117 could be considered habitable.

Today the twin towers of Queen Emma Gardens rise above the same 73.8 acres, highlighting what is now a light, spacious, esthetically appealing community complete with schools, churches, stores, modern buildings and broad thoroughfares.

The King and Queen Towers of Queen Emma Gardens were opened for occupancy in early 1964. Along with the Prince Tower, opened for occupancy in November 1963, they have added 582 new apartments to the Honolulu housing scene. The walk-to-work concept embodied in Queen Emma Gardens has met with overwhelmingly favorable response, and the three buildings boast over 95 per cent occupancy.

On the corner of Pali Highway and Vineyard Boulevard, the Safeway Market-Long's Drugs-Union Oil shopping area was finished and opened for business, providing across-the-street services for Queen Emma residents.

Borthwick's Mortuary was completed in 1964 and ground was broken in August for construction of the Kukui Mortuary.

The two-acre parcel on the corner of Nuuanu Avenue and Vineyard Boulevard was purchased by the City to be added to Foster Gardens.

In June 1964, the Queen Emma Redevelopment Project—the first major phase of downtown renewal—was officially closed out. Considered complete on Honolulu Redevelopment Agency records, the project has only a few more construction projects to be finished early in 1965.



KUKUI

When the City adopted a General Plan last summer, the court injunction against rezoning was lifted and thus paved the way for approval of amendments to the Kukui Redevelopment Plan. These amendments would rezone certain portions of the land to permit private development of moderate-income multi-family housing with special FHA assistance, and provide sites for relocating displaced ethnic societies and schools. The amended plan will be considered by the City Council early in 1965, at which time public hearings will be held. As soon as final approval is given, action can be taken toward developing the rezoned areas.

Although the amended plan still awaits approval, work in the Kukui Project continued to progress during the year. Land acquisition, relocation, demolition and clearance proceeded on schedule, and cleared land not affected by the amendments was offered for sale. By the end of the year, there remained only 38 families, 164 individuals and 50 businesses yet to be relocated.

Last June the movie company producing "Harm's Way" received permission to film parts of the picture in Kukui. They demolished a number of vacant structures in staging portions of the bombing sequence, which resulted in a savings in demolition costs to HRA, an income of \$1,350 for rental during the 20-day filming period, and jobs as movie extras for people in the neighborhood.

During July and August, the River Street fresh-produce dealers—long a Honolulu landmark—were temporarily relocated to the old OR&L Depot site at King and Iwilei Streets. Their permanent home will eventually be at Fort Armstrong.

Interest in the River Street block originally earmarked for the produce dealers is running high. Two major plans have been submitted: One, proposing a "farmers' market" type complex, emphasizing retail trade, which would provide facilities for merchants of perishable goods and for specialty shops and stores; the other, an international "trade mart," concentrating on import-export activities, which would include product display areas, offices, conference-auditorium facilities, and possibly hotel accommodations. Both plans are imaginative and would reflect Hawaii's multi-racial heritage.

Preliminary plans have also been submitted for development of the adjacent block as a Cultural Center. This would contain cultural societies and language and art schools, and provide facilities for ethnic shops, stores, restaurants and entertainments. Development along these lines would help solve relocation problems of merchants destined to be displaced by downtown renewal plans and other redevelopment projects. In addition, a blending of customs and interests in an architecturally-integrated setting would create an important visitor attraction.

Housing came in for its share of study. The initial plan called for low-cost public housing, but new legislation provides special FHA financing to private developers who will build units for moderate-income rental. The Honolulu Redevelopment Agency has gone on record as favoring private development and is working with the building industry toward this end. Provision will also be made for public housing for the elderly. Studies are in progress to determine their needs and most desirable location.

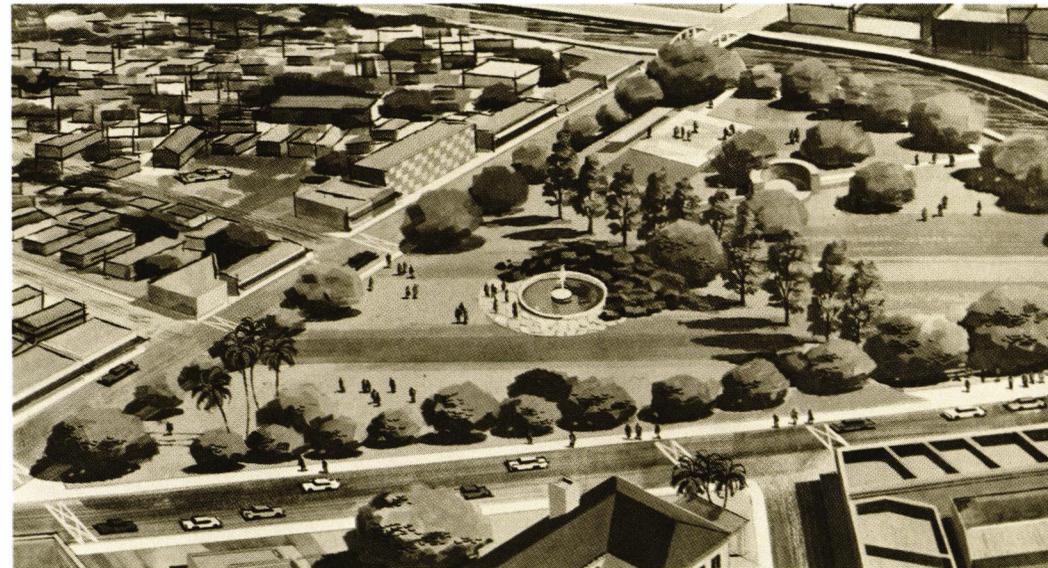
All these plans, however, must be held in abeyance and no decisions or commitments can be made until the amended plan is approved.



AALA TRIANGLE

Aala Triangle differed from other renewal projects in the character of the neighborhood. Here tenants were predominantly single men and businesses, instead of families and neighborhood grocery and service stores. Four rooming houses packed 284 unattached males into a total of 85 rooms. Eighty-eight businesses were jammed into a less-than-two-block section, of which 14 were eating establishments, seven pool halls, five bars, two dance halls, and the rest an assortment ranging from barbershops to pawnshops. There were only 31 families.

The major activities carried out during the year were land acquisition and relocation. All parcels have been acquired. Two-thirds of both individuals and families and somewhat less than half of the businesses have been satisfactorily relocated.



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The Honolulu Realty Board and Small Business Administration have cooperated with HRA and worked closely with the businessmen to find suitable locations and to help those who required additional financing. Nevertheless, relocation of businesses has posed many problems, partly because of the nature of their operations, and partly because of their needs, such as preference for a downtown location and very low rental.

Recognizing these problems and the importance to these small, independent businessmen of carrying on through the Christmas Holiday season, the HRA was able to extend the deadline for moving from October 31, 1964, to early 1965. Demolition and clearance will begin shortly thereafter.

Aala Triangle is a small area, only 4.1 acres, but a very important one in the City's urban renewal program. It is one of the first sights to greet visitors as they swing into town from the airport, yet it has for years been an ugly, overcrowded, health-and-fire hazard—a slum more densely packed per square foot than any other scheduled redevelopment area, with structures if not the oldest, certainly the most dilapidated.

As a home is judged by the looks of its front yard, so Honolulu is judged by conditions that first meet the eye, and no amount of modernistic highrise buildings in Waikiki will eradicate the impression of a city that permits slums on its doorstep. When Aala Triangle's transformation is completed in mid-1965, the City will have a much-needed public park providing recreational facilities to people moving back into the nearby Kukui development and offering an appropriate welcome to visitors.

KAULUWELA

Bounded by Vineyard Boulevard, Liliha and School Streets and Nuuanu Stream, the 30-acre Kauluwela area is the fourth major downtown redevelopment project. Like adjacent Queen Emma and Kukui Projects, it will undergo an almost complete face-lifting, eliminating the nearly 200 substandard structures and present hodgepodge of mixed land use.

The Project Plan has been approved by the Urban Renewal Administration and as of the end of the year was being reviewed by the City Planning Department. It will go to the City Council for public hearings sometime in early 1965, and upon approval will then be forwarded to the Urban Renewal Administration for final approval.

Kauluwela will be developed along much the same lines as Kukui. The residential section will provide mostly walk-up apartments for low and middle-income groups. A modern commercial area of neighborhood stores will supply daily needs for the residents. School and playground facilities will be enlarged, and sites provided for ethnic institutions and a new branch of the public library.

KEWALO-LUNALILO AUXILIARY PROJECT

Honolulu has undergone tremendous numerical growth in the past 20 years and the construction industry has done a creditable job of keeping pace with housing needs, but as slum-clearance progresses, more moderate-income units will be required for displaced families.

The State Urban Renewal Law contains a provision by which the Agency can help meet the needs of these displaced families through auxiliary redevelopment projects. It permits acquisition by the Agency of vacant urban land for resale under limiting conditions to private developers for the express purpose of constructing middle-income housing. The first such auxiliary project was the Kokea Apartments in Kapalama.

A second auxiliary project is now under development at the corner of Kewalo and Lunalilo Streets. During the year the developer received approval for FHA financing, and construction is scheduled to begin the first part of 1965. Plans call for 38 two-bedroom units to be completed by the first of the year.

Although especially favorable FHA loans designed specifically for urban renewal relocation purposes are available for construction, Auxiliary Projects depend on local financing without Federal assistance.

KALIHI TRIANGLE

It would probably have been simpler and cheaper for the 13 owners of the 22 parcels that comprised Kalihi Triangle to have let HRA acquire their land, clear it, install improvements, re-subdivide and sell it back to them. That, in fact, was HRA's first approach to restoring the 8.5-acre wedge-shaped parcel cut off from the Mayor John H. Wilson project by the Kalihi Tunnel approach road. But these owners believed strongly in retaining their land and in aiding themselves.

They agreed that redevelopment was needed. The lots were poorly laid out, marked by inadequate streets, ramshackle buildings and mixed land use that violated city codes and ordinances. The Redevelopment Plan called for clearing, improving and re-subdividing into 40 uniform lots of 5,000 sq. ft. each, but the owners did not want it accomplished through condemnation. As an alternative, HRA devised a plan that was a radical departure from accepted slum-clearance methods. The owners could retain title, clear and develop the area themselves with no State or Federal financing.

Under this plan, the first of its type in the nation, all land was conveyed to a Trustee who in turn petitioned the City for a 100 per cent Improvement District. The cost of improvements was spread over the 40 lots, with each owner paying by annual assessment over a 20-year period. After site improvement and resubdivision, the Trustee deeded the lots back to their owners. The owners agreed to build a single family dwelling, conforming to city codes and specifications, on each of their lots within two years of receiving the deed. HRA's role was to furnish technical advice and supervision.

Without precedents to follow, the legal, technical and financing steps were complex and time-consuming. That they were accomplished at all is a tribute to the close cooperation and diligence displayed by the owners, HRA Staff, numerous city departments, the Trustee and various financial institutions.

The project was initiated in 1954, but it was 1962 before the way was clear for actual work to begin. It was completed in 1964 and deeds to all 40 improved lots have been turned over to their owners. A total of 32 new homes have been erected and the remainder is scheduled for completion in the coming year. For all intents and purposes, the project is considered closed.



KAPAHULU

Kapahulu was brought into the urban renewal program in 1961 as the first district scheduled for conservation measures. Unlike redevelopment, which is radical surgery to cure advanced cases of community deterioration, conservation is preventative therapy to stop causes of blight before they develop into a full-fledged case of slums.

Kapahulu is not a slum by any manner or means, but it does contain the elements that could in time turn it into one: some of the lots are small; many have multiple dwellings on them, and an appreciable number of these do not conform to housing standards or have been allowed to fall into disrepair; there are problems of drainage, lack of sidewalks, insufficient lighting—all conditions that tend to depreciate the neighborhood.

Working closely with the Kapahulu Planning Committee, a citizens' group composed of district residents and businessmen, HRA mapped out a General Neighborhood Renewal Plan (GNRP). It described generally conditions that required corrective measures and divided Kapahulu into five sections—Kikeke, Olu, Hoolulu, Hinano and Paki—to be treated successively over a ten-year span. Paki was selected as the pilot project. Again, working with the citizens' group, HRA developed a project plan for Paki. Both plans were submitted to the Federal government in 1962, but review was delayed through 1963 pending adoption by the City of a satisfactory Housing Code and General Plan.

In February 1964, HRA was finally notified that the plans did not meet with Federal approval. The primary objection was that the plans were not definite on how overcrowding, one of the major factors contributing to slum development, would be corrected. Conservation standards require not only eliminating slum-producing conditions but also preventing their recurrence.

In order to be more specific, more information was needed on the extent to which lots were substandard and/or overcrowded, and the condition of structures. Last April a survey was made of

the Paki area. Although this is only a small portion of Kapahulu, conditions there apply generally throughout the entire district. The information gathered from the survey plus recommendations of the Kapahulu Planning Committee furnished the basis for a revised GNRP, which was submitted to the Federal agency on November 6. Briefly, the changes regulate the number of structures permissible according to lot size, and outline steps for removing excess buildings and consolidating under-sized lots. The outlook for approval of the revised plan is very favorable. A detailed Paki Project Plan is now being prepared and will be ready for submission, after review by the Planning Committee, in February 1965.

The Paki Project will be followed by Hinano. As the first step toward preparation of a Hinano Project Plan, a structural survey of the area was made during December to determine existing exterior conditions of buildings.

Kapahulu residents have been kept informed of project developments throughout the year by means of periodic newsletters. The wholehearted support of these residents and property owners is extremely important to the success of a conservation program. In essence, conservation provides the funds for installing public improvements such as curbs, sidewalks, sewers, lighting, street widening, utility relocation, etc., but the owners must bring their existing structures up to housing, health and other city code standards at their own expense. Although code enforcement could compel individual performance, conservation offers the residents an opportunity to upgrade the entire district at no additional cost to themselves for public improvements.

Kapahulu is still a desirable district. It has a distinct identity and a strong residential character that is appealing. It has good schools, adequate recreational areas, and is well located in relation to shopping and work centers. Right now it's a good place to raise children, a safe place to walk through, a good place to live. Conservation measures applied now will keep it that way for years to come.



CITIZEN PARTICIPATION AND INFORMATION PROGRAM

Quite properly, it should not be in the hands of a select few to decide when, where and how urban renewal shall proceed. Rather, such progress should be molded by the active interest of the public in shaping the city to fit needs and desires and to achieve its greatest potential. The importance of this concept is embodied in the ground rules of the Workable Program, a prerequisite to qualifying for Federal assistance, which includes as one of the seven minimum elements, "Citizen Participation."

The Citizens' Relocation & Housing Committee was formed in 1953 as a primary and continuing link between HRA and the public. Composed of business and community leaders, the committee represents a wide range of public-spirited organizations interested in civic development. Through the years they have performed an outstanding service to HRA in examining a variety of problems and bringing to bear their collective insight and community understanding. With the bulk of relocation and housing successfully completed, the committee's responsibilities have been broadened to include all phases of urban renewal. In recognition of this, the name was changed this year to "Citizens' Advisory Committee."

Citizen participation is not confined to one formal level, however. Meetings have been held with community groups in project areas and their advice and recommendations have been sought. An outstanding example of what can be achieved through citizen participation is the contribution made by the Kapahulu Planning Committee in developing the Kapahulu Conservation Project Plan and in obtaining community support of proposed conservation measures. Indeed, Honolulu is fortunate to have so many dedicated agencies and organizations whose freely-given cooperation and assistance have done much to further urban renewal in 1964. Notable among these is the Oahu Development Conference whose series of highly successful seminars held throughout the year helped greatly to develop community understanding in the field of urban renewal.

Although the Agency seeks to meet with interested neighborhood, business and social groups and invites their suggestions and comments, there remains a large segment of the public unallied or at variance with such organizations. So that all may have a voice in urban renewal programs, public hearings are held prior to plan approval. These hearings are open forums where no voice is too small to be heard, no comment too minor to be seriously considered.

Citizen participation is dependent on the extent to which the public is kept aware of what is happening. To this end, the Agency has a continuing information program, using all available media to communicate to the public.

During the past year, periodic newsletters were sent to every resident in Kapahulu to keep them up to date on progress of the Kapahulu Project. Releases were sent to daily and weekly newspapers to explain the Agency's position on important issues, correct misconceptions, or report newsworthy events as they occurred. A model display of project areas was exhibited in April and again in May at the Hawaii Home Show, the Downtown Improvement Association's annual membership meeting, and at the Urban Renewal Workshop. Time was made available on television as a public service, and a half-hour program was presented every other Saturday from April through September. Moderated by the Agency Manager, the program showed films of urban renewal progress and problems in other cities as well as in Honolulu.

In addition to keeping the public aware, the Agency has a responsibility to keep itself informed. Agency personnel attended two national conferences, the National Housing Conference Annual Meeting in Washington, D. C., and the American Institute of Planners Annual Conference in Newark, New Jersey; a regional conference, the Pacific Southwest Regional Conference in Santa Barbara, California; and three local conferences, the 1964

Planning Conference on Kauai, the Workshop on Community Planning, and the First Annual Transportation Conference in Honolulu.

Publications issued during 1964 were as follows:

1963 ANNUAL REPORT, *January 31, 1964*

REDEVELOPMENT & HOUSING RESEARCH, No. 23

Supplements:

Racial Trends and Housing Needs in Hawaii,
January 1964

The Oahu Family Housing Budget, 1961,
February 1964

Housing Development Projects on Oahu, 1964,
March 1964

Vacancy Rates on Oahu, October 1963,
April 1964

REDEVELOPMENT & HOUSING RESEARCH, No. 24,
July 1964

Supplements:

Population Densities and Land Values on Oahu,
1964-2064,
August 1964

Family Income, Military Status and Race on Oahu,
September 1964

Federal Land in Hawaii, 1963,
October 1964

The Gross Vacancy Rate,
November 1964

Living Costs in Honolulu,
December 1964

FINANCIAL STATEMENT

STATEMENT OF CASH RECEIPTS AND EXPENDITURES for the Year 1964 and Cash Balance as of December 31, 1964

	Queen Emma, T.H. R-1		Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3		Urban Redevelopment Fund			Total
	PE (a)	PTLR (b)	PE	PTLR	PE	PTLR	S&P (c) Projects	Ineligibles & Local Projects	Total	All Projects
CASH RECEIPTS:										
Cash balance and investments, 1/1/64.....	\$296,338	\$ 616,580	\$2,033,683	\$ 2,876	\$2,122,749	\$ -0-	\$ -0-	\$ -0-	\$1,823,581	\$ 6,895,807
Local cash grant-in-aid			620,000							620,000
Federal grants				1,009,499		1,026,730				2,036,229
Proceeds from sales of land.....		1,399,898		60,541					74,902	1,535,341
Proceeds from loan.....				11,820,000		1,345,000				13,165,000
Transfer from PTLR fund	426,340	(426,340)								-0-
Real property tax assessment.....									1,316,157	1,316,157
Other income and receivables.....	54								57,412	57,466
TOTAL CASH BALANCE AND RECEIPTS AVAILABLE FOR EXPENDITURES.....	722,732	1,590,138	2,653,683	12,892,916	2,122,749	2,371,730	-0-	-0-	3,272,052	25,626,000
CASH EXPENDITURES:										
Adm. costs including travel and publication.....	10,048						12,986	220,508	233,494	243,542
Office furniture and equipment.....							313	1,559	1,872	1,872
Legal services.....	1,440						250	28,722	28,972	30,412
Survey and planning.....							4,966	38,037	43,003	43,003
Land survey and appraisals.....							576	16,148	16,724	16,724
Acquisition expenses								15,454	15,454	15,454
Temporary operation of acquired property.....	(57)							(120,117)	(120,117)	(120,174)
Relocation costs.....	256						131	73,923	74,054	74,310
Site clearance.....			100,205		235			1,157	1,157	101,597
Site improvements.....	127,529		185,317		5,068			104,771	104,771	422,685
Disposal costs.....	3,474		43,764		3,500			9,392	9,392	60,130
Other income	(9,286)	(33,859)	(56,614)	(2,976)	(33,968)	(2,716)				(139,419)
Interest expense		19,142	207,870		46,677					273,689
Real Estate purchases.....			100,219		1,102,000			5,500	5,500	1,207,719
Total Project Cost.....	133,404	(14,717)	580,761	(2,976)	1,123,512	(2,716)	19,222	395,054	414,276	2,231,544
Relocation payments.....	855		243,254		19,927				360	264,396
Payment of loan.....		1,135,000		12,890,000		2,275,000				16,300,000
Accounts payable.....	(4,818)		30,614		211,419				(5,429)	231,786
Transfer to UR Coordinator.....									80,203	80,203
Transfer to Kukui PE, local cash grant.....									620,000	620,000
Pro-rata share of NCGIA (d)									42,279	42,279
TOTAL CASH EXPENDITURES FOR THE YEAR.....	129,441	1,120,283	854,629	12,887,024	1,354,858	2,272,284	-0-	-0-	1,151,689	19,770,208
Cash balance and investments, 12/31/64.....	\$ 593,291	\$ 469,855	\$1,799,054	\$ 5,892	\$ 767,891	\$ 99,446	\$ -0-	\$ -0-	\$2,120,363	\$ 5,855,792

- (a) Project Expenditures
(b) Project Temporary Loan Repayment
(c) Survey & Planning
(d) Noncash Grant-in-Aid

STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES for the Year January 1, 1965 through December 31, 1965

	Queen Emma, T.H. R-1		Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3		Paki, Hawaii R-5		Kauluwela, Hawaii R-7		S&P Fund	Urban Redevelopment Fund			Total
	PE ^(a)	PTLR ^(b)	PE	PTLR	PE	PTLR	PE	PTLR	PE	PTLR		S&P Projects	Ineligibles & Local Projects	Total UR	All Projects
ESTIMATED CASH RECEIPTS:															
Cash balance and investments, 1/1/65.....	\$ 593,291	\$469,855	\$1,799,054	\$ 5,892	\$ 767,891	\$ 99,446	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$2,120,363	\$ 5,855,792
Local cash grant-in-aid.....							481,235		499,695		63,000				1,043,930
Refund of Initial Revolving Fund Deposit.....	7,200														7,200
Federal grants.....		9,820		988,200		565,539									1,563,559
Proceeds from sales of land.....				1,699,500		388,187									2,087,687
Proceeds from loan.....				9,967,670				43,805		4,784,595					14,796,070
Transfer from PTLR.....	(14,916)	14,916	841,600	(841,600)			43,805	(43,805)	3,284,595	(3,284,595)					-0-
Real property tax assessments.....														510,054	510,054
Other income and receivables.....	4,123	2,989	15,941	338	6,612	968			26,600					80,270	137,841
Repayment of loan.....	(434,645)													434,645	-0-
Repayment of excess local cash grant.....					(188,607)									188,607	-0-
ESTIMATED TOTAL RECEIPTS.....	155,053	497,580	2,656,595	11,820,000	585,896	1,054,140	525,040	-0-	3,810,890	1,500,000	63,000	-0-	-0-	3,333,939	26,002,133
ESTIMATED CASH EXPENDITURES:															
Adm. costs including travel and publication.....	8,171						35,500		48,145		15,000	42,270	254,070	296,340	403,156
Office furniture and equipment.....							4,955		2,740			645	5,925	6,570	14,265
Legal services.....							8,315		9,750		800	4,140	47,315	51,455	70,320
Survey and planning.....											8,000	24,930	79,570	104,500	112,500
Land survey and appraisals.....											33,500	40,930	104,390	145,320	178,820
Acquisition expenses.....							45,655		78,850				62,845	62,845	187,350
Temporary operation of acquired property.....							10,000		46,980				156,380	156,380	213,360
Relocation costs.....							5,000		18,400		5,000	7,470	76,055	83,525	111,925
Site clearance.....			192,600		43,300		2,500		6,000				3,155	3,155	247,555
Site improvements.....	132,254		918,900		68,700		25,880		8,300				360,850	360,850	1,514,884
Disposal costs.....			106,600		15,100		12,000		10,500				29,885	29,885	174,085
Interest expense.....			255,265		20,835				20,625						296,725
Real estate purchases.....			880,490		74,000		300,000		3,300,000				786,000	786,000	5,340,490
Project inspection.....			12,440				20,490		59,000		700		4,000	4,000	96,630
Rehabilitation and conservation.....							46,345						12,090	12,090	58,435
Misc. income and expense.....													200	200	200
TOTAL PROJECT COST.....	140,425		2,366,295		221,935		516,640		3,609,290		63,000	120,385	1,982,730	2,103,115	9,020,700
Relocation payment.....			269,520		72,320		8,400		201,600					36,000	587,840
Payment of loan.....				11,820,000	290,860	1,054,140				1,500,000					14,665,000
Accounts payable.....	14,628		20,780		781									53,244	89,433
Transfer to Kauluwela PE local cash grant.....														499,695	499,695
Transfer to Paki PE local cash grant.....														481,235	481,235
Transfer to New Project local cash grant.....														63,000	63,000
Transfer to UR Coordinator.....														97,650	97,650
Payment to Federal Government.....		497,580													497,580
ESTIMATED TOTAL EXPENDITURES.....	\$ 155,053	\$497,580	\$2,656,595	\$11,820,000	\$ 585,896	\$1,054,140	\$525,040	\$ -0-	\$3,810,890	\$ 1,500,000	\$ 63,000	\$ -0-	\$ -0-	\$3,333,939	\$26,002,133

URBAN RENEWAL . . . A CRITICAL REVIEW

Urban renewal is a controversial program—and that's about the only fact that isn't controversial. Because of its broad scope, it is nearly impossible to make a move without jostling somebody's sacred cow. Despite a widespread information program and constant effort to achieve maximum public participation, there are still misconceptions, there will always be differences of public opinion on what should be achieved and how—and nobody likes to be inconvenienced, even when it means everyone will be better off in the long run.

The urban renewal program in Honolulu is practically a teen-ager so far as years go, and like a teen-ager it has amassed a good deal of criticism about its behavior, the most common of which is repeated below with a statement of facts.

REDEVELOPMENT BULLDOZES PEOPLE OUT OF THEIR HOMES

Never. The Government mandates the Agency to relocate families displaced by renewal projects in “. . . decent, safe and sanitary housing, conveniently located and at prices or rents within their means.” HRA goes beyond the single offering. In some cases, more than 20—satisfactory within the meaning of this requirement—have been made before the family accepts one that is “satisfactory” to them.

RELOCATION CREATES NEW SLUMS

Not if housing, health and zoning codes are properly enforced. Neglect is the surest way to slums. Relocation actually discour-

ages formation of new economic ghettos because it disperses families in easily assimilable patterns and numbers throughout the city in public, private and sales housing.

THERE'S NO PLACE FOR THE ELDERLY

That can be a problem, but it is more a matter of attitude than housing. There are units available in both the regular low and moderate-income housing and specially designed housing such as Punchbowl Homes. Similar housing is planned in Kukui and other areas. The elderly are understandably reluctant about leaving old, familiar haunts, timid about the uncertainties of new surroundings, and sometimes overawed by the comparative luxury of new housing. Once they have been helped to accept the move

emotionally, they are ready to accept the unit offered, and adjust remarkably well after the move has been made.

PEOPLE HAVE TO PAY HIGHER RENTS WHEN THEY MOVE

Mostly true. A few end up paying less—slum rentals run the gamut from under \$20 to over \$80 per month. But remember the Government's stipulation for housing ". . . within their means." Not how little they would *like* to pay, but how much they can *afford* to pay without depriving themselves of other necessities. Twenty per cent of gross income is the yardstick for maximum rent a family is expected to pay for standard housing.

REDEVELOPMENT FOSTERS STEREOTYPE CONCRETE BOXES

On the contrary! Redeveloped land is more valuable and constitutes a good investment, so there is sufficient interest and competition between developers to stimulate imaginative design, interesting use of materials and form. The best answer to this is, "Look at Queen Emma."

REDEVELOPMENT WIPES OUT THE PICTURESQUE

And the rats, and the dark alleys, and the rotted beams that threaten to collapse, and other assorted threats to life and limb. Slums can only be considered picturesque by those who don't have to live in them. Actually, HRA is as concerned as anybody else in preserving historical values and works closely with interested agencies and organizations. Kukui's proposed cultural center is the outgrowth of this effort to retain institutions of historical and cultural significance.

REDEVELOPMENT FAVORS "BIG" BUSINESS

"No!" in the sense that landowners are paid market value for their land and have first opportunity to repurchase cleared land before it's offered to the public, providing they can and will rebuild according to the Plan's designated use and standards. A qualified "yes," in the sense of cost of complex developments such as Queen Emma Gardens or the proposed Cultural Center. These require financing in-hand or available usually beyond the means of smaller, single investors. Special self-interests, however, have no special privileges in urban renewal. Public interest is the chief concern.

REDEVELOPMENT ELIMINATES SMALL BUSINESSES

Records do not substantiate this charge. The Agency is not required to assist them, but it does to the extent that it has thus far satisfactorily relocated some 550 small businesses out of 644 in project areas and paid them a total of \$367,830 for moving expenses. Some are marginal affairs and redevelopment simply hastens the inevitable. Those that liquidate are compensated for property loss, to the tune of \$144,835 to date.

REDEVELOPMENT IS A GOVERNMENT GIVE-AWAY AND COSTS TAX-PAYERS MONEY

The general experience throughout the nation is that a redevelopment project pays for itself in about ten years, through a combination of amounts received from sale of cleared land and increased tax income from increased property values. The Wilson Project, Honolulu's first, made a profit almost from the outset. The Kalihi Triangle Project didn't cost the City or the Federal Government a dime—the owners did it themselves.

PROJECTIONS

1965

1. Aala Triangle—Closeout
2. Kukui—In execution
3. Civic Center—Approval of Survey & Planning Application
4. Kauluwela—Part II approval
5. Kauluwela—Begin execution
6. Kewalo-Lunalilo—Complete
7. Kapahulu GNRP—Council approval
8. Kapahulu GNRP—HHFA approval
9. Paki—Part I approval
10. Paki—Part II Application approval
11. Paki—Begin execution
12. Hinano—Approval of Survey & Planning Application
13. Hinano—Part I approval
14. Palama-Kapalama—Survey & Planning (discussion)

1966

1. Kukui—In execution
2. Paki—In execution 1965-68
3. Paki—Begin construction
4. Hinano—Part II approval
5. Hinano—Begin execution
6. Hoolulu—Survey & Planning Application
7. Civic Center—Part I & Part II approval
8. Palama-Kapalama—Part I approval
9. Palama-Kapalama—Under execution 1967-71
10. Kauluwela—Under execution 1965-69
11. Designate Code Enforcement Project Area
12. Survey & Planning Application for portion of Chinatown (if studies indicate need and support is obtained from DIA and ODC).

OTHER ACTIVITIES

1. Recommend legislation which will extend urban renewal benefits throughout the island, including Auxiliary and "101" housing projects.
2. Identify worthy historic sites and buildings and submit data to appropriate organizations and committees.
3. Broaden activities of site office in coordinating activities of the Agency with the Economic Opportunity Act.
4. Support to broadening city activities of the Code Enforcement Program.
5. Establish Architectural Review Committee.
6. Study Chinatown area bounded by Beretania, Nuuanu, Nimitz and Nuuanu Stream (environmental study requested).
7. Review need and study sites for moderate income housing.

1. Broaden program of Code Enforcement.
2. Continue and expand site office activities in coordinating activities of the Agency with the Economic Opportunity Act.
3. Continue activities of Historic Building Study.
4. Project planning to be coordinated with CRP data.