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1960

Annual Report

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HONOLULU REDEVELOPMENT AGENCY

CITY & COUNTY OF HONOLULU · JANUARY 31, 1961

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URBAN REDEVELOPMENT

- *A slum area of your city is cleared of its time-rotted buildings . . . and on the land there is being created a new, modern, wholesome and convenient center of home apartments, stores, shops and offices that is a pleasant setting for gracious city living.*

- *Pride and beauty is restored to a long-neglected area of homes and neighborhood business centers . . . and the people are enabled to recapture and enjoy the benefits of a renewed and refreshed community.*

- *Individuals and families that have been living and doing business in depressing and degrading circumstances are helped to move to new and better locations that provide opportunities for a happier way of life.*

- *These progressive accomplishments are achieved by the people of your city working in close partnership with their City and Federal governments on a well-planned, continuing program of urban redevelopment and renewal.*

- *Providing the qualified and progressive leadership required for effectively dealing with existing and potential slum and area blight problems within your city is the Honolulu Redevelopment Agency, composed of five Commissioners appointed by the Mayor, and the necessary staff.*

The Agency marshalls and coordinates the varied resources of the people, private enterprise, and the City, State and Federal governments to assure progress towards the objective of having your city provided decent residential and commercial areas in a desirable environment.

In its entirety, the HRA program is called "Urban Renewal." There are two major phases, Redevelopment and Conservation.

Redevelopment is when a hopelessly decayed area is cleared down to the bare ground, and the Agency recreates the site. Plans for this are approved by the City Planning Department, the City Council and the Federal Government.

The Agency resubdivides, installs streets and utilities, and sells parcels of land to private developers for the construction of dwelling, commercial structures and other buildings and facilities. The City provides parks, playgrounds and other public facilities.

Conservation is undertaken by the HRA when a thorough study of a deteriorating area shows that blight can be cured and the usefulness of the area can be extended for 25 years or longer.

If existing decay can only be prevented from spreading and an area "held" in present standards of liveability for at least 10 years by minimum public and private action—that is reconditioning. After the holding period, the area becomes ready for redevelopment.

In accomplishing both conservation and reconditioning projects, the Agency installs needed public improvements and helps to make practical financing available to property owners to improve their individual structures, and provides proper planning, guidance and any other required assistance.

In carrying out all projects the Agency proceeds with a concurring program for finding new homes and places of business for those persons forced to relocate.

Upon completion of any and all HRA projects your city is provided new and additional residential and business accommodations that are of both human and economic value.

The sound, practical and effective program of the Honolulu Redevelopment Agency protects and improves the tax base of your city, and provides the ultimate in benefits to be derived from tax money expended.

Through the years, the increased tax revenues realized from redeveloped areas repay your city's share of funds expended for all projects. The Federal Government pays a major portion of the net cost of each project, and this money does not have to be repaid.

July '73 G

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Clarence Chun Hoon
Chairman

Frank M. Mendoza, Jr.
Vice Chairman

Lee Maice
Manager

AGENCY MEMBERS:
Clarence Chun Hoon
Frank D. Gibson
Hakumasa Hamamoto
Herbert K. Keppeler
Frank M. Mendoza, Jr.

HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU
HONOLULU HALE
HONOLULU 13, HAWAII

February 28, 1961

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

Gentlemen:

The Commissioners of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1960, together with the Agency's goals for 1961.

In so doing, they note with gratification that the tenor of this report is one of concrete accomplishment, marking a transition from long years of preparation. The tedious process of laying the administrative foundation has been largely accomplished and 1960 saw the start of land-clearing, of buildings rising, of a new look on Honolulu's horizon.

The Commissioners recognize and wish to acknowledge with thanks the fact that these accomplishments have been made possible by the help which the Mayor and the Council and other organizations and individuals, government and private, have extended to the Agency, its program and its staff.

Respectfully submitted,

Frank D. Gibson
Chairman
(1/1/60 to 10/12/60)

Clarence Chun Hoon
Chairman
(10/13/60 to 12/31/60)

CITY AND COUNTY OF HONOLULU

1960

NEAL S. BLAISDELL, Mayor
Charles G. Clark, Managing Director

CITY COUNCIL MEMBERS

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

AGENCY MEMBERS

Frank D. Gibson
Chairman (October 13, 1959 to October 12, 1960)

Clarence Chun Hoon
Vice Chairman (October 13, 1959 to October 12, 1960)
Chairman (October 13, 1960 to October 12, 1961)

Frank M. Mendoza Jr.
Vice Chairman (October 13, 1960 to October 12, 1961)

Hakumasa Hamamoto
Member

Herbert K. Keppeler
Member

1960 PROGRESS REPORT

It was in the year 1949, when Congress first made Federal financial assistance available for community renewal programs, that the Honolulu Redevelopment Agency was established by the city of Honolulu.

The accomplishments of the Agency during the first years of operation were primarily in researching the total problems of slums and neighborhood blight, evaluating various means of meeting the problems, and setting up a program and procedure schedule.

The Agency also prosecuted a lengthy law suit and was successful in establishing the constitutionality of Hawaii's Urban Renewal Law.

Though pioneering in a field of government activity that by its very nature is slow and tedious in many of its phases, the HRA has set a record of exceptional progress and accomplishment through the 11 years of operation.

The Agency gained an enviable reputation in 1959 with the completion of the Mayor John H. Wilson Redevelopment Project in Kalihi Valley, its first project. This was also the first such project officially completed in the Western Region of the United States — and the Agency realized a profit of $245,553 because of the sharp rise in the value of the project property after acquisition. Profit making is extremely rare in urban redevelopment work, and this achievement created an improved operational climate for the Agency.

Meanwhile, the initial planning of the Queen Emma Redevelopment Project in central Honolulu had been completed, and execution was started late in 1958. The first negotiated purchase of project property was accomplished early in 1959. By the end of 1960 the land acquisition program was 90 per cent completed, and a concurrent program for relocating displaced individuals, families and businesses was almost 90 per cent completed.

In early 1960 the Agency invited private developers

to submit proposals for purchasing and carrying out approved plans for developing 8.3 acres of land designated for apartment projects in one block of the Queen Emma Project. Six highly commended proposals were received for consideration. It is anticipated a decision as to the award will be reached early in 1961.

Substantial progress was also made by the HRA on two other redevelopment projects during 1960. These are the Kukui, and Aala Triangle projects. The Kukui and Aala projects are in central Honolulu and in close proximity to the Queen Emma Project. Another project, the Kalihi Triangle Project, is close to the completed John H. Wilson project in Kalihi Valley.

Preliminary feasibility studies of a fourth redevelopment project in central Honolulu and adjacent to the Queen Emma and Kukui Project sites were started in 1960. This is the Kauluwela Project. First steps to seek Federal funds for planning and survey work will be taken early in 1961.

Completion of these four urban redevelopment projects will rescue a total of 183 heavily deteriorated acres from the ravages of time and use. In the combined area there will be provided multi-family apartments for middle income groups, modern commercial areas, cultural and religious institutions, and expanded playground and park facilities.

The HRA enjoyed encouraging progress in 1960 on one land development project that will provide low-cost housing for lower middle income families and individuals displaced by governmental acquisition of land. Construction was started on the Kokea Project, which will result in additional housing for displaced families being available early in 1961.

The complicated task of master planning the Kapahulu Conservation and Rehabilitation area was successfully advanced during 1960 with an application for a General Neighborhood Renewal Program for planning of the entire Kapahulu area and one for the rehabilitation of the Paki project area having been submitted to the Federal Urban Renewal Administration. Planning work on these two is expected to be completed by mid-1962.

In addition to making such strides in project progress, the Honolulu Redevelopment Agency undertook and completed during 1960 several feasibility studies of areas as potential redevelopment and relocation housing sites.

AND PROJECT DETAILS

QUEEN EMMA PROJECT

A central Honolulu area of 183 acres located within walking distance of bustling centers of business, shopping, government and professional offices and finance is being recreated thru the programs of the Honolulu Redevelopment Agency.

The Queen Emma Project site constitutes a substantial portion of this area that has long been blighted. Completed, the project will provide one of the most desirable apartment and commercial areas of the city.

Project property is bounded by School, Queen Emma, Kukui, Fort and Vineyard Streets, College Walk and Nuuanu Stream. It covers five existing square city blocks totaling 73.8 acres.

In March of 1960, the HRA issued printed invitations for redevelopers to submit proposals for creating a multi-family apartment complex for middle income families, (as distinguished from a public housing project for low income families), within the Queen Emma Project area. Interested parties were offered a packet containing complete information concerning the land for sale, the conditions of sale, building requirements, restrictive covenants and other pertinent matters.

By August 31—the deadline set by the Agency—six redeveloping organizations had submitted proposals, including scale models and site plans.

The Agency began immediate studies of the six proposals for the multi-family apartment site. Prime consideration was given to the quality of design and amenities offered in the structures and apartment units, the quality of the site plan, landscaping and accessories, average rent for apartments, the economic soundness of each proposal, experience and financial responsibility of each redeveloper, the price offered for land, and the timing of the construction schedule.

Three highly qualified technical consultants were retained to assist the Agency members and staff in reviewing the six proposals.

Public presentations were made by the redevelopers to the Agency members on three successive days. Some 40 persons representing all segments of the community were invited to attend, each day, limited space making an invitation to the general public impossible. The six competing redevelopers—two each day—discussed their respective proposals at each of these meetings. The entire proceedings were recorded, and a stenographic transcript was made to avoid any future misunderstandings.

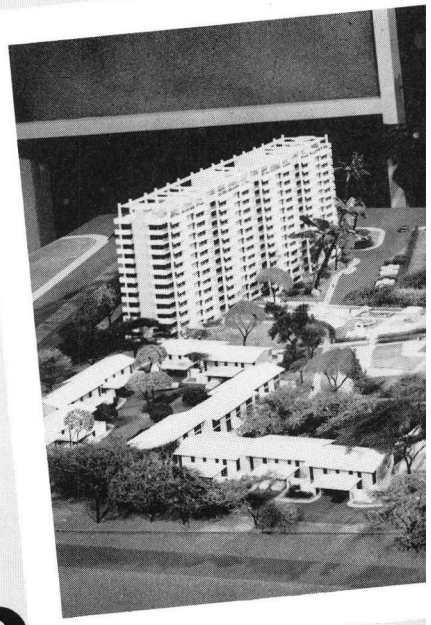
Following the meetings, the Agency discussed with each of their three professional consultants his observations and comments. The consultants submitted written reports on each of the six proposals. These were carefully studied by the Agency, and later the proposals were submitted to the Federal Housing Administration for informal review.

Final selection of one of the six proposals by the Agency will be made early in 1961, with approval by the Federal Housing and Home Finance Agency.

Construction of the multi-family complex is expected to start by late 1961.

The Queen Emma Project entered the execution phase in 1958, with the signing of a 9 million dollar loan and 5.7 million dollar Grant Contract with the H.H.F.A.

1



2

1 Note that following figures are as originally submitted:

N u u a n u Redevelopment Corp. • 3 high-rise buildings and 88 walk-up units. Total 580 living units. Studio, one and two bedroom. Rents from $110 - $150; average $139.50. Both covered and open parking included.

2 Queen Emma Gardens Inc. • 3 high-rise buildings and 44 walk-up units. Total 580 living units. Studio, one and two bedroom. Rents from $117.50 - $220; average $156.86. Covered parking.

The Agency began acquiring land in March 1959, and continued through 1960. Demolition of existing structures also began in 1959, as did a program for relocating displaced families, individuals and businesses.

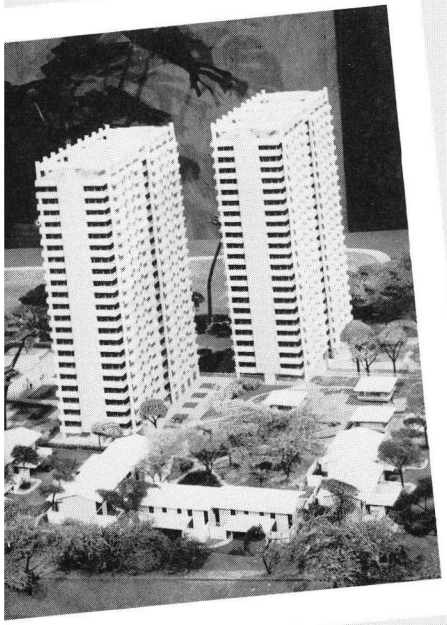
As 1960 ended, more than 90 per cent of the Queen Emma Project property had been acquired by negotiated purchases or condemnation proceedings. Some 88 per cent of the acquired land had been cleared, 420 structures having been torn down.

Four hundred and eighty-four displaced families, or 90 per cent of the total, have been relocated, along with 342 single individuals and 70 per cent of the businesses.

Showing high respect for the traditional aspects of community life in the Queen Emma Project area, the HRA prepared its redevelopment plans to retain the colorful international atmosphere of the project site. New structures are expected to house the historical Nuuanu Y.M.C.A., the Harris Memorial Church, the Honolulu Community Church, the See Dai Doo Benevolent Society, Kuo Min Tang Society, Chun San School, Mun Lun School, Lum Sai Ho Tong, and Kun Yum Temple — on which construction started in 1960.

Opportunity for locating in the project has been given to other ethnic organizations and schools.

Invaluable assistance was given the Agency in meeting relocation problems of the Queen Emma and all other redevelopment projects during 1960 by the Citizens Relocation Advisory Committee. This committee was established in 1959 to obtain citizen opinions and recommendations concerning the relocation of occupants of the Queen Emma Project site.



3

3 Queen Emma Associates. • 3 high-rise buildings and 20 walk-up units. Total 560 living units. Studio, one, two and three bedroom. Rents from $105 - $183; average $145.69. Both covered and open parking included.

QUEEN EMMA PROJECT FISCAL DATA

Estimated total eligible costs	$12,196,772
Less: estimated land sales proceeds	6,539,109
Estimated Net Project Deficit	5,657,663
Less Pooling Credit from Mayor Wilson Project UR T.H. 1-2	245,553
Adjusted Estimated Net Project Deficit	$ 5,412,110

Sharing of Project Cash Deficit

Federal Share: ⅔ of project deficit	$ 3,740,579
Honolulu Redevelopment Agency's Share: ⅓ of remainder of project deficit	1,671,531
Estimated Project Cash Deficit	$ 5,412,110

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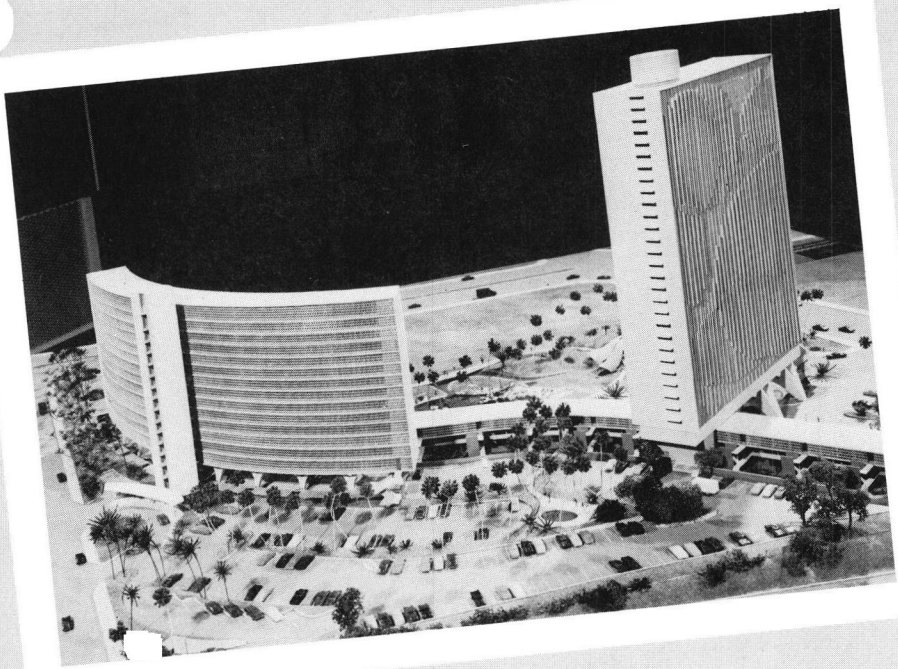
Developers explained their projects to H.R.A. Commissioners at a hearing held at the YWCA on Sepetmber 21, 1960.

4 Alexander Young & Associates. • 2 high-rise buildings and 99 walk-up units. Total 596 living units. Studio, one and two bedroom. Rents from $119 - $156; average $139.90. Both covered and open parking included.

5 Queen Emma Plaza. • 3 high-rise buildings. Total 630 living units. Studio, one and two bedroom. Rents from $134 - $195; average $152. Both covered and open parking included.

4



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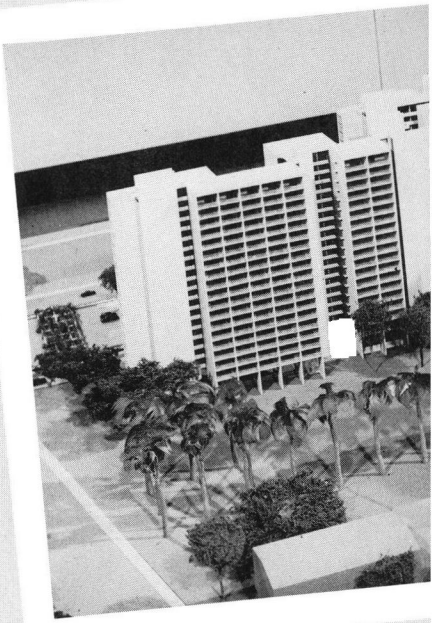
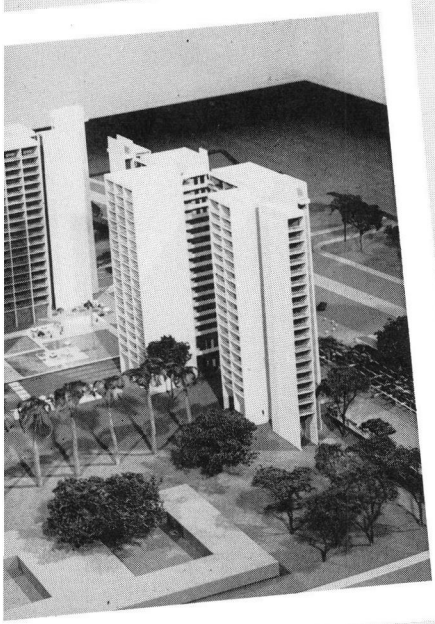


The HRA exhibit at the 50th State Fair in July of 1960 was notable. The HRA exhibit won honorable mention.

6 Shintani & Associates. • 4 high-rise buildings. Total 590 living units. Studio, one and two bedroom. Rents from $96.50 - $133.50; average $125. Open parking.



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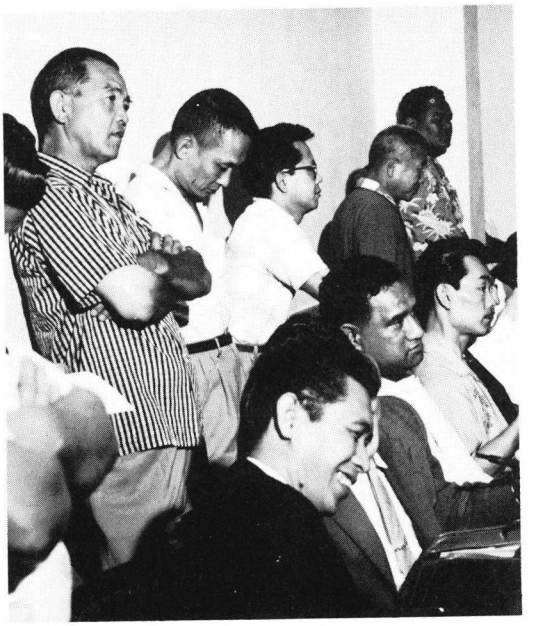
KUKUI PROJECT

A scale model of the Kukui Project gives an idea of the area's future development.

Lee Maice, HRA Manager, speaks at Public Hearing on May 17, 1960.

Some of the audience present.

Ground breaking ceremony for Koon Yum Temple June 1, 1960.



May 17th Kukui hearing audience.

The Honolulu Redevelopment Agency has achieved great progress during 1960 towards making the Kukui Project a reality.

The project area of 75 acres lies adjacent to the Queen Emma Project site and is among the most heavily congested areas of the city. For the most part, it is a virtual slum. Its redevelopment is the second major phase of the Agency's overall program for revitalizing the blighted areas of central Honolulu.

The project property is bounded by Beretania, King and Liliha Streets, the Vineyard Thoroughfare, College Walk, Kukui and Queen Emma Streets.

Final redevelopment plans for the Kukui Project were completed in November of 1959. A public hearing on the project was held by the City Council on May 17, 1960. The plan was approved by the Council on the same day. The total project plan and legal documents were approved by the Federal Housing and Home Finance Agency in November 1960, and the HRA was in position to enter the first phase of project execution.

Prior to the public hearing HRA members held an informal meeting with property owners to clarify their position and the proposals and powers of the Agency in the matter of acquiring land, to answer questions and distribute brochures.

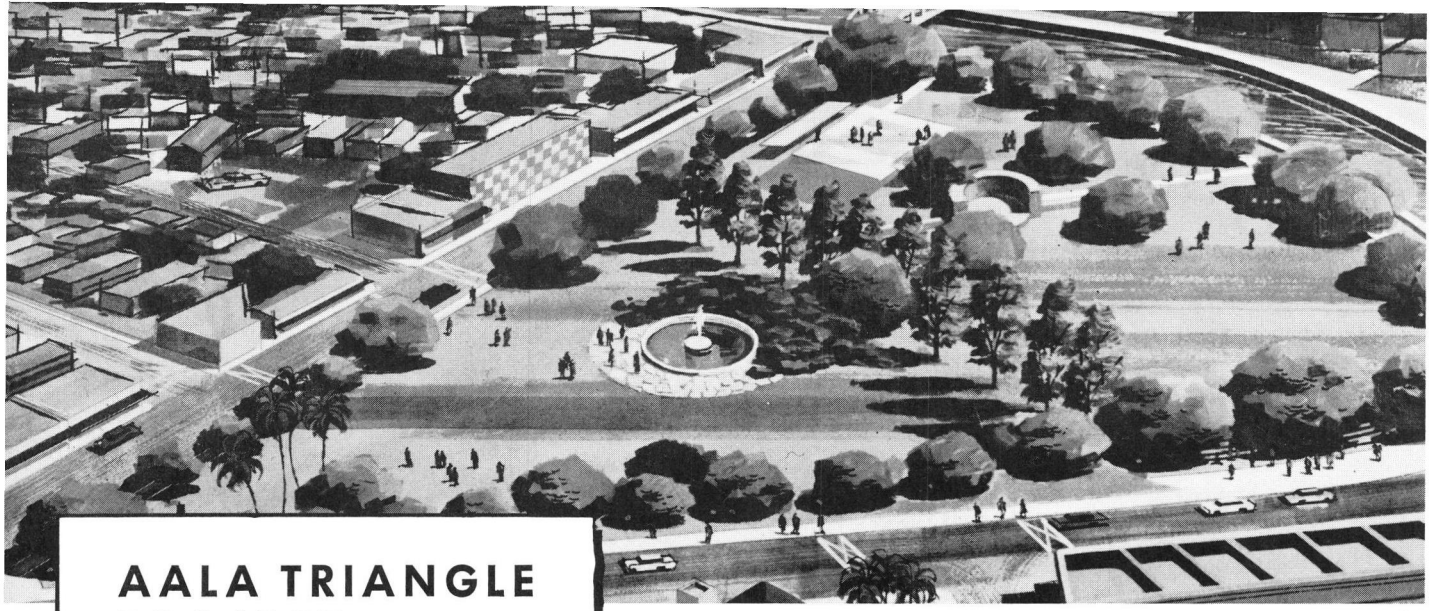
These conscientious efforts to avoid confusion, misunderstanding and opposition in regard to the project were highly successful.

Brochures giving property owners, residents, professional persons and business people of the area full and complete information on the project were prepared and widely distributed. In the brochures, the reasons, necessities and purposes of urban redevelopment were given, the area of the Kukui Project was outlined, and a map provided.

Land acquisition proposals and those for relocation were detailed. Preliminary cost estimates and a financing plan were presented. Answers were given to the questions often asked about redevelopment projects.

KUKUI PROJECT FISCAL DATA

Estimated total eligible costs		$25,771,583
Less estimated land sales proceeds		10,158,980
Estimated Net Project Deficit		$15,612,603
Sharing of Project Costs		
Federal Share: Estimated contribution ¾ of project deficit		$11,709,452
Honolulu Redevelopment Agency's Share: ¼ of remainder of project deficit	$3,903,151	
Plus ineligible costs—planning and execution	1,630,542	
Estimated Total Local Costs		$ 5,533,693



AALA TRIANGLE PROJECT

1960 saw a radical change in the conception of the Aala Triangle Project by the Honolulu Redevelopment Agency.

The project was originally conceived to provide adequate housing for the large number of single men who would be displaced by Kukui Project redevelopment activities. It was proposed that the 4.1 acre triangular area bounded by Beretania and King Streets and Aala Park would be sold to a private developer for the construction of housing facilities for these men.

However, it was found that no FHA mortgage program for rooming houses was available for potential redevelopers to obtain Federal assistance in mortgage financing for such a project, and private lenders and developers were doubtful that such a project could succeed without such Federal aid.

The Agency during 1960 made additional studies of the project area for the purpose of an alternate redevelopment plan. The relatively small size of the area made it difficult to devise a plan for creating new housing or business area.

Finally, it was decided that the Aala Triangle Project area would best fit into over-all plans for redeveloping the blighted areas of central Honolulu by clearing of the land by the HRA, then selling it to the city for development as a public park, an extension of the present Aala Park.

This alternate project plan was approved by the Urban Renewal Administration in December 1960 with recommended Federal financial participation. The City Council will act on the plan early in 1961, and a Federal contract is expected by midyear.

AALA TRIANGLE PROJECT FISCAL DATA

Estimated total eligible costs		$ 2,498,174
Less estimated land sales proceeds		427,000
Estimated Net Project Deficit		$ 2,071,174
Sharing of Project Costs		
Federal Share: Estimated contribution of ¾ of project deficit		$ 1,553,380
Honolulu Redevelopment Agency's Share: ¼ of project deficit	$ 517,794	
Plus ineligible costs—planning and execution	234,783	
Estimated Total Local Costs		$ 752,577

The Kokea Project ground breaking ceremony took place on March 9, 1960. Rev. Akaka, of Kawaiahao Church officiated.

OTHER PROJECTS

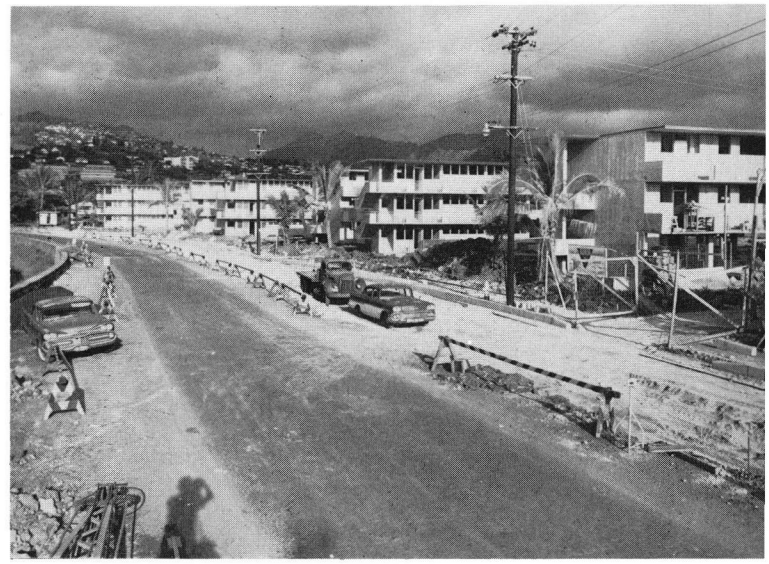
Kauluwela Project — This is the newest proposed project of the Honolulu Redevelopment Agency, and one that will complete the redevelopment of a 183 acre section of central Honolulu.

The Agency accomplished preliminary studies of the 30 acres of the project during 1960. An application for Federal funds to proceed with survey and planning work will be made early in 1961.

The Kauluwela Project property lies adjacent to the Queen Emma Project and Kukui Project land, being bounded by School and Liliha Streets, the Vineyard Thoroughfare, and Nuuanu Stream. The Kauluwela School is located in the area.

It seems most feasible that completed plans for the project may be similiar to those for the Kukui Project—providing for mostly walk-up apartment structures for low-middle income groups, a modern commercial area and spacious parks and recreational area added to the present school premises.

The final plans for the Kauluwela Project will be completed in 1961 or early 1962, and acquisition of land and relocation of displaced families, individuals and businesses will be started in late 1962.



Only minor details remained to complete the Kokea Project as 1960 ended.

Kokea Project—Progress was made in 1960 on the Kokea Project, low cost housing venture by private developers for displaced persons. Construction was started early in 1960 and the 108 units are expected to be ready for occupancy in March, 1961.

This is a project in which the Bishop Estate, as owners of the land, and Hirano Brothers, Ltd., lessee and private developers are cooperating in providing needed relocation housing without resort to condemnation of the land by the government. Controls on occupancy and rent are as stipulated by the Honolulu Redevelopment Agency, which also ensures that provisions of the approved plan are carried out. Accommodations range from one to four-bedroom units, with rents variously established at $67.30; $72.45; $82.80; and $93.15 per month.

The project site fronts on Kokea Street between King and Vineyard Streets. Prior to HRA action, the 2.8-acre was undeveloped vacant land. In respect to convenience of location, topography, cost and other features, the site is considered to be ideal for the purpose for which it is being developed.

Two new undertakings—the Paki rehabilitation project and the Kapahulu general neighborhood renewal program were approved by the City Council and were submitted to the Federal Urban Renewal Administration to obtain financial assistance for preparing detailed plans.

PAKI PROJECT

Estimated total eligible costs	$ 2,012,690
Less estimated land sales proceeds	150,000
Estimated Net Project Deficit	$ 1,862,690

Sharing of Project Costs

Federal Share: ⅔ of project deficit	$ 1,247,017
Honolulu Redevelopment Agency's Share: ⅓ of remainder of project deficit	615,673
Estimated Net Project Deficit	$ 1,862,690

KAPAHULU GNRP

Estimate of Federal Capital Grant Requirement was based on the Paki Project, the first urban renewal project in the entire Kapahulu GNRP area.

Planning costs: Federal advance	$ 72,750
Local advance	36,370
Total Planning Costs	$ 109,120

The Planning Costs of the Kapahulu GNRP area will be distributed to its succeeding urban renewal projects according to the ⅔ share proration to the Federal Government and the ⅓ share to the Local Government.

Typical of those relocated were the David Baker family, who moved to Palolo Housing and the Masanobu Higa's, who found a new home in Kalihi.

RELOCATION

The most delicate and challenging task of the Honolulu Redevelopment Agency — and one that, successfully completed, affords the greatest sense of accomplishment—is that of relocating the people forced to move by Agency action.

Families and individuals must be removed from long-familiar homes and neighborhoods, and readjusted in new homes and strange communities. Business and professional men are required to undergo the uncertainties of reestablishing in new locations.

It is the objective of the HRA to relocate every family and single individual into decent and adequate standard dwellings at the least in convenience to them, and to help business and professional men reestablish in the most promising locations.

While well defined, Agency relocation policies are sufficiently flexible to meet even the most unusual and difficult situations.

The Agency has been highly successful in solving the severest and most discouraging of relocation problems, primarily because the operations and conduct of the Relocation Staff are governed by a sincere and genuine concern for the welfare of displaced persons.

Achievement of such success often requires equal parts of the proverbial wisdom of Solomon and patience of Job. Always, the Relocation Staff proceeds with the utmost in tact and diplomacy, warm understanding, and deep sympathy for the circumstantial, financial and personal problems of those who must relocate.

A dedicated spirit of public service is neces-

sary to overcome the complications created by human frailties and some most peculiar ways of life. Assistance from other governmental agencies and private institutions, as well as landlords and employers, is often needed to solve some of the more involved problems.

The Agency is often required to play the role of Cupid in having couples, usually with children, living in a common-law relationship agree to marriage in order to qualify for public housing.

A most unusual case of this type concerned a family group of a father, two grown sons, a juvenile daughter, her infant child and common-law husband. The Agency waited until the young mother was 16, then persuaded the young couple to marry. They then filed for public housing as a separate family. The father and sons did the same. However, the Agency found private rental units for both before public housing was provided—and the relocation of six more persons was solved.

Another common-law situation gave the Agency a harrowing experience. A woman had four children by her husband, and two by another man. She divorced the husband, and began living without benefit of remarriage with the other man. He had deserted her. The woman's amoral habits, number of children and indifference to responsibilities made relocation a near impossibility. But the Agency found THE landlord willing to take the family.

In another case, a woman with six children was living in common-law relationship with the father of the two youngest. They agreed to marriage to be eligible for public housing. But the man disappeared before the wedding day. The Agency was even more disappointed than the bride-to-be, but bravely set about and was successful in finding adequate housing for the family.

Health, disability, drinking and debt problems loom large in the Agency's relocation tasks. Bed-ridden and chronically ill persons must be placed near medical facilities. It is not easy to find a landlord to accept a severely handicapped, bitter, uncooperative, unemployed man with no regular source of income.

And no easier in cases where a member of a family is a confirmed alcoholic.

It is difficult, also, to find new housing for those with excessive debts.

However, somehow and often with exceptional ingenuity and improvisation, the Agency has managed to find satisfactory solutions to the vast majority of its relocation problems.

The Agency is not finished with its work of relocation, and does not feel relieved of its responsibilities to displaced people, with the finding of new homes and business locations.

The people must be satisfied with their new homes and places of business, and with the services of the HRA, before their relocation is considered complete.

That the Agency relocation program is being carried out to the satisfaction of the affected people is shown by the results of a survey conducted in 1960 among families displaced by the Queen Emma Project.

This was a two-phase survey, involving the mailing of return postcards bearing specific questions to 321 relocated families and personal interviews with 10 per cent of such families.

The returned postcards questionnaires revealed that some 83 per cent of the families responding were satisfied with the help given by the Agency and liked their new homes. More than 99 per cent of those interviewed said the Relocation Staff gave them good service, and 100 per cent were happy in their new homes.

In June 1960 a 64-year-old woman, despite an arthritic condition, made a special visit to the Relocation Site Office to personally thank the staff for helping to settle her and her husband in a place where they could "watch the sunset, and enjoy the cool air and wonderful view of the city." She was as happy as a newly-wed—and she was indeed a newly-wed, having married a man with whom she had lived in common-law status for 25 years so that they could qualify for public housing.

It is such heart-warming incidents as these —and there are many—that make the Agency justifiably proud of its accomplishments in the relocation phases of its redevelopment project programs.

1960

FINANCIAL STATEMENTS

URBAN REDEVELOPMENT FUND

Statement of Cash Receipts and Expenditures for the Year 1960 and Cash Balance as of December 31, 1960

Cash Receipts:		
Cash Balance, January 1, 1960		$ 591,873
1959 Real Property Tax Assessment (Balance)	$ 19,603	
1960 Real Property Tax Assessment	1,515,514	
1959 A/C Receivable from Urban Renewal Coordinator	666	
Interest Income from Investments	6,125	
Total Receipts During the Year		1,541,908
Total Cash Available for Expenditures		2,133,781
Cash Expenditures:		
Aala Triangle Project, Planning	4,144	
Act 101 Projects	4,390	
Kalihi Triangle Project, Planning and Site Clearance	3,688	
Kapahulu	21,092	
Kauluwela	10,807	
Kukui Project, Survey and Planning	157,645	
Central Relocation Activities	2,725	
Miscellaneous—Other Local Projects and Activities	46,480	
1959 Commitment—Agency Share of Downtown Planning Studies	20,000	
Kukui Project Development Costs Ineligible for Federal Participation under ¾ Formula	23,335	
Urban Renewal Coordinator's Office, Portion Real Property Tax Receipts of 1959 and 1960	128,650	
Advances to Account of Queen Emma Project	219,683	
Advances to Account of Kukui Project	30,228	
Transfer to Kukui Project Expenditures Fund, Portion Local Cash Grants-in-Aid	300,000	
Non-Local Cash Grant-in-Aid Ineligible, Queen Emma Project	1,800	
Total Expenditures for the Year		974,667
Cash Balance, December 31, 1960		$1,159,114

Statement of Estimated Cash Receipts and Expenditures for the Year 1961

Estimated Cash Receipts:	
Cash Balance, January 1, 1961	$1,159,114
1960 Real Property Tax Receipts (Balance)	75,826
1961 Real Property Tax Levy	2,966,925
1960 A/C Receivable from Urban Renewal Coordinator's Office for Central Relocation Activities	2,500
A/C Receivable from Kukui Project Expenditure, Hawaii R-2 Account Fund	29,000
Total Estimated Cash Available for Expenditures	$4,233,365
Estimated Expenditures:	
1960 A/C Payable	$ 1,582
1960 Other Commitments	206,481
1960 Transfer to Aala Triangle as Local Cash Grant-in-Aid per Ord. No. 1778, 1959	200,000
Project Costs	
Act 101 Projects and Others	603,450
Aala Triangle Project Development Costs Ineligible for Federal Participation under ¾ Formula	59,270
Kukui Project Development Costs Ineligible for Federal Participation under ¾ Formula	96,365
Kapahulu General Neighborhood Renewal Plan or Community Renewal Program	70,000
Kauluwela Survey and Planning	44,700
Paki Survey and Planning	48,750
Miscellaneous Activities and Indirect Costs	677,067
Requirements for Aala Triangle Project as Local Cash Grants-in-Aid	165,000
Requirements for Kukui Project as Local Cash Grants-in-Aid	1,200,000
Requirements for Paki Project as Local Cash Grants-in-Aid	127,000
Requirements for Urban Renewal Coordinator's Office	194,775
Requirements for Urban Renewal Coordinator, First Half 1962	100,000
Requirements for Various Projects, First Half 1962	438,925
Total Estimated Expenditures	$4,233,365

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

Statement of Cash Receipts and Expenditures for the Year 1960 and Cash Balance as of December 31, 1960

Cash Receipts:		
Cash Balance, January 1, 1960		$ 873,017
Net Proceeds Receivable from Second Temporary Loan	$ 506,593	
Maturity of 1959 Loan Funds Invested	2,716,553	
1959 Account Receivable — Tenants	296	
Deposits in Trust Payable	653	
Other Income	72,271	
Total Receipts During the Year		3,296,366
Total Cash Available for Expenditures		4,169,383
Cash Expenditures:		
Deposits in Trust Payable Transferred to Liberty Bank	2,005	
Deposits in Trust Payable	805	
Relocation Payments	41,045	
1960 Account Receivable — Others	289	
1960 Account Receivable — Tenants	568	
Investments of Loan Funds, 1960	1,590,794	
Project Execution Costs	2,536,413	
	4,171,919	
Less:		
Advances by Urban Redevelopment Fund	(219,683)	
Accrued Interest on Second Tempoary Loan Notes Paid out of Project Temporary Loan Repayment, T.H. R-1, Account Fund	(217,351)	
1960 Account Payable — Contract Retentions	(968)	
Total Expenditures for the Year		3,733,917
Cash Balance, December 31, 1960		$ 435,466

Statement of Estimated Cash Receipts and Expenditures for the Year 1961

Estimated Cash Receipts:	
Cash Balance, January 1, 1961	$ 435,466
Transfer from Project Temporary Loan Repayment Fund, T.H. R-1	9,915,565
Maturity of 1960 Loan Funds Invested	1,590,794
1960 Account Receivable — Tenants	568
1960 Account Receivable — Others	289
Total Estimated Cash Available for Expenditures	$11,942,682
Estimated Expenditures:	
1960 Account Payable — Contract Retentions	$ 968
Project Execution Costs	4,305,714
Repayment of Loan	7,286,000
Requirements for First Half 1962	350,000
Total Estimated Requirements	$11,942,682

QUEEN EMMA, PROJECT
TEMPORARY LOAN REPAYMENT, T. H. R-1 FUND

Statement of Cash Receipts and Expenditures for the Year 1960 and Cash Balance as of December 31, 1960

Cash Receipts:		
Cash Balance, January 1, 1960		$ -----
Proceeds from Sales of Land	$ 174,682	
Federal Capital Grant Payment	1,655,531	
Federal Relocation Grant Payment	49,980	
Total Receipts During the Year		1,880,193
Total Cash Available for Expenditure		1,880,193
Cash Expenditures:		
Partial Repayment of 2nd Temporary Loan with Federal Gov't Guarantee	718,000	
Accrued Interest Payable on 2nd Temporary Loan	223,423	
Total Expenditures for the Year		941,423
Cash Balance, December 31, 1960		$ 938,770

Statement of Estimated Cash Receipts and Expenditures for the Year 1961

Estimated Cash Receipts:	
Cash Balance, January 1, 1961	$ 938,770
Proceeds from Sales of Land	6,589,924
Federal Relocation Grant Payment	56,270
Federal Capital Grant Payment	2,330,601
Total Estimated Cash Available for Expenditures	$9,915,565
Estimated Expenditures:	
Transfer to Queen Emma Project Expenditures Account, T. H. R-1 Fund	$9,915,565
Total Estimated Expenditures	$9,915,565

KUKUI PROJECT EXPENDITURES FUND

Statement of Cash Receipts and Expenditures for the Year 1960 and Cash Balance as of December 31, 1960

Cash Receipts:		
Cash Balance, January 1, 1960		$ -----
Local Cash Grant-in-Aid	$ 150,000	
Net Proceed from Temporary Loan, HHFA	2,396,383	
Total Receipts During the Year		2,546,383
Total Cash Available for Expenditures		2,546,383
Cash Expenditures:		
Project Execution Costs	1,228	
Less Advances by Urban Redevelopment Fund	1,228	
Total Expenditures for the Year		-0-
Cash Balance, December 31, 1960		$ 2,546,383

Statement of Estimated Cash Receipts and Expenditures for the Year 1961

Estimated Cash Receipts:		
Cash Balance, January 1, 1960		$ 2,546,383
1960 Local Cash Grant-in-Aid (Ord. No. 1778, 1959	$ 150,000	
1961 Local Cash Grant-in-Aid (Ord. No. 1934, 1960)	1,200,000	
Proceeds from Sales of Land and/or Federal Capital Grant	903,355	
Proceeds from Temporary Loan with Fed. Gov't Guarantee	35,825,000	
Proceeds from Federal Loan	3,800,000	41,878,355
Total Estimated Cash Available for Expenditures		$44,424,738
Estimated Expenditures:		
1960 A/C Payable—Regular		29,000
Project Execution Costs		13,275,738
Repayment of Loan		24,300,000
Requirements for First Half 1962		6,820,000
Total Estimated Expenditures		$44,424,738

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.

December 31, 1953: Agency executes contract with HHFA for undertaking Wilson Project, providing for $1,276,852 loan and $387,582 grant.

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."

October 18, 1955: Official groundbreaking for the Mayor John H. Wilson 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.

July 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.

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.

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.

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.

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.

February 16, 1960: Appointment of Herbert Keppeler as Agency Member, replacing Glen Knight to serve balance of term ending February 12, 1964.

May 17, 1960: Public Hearing by City Council and approval of Kukui Plan.

August 31, 1960: Receipt of 6 proposals for redevelopment of multi-family structures on Parcel B-1 of Queen Emma.

September 22, 1960: Mayor's Third Housing Conference, with Mr. Norman P. Mason, HHFA Commissioner, as guest speaker.

September 26, 1960: Resubmission of Part I of Aala Triangle Plan.

November 29, 1960: Signing of Loan and Grant Contract for Kukui Project—providing $20,901,143 Loan and $11,691,568 grant.

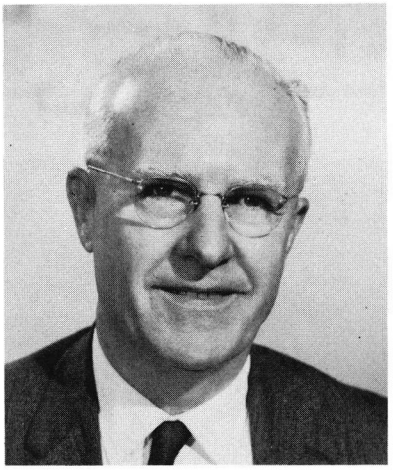
December 1, 1960: Start of Code enforcement program by City and County Building Inspector under direction of Mr. Wilfred Lee.

Above: Office and Planning Staff

Below: Site Staff

LEE MAICE,
Manager

ADMINISTRATIVE



J. STOWELL WRIGHT,
Assistant Redevelopment Manager

STAFF MEMBERS

SECRETARIAL AND CLERICAL:

Mrs. Betty Torigoe ..... Agency Secretary
Mrs. Dorothy Katsuyama ..... Clerk-Stenographer
Mrs. Sueko Sakahara ..... Clerk-Stenographer
Mrs. Ruby Hirano ..... Clerk-Stenographer (Temporary)
Miss Jean Mihata ..... Clerk-Stenographer (Temporary)
Mrs. Muriel Nakahara ..... Clerk-Typist
Mrs. Priscilla Sadanaga ..... Clerk-Typist
Mrs. Alice Ginoza ..... Clerk-Typist (Temporary)

FISCAL:

Miss Taeko Suzuki ..... Departmental Fiscal Officer
Mrs. Catherine C. Hoo ..... Accountant (Appointed July 1, 1960)
Mrs. Jane Nushida ..... Account Clerk
Albert Corpuz ..... Account Clerk (Appointed May 1, 1960)

PLANNING AND ENGINEERING DIVISION:

Hon Hoong Chee ..... Redevelopment Engineer
Thomas Kitamura ..... Civil Engineer (Resigned March 15, 1960)
Megumi Kon ..... Civil Engineer
Willard Lee ..... Civil Engineer (Appointed May 1, 1960)
David S. Kawasaki ..... Civil Engineer (Appointed April 1, 1960)
William K. Liu ..... Civil Engineer (Appointed September 16, 1960)
Clement Chikuma ..... Engineering Draftsman
Roy Hakikawa ..... Engineering Aid (Resigned September 30, 1960)
Gordon Ching ..... Engineering Aid
Henry Isara ..... Engineering Draftsman
Robert Sakai ..... Engineering Draftsman
Mitsuyoshi Sugiyama ..... Engineering Aid
Jerry Kim ..... Engineering Draftsman (Appointed November 16, 1960)
Michael Liu ..... Engineering Aid (Appointed April 1, 1960)

LAND DIVISION:

John E. Jenkins
Principal Land Management Agent
Thomas E. Armstrong
Senior Land Management Agent
Leo P. Manol ..... Land Management Agent (Appointed July 5, 1960)
James Miyagi ..... Land Management Agent (Appointed July 18, 1960)
Eugene Paoa ..... Supervising Property Manager
Charles Okimura ..... Building Maintenance Man
Licarion Balmores ..... Clerk

RELOCATION DIVISION:

Joseph Woo ..... Principal Relocation Specialist (Resigned November 30, 1960)
Mrs. Beatrice Ing ..... Senior Relocation Specialist
Kam Man Leong ..... Relocation Specialist (Appointed January 12, 1960)
Francis M. Okita ..... Relocation Specialist (Appointed May 1, 1960)
Richard Imahiro ..... Relocation Specialist (Appointed September 1, 1960)
Mrs. Toshiko Yamakawa ..... Clerk-Stenographer
Mrs. Florence Gay ..... Clerk-Typist

SERVICES BY CONTRACT:

Ted T. Tsukiyama ..... Agency Counsel
Harry T. Tanaka ..... Agency Counsel
Vernon Tashima ..... Agency Counsel
Susumu Tanaka ..... Land Acquisition Negotiator
Mitsuo Fujishige ..... Land Acquisition Negotiator (Appointed November 18, 1960)

GOALS FOR 1961

QUEEN EMMA

Complete acquisition of land
Complete relocation of families
Sell multifamily parcel
Sell 50% of commercial sites
Sell semipublic parcels
Complete street improvements, except Kukui Street
Completion of Koon Yum Temple

KUKUI

Complete 50% of land acquisition
Complete 25% of relocation
Complete 25% of demolition

KAPAHULU

Complete 60% of planning of General Neighborhood Renewal Plan
Complete 75% of planning of Paki Rehabilitation Project

OTHER

Kokea Project to be completed and occupied
Aala Triangle—execute Federal contract and start land purchase
Kauluwela—50% completion of Survey and Planning
Kalihi Triangle—Start street improvements
Initiate one or more Act 101 site projects for housing for families displaced by government action

PUBLICATIONS ISSUED DURING 1960

10th Anniversary Annual Report, 1959. January 31, 1960. 20p., chart, maps.

An Invitation to Redevelopers. March 18, 1960. V.p., tables, map. Limited distribution.

Redevelopment and Housing Research, No. 17, April 1960. 47p., tables, maps. $3.00. Contents: "Honolulu Household and Housing Survey, December 1959," pp. 1-27; "Census Tract Studies for Hawaii, 1958-1960," pp. 28-30; "The Availability of Housing on Oahu in March 1960," pp. 31-35; "Trends in the Assessed Valuation of the Honolulu Central Business District, 1940-1960," pp. 36-38; "Recent Publications," pp. 39-40; "Current Statistics," pp. 41-47.

Information on Plans Affecting Property Owners, Residents, Professional Persons and Businessmen in the Kukui Renewal Project. [1960] 8p., map.

Middle-Income Housing Needs on Oahu, 1960-1962. September 21, 1960. 11p., tables.

Questions and Answers Concerning Property Owners and Occupants of the Kukui Renewal Project Area. [1960.] 25p., map.

Redevelopment and Housing Research, No. 18, October 1960. 45p., tables, maps. $3.00. Contents: "Changes in Hawaii's Housing Supply, 1959-1960," pp. 1-7; "Housing, Health, and Social Disorganization on Oahu, 1958-1959," pp. 8-14; "Home Ownership Trends in Hawaii, 1950-1960," pp. 15-17; "Middle-Income Housing Needs on Oahu, 1960-1962" (reprinted), pp. 18-29; "Research Notes," pp. 30-40; "Recent Publications," pp. 41-42; "Current Statistics," pp. 43-45.

Questions and Answers on Relocation Policies and Procedures. A Message and Information for Families Living in the Kukui Project Area. October 21, 1960. 6p., map.

Questions and Answers on Kapahulu Rehabilitation Program. Issued November 1960. 12p., mimeograph.

Municipal Reference & Records Center
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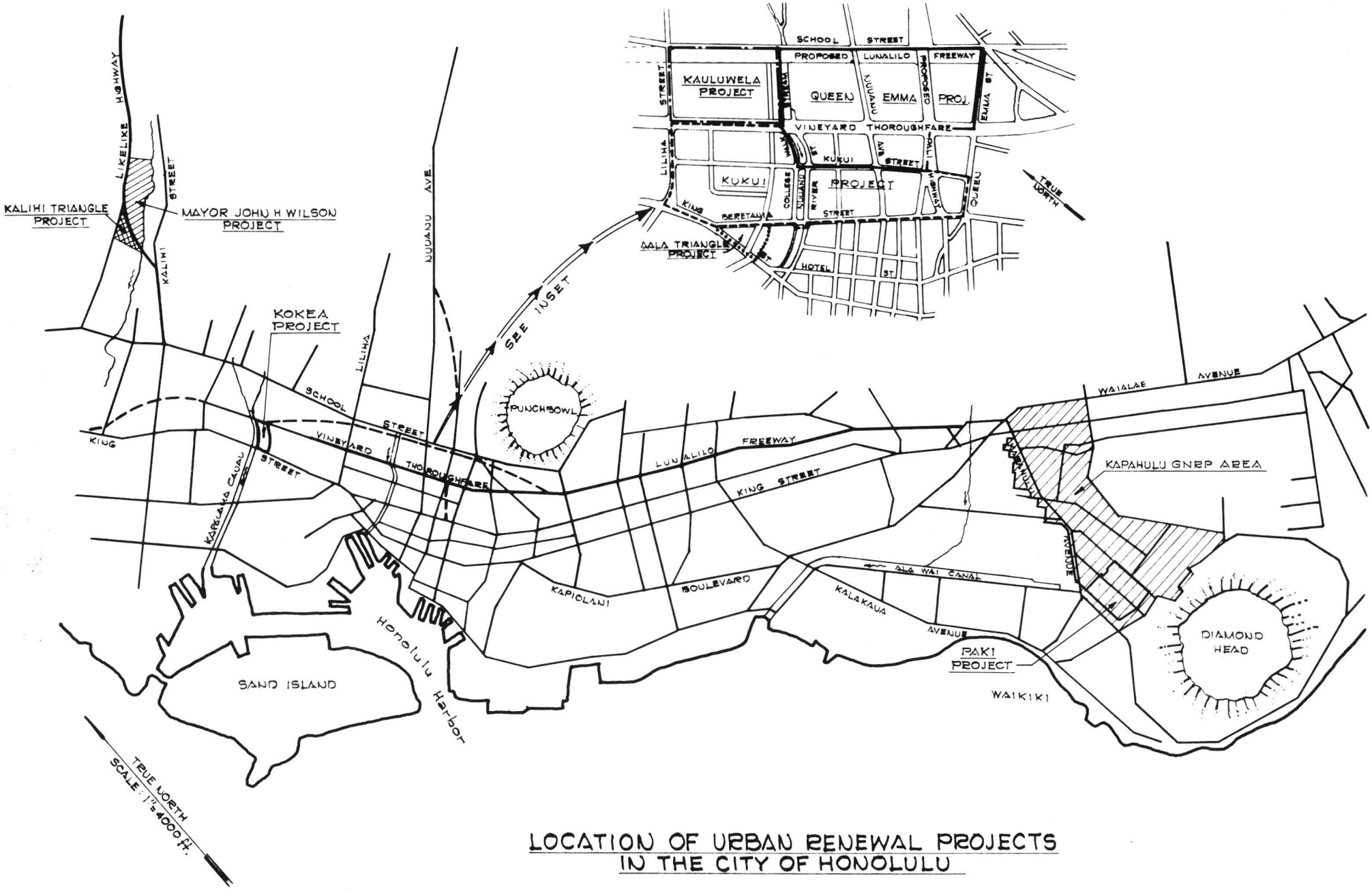

LOCATION OF URBAN RENEWAL PROJECTS
IN THE CITY OF HONOLULU

HONOLULU REDEVELOPMENT AGENCY

1950