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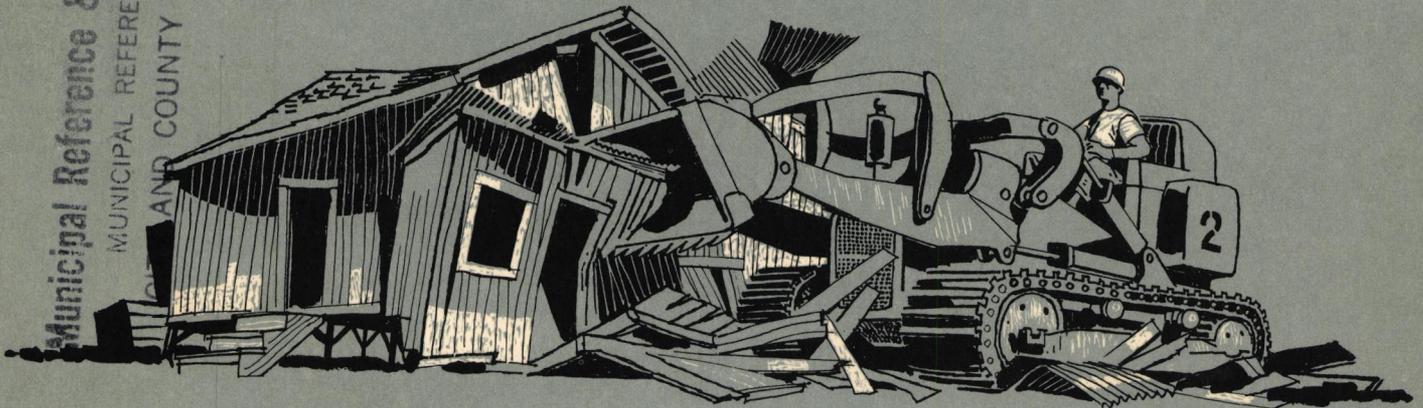
OFFICE OF PUBLIC DIRECTOR
CITY AND COUNTY OF HONOLULU

10TH ANNIVERSARY ANNUAL REPORT / HONOLULU REDEVELOPMENT AGENCY

CITY & COUNTY OF HONOLULU, JANUARY 31, 1960



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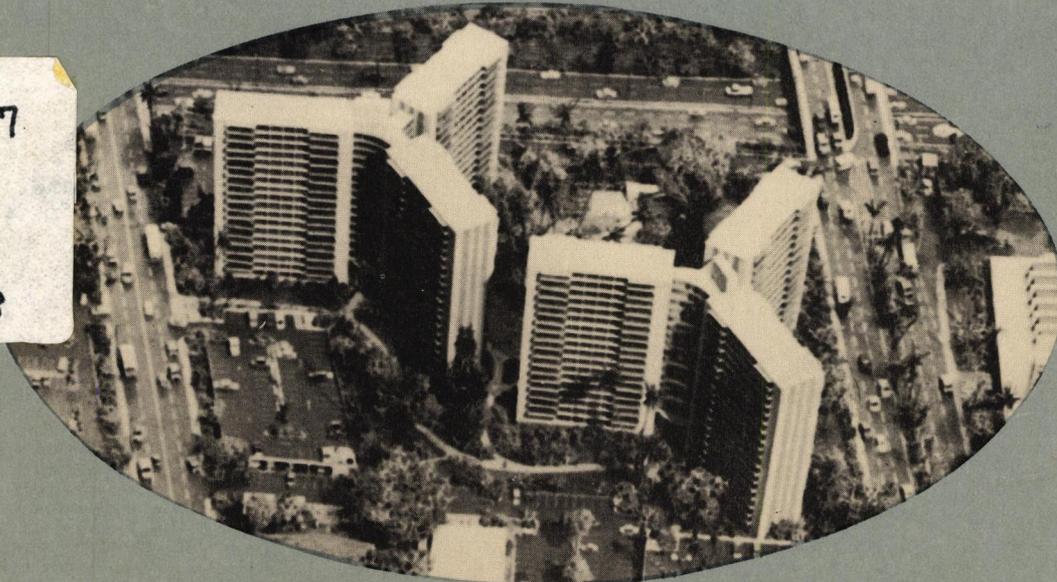


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AGENCY MEMBERS:
Clarence Chun Hoon
Frank D. Gibson
Hakumasa Hamamoto
Glen O. Knight
Frank M. Mendoza, Jr.



Frank D. Gibson
Chairman
Clarence Chun Hoon
Vice Chairman
Lee Maice
Manager

HONOLULU REDEVELOPMENT AGENCY

CITY AND COUNTY OF HONOLULU

HONOLULU HALE

HONOLULU 13, HAWAII

January 31, 1960

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, 1959, together with the Agency's goals for 1960 and projection of urban renewal activities for the ensuing 15 years. In so doing, they wish to acknowledge with thanks the help which the following persons and organizations have given to the Agency, its program and staff:

The Mayor; the Members of the City Council; the Governor; the Office of the Regional Administrator, Region VI, of the Housing and Home Finance Agency, including the Western Division of the Urban Renewal Administration and its local representative; the local office of the Federal Housing Administration; the local commands of the Army and the Navy; the State Highway Department; the Hawaii Housing Authority; the Office of the Chief Engineer of the City and County; the City and County Land Department; Bureau of Plans; the Planning Department; the Office of the Urban Renewal Coordinator; and various private firms and organizations.

Respectfully submitted,

Glen O. Knight
Chairman
(1/1/59 to 10/12/59)

Frank D. Gibson
Chairman
(10/13/59 to 12/31/59)

CITY AND COUNTY OF HONOLULU

1959

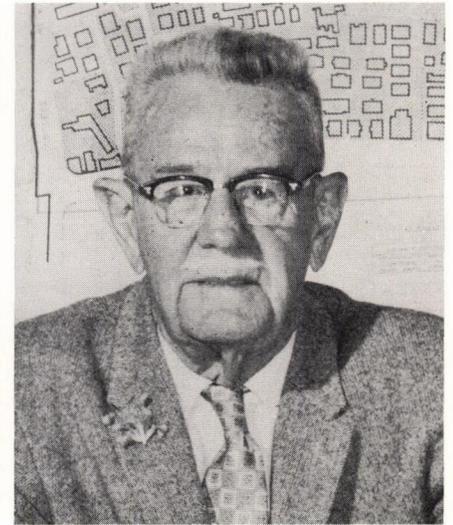
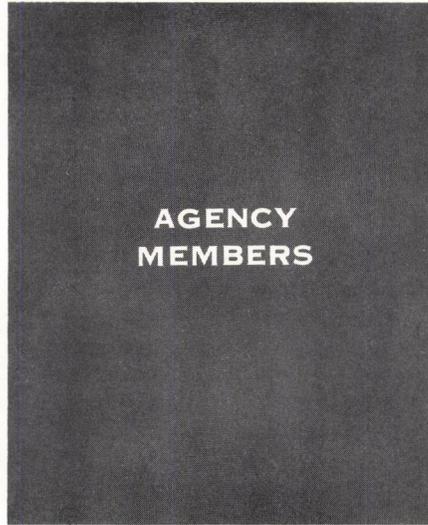
MAYOR NEAL S. BLAISDELL

BOARD OF SUPERVISORS

Clesson Y. Chikasuye Richard M. Kageyama
Masato Doi Noble K. Kauhane
Ernest N. Heen Herman G. P. Lemke
Matsuo Takabuki



GLEN O. KNIGHT



FRANK D. GIBSON



CLARENCE CHUN-HOON



FRANK M. MENDOZA, JR.



HAKUMASA HAMAMOTO

INTRODUCTION

1959 was a momentous year in the history of Hawaii. The Territory's already snowballing general growth and expansion took a dramatic surge forward after March 12th, when the United States Congress passed the statehood bill, thus opening the door of first-class citizenship, with all its rights, privileges, and responsibilities, to the peoples of Hawaii. Then, following the general plebiscite, in which the voters of Hawaii reaffirmed with overwhelming majority their desire to make Hawaii a state of the Union, and the formality of Admission Day, Hawaii—on August 21st—assumed its role as the youngest, the 50th, State.

The achievement of statehood, a reality following the work of several decades, introduced a new era, an era marked at its inception by rapid development and strong optimism.

Similarly 1959, the 10th Anniversary of the Honolulu Redevelopment Agency, was a year of accomplishment for the Agency, which successfully realized several major goals, following the work of a decade. Likewise, the Agency shares the State's optimistic outlook and begins the following decade by continuance of exciting, progressive plans for eliminating blight and deterioration in Honolulu.

HISTORY OF THE AGENCY

It was exactly ten years ago, in 1949, that a series of favorable events led to the creation of the Honolulu Redevelopment Agency. On May 23, 1949, the Territorial Legislature passed Act 379 (Urban Redevelopment Act), which provided the legal machinery whereby the board of a county was authorized to create a local redevelopment agency for such county. On July 15, 1949, the so-called "Housing Act of 1949" was signed into law by President Truman. Under the provisions of this law, communities desiring to clear away their worn-out slum and blighted areas were made eligible for Federal financial assistance.

On October 11, 1949, the City and County Board of Supervisors adopted Resolution No. 539 in conformity with Act 379 of the Territorial Legislature, thereby creating the Honolulu Redevelopment Agency. This Agency is composed of five members who are appointed by the Mayor and confirmed by the City Council and who receive no remuneration for services except actual expenses incurred in the performance of their duties.

Until late in 1951, all technical functions were performed by contract with the staff of the City Planning Commission. Then, two years after the Agency's creation, a full-time manager, Edward J. Burns, was hired to form the nucleus of a technical staff of its own. Additions were made to the staff from time to time until, as of Dec. 31, 1959, the Agency had on its payroll a staff of twenty-six.

The first ten years of the Agency's existence have been a busy decade, a decade in which considerable activity has

concerned important, time-consuming ground work which is necessary to pave the way for efficient operation under which projects may be accomplished with minimum effort and delay.

The staff has familiarized itself with complex procedural problems involving compliance with the laws of city, state and Federal government. The Agency has conducted many detailed studies of blighted areas and has cooperated with other government and civic agencies in carrying out various surveys and studies concerning housing and development of plans for revitalizing Honolulu.

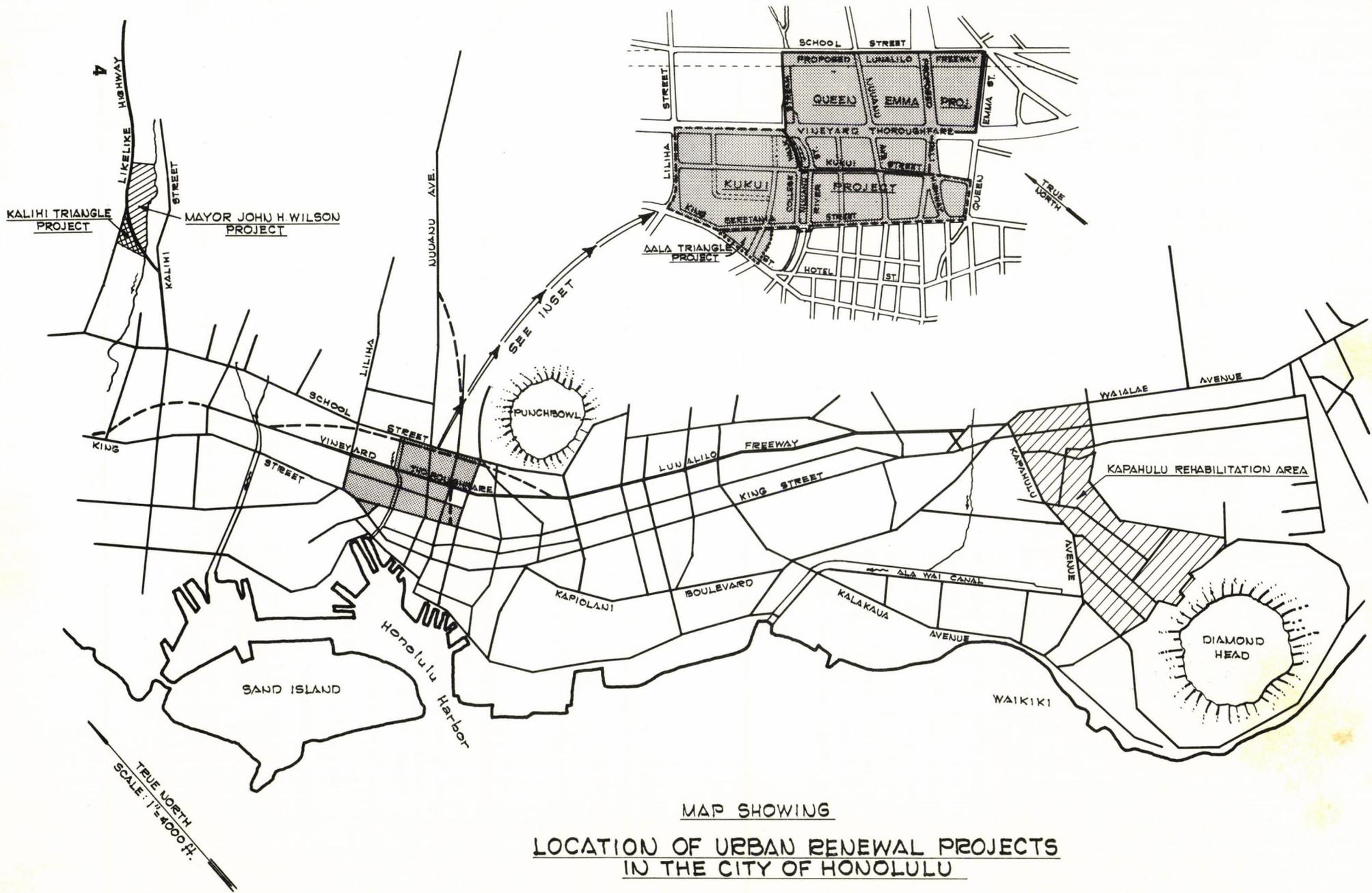
The Agency has successfully prosecuted a long, drawn-out law suit thereby establishing the constitutionality of Hawaii's Urban Renewal Law, and with the completion of the Mayor John H. Wilson project, in June, 1959, the Agency led the Western Region in completion of its first redevelopment project.

In 1956, after considerable uncertainty as to project boundaries, the initial planning of the Queen Emma Project got under way. This project went into the execution phase on September 1958.

Today, a decade after its creation, the Agency, operating in a new field of governmental endeavor that is somewhat slow and tedious in operation, has: completed one major project (Mayor John H. Wilson Project), has one project (Queen Emma) in execution; four projects (Kalihi Triangle, Aala Triangle, Kukui, and Kokea) in the final planning stage, and one project (Kapahulu) in preliminary planning.

In 1959, Edward J. Burns, who had served as the Agency's first manager since 1951, resigned on June 16th, after eight years of outstanding service. On September 1st, Lee Maice, formerly Executive Director and Treasurer of the Hawaii Housing Authority, was appointed the Agency's new manager. J. Stowell Wright completed his third year as assistant manager. Staff additions made during 1959, were as follows: Mr. Maice, Sept. 1, Agency Manager; Mrs. Toshiko Yamakawa, Feb. 2, clerk-stenographer; Licarion Balmores, March 1, clerk; Charles Okimura, March 3, building maintenance man; Mitsuyoshi Sugiyama, April 1, engineering aid; Thomas Armstrong, June 1, assistant to land management agent; Mrs. Priscilla Sadanaga, Sept. 1, clerk-typist; and Mrs. Florence Gay, Dec. 1, clerk-typist. Resignations during the year included those of: Mr. Burns; Miss Flora Himeda, clerk-typist, June 15; and Tooru Murakami, civil engineer, on November 11th.

Glen Knight's term as member of the Agency and Agency chairman expired on October 12, 1959, and the members elected Frank Gibson, who had been vice-chairman, to chairman and Clarence Chun-Hoon, the next oldest member in point of service, as vice-chairman for the year beginning October 13, 1959. Although Mr. Knight's term expired he continued to serve as an Agency member during the balance of 1959 pending appointment of a successor. Of the Agency's original members, Mr. Knight is the only one who is still serving. Frank M. Mendoza, Jr., and Haku-masa Hamamoto comprise the remainder of the five-member Agency.



MAP SHOWING
LOCATION OF URBAN RENEWAL PROJECTS
IN THE CITY OF HONOLULU

1959 ACTIVITIES IN DETAIL

MAYOR JOHN H. WILSON PROJECT

As one of the highlights of the year, the Agency (on June 29) officially closed the books on its first redevelopment undertaking, the Mayor John H. Wilson Project located in Kalihi Valley. In so doing, the Agency was able to realize a profit (\$245,553) instead of a deficit, as is usually the case in an undertaking of this kind. Incidentally, this was the first project officially completed in the Western Region.

The fact that the ultimate objectives of the redevelopment plan—namely, the acquisition of blighted land, removal of blighting conditions, and resale of cleared and improved land for residential purposes—were achieved at no cost to the local taxpayer or to the Federal Government was a “shot-in-the-arm” to the urban renewal program for Honolulu. This unusual result due to sharply rising land prices subsequent to HRA’s acquiring the land, received

much publicity in redevelopment circles on the Mainland.

Redevelopment of the area has accomplished the following purposes:

1. By eliminating hog-raising activities from the area, it removed an obnoxious land use, which had been a constant threat to the health and well-being of residents of the neighborhood.
2. By combining and resubdividing various poorly-platted parcels into a coherent and pleasing pattern of desirable lots, maximum utilization of scarce residential Oahu land was effected.
3. By improving raw land and making possible the construction of modern homes, it has enabled the real property tax base of the community to be increased.
4. By providing 162 fee-simple home sites, it has eliminated substandard dwellings and helped to alleviate the pressing need for housing on Oahu.

Mayor Wilson Project Fiscal Data

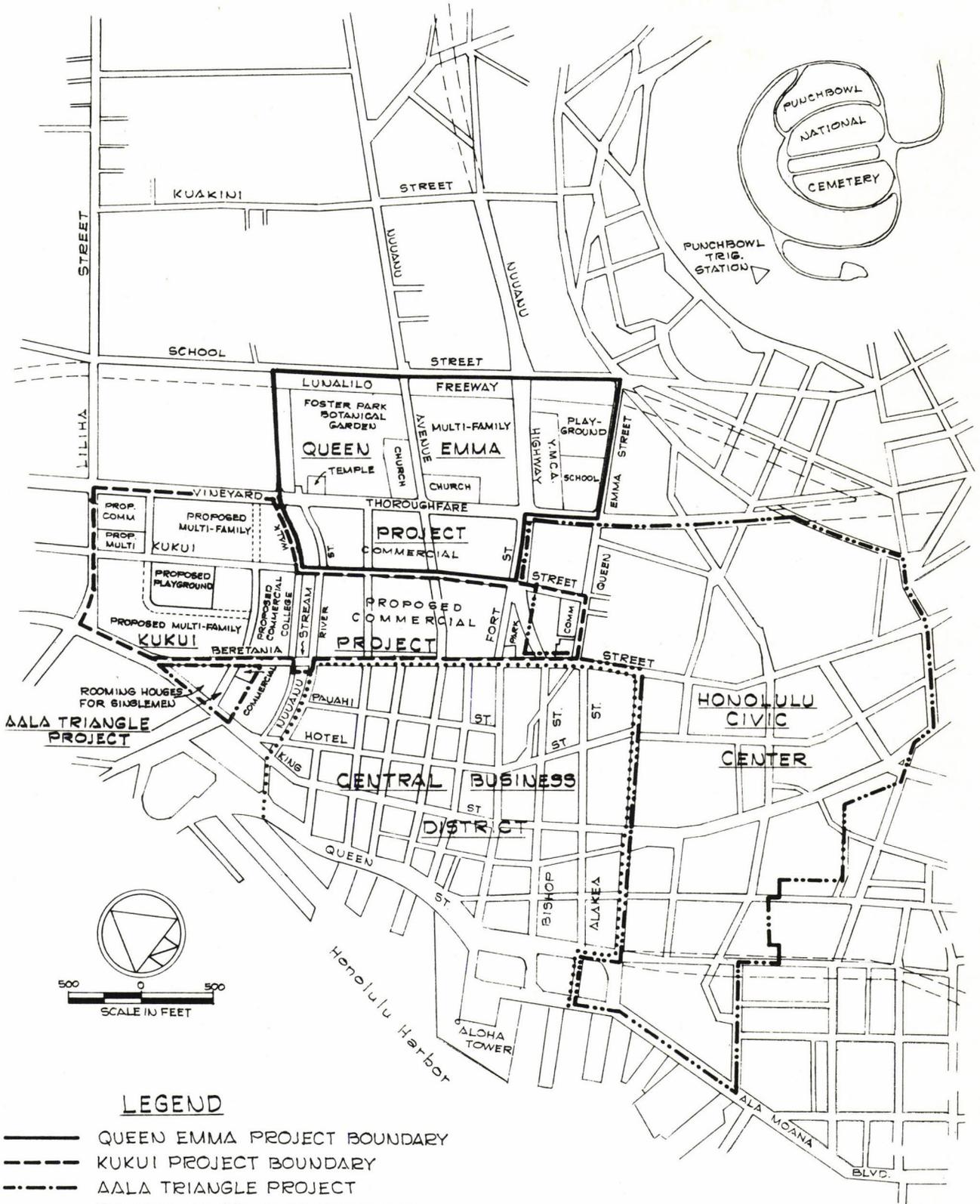
Total project cost.....	\$1,089,647
Proceeds from project land sales.....	1,335,200
Project Profit	<u>\$ 245,553</u>

Note: Project profit has been transferred to Queen Emma project to reduce the deficit.

Comparison of Valuations for Wilson Project Real Property Tax Assessments Before and After ReDevelopment

Valuation Before Redevelopment (1955):		
Land	\$ 172,631	
Improvements	4,789	\$ 177,420
Valuation After Redevelopment (1960):		
Land	1,328,794	
Improvements	1,571,485	<u>\$2,900,279</u>
Increase in Valuation.....		<u>\$2,722,859</u>
Percent Increase = $\frac{2,722,859}{177,420} \times 100 = 1,534.7\%$		

Note: Valuations were obtained from field books of State Real Property Division on January 13, 1960, and are subject to modification upon appeal.



**REDEVELOPMENT PROJECTS
IN
DOWNTOWN HONOLULU**

- LEGEND**
- QUEEN EMMA PROJECT BOUNDARY
 - KUKUI PROJECT BOUNDARY
 - · - · - AALA TRIANGLE PROJECT
 - CENTRAL BUSINESS DISTRICT
 - HONOLULU CIVIC CENTER
 - STATE HIGHWAY PATTERN

QUEEN EMMA PROJECT

The Queen Emma project, which covers five existing blocks containing a total area of 73.8 acres (bounded by School, Queen Emma, Kukui, Fort, and Vineyard Streets, College Walk, and Nuuanu Stream), began officially on September 2, 1958, with the signing of a 4 million-dollar Loan and Grant Contract with the Federal Housing and Home Finance Agency.

Activities during 1959, embracing a stepped-up program, centered largely around land acquisition, demolition, and relocation.

In brief, the Agency: acquired, since March, when purchase of land in the project started, to the end of the year, title to 140 parcels, or 58% of the privately owned properties; filed condemnation suits on all remaining parcels except 31, on which suits will be filed early in 1960; obtained possession, with or without title to 75% of all privately owned parcels; demolished 104 structures, or 20.5% of the project total; relocated 173 families, or 26.8% of the project total, 37.7% of the single individuals and 17% of the businesses; completed negotiation for the first sale of land in the project, for the Koon Yum Temple; continued negotiations for sale of remaining semi-public sites.

Miscellaneous activities during the year involved: site office interviews, site office expansion, request for and visit of Federal Relocation Advisor, and relocation advisory committee meetings.

There were 686 office interviews made during the year with project occupants and other interested persons concerning problems on moving, public housing assistance, relocation payments, and rental listings.

The Site Relocation and Property Management Office located in the Fort-Vineyard corner of the Nuuanu YMCA building was expanded in December, to accommodate additional staff expected to be hired soon. This additional help is needed to undertake the increased workload resulting from a stepped-up acquisition program.

When relocation and property management functions first began operations, a request was made to the regional office of the Urban Renewal Administration to send a rep-

resentative to advise in carrying out these activities. In response to this request, the regional office sent Mrs. Florence T. Conlin, Relocation Advisor, who arrived early in March, to help the relocation and property management staff in setting up its records at the site office and to advise them in the proper execution of their respective functions. She also met with members of the Agency's Advisory Committee and discussed ways in which this committee could best serve the Agency.

The 15-member advisory committee, formed in order to get citizen assistance and advice, met eight times during the year. Inasmuch as the membership of this committee consists of representatives from lay organizations, in addition to other governmental agencies, most of the meetings heretofore were devoted to orienting the membership to the aims, purpose and programs of the Agency.

Mr. Elmer C. Jenkins, President of the Hawaii Savings and Loan League, is chairman of this committee. Vice chairman is Professor Harold A. Jambor of the University of Hawaii.

Other members of the committee, and the organizations they represent, are: Mrs. Harlan F. Benner, Mayor's Advisory Committee; Mrs. Henry Caldwell, Honolulu Council of Churches; James N. Chiya, Harris Memorial Church; Chad Dunstan, Mortgage Bankers Association; W. C. Engebretson, Honolulu Chamber of Commerce; Ted James, Honolulu Realty Board; R. M. Kennedy, Honolulu County Medical Society; W. E. Melarkey, Building Department, City and County of Honolulu; Peter Sakai, Board of Health; Constantine Samson, ILWU; A. V. Sullivan, Hawaii Housing Authority; Henry Tsuyemura, Kalihi-Palama Community Council; Hirobumi Uno, Department of Public Welfare.

Looking ahead, the Agency expects construction of the Koon Yum Temple to start early in 1960, with completion by the end of the year. Selection of a developer for the multi-family apartment site is expected to be made by December 1960. The publication of a brochure inviting proposals from prospective redevelopers for the purchase and development of the residential portion of the project is anticipated early in 1960.

Queen Emma Project Fiscal Data

Estimated total eligible costs.....	\$10,784,200
Less estimated land sales proceeds.....	5,329,000
Estimated Net Project Deficit.....	<u>\$ 5,455,200</u>

Sharing of Project Cash Deficit

Federal Share: $\frac{2}{3}$ of project deficit.....	\$ 3,722,737
Honolulu Redevelopment Agency's Share: $\frac{1}{3}$ or remainder of project deficit.....	1,732,463
Estimated Project Cash Deficit.....	<u>\$ 5,455,200</u>

**PROGRESS REPORT ON PROJECT EXECUTION ACTIVITIES
IN THE QUEEN EMMA PROJECT AS OF DECEMBER 31, 1959**

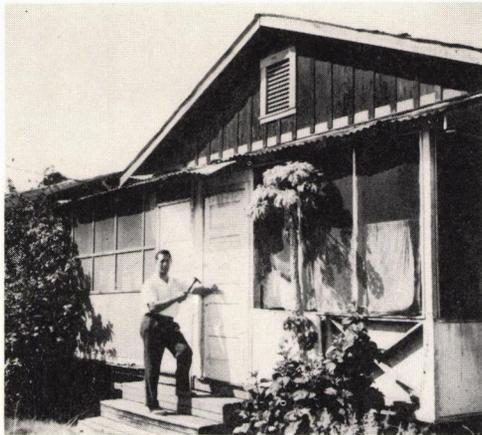
ACTIVITY	CUMULATIVE PROGRESS TO DATE		PROJECT TOTAL
	No. of Units	% Project Total	
1. LAND ACQUISITION			
A. Parcels Acquired	182 Parcels	67.91	268 Parcels
B. Areas Acquired	952,896.00 s.f.	58.88	1,618,330 s.f.
C. Money Expended	\$4,628,683.41	54.92	\$8,427,800.00
2. DEMOLITION AND CLEARANCE			
A. Structures Demolished	104 Structures	20.51	507 Structures
B. Parcels Cleared	61 Parcels	22.76	268 Parcels
C. Money Expended	\$23,437.50	12.02	\$195,000.00
3. SITE IMPROVEMENTS			
A. Contract Amount .....	.....	.....	\$786,294.00
B. Money Expended	\$47,222.	6.01	.....
4. LAND DISPOSITION			
A. Areas Disposed	10,000 s. ft.	.006	1,618,330 s.f.
B. Amount Realized	\$31,000	.006	\$5,329,000.00

	CUMULATIVE TO DATE			PROJECT TOTAL
	Total	% Workload	% Proj. Total	
5. RELOCATION				
A. Families Taken into Workload.....	293	....	45.50	644
Families Relocated	173	59.04	26.86	644
B. Single Individuals Taken into Workload.....	162	....	39.32	412
Single Individuals Relocated.....	133	82.10	32.28	412
C. Businesses Taken into Workload.....	49	....	40.83	120
Businesses Relocated	21	42.86	17.50	120

Henry Chun Hoon, right, President of the Koon Yum Temple, is shown presenting Frank Gibson, left, Chairman of the Redevelopment Agency, with the initial payment for land the society is buying as a site for its new temple building. Lee Maice, center, Manager of the Agency, said this transaction represents the first sale of redeveloped land in the Queen Emma Project.



BEFORE



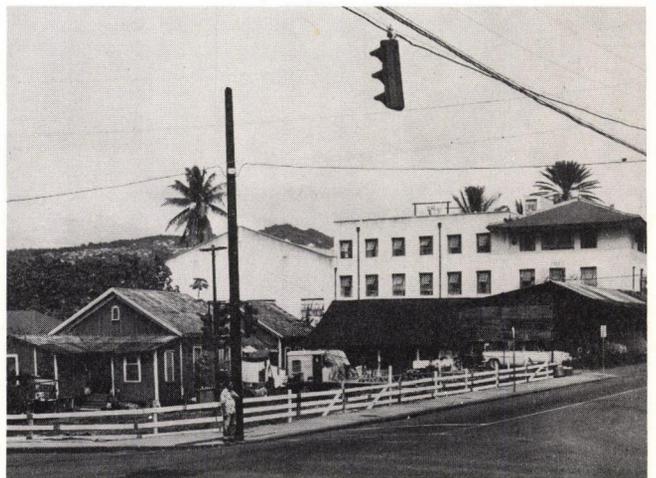
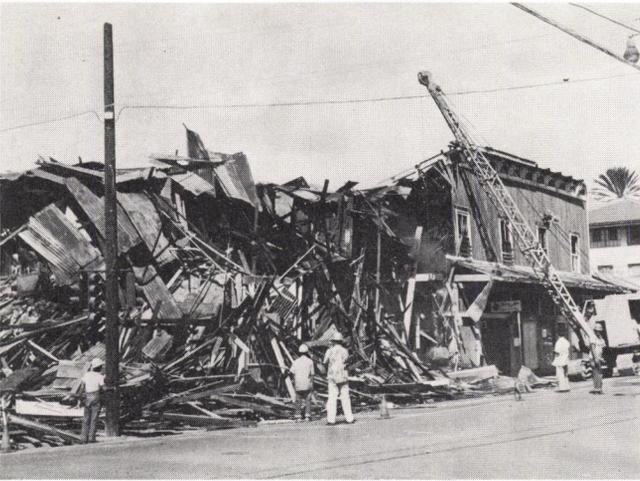
AFTER



ABOVE: Honolulu Redevelopment Agency relocated a family from this delapidated, sub-standard dwelling to the modern public housing apartment unit shown right. 173 families have been similarly relocated from the Queen Emma project alone. BELOW: Artist's rendering of proposed Nuuanu Y.M.C.A. to be built on the mauka-ewa corner of Fort and Vineyard Streets in the Queen Emma Project.



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Demolition of a tenant-store building in the Queen Emma Project, located on the mauka-ewa corner of Fort and Kukui Streets. This building claimed the lives of four persons in a fire, July 1959.

KUKUI PROJECT

The Kukui Project is the second major phase of the Agency's downtown redevelopment program. Adjacent to the Queen Emma Project, it is a 75 acre site which is bounded by Liliha Street to Vineyard Street, along Vineyard to College Walk; along College Walk to Kukui Street, along Kukui to Queen Emma Street, along Queen Emma to Beretania Street, along Beretania to the ewa boundary of Aala Park, along this boundary to King Street, and along King to Liliha Street.

The project area is probably the most congested section of Honolulu and one of the most seriously blighted.

The land uses proposed for this project will put approximately 23 acres (30%) in commercial use, approximately 25 acres (33%) into apartments, and 6 acres into public use, the remainder to be taken up by streets.

A 100% survey of business establishments in the project area was undertaken during the early part of the year in order to determine the amount of relocation grant payments needed to pay for moving costs and direct property losses. Four hundred sixty-two out of a total of 474 businesses were thus surveyed. A prior survey showed 1,235 families and 1,495 single persons living in the area.

To supplement the Relocation Report with respect to rehousing displaced single individuals, a vacancy and tenant turnover survey was made of hotels and rooming houses in Honolulu in February. The results of this survey showed that adequate vacancies will occur in rooming houses and

transient hotels to accommodate the single individuals to be displaced from the Kukui Project.

In September, Mr. Charles B. Bennett, outstanding consultant planner, was hired for final planning of the project. Completion of plans and documents was effected and on November 23, 1959, submitted to the Urban Renewal Administration, San Francisco office, as Part I of Final Project Report with Application for Loan and Grant contract. The application requests a Federal Capital Grant of \$12,147,300 for the project.

The next step toward execution of the Kukui Project, after Federal approval of Part I of the Application, is to have a public hearing and if the plan is approved by the City Council, to submit Part II of the Final Project Report, then execute a Federal Loan and Grant ^{NT}Contract.

The Agency will give high priority to the speedy execution of this project. Assuming that the remaining steps necessary to secure local and Federal approval proceed according to schedule, acquisition of land could start late in 1960. The Agency intends to file mass condemnation proceedings in order to accelerate the project and to establish a fixed date for property values during acquisition, but will continue to negotiate with owners after the suits have been filed.

In order to test the feasibility of the locally untried "¾ formula," under which the Federal contribution is ¾ of the project loss and the local share of such loss is ¼ plus all planning costs, the Agency will finance this project, as well as the Aala Triangle Project, under this method.

Kukui Project Fiscal Data

Estimated total eligible costs.....	\$24,605,400
Less estimated land sales proceeds.....	8,409,000
Estimated Net Project Deficit.....	<u>\$16,196,400</u>

Sharing of Project Costs

Federal Share:	
Estimated contribution ¾ of project deficit.....	\$12,147,300
Honolulu Redevelopment Agency's Share:	
¼ or remainder of project deficit.....	\$4,049,100
Plus local planning costs.....	911,050
Estimated Total Local Costs.....	<u>\$ 4,960,150</u>

AALA TRIANGLE PROJECT

This project was conceived by the Agency to provide satisfactory housing accommodations for the large number of single men who will be displaced by redevelopment activities in the Kukui Project.

The necessary planning work was undertaken during 1959. On October 16, 1959, the Final Project Report (Part I—Applications for Loan and Grant) was submitted to the Federal Housing and Home Finance Agency for approval, with a request for \$1,334,250 in Federal Capital Grant.

Under the proposed redevelopment plan, the entire triangular area between Beretania and King Streets ewa of Aala Park would be razed and sold to a private developer for the construction of housing facilities for single men.

FHA, however, has indicated the project will not qualify for FHA mortgage financing if the project is designed for rooming house for the use of single men. There is, there-

fore, the possibility that the project may not be feasible if potential redevelopers are unable to obtain mortgage financing because of the restrictive type of accommodations planned.

The Agency, therefore, may be forced to consider a restudy of the area to develop an alternate plan. One possibility would be a proposal for development of normal apartment accommodations with a predominance of efficiency units, with some provisions for giving priority of occupancy to single men and families displaced by government action. This type structure could be accepted for FHA section 221 financing.

A 100% survey to determine the population and housing characteristics in the Aala Triangle project was undertaken in March. This survey was necessary in order to obtain more accurate data on project occupants' relocation needs. The survey showed that 39 families (including 5 quasi-families), 231 single persons, and 77 business establishments are in the project area.

Aala Triangle Project Fiscal Data

Estimated total eligible costs.....	\$2,317,000
Less estimated land sales proceeds.....	538,000
Estimated Net Project Deficit.....	<u>\$1,779,000</u>

Sharing of Project Costs

Federal Share:	
Estimated contribution $\frac{3}{4}$ of project deficit.....	\$1,334,250
Honolulu Redevelopment Agency's Share:	
$\frac{1}{4}$ of project deficit.....	\$444,750
Plus local planning costs.....	200,000
Estimated Total Local Costs.....	<u>\$ 644,750</u>

OTHER PROJECTS

1. *Kokea Project*—In accordance with the authority conferred on the Agency under Act 101 of the 1957 Legislature, the search for suitable "undeveloped vacant land," which would serve as housing sites for families displaced by governmental acquisitions, started in 1957; and in 1958, a site was selected, and the Agency authorized the preparations of a redevelopment plan for the site, called the Kokea Project.

The project area fronts on Kokea Street between King and Vineyard Streets and contains about 2.8 acres of buildable area. It will provide 108 units and is ideal in respect to location, topography, estimated cost and other features. A plan for its development was prepared and passed by the Board of Supervisors after a public hearing in January 1959.

The plan adopted by the City Council provided for two methods of carrying out the objectives of providing housing for displaced families. One was by acquisition of the title by the Agency by negotiation or condemnation, improve-

ment of the street and installation of sewers and storm drains, and the sale to a private developer at sufficient "write-down" to make possible the renting of the apartments at prices displaced families could afford.

An alternate plan provided that if a private developer could satisfy the Agency that it could provide equivalent housing at comparable rents more expeditiously and at a saving to the government by avoiding condemnation and a "write-down," and if the private developer and the owner of the land would agree to subject themselves to such controls on occupancy and rents as the Agency might stipulate, and otherwise carry out the provisions of the approved plan, the Agency would withhold acquisition and resale of the land.

Details of the alternate provision were worked out and a final agreement to inaugurate the Kokea Project was signed by the Agency, Bishop Estate, as owner of the land, and Hirano Brothers, Ltd., as private developers, to cooperate in providing housing for displaced families without

resort to condemnation of land by the government. Construction is expected to start in February, 1960.

2. *Kalibi Triangle Project*—This project, a 6.5 acre site, situated at the junction of the Kalihi Tunnel approach highway and Kam IV Road mauka of Kaewai Elementary School, was declared a blighted area in 1954. In 1955, property owners within the project area indicated a desire to participate actively in the redevelopment of the area under the city's improvement district statutes, with the assistance of the Agency's technical planning advice and supervision but without the Agency's acquiring the land and with no Federal financial assistance involved. So in 1955, a redevelopment plan permitting this owner-development was approved by the Board of Supervisors.

One property owner, however, repeatedly refused to cooperate and, consequently, delayed all programs on the plan, until the Agency, in 1958, finally, had to resort to condemnation.

In July, 1959, the Agency, by condemnation, acquired the property of the recalcitrant owner, thus clearing the way to proceed with the project. The Agency later held a meeting with the remaining property owners of the area, at which time they reaffirmed their desire to carry out the project themselves without the Agency's acquiring the land. Late in 1959, the 13 participating property owners designated the Hawaiian Trust Company to act as their trustee in carrying out the complicated details of the consolidation, resubdivision, installation of streets, and reallocation of the new lots. Some substandard structures will be removed and others brought up to the standard indicated in the approved Plan.

3. *Kapahulu Rehabilitation Project*—Kapahulu, as a potential rehabilitation area, was evaluated by the City Planning Commission on the basis of an environmental field study made of the 94-block district in 1958.

During 1959, the Agency, after a sample survey of structures, found the survey indicated Kapahulu qualifies for a federally aided rehabilitation project, as 54% of the structures were found to be substandard, in accordance with criteria established for this area.

Because of the size of the area, the Federal government requires that it be subdivided into several smaller project areas. The Agency with the Planning Department is now making plans for an over-all master plan. Following this planning work, sub-areas will be designated for separate rehabilitation projects.

MISCELLANEOUS ACTIVITIES

1. *Feasibility Studies — Act 101* — In searching for areas suitable for relocation housing projects, the Agency conducted detailed studies on two areas under consideration, Red Hill and Pauoa Valley. Neither site was found to be practical for such use.

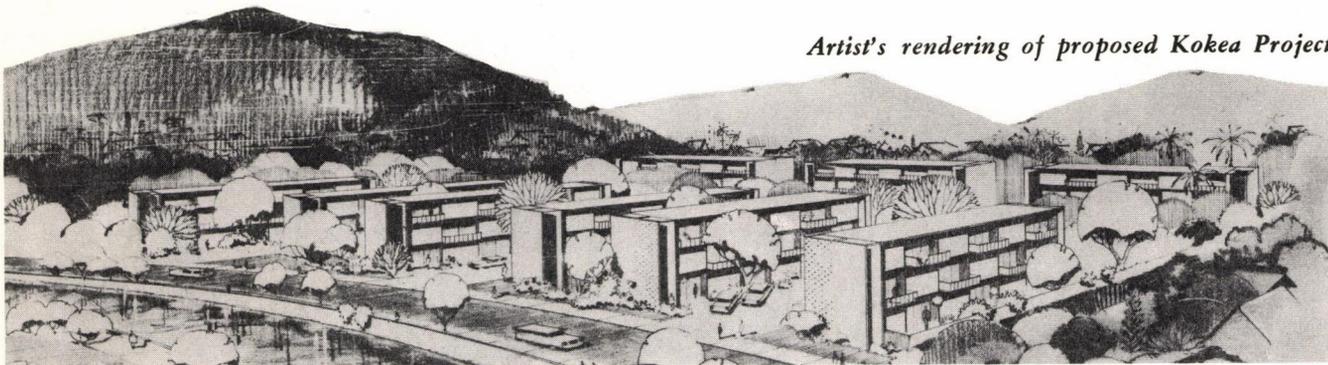
2. *Downtown Honolulu Studies* — In 1958, the Agency, in cooperation with the Downtown Improvement Association and the Mayor's Advisory Committee on Downtown Honolulu, worked out a satisfactory agreement under which the Agency would share on a pro rata basis the cost of a comprehensive economic base study of Downtown Honolulu. This study would provide necessary economic data for future plans for revitalizing the area and would include the redevelopment areas of the Queen Emma and Kukui projects.

This survey was completed during 1959, and suggested avenues along which the City and the Downtown Improvement Association should proceed to carry forward the revitalization of the Central Business District. It also affirmed the Agency's opinion that a market existed for a considerable number of medium rental apartment units in the Queen Emma and Kukui projects. This would not only provide close-in housing for people working in downtown and adjacent areas but would also tend to strengthen the central district by providing an increased retail market.

3. *Justin Herman Study* — Former Regional Administrator of the Housing and Home Finance Agency, M. Justin Herman, was hired by the Agency in August 1959, to make an overall study of the urban renewal program for Honolulu. The Agency became the contracting party at the suggestion of the Mayor and the Urban Renewal Coordinator, who favored the study. Among Herman's recommendations affecting the Agency and the City's urban renewal program were:

1. Speed acquisition, relocation, and sale of Queen Emma Project land
2. Increase size of staff to handle projects faster
3. City should adopt a housing code for Honolulu to implement Workable Program requirement of code enforcement and the Agency's rehabilitation projects
4. Secure legislation to permit acquisition of condemned properties, in a proposed redevelopment project area, in advance of formal approval of the project plan by the City Council.

Artist's rendering of proposed Kokea Project



PROPOSED PROGRAM FOR 1960

In keeping with the spirit of the Soaring 60's, Honolulu Redevelopment Agency's goals for 1960 are as follows:

1. Complete acquisition of Queen Emma project property.
2. Complete relocation of 75% of said project families, individuals and business, demolish 70% of the structures, and start work on widening of Nuuanu Avenue and filling of Pauoa Stream.
3. Complete sale of apartment site in Queen Emma Project, as well as land for Foster Garden expansion, School expansion, a playground, two churches and the Nuuanu Y.M.C.A.
4. Require that construction of the Koon Yum Temple be completed in late 1960.
5. Execute Loan and Grant contracts with the Federal Government for the Kukui project (estimated to cost \$24,605,400) and the Aala Triangle project (the gross cost of which is estimated at \$2,317,000).
6. Start land acquisition in Kukui and Aala Triangle projects.
7. Complete master plan for the Kapahulu rehabilitation project and submit survey and planning application for first segment of the project.
8. Require Hirano Brothers, Ltd., to have first half of Kokea project (54 apartment units) completed and second half under construction.
9. Complete major portion of Kalihi Triangle site improvements.
10. Initiate an additional project under Act 101 to provide housing for displaced families.

REDEVELOPMENT AND REHABILITATION PROJECTION TO 1975

A preliminary estimate of probable projects and estimated costs thereof for the next fifteen years are as follows:

PROJECT	NO. ACRES	ESTIMATED GROSS COST	ESTIMATED HRA COST
<i>Current Projects:</i>			
Queen Emma	73.8	\$ 10,730,500	\$ 1,680,000
Kukui	75	24,605,400	4,960,100
Aala Triangle	4.1	2,317,000	772,300
Kokea	2.8	777,000	None
Kapahulu Rehabilitation	300	10,000,000	3,300,000
<i>Probable Future Projects:</i>			
Palama-Kapalama	174	\$ 56,200,000	\$11,518,800
Palama (Makai of King)	34	10,982,000	2,118,800
Kauluwela Block	18	5,814,000	1,191,600
Downtown (Ewa of Nuuanu)	31	13,950,000	3,100,000
Estimated total cost, next 15 years, including current projects		\$135,375,900	\$28,641,600

1959 FINANCIAL STATEMENTS

URBAN REDEVELOPMENT FUND

Statement of Cash Receipts and Expenditures for the Year 1959 and Cash Balance as of December 31, 1959

CASH RECEIPTS: Cash Balance, January 1, 1959.....		\$ 248,218
1958 Real Property Tax Assessment (Balance).....	\$ 41,404	
1959 Real Property Tax Assessment.....	448,248	
Interest Income from Investments.....	4,075	
1958 A/C Receivable from Wilson Proj. Expend. Fund.....	251	
Repayment of Loan to Wilson Proj. Expend. Fund.....	438,821	
Total Receipts During the Year.....		<u>932,799</u>
Total Cash Available for Expenditures.....		1,181,017
CASH EXPENDITURES: Aala Triangle Project, Planning.....	28,742	
Act 101 Projects.....	3,263	
Kalihi Triangle Project, Land Acq. and Planning.....	9,795	
Kukui Project, Survey and Planning.....	105,637	
Kapahulu Rehabilitation Feasibility Study.....	9,084	
Downtown Economic Study.....	1,084	
Miscellaneous—Other Local Projects and Activities.....	35,926	
Project Costs Ineligible for Federal Participation		
Queen Emma Project.....	1,034	
Mayor Wilson Project.....	6,893	
Urban Renewal Coordinator's Office, portion Real		
Property Tax Receipts of 1958 and 1959.....	13,673	
A/C Receivable from Urban Renewal Coordinator's Office.....	666	
Advances to Account of Queen Emma Project.....	105,222	
Transfer to Queen Emma Proj. Expend. Fund, portion		
Local Cash Grant-in-Aid.....	267,247	
Increase in Petty Cash Fund.....	50	
Account Payable, 1958.....	828	
Total Expenditures for the Year.....		<u>589,144</u>
Cash Balance, December 31, 1959.....		<u>\$ 591,873</u>

Statement of Estimated Cash Receipts and Expenditures for the Year 1960

ESTIMATED CASH RECEIPTS: Cash Balance, January 1, 1960.....	\$ 591,873
1959 Real Property Tax Receipts (Balance).....	19,603
1960 Real Property Tax Levy.....	1,799,690
A/C Receivable from Urban Renewal Coordinator's Office.....	666
Total Estimated Cash Available for Expenditures.....	<u>\$2,411,832</u>
ESTIMATED EXPENDITURES: Advances to Aala Triangle Project.....	\$ 11,490
Advances to Kukui Project.....	28,850
Advances to Queen Emma Project.....	223,225
1959 Commitment—Agency Share of Downtown Planning Studies.....	20,000
Project Costs Ineligible for Federal Participation	
Act 101.....	85,620
Aala Triangle.....	114,925
Kapahulu Rehabilitation.....	48,620
Kukui.....	165,594
Miscellaneous Activities.....	43,856
Queen Emma.....	10,912
Requirements for Aala Triangle Proj. as Local Cash Grant-in-Aid.....	200,000
Requirements for Kukui Project as Local Cash Grant-in-Aid.....	300,000
Requirements for Urban Renewal Coordinator's Office	
1959 (balance) and 1960.....	356,555
Requirements for Various Projects, First Half 1961.....	802,185
Total Estimated Expenditures.....	<u>\$2,411,832</u>



QUEEN EMMA PE, T.H. R-1, FUND

Statement of Cash Receipts and Expenditures for the Year 1959 and Cash Balance as of December 31, 1959

CASH RECEIPTS: Cash Balance, January 1, 1959.....		\$6,757,383
Local Cash Grant-in-Aid.....	\$ 267,247	
Interest Income from Investments.....	132,239	
Deposits Payable.....	2,156	
Transfer from Wilson Proj. Temporary Loan Repayment Fund, Pooling Credits.....	245,553	
Loan Proceed to Pay Accrued Interest on 1st Loan.....	129,536	
Total Receipts During the Year.....		776,731
Total Cash Available for Expenditures.....		<u>7,534,114</u>
CASH EXPENDITURES: Project Execution Costs.....	4,033,638	
Relocation Payments.....	15,657	
1958 Account Payable.....	175	
Account Receivable — Tenants.....	296	
Investments of Loan Funds.....	2,716,553	
	6,766,319	
Less Advances by Urban Redevelopment Fund.....	105,222	
Total Expenditures for the Year.....		6,661,097
Cash Balance, December 31, 1959.....		<u>\$ 873,017</u>

Statement of Estimated Cash Receipts and Expenditures for the Year 1960

ESTIMATED CASH RECEIPTS: Cash Balance, January 1, 1960.....	\$ 873,017
Maturity of Loan Funds invested.....	2,716,553
Interest on Investments.....	25,000
Proceeds from Sales of Land.....	1,929,640
Federal Capital Grant Payment.....	1,500,000
Federal Relocation Grant Payment.....	75,000
Net Proceeds Receivable from Second Temporary Loan.....	506,593
1959 Account Receivable—Tenants.....	296
Advance from Urban Redevelopment Fund.....	223,225
Proceed from Loan with Federal Government Guarantee.....	4,837,614
Total Estimated Cash Available for Expenditures.....	<u>\$12,686,938</u>
ESTIMATED EXPENDITURES: Project Execution Costs.....	\$ 5,049,553
Repayment of Loan with Federal Government Guarantee.....	7,286,000
Requirements for First Half 1961.....	351,385
Total Estimated Expenditures.....	<u>\$12,686,938</u>



WILSON PROJECT EXPENDITURES FUND

Statement of Cash Receipts and Expenditures for the Year 1959 and Cash Balance as of December 31, 1959

CASH RECEIPTS: Cash Balance, January 1, 1959.....		\$ 84,725
Interest Income from Investments and Agreements of Sale.....	\$ 12,791	
Portion Proceeds from Sales of Project Land Transferred from Wilson Proj. Temporary Loan Repayment Fund.....	344,679	
Total Receipts During the Year.....		357,470
Total Cash Available for Expenditures.....		442,195
CASH EXPENDITURES: Project Execution Costs.....	1,123	
Account Payable, 1958.....	251	
Repayment of Loans from Urban Redevelopment Fund.....	438,821	
Total Expenditures for the Year.....		440,195
Cash Balance, December 31, 1959.....		<u>\$ 2,000</u>

Statement of Estimated Cash Receipts and Expenditures for the Year 1960

ESTIMATED CASH RECEIPTS: Cash Balance, January 1, 1960.....		\$ 2,000
Total Estimated Cash Available for Expenditures.....		<u>\$ 2,000</u>
ESTIMATED EXPENDITURES: Project Execution Costs.....		\$ 2,000
Total Estimated Expenditures.....		<u>\$ 2,000</u>

PUBLICATIONS ISSUED DURING 1959

REDEVELOPMENT PLAN FOR THE KOKEA PROJECT AUXILIARY REDEVELOPMENT AREA. January 20, 1959. 12p., maps.

1958 ANNUAL REPORT. January 31, 1959. 38p., maps, photographs.

REDEVELOPMENT AND HOUSING RESEARCH, No. 15, May 1959. 71p., tables, maps, graph. \$3.00. Contents: "Honolulu Household and Housing Survey, December 1958," pp. 1-28; "Population and Housing Characteristics of the Aala Triangle Project, 1959," pp. 29-45; "Changes in Hawaii's Housing Supply, 1950-1959," pp. 29-45; "Changes in Hawaii's Housing Supply, 1950-1959," pp. 46-52; "Research Notes," pp. 53-61; "Recent Publications," pp. 62-64; "Current Statistics," pp. 65-71.

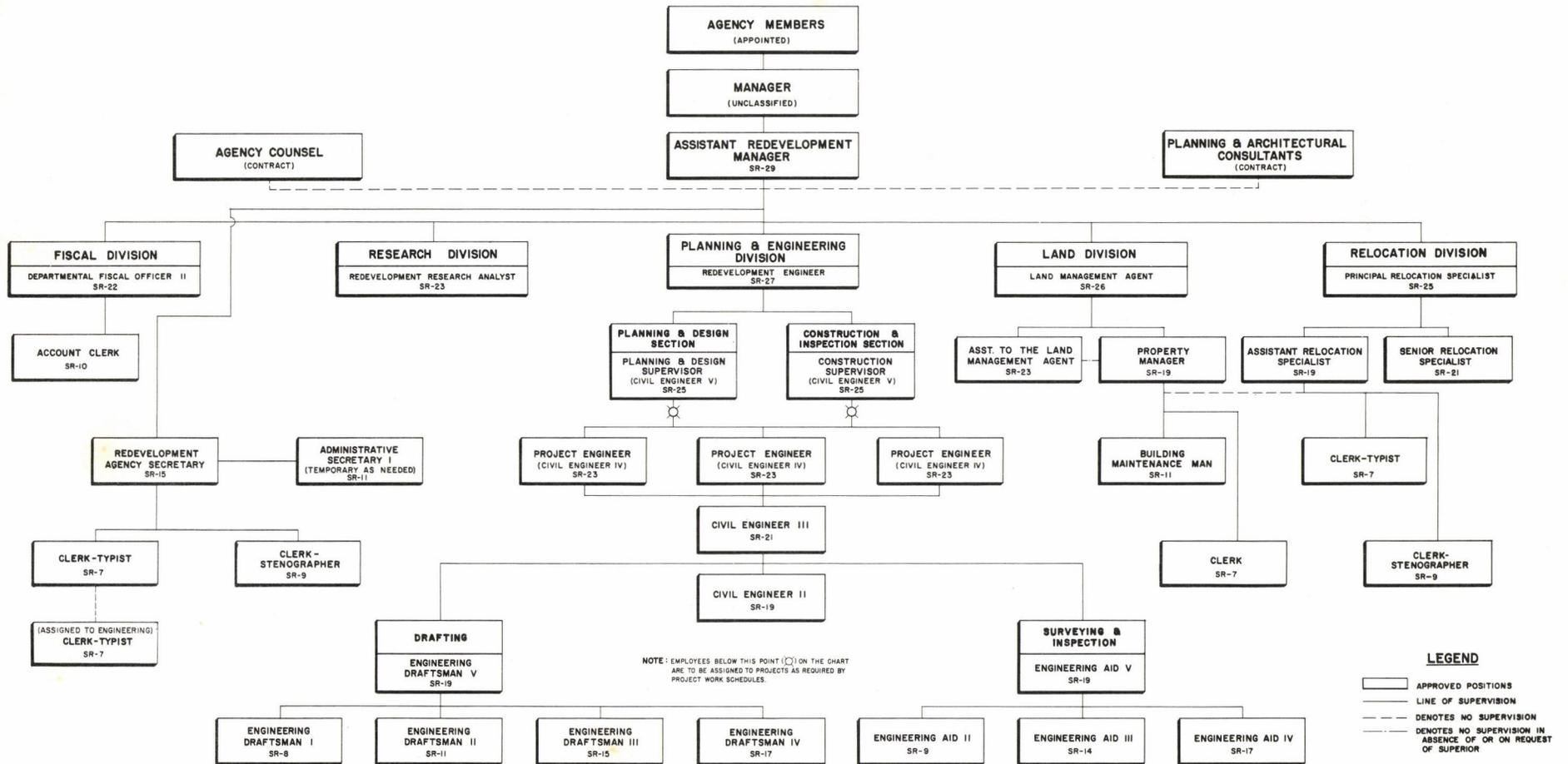
DIGEST OF THE URBAN RENEWAL PLAN FOR THE QUEEN EMMA PROJECT (T.H. R-1). August 31, 1959. 10p., map.

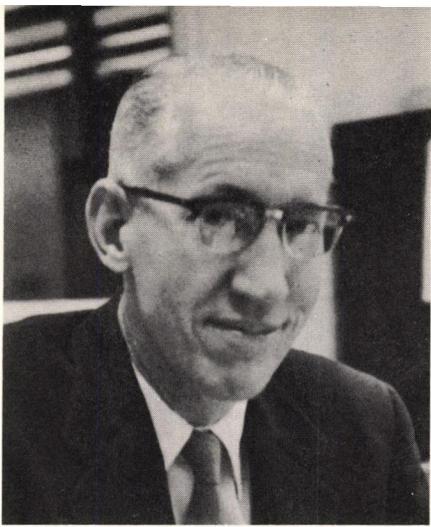
REDEVELOPMENT AND HOUSING RESEARCH, No. 16, October 1959. 46p., tables, maps. \$3.00. Contents: "Home Ownership Trends in Hawaii, 1950-1959," pp. 1-3; "Non-Commuters and Reverse Commuters in Honolulu, 1957," pp. 4-7; "Turnover in Housing on Oahu During 1958," pp. 8-15; "Seasonal Variations in Residential Construction on Oahu, 1954-1958," pp. 16-22; "The Geographic Distribution of Property Values in Hawaii, 1959," pp. 23-31; "Research Notes," pp. 32-40; "Recent Publications," pp. 41-43; "Current Statistics," pp. 44-46.

CHRONOLOGY OF EVENTS AFFECTING THE AGENCY

- May 23, 1949:* Territorial Legislature passes the Urban Redevelopment Act (Act 379 S.L.H. 1949).
- July 15, 1949:* President Truman signs the "Housing Act of 1949."
- October 11, 1949:* City and County Board of Supervisors adopts Resolution 539, thereby creating the Honolulu Redevelopment Agency.
- March 24, 1950:* Agency Members meet for the first time.
- July 18, 1950:* President Truman signs the Federal Territorial Enabling Act of 1950, extending Housing Act of 1949 to Alaska, Hawaii, and Puerto Rico.
- May 28, 1951:* Territorial Legislature amends the Urban Redevelopment Act to provide for eminent domain and other powers of the Agency.
- October 16, 1951:* Agency hires a manager (Edward J. Burns), thereby beginning formation of an independent staff.
- January 2, 1953:* Board of Supervisors approves the Redevelopment Plan for Mayor John H. Wilson Project after Public Hearing held December 23, 1952.
- February 7, 1953:* F. J. H. Schnack files injunction suit against Agency.
- May 29, 1953:* Legislature amends the Urban Redevelopment Act to provide for joint land acquisition with other governmental agencies.
- December 31, 1953:* Agency executes contract with HHFA for undertaking Wilson Project, providing for \$1,276,852 loan and \$387,582 grant.
- August 2, 1954:* President Eisenhower signs the Federal Housing Act of 1954.
- August 31, 1954:* Circuit Court Judge Calvin C. McGregor upholds legality of Hawaii Urban Redevelopment Act in decision on Schnack suit.
- November 22, 1954:* U.S. Supreme Court upholds District of Columbia Redevelopment Act.
- February 28, 1955:* Mayor signs Resolution 73 of the Board of Supervisors, "To provide for an Urban Renewal Program for the City and County of Honolulu."
- June 20, 1955:* Legislature amends the Urban Redevelopment Act to authorize urban renewal activities by local redevelopment agencies.
- October 18, 1955:* Official groundbreaking for the Mayor John H. Wilson Project.
- October 10, 1956:* URA establishes capital grant reservation of \$2,884,624 for the Consolidated Project (now called the Queen Emma Project).
- March 23, 1957:* Agency advertises 162 residential lots in Mayor John H. Wilson Project for sale.
- April 9, 1957:* Agency redesignates redevelopment areas heretofore known as "Consolidated Project" and "Redevelopment Area No. 3" as the "Queen Emma Project" and "Kukui Project," respectively.
- May 6, 1957:* Territorial Legislature passes Act 64, S.L.H. 1957, giving the Mayor sole authority for appointment and removal of the five members of the Redevelopment Agency, with concurrence of the Board of Supervisors.
- May 7, 1957:* Legislature passes "Act 101," authorizing Agency to acquire "undeveloped vacant lands" suitable for development for residential use at rents displaced families can afford.
- June 18, 1957:* Seven previous owners of land in Wilson Project are awarded a total of 56 lots.
- July 10, 1957:* Remaining lots in Wilson Project are awarded to five of eight bidders on basis of public drawing.
- October 1, 1957:* Agency submits Kukui Project Survey and Planning Application to URA Regional Office.
- November 19, 1957:* Agency submits Part I of Federal Loan and Grant Application for Queen Emma Project to URA Regional Office.
- April 4, 1958:* URA approves Part I of Loan and Grant Application for Queen Emma Project and allocates a revised capital grant reservation of \$3,999,597.
- June 6, 1958:* URA gives survey and planning approval for Kukui Project and makes a reservation of \$5,323,653 in capital grant funds.
- June 10, 1958:* Board of Supervisors approves the Urban Renewal Plan for Queen Emma Project after a public hearing held in City Hall on the same day.
- June 20, 1958:* Agency submits Part II of Loan and Grant Application for Queen Emma Project to URA Regional Office.
- September 2, 1958:* Agency signs the 9-million-dollar Loan and 3.7-million-dollar Capital Grant Contract with Federal Government for the Queen Emma Project.
- November 25, 1958:* Agency authorizes staff to undertake study of Aala Triangle area for single persons' housing facilities.
- March 17, 1959:* Board of Supervisors approves Agency's redevelopment plan for the Kokea Project under the provisions of "Act 101."
- March 30, 1959:* Agency purchases first parcel in the Queen Emma Project by negotiation to start the multi-million dollar land acquisition phase.
- April 7, 1959:* Contract to demolish first group of structures in Queen Emma Project is awarded to Tajiri Lumber, Limited.
- May 15, 1959:* URA approves revised survey and planning budget of \$235,864 for the Kukui Project.
- June 16, 1959:* Edward J. Burns resigns as manager.
- June 29, 1959:* Agency officially closes out Mayor Wilson Project, its first redevelopment undertaking, with a profit.
- July 8, 1959:* Tenement fire, resulting in loss of four lives, spurs City's code enforcement program and acceleration of Agency's redevelopment program.
- September 1, 1959:* Agency appoints Lee Maice, formerly Executive Director and Treasurer of the Hawaii Housing Authority, as new manager.
- October 16, 1959:* Final Project Report (Part I of Loan and Grant Application) for Aala Triangle Project is submitted to URA for review and approval.
- November 23, 1959:* Agency submits Kukui Project Final Project Report to URA for review and approval.
- Sept.-Nov. 1959:* M. Justin Herman, formerly Regional Administrator for the Housing and Home Finance Agency, submits a report on Honolulu's Urban Renewal Program.
- December 21, 1959:* Agency agrees to sell first parcel in Queen Emma Project to Koon Yum Temple.

HONOLULU REDEVELOPMENT AGENCY ORGANIZATION CHART 1959

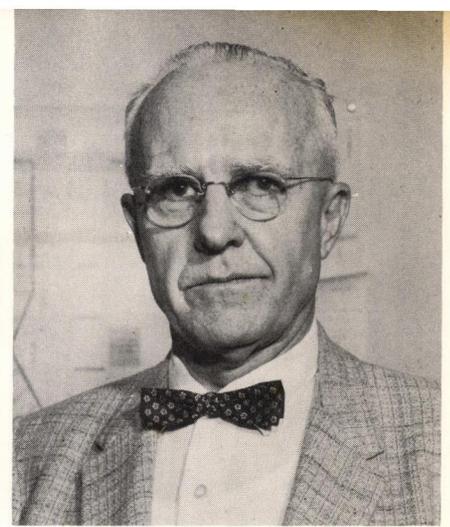




EDWARD J. BURNS
Manager
Resigned July 16, 1959



LEE MAICE
Manager
Appointed September 1, 1959



J. STOWELL WRIGHT
Assistant Redevelopment
Manager



MAIN OFFICE STAFF *Left to Right: (first row) Jane Nusbida, Betty Torigoe, Dorothy Katsuyama; (second row) J. Stowell Wright, Priscilla Sadanaga, Megumi Kon, H. H. Chee, Thomas E. Armstrong, John E. Jenkins; (third row) Taeko Suzuki, Henry Isara, Mitsuyoshi Sugiyama (fourth row) Gordon Ching, Roy Hakikawa, Thomas Kitamura, Robert Sakai, Clement Chikuma.*

PROJECT OFFICE STAFF *Left to Right: Licarion Balmores, Charles M. Okimura, Joseph Woo, Toshiko Yamakawa, Kam Man Leong, Beatrice C. Ing, Eugene B. Paoa.*



HONOLULU REDEVELOPMENT AGENCY

Agency Members and Staff Positions 1959

AGENCY MEMBERS

Glen O. Knight	Chairman (10/13/58 to 10/12/59)
Frank D. Gibson	Chairman (10/13/59 to 10/12/60)
Clarence Chun-Hoon	Vice-Chairman (10/13/59 to 10/12/60)
Frank M. Mendoza, Jr.	Member
Hakumasa Hamamoto	Member

STAFF MEMBERS

ADMINISTRATIVE:

Edward J. Burns	Manager (Resigned 6/16/59)
Lee Maice	Manager (Appointed 9/1/59)
J. Stowell Wright	Assistant Redevelopment Manager

SECRETARIAL AND CLERICAL:

Mrs. Betty Torigoe	Agency Secretary
Mrs. Dorothy Katsuyama	Clerk-Stenographer
Mrs. Muriel Nakahara	Clerk-Typist
Mrs. Priscilla Sadanaga	Clerk-Typist (Appointed 9/1/59)

FISCAL DIVISION:

Miss Taeko Suzuki	Departmental Fiscal Officer
Mrs. Jane Nushida	Account Clerk

PLANNING AND ENGINEERING DIVISION:

Hon Hoong Chee	Redevelopment Engineer
Tooru Murakami	Civil Engineer (Resigned 11/30/59)
Thomas Kitamura	Civil Engineer
Megumi Kon	Civil Engineer
Clement Chikuma	Engineering Draftsman
Roy Hakikawa	Engineering Aide
Henry Isara	Engineering Draftsman
Gordon Ching	Engineering Aide
Robert Sakai	Engineering Draftsman
Mitsuyoshi Sugiyama	Engineering Aid (Appointed 4/1/59)

LAND DIVISION:

John E. Jenkins	Land Management Agent
Thomas Armstrong	Ass't to Land Mgt. Agent (Appointed 6/1/59)
Eugene Paoa	Property Manager
Charles Okimura	Building Maintenance Man (Appointed 3/23/59)
Licarion Balmores	Clerk (Appointed 3/1/59)

RELOCATION DIVISION:

Joseph Woo	Principal Relocation Specialist
Mrs. Beatrice Ing	Senior Relocation Specialist
Mrs. Toshiko Yamakawa	Clerk-Stenographer (Appointed 2/16/59)
Miss Flora Himeda	Clerk-Typist (Resigned 6/15/59)
Mrs. Florence Gay	Clerk-Typist (Appointed 12/1/59)

SERVICES BY CONTRACT:

Ted T. Tsukiyama	Agency Counsel
Harry T. Tanaka	Agency Counsel
Susumu Tanaka	Land Acquisition Negotiator

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CITY AND COUNTY OF HONOLULU

