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1958 *Annual Report*



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HONOLULU REDEVELOPMENT AGENCY

CITY & COUNTY OF HONOLULU

JANUARY 31, 1959

CITY AND COUNTY OF HONOLULU

1957-1958

MAYOR

Neal S. Blaisdell

BOARD OF SUPERVISORS

Clesson Y. Chikasuye
Masato Doi
Richard M. Kageyama
Noble K. Kauhane
Eugene F. Kennedy
Herman G. P. Lemke
Matsuo Takabuki

1959-1960

MAYOR

Neal S. Blaisdell

BOARD OF SUPERVISORS

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

COVER PICTURE

The cover picture is a photograph of the painting "Inside Honolulu" by Hiromu Maehara, which won first prize at the art exhibit held at City Hall in March 1959. The scene depicted is located in the Agency's Kukui Project. Picture is reproduced with permission of Mr. Maehara.

Glen O. Knight
Chairman

Frank D. Gibson
Vice Chairman

Edward J. Burns
Manager



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1958
#3

AGENCY MEMBERS:

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

HONOLULU REDEVELOPMENT AGENCY

CITY AND COUNTY OF HONOLULU

HONOLULU HALE

HONOLULU 13, HAWAII

January 31, 1959

Honorable Neal S. Blaisdell, Mayor,
and Members of the Board of Supervisors
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, 1958. 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 Board of Supervisors; 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 Territorial 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 City Planning Commission; the Office of the Urban Renewal Coordinator; and various private firms and organizations.

Respectfully submitted,

Tadashi Fukushima

Tadashi Fukushima
Chairman
(1/1/58 to 9/9/58)

Glen O. Knight

Glen O. Knight
Chairman
(10/13/58 to 12/31/58)

July '73 G

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ANNUAL REPORT
OF
HONOLULU REDEVELOPMENT AGENCY
FOR
1958

I. MAYOR JOHN H. WILSON PROJECT

The Agency's first slum clearance and redevelopment undertaking, the Mayor John H. Wilson Project, which is located in Kalihi Valley alongside the new Likelike Highway leading to the Wilson Tunnel, was well on its way towards completion as a modern residential subdivision by the end of 1958.

The history of this project is an interesting and colorful one. Its redevelopment plan was approved by the Board of Supervisors in January of 1953, but an injunction suit filed by one of the property owners stalemated all progress for a year and a half. After a decision was rendered by the court upholding the constitutionality of our redevelopment law, the work of clearing away the old piggeries and shacks and of installing utilities and new streets was undertaken at a cost of nearly \$300,000. In accordance with our local law giving preference to prior owners, the land was then sold in blocks of lots based on previous ownership and at fixed prices. Seven previous owners were awarded 56 lots, and the remaining 106 lots in five blocks based on previous ownerships were awarded to five bidders on the basis of a public drawing, an unusual procedure in selling public lands.

Under the terms of the agreement of sale, the buyer of each lot is required to complete the construction of a single-family dwelling within two years from the date of such sale. In order to ensure an orderly and architecturally pleasing subdivision development consistent with the intent and purposes of the redevelopment plan, the builders have to comply with certain restrictions, such as a height limit of two stories, minimum street setback of ten feet, minimum duplication of exterior appearances, etc.

In 1957, construction had started on a handful of homes, but the tempo of construction picked up in 1958. The following table summarizes the status of dwelling construction as of December 31, 1958:

	<u>No. of Lots</u>	<u>Percent</u>
Final Approval of Plan Granted	150	93
Construction Starts	131	81
Construction Completed	102	63
Deeds Delivered	82	51

Barring any unforeseen delays, all dwelling construction will be completed by September of 1959. This will bring to a successful close the first chapter in Honolulu's battle against slums and blight. It is expected that this will be the first Federally aided project to be completed in the Western region of the United States.

FISCAL DATA

Estimated total project expenditures	\$1,200,448
Less estimated proceeds from project land sales	<u>1,423,682</u>

*Estimated net profit (due to rapid increase in land values)	<u><u>\$ 223,194</u></u>
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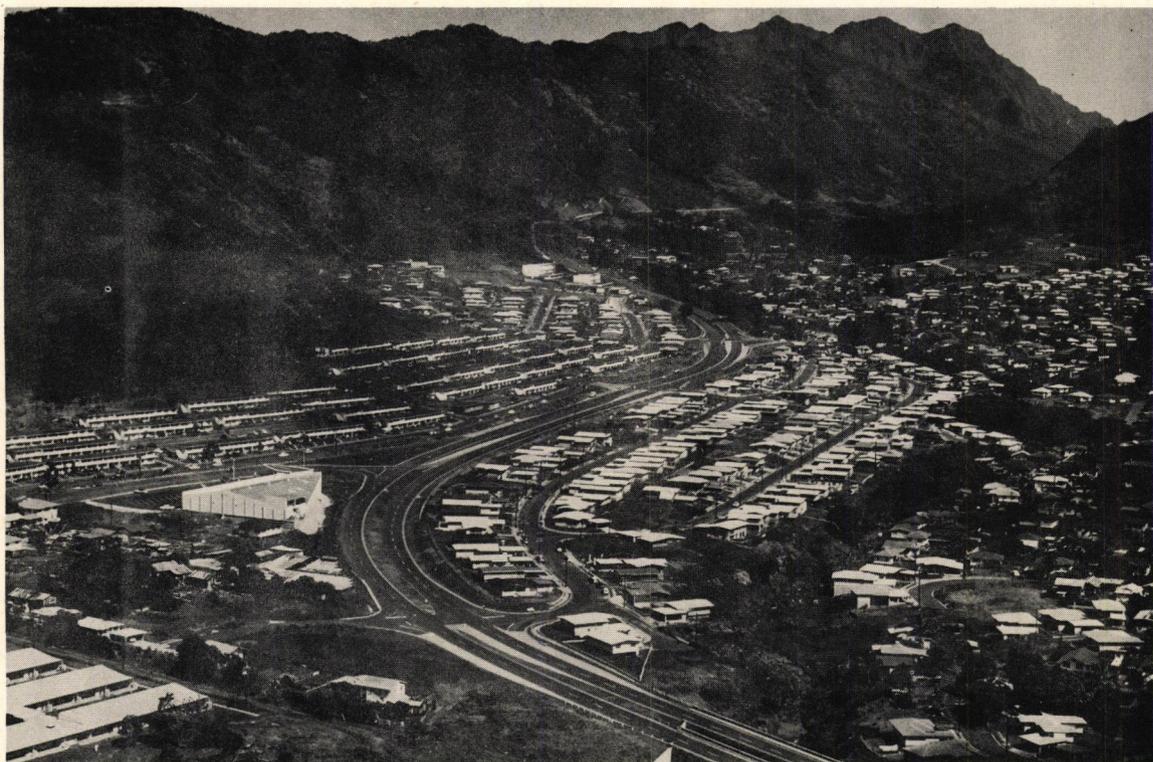
*While the figures as of the end of the year indicate a profit of \$223,194, Agency overhead will continue until all construction is completed and the final Federal audit is made. This overhead is not chargeable to the Federal budget, and is paid in full by the Agency. Hence the net profit will be considerably less than shown here.

BEFORE



Where ramshackle pigsties and shacks once prevailed ...

AFTER

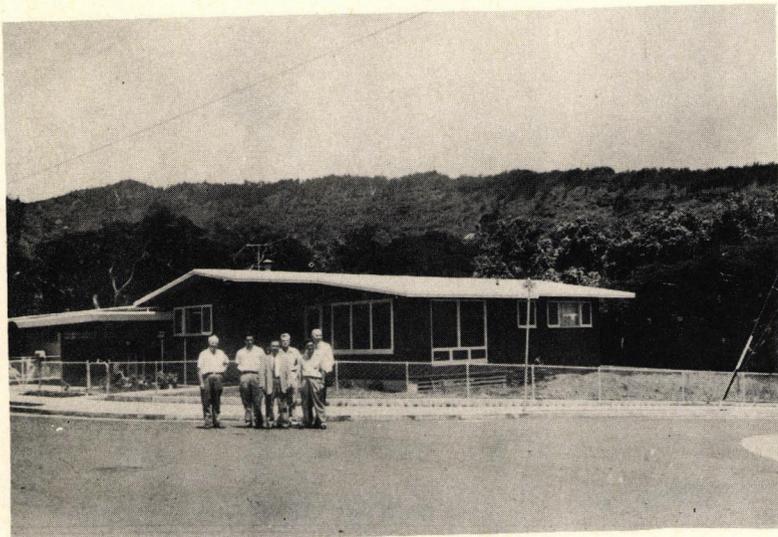
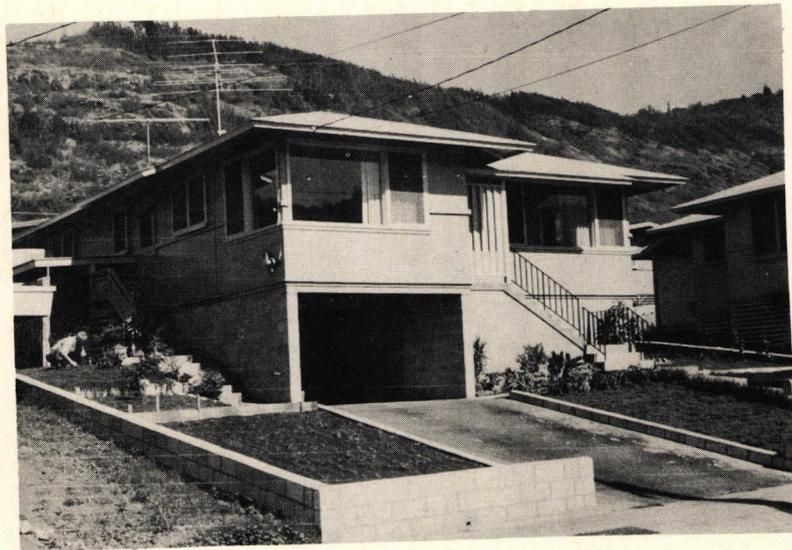


... a modern residential subdivision has been created. Photo shows aerial view of the Wilson Project, 1953 and 1958.

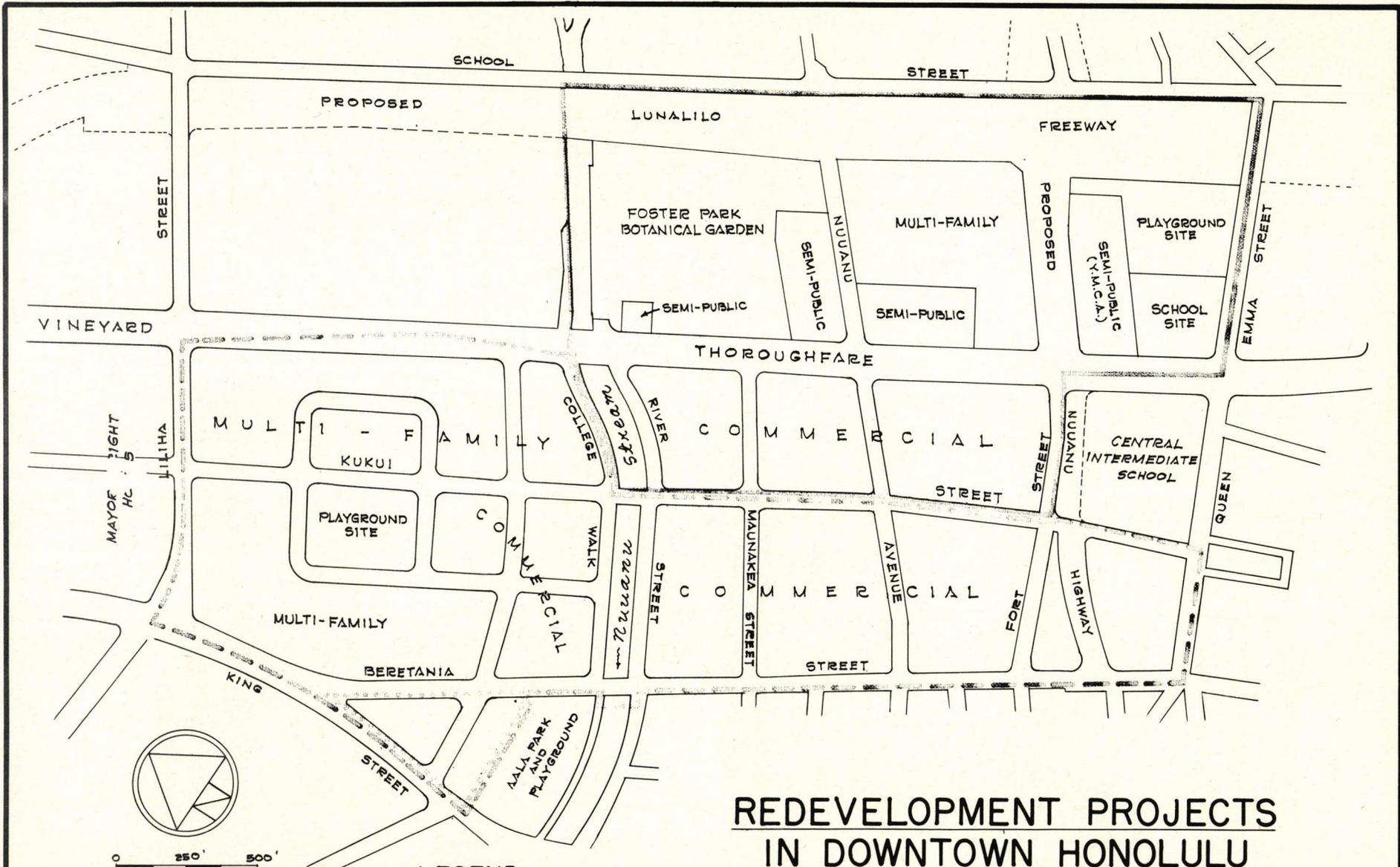
Construction of 162 single-family dwellings is nearing completion in the Wilson Project



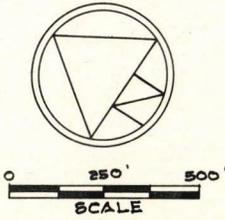
Picture at right is a close-up view of a typical Wilson Project home which is already occupied.



Agency Members are shown here on an inspection tour of the Wilson Project



REDEVELOPMENT PROJECTS IN DOWNTOWN HONOLULU



- LEGEND**
- QUEEN EMMA PROJECT BOUNDARY
 - - - - - KUKUI PROJECT BOUNDARY
 - PROPOSED HOUSING SITE FOR
SINGLE PERSONS (AALA TRIANGLE PROJECT)

II. QUEEN EMMA PROJECT

Probably the biggest single event of the year 1958, as far as the Agency was concerned, was the execution of the Loan and Capital Grant Contract for the Queen Emma project with the Housing and Home Finance Agency of the Federal Government, and the purchase of 40 parcels of project property. With the signing of this contract, the Agency was officially authorized to proceed with the long-delayed execution of this project, which is the first phase in the city's program to revitalize the blighted and decaying sections of downtown Honolulu.

This project covers five existing city blocks having a total area of 73.8 acres, and is bounded by School Street, Queen Emma Street, Kukui Street, Fort Street, Vineyard Street, College Walk and Nuuanu Stream.

Part I of the Loan and Grant Application, which was submitted to the Federal authorities for review in November of 1957, was approved in April of 1958. In March 1958, the Agency conducted an informal public hearing at the Nuuanu Y.M.C.A. Auditorium in order to acquaint the people affected (property owners, residents, professional persons and businessmen) with the proposed redevelopment plans. An overflow crowd of more than 500 persons turned out for the hearing.

Following a formal public hearing by the Board of Supervisors on June 10, at which only two affected property owners asked for modifications, the renewal plan for this project was officially approved by the Board. Part II of the application, consisting of legal documents, was then submitted to the Federal authorities culminating in the signing of the Loan and Grant Contract by the Agency on September 2, 1958.

As a prelude to the huge land acquisition work necessary to get the project under way, a title search contract was awarded to the Title Guaranty Co. of Hawaii. An appraisal of each parcel

to be acquired was made by a group of qualified local appraisers, and the results were transmitted to the Federal authorities for approval in November. Bids were opened on November 18 for a temporary loan of \$6,650,000 to finance the anticipated project expenses for 1959. Of four bids received, the Chemical Corn Exchange Bank was the successful bidder with the low bid of 1.87% interest rate.

The cost of acquiring land and improvements alone is expected to approach nine million dollars. Of this amount, a little more than a million dollars was expended by the end of the year to pay the Territory for land acquired for the Agency, in accordance with terms of a joint-acquisition agreement. It is anticipated that the bulk of land acquisition will be completed in 1959.

In order to render assistance in relocating the families displaced from the project, as provided for under the law, the Agency opened a site office in a portion of the old Nuuanu Y.M.C.A. building on November 1. Demolition and clearance work will be carried out in increments, as buildings become vacant, over a period of about three years.

Total cost of this project is estimated at nearly eleven million dollars. The resale of land after clearance, with certain restrictions on land use, building height, land coverage, etc., in order to prevent the recurrence of slum conditions, is expected to result in a net project deficit of about $5\frac{1}{2}$ million dollars. Since the Federal Government will pay for two-thirds of this deficit, the net cost to the Agency will be about $1\frac{3}{4}$ million dollars. The direct and indirect benefits which will accrue to the city will more than offset this cost.

FISCAL DATA

Estimated total project expenditures	\$10,730,560
Less estimated land sales proceeds	<u>5,329,000</u>
 Estimated Project Cash Deficit	 <u><u>\$ 5,401,560</u></u>

Sharing of Project Cash Deficit

Federal Share:

Estimated contribution (2/3 of project deficit)	\$3,601,040	
Plus 2/3 of supporting facility credits	<u>121,697</u>	\$3,722,737

Honolulu Redevelopment Agency's Share:

1/3 or remainder of project deficit	1,800,520	
Less 2/3 Federal contribution for supporting facilities	<u>121,697</u>	<u>1,678,823</u>

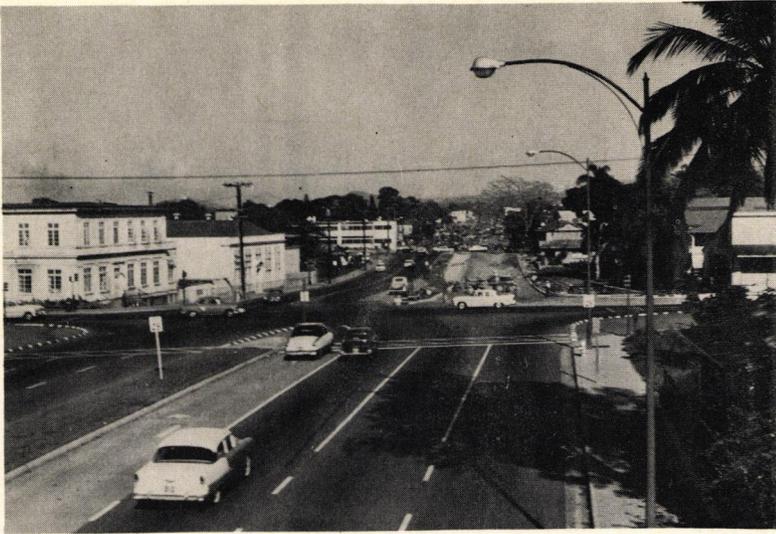
Estimated Project Cash Deficit	<u><u>\$5,401,560</u></u>
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An overflow crowd of interested persons jam the Nuanu Y.M.C.A. auditorium at informal public hearing ...



... as Agency Members and staff explain how the Queen Emma Project redevelopment plan will be carried out.



Vineyard Thoroughfare, under construction by the Territory, cuts through the Queen Emma Project.



Delegates to the Mayor's Conference on Urban Renewal in November are shown during a conducted tour of the Queen Emma Project.

Mr. Burns, Agency manager, shows Mr. Knight, chairman, a check for \$6,650,000 to be used for land purchases in the Queen Emma Project.



III. KUKUI PROJECT

The second phase of the Agency's downtown redevelopment program is called the Kukui Project and is adjacent to the Queen Emma Project. The original proposal of the Agency, submitted to the Federal authorities during the latter part of 1957, called for a capital grant reservation of nine million dollars. Due to the shrinking availability of Federal grant funds, however, the request was scaled down to 5.3 million dollars by deleting the Kauluwela School block.

The revised project boundary is now along 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. There are approximately 1,300 families and 1,600 unrelated individuals residing in this 79-acre project area.

In May of 1958, the Federal authorities approved the expenditure of \$107,700 for survey and planning work for this project. The revised capital grant reservation of 5.3 million dollars was also approved. The Project Eligibility and Relocation Report, which constitutes the second step in the four steps required to reach the project execution stage, was submitted to the Federal authorities on September 3.

Further planning activity however, has been suspended for a period of about six months, pending the outcome of an economic survey of the entire downtown area which is being sponsored jointly by the Agency and the Downtown Improvement Association. One purpose of this study is to determine the needs for commercial space in the central business district and the redevelopment areas.

Separate Project for Single Men Contemplated

In view of the delay in the Kukui Project planning and the urgency for providing satisfactory housing accommodations for the 2,000-odd single persons currently residing within the two downtown redevelopment areas, the Agency is considering the feasibility of creating a separate project to be known as the Aala Triangle Project. It would take in the triangular area between Beretania and King Streets ewa of Aala Park, and this area would be deleted from the Kukui Project. By taking advantage of a new Federal financing formula whereby the preliminary stage can be greatly accelerated, it is hoped that all planning and other arrangements can be worked out during 1959.

Under the new formula, the local Agency is expected to pay for all administrative, overhead, and legal costs, as well as survey and planning costs. In lieu of this, the Federal Government will pay three-fourths of the net project deficit. Since the Federal Government will not participate in the planning costs, it will not be necessary to secure Federal approval during each stage of the preliminary phases of planning involved.

KUKUI PROJECT, T.H. R-2
PRELIMINARY FISCAL DATA
(Including Aala Triangle Area)

Estimated total project expenditures	\$18,309,804
Less estimated land sales proceeds	<u>10,784,000</u>
Estimated Project Deficit	<u><u>\$ 7,525,804</u></u>
Estimated Federal cash contribution	\$ 5,017,203
Estimated local cash requirements	<u>2,508,601</u>
Estimated Project Deficit	<u><u>\$ 7,525,804</u></u>



Vineyard Thoroughfare, under construction by the Territorial Highway Department, runs thru the Kukui Project.



Triangular area outlined above is being considered for a housing site for single persons.

Right:

Relics of the Honolulu of yesteryear can still be seen along King Street, main thoroughfare of the city, at the intersection with Beretania Street. This view shows the apex of the proposed Aala Triangle Project.

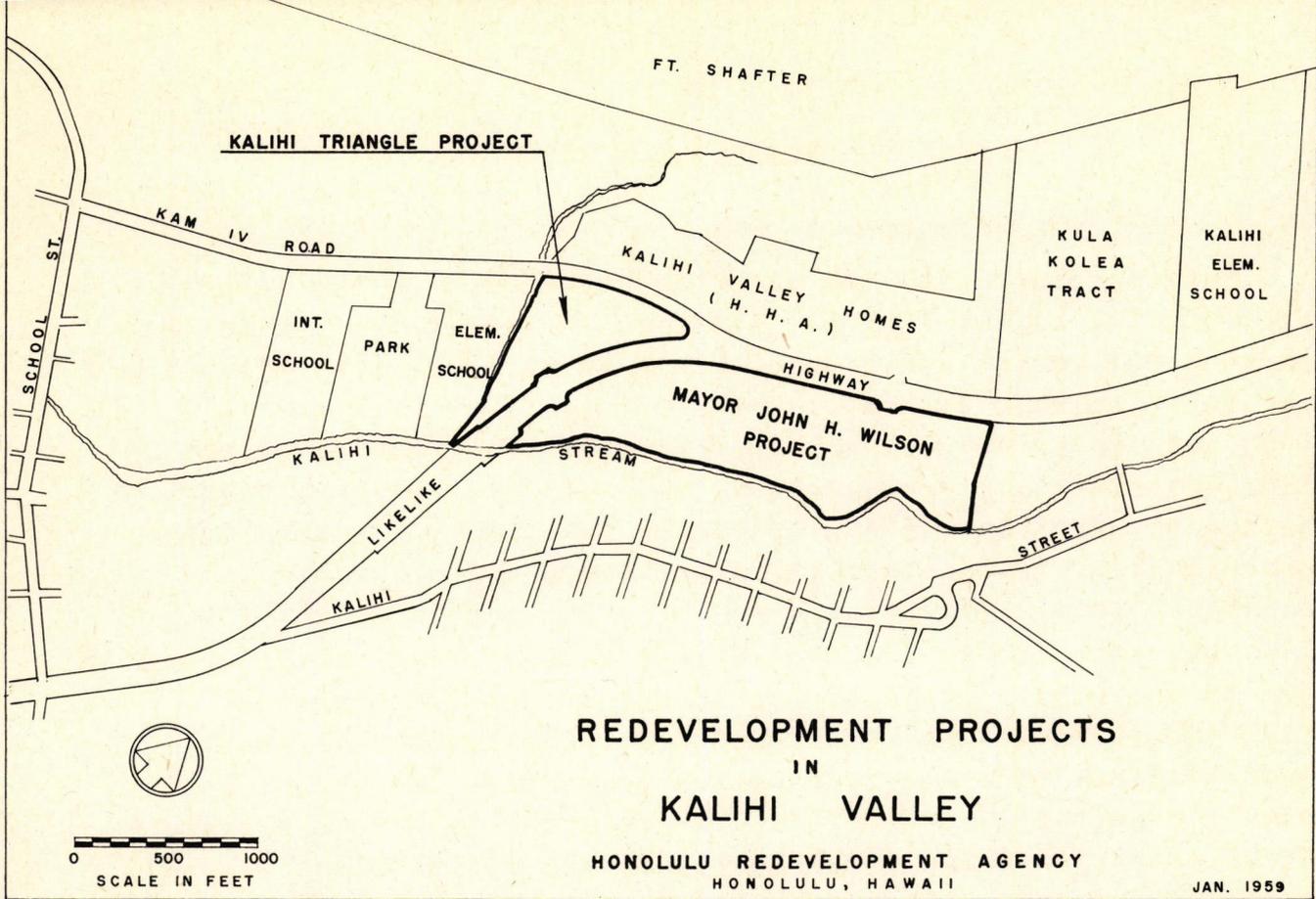


The spectacular fire which broke out on the night of November 18, 1958, revealed the woefully crowded and substandard living conditions and the fire hazards in the Aala tenement area, part of the Kukui Project.

IV. KALIHI TRIANGLE PROJECT

This 8.53-acre project which is situated at the junction of the Kalihi Tunnel approach highway and Kam IV Road mauka of Kaewai Elementary School was declared to be a blighted area by the City Planning Commission back in 1954. Due to the desire of the property owners to participate actively in the redevelopment plan, a method was worked out whereby the owners themselves would carry out the objectives of the plan under the city's improvement district statutes. The Agency would furnish technical planning advice and supervision, and no Federal financial assistance would be involved.

The reluctance of one property owner to cooperate in this unique undertaking, however, held up the wheels of progress. Lengthy negotiations with this owner proved fruitless, and the Agency finally had to resort to condemnation. During 1958, the court awarded possession of his parcel to the Agency, thus removing the last legal obstacle. Legal papers are being prepared to have the property owners start the improvement district proceedings, all in accordance with the original redevelopment plan. It is expected that, barring unforeseen complications, construction will get under way by late 1959.



Remains of abandoned piggery in Kalihi Triangle Project along new highway to Wilson Tunnel, are mute evidence of the need for redevelopment.



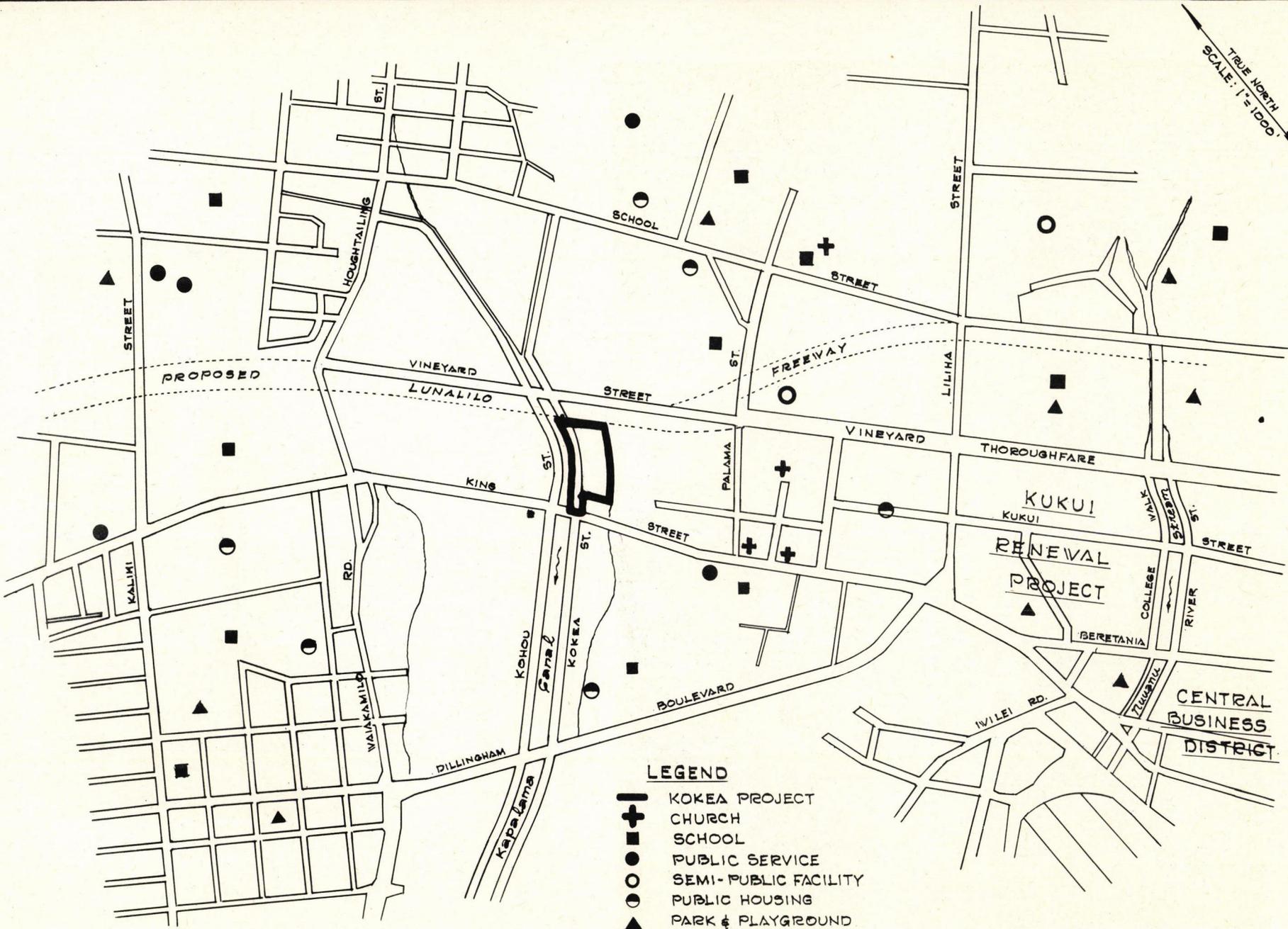
Recent photograph shows dilapidated shacks within project area.

V. 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, was continued during 1958. Studies were made of eight different sites, but only one of these appeared to be feasible. The Agency authorized the preparation of a redevelopment plan for this site, to be named the Kokea Project.

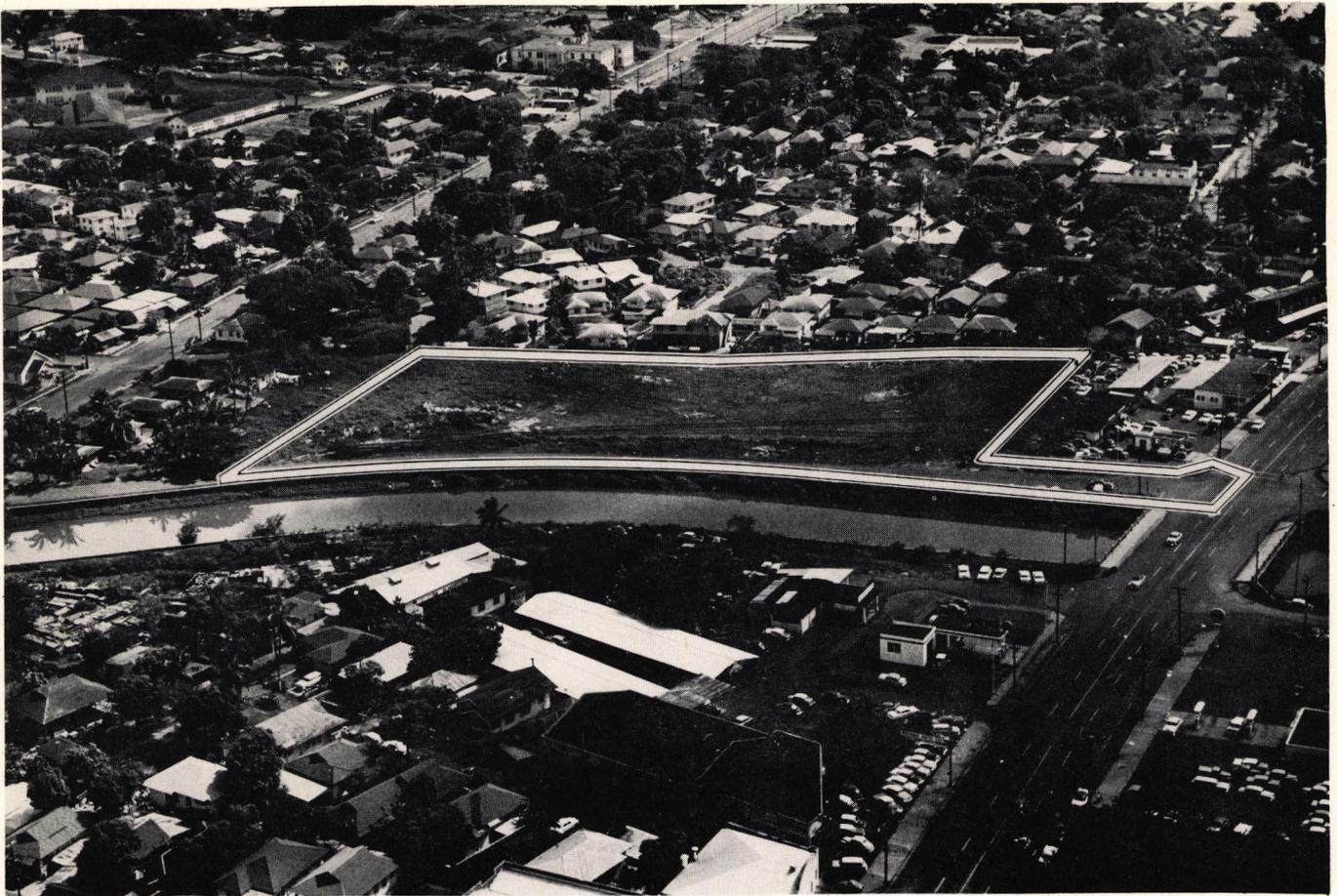
This site fronts on Kokea Street between King and Vineyard Streets and will contain about 2.8 acres of buildable area after the right-of-way requirements for the Lunalilo Freeway are satisfied. The Agency proposes to acquire the vacant land, install necessary improvements, and sell the land to a private redeveloper at a price consistent with the restrictions placed on use of the land. The redeveloper will be required to construct two- and three-bedroom apartment units for rental purposes at rent ceilings to be set by the Agency. Any project deficit will be financed entirely from local funds, and no Federal aid will be sought.

While no definite details had been formulated at the end of 1958, the overall objectives of the plan will probably call for multi-family apartment structures with an off-street parking ratio of one car space per dwelling unit. There will be other covenants to control dwelling density, lot coverage, and minimum building setback lines.

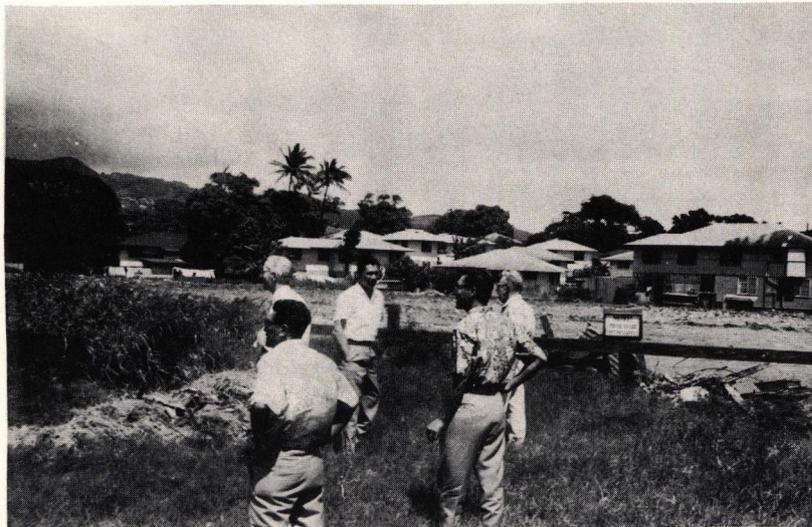


NEIGHBORHOOD MAP SHOWING KOKEA PROJECT

HONOLULU REDEVELOPMENT AGENCY
DEC. 29, 1958



Vacant area shown above may soon become a housing site for approximately one hundred families in the medium-income group displaced by government projects.



Agency Members and staff are shown making an on-the-spot inspection of the Kokea site.

VI. MISCELLANEOUS ACTIVITIES

A. Cooperation with Downtown Improvement Association

Like many of the older cities on the mainland, the downtown section of Honolulu is faced with economic obsolescence as a result of extreme traffic congestion, parking problems, and competition from modern shopping centers in outlying areas. In order to seek remedies to revitalize this area so that it can regain economic stability and remain an asset to the entire community, the Downtown Improvement Association (composed of a group of private businessmen and merchants) decided to hire a research consultant to prepare an economic survey, among other studies.

The commercial areas proposed within the two downtown redevelopment projects border the central business district, and it would be advantageous, from overall planning considerations, to include these areas within the purview of the economic survey. The Agency has therefore worked out a satisfactory agreement with the downtown association under which a pro rata share of expenses will be borne by the Agency in return for having the downtown economic survey extended to include the redevelopment areas. This survey is expected to be completed by June of 1959.

B. Kapahulu Environmental Survey

The Agency assisted the City Planning Commission in expediting the environmental survey of the Kapahulu area by the loan of two staff members for a period of approximately six months. The staff members made a field survey of the 72-block district, using methods and standards adopted by the American Public Health Association. After compiling the required data, the results were submitted to the City Planning Commission for evaluation.

VII. PROGRAM FOR 1959

The Agency has mapped out an ambitious program for 1959, which involves six different projects which are in various stages of planning and execution. The objectives for the year are as follows:

Mayor Wilson Project: Completion of all dwelling construction by redevelopers and closeout of the project.

Queen Emma Project: Acquisition of a majority of private properties--successful relocation of a considerable number of project area families and businesses--demolition of at least 50 structures and preparation for sale of at least two reuse parcels.

Kukui Project: Accomplishment of a substantial portion of the final planning phase.

Kokea Project: Approval of redevelopment plan, completion of land acquisition and installation of site improvements, resale to private redeveloper and beginning of construction of apartment units for displaced families.

Kalihi Triangle Project: Execution of trustee agreement by property owners and the beginning of demolition and site improvement work under the city's improvement district statutes.

Aala Triangle Project: Completion of final planning phase and securing of Federal approval to proceed with project execution.

Kapahulu Rehabilitation Project: Study of City Planning Commission analysis to determine eligibility under Federal standards.

VIII. 1958 FINANCIAL STATEMENTS

URBAN REDEVELOPMENT FUND Statement of Cash Receipts and Expenditures for the Year 1958 and Cash Balance as of December 31, 1958

Cash Receipts:

Cash Balance, January 1, 1958		\$	473,951
1957 Real Property Tax Assessment (Balance)	\$	42,201	
1958 Real Property Tax Assessment		393,972	
Interest Income from Investments		11,419	
1957 A/C Receivable from Wilson Proj. Expend. Fund		419	
Repayment of Loan to Wilson Proj. Expend. Fund		<u>750,345</u>	
 Total Receipts During the Year			 <u>1,198,356</u>
 Total Cash Available for Expenditures			 1,672,307

Cash Expenditures:

Kukui Project, Surveys and Plans			4,332
Wilson Project - Payments for Account of			251
Transfer to Queen Emma Project Expenditures Fund, portion Local Cash Grant-in-Aid			1,213,673
Kalihi Triangle Project - Land Acq. & Planning			7,239
Act 101 Projects - Feasibility & Planning Studies of 16 areas			21,350
Aala Triangle Project - Surveys and Plans			669
Neighborhood Analyses - Assistance to City Planning Commission, Kapahulu studies			11,550
Miscellaneous - Other Local Projects and Activities			26,907
Project Costs Ineligible for Federal Participation			
Kukui Project			10,378
Queen Emma Project			3,014
Wilson Project			15,381
Urban Renewal Coordinator's Office, portion Real Property Tax Receipts of 1957 and 1958			108,772
Accounts Payable, 1957			<u>1,401</u>
			1,424,917
Less Accounts Payable, December 31, 1958			<u>828</u>
Total Expenditures for the Year			<u>1,424,089</u>
 Cash Balance, December 31, 1958			 <u><u>\$ 248,218</u></u>

URBAN REDEVELOPMENT FUND
Statement of Estimated Cash Receipts and Expenditures
For the Year 1959

Estimated Cash Receipts:

Cash Balance, January 1, 1959	\$ 248,218
1958 Real Property Tax Receipts (Balance)	41,404
1959 Real Property Tax Levy	475,800
Repayment of Miscellaneous Advances for Account of Wilson Project, 1958	251
Repayment of Loans to Wilson Project Expenditures Fund	671,850
Realization from Wilson Project Land Sales by Federal Government Release of Interest	<u>198,000</u>
 Total Estimated Cash Available for Expenditures	 <u><u>\$1,635,523</u></u>

Estimated Expenditures:

Kukui Project, Surveys and Plans	\$ 115,890
Advances to Queen Emma Project	217,025
Non-Federal Projects:	
Act 101	233,885
Aala Triangle	6,950
Kalihi Triangle	4,900
Salaries and Administrative Costs of Non-Federal Projects and Miscellaneous Activities	129,910
Estimated Requirements for Various Projects, First Half 1960	357,660
Agency Share of Downtown Revitalization Studies	20,000
Requirements for Wilson Project Temporary Loan Repayment Fund to Release Federal Government Interest	198,000
Requirements for Queen Emma Project as Local Cash Grant-in-Aid	267,247
Requirements for Urban Renewal Coordinator's Office, 1956 (balance) and 1959	83,228
Accounts Payable, December 31, 1958	<u>828</u>
 Total Estimated Expenditures	 <u><u>\$1,635,523</u></u>

WILSON PROJECT EXPENDITURES FUND
Statement of Cash Receipts and Expenditures for the Year 1958
and Cash Balance as of December 31, 1958

Cash Receipts:

Cash Balance, January 1, 1958		\$ 45,239
Interest Income from Agreements of Sale	\$ 69,115	
Portion Proceeds from Sales of Project Land Transferred from Wilson Project Temporary Loan Repayment Fund	750,345	
Total Receipts During the Year		819,460
Total Cash Available for Expenditures		864,699

Cash Expenditures:

Project Development Costs	29,461	
Accounts Payable, 1957	419	
Repayment of Loans from UR Fund	750,345	
	780,225	
Less Accounts Payable, December 31, 1958	251	
Total Expenditures for the Year		779,974
Cash Balance, December 31, 1958		\$ 84,725

Statement of Estimated Cash Receipts and Expenditures
for the Year 1959

Estimated Cash Receipts:

Cash Balance, January 1, 1959		\$ 84,725
Interest Income from Agreements of Sale		14,549
Proceeds from Sales of Project Land		584,855
Total Estimated Cash Available for Expenditures		\$684,129

Estimated Expenditures:

Project Development Costs		\$ 12,028
Accounts Payable, December 31, 1958		251
Repayment of Loan from UR Fund		671,850
Total Estimated Expenditures		\$684,129

QUEEN EMMA PE, T.H. R-1, FUND
Statement of Cash Receipts and Expenditures for 1958
and
Cash Balance as of December 31, 1958

Cash Receipts:

Local Cash Grant-in-Aid	\$1,150,070
Proceeds from Preliminary Loan Notes	<u>6,650,029</u>
 Total Cash Receipts	 7,800,099

Cash Expenditures:

Project Development Costs	<u>1,042,716</u>
 Cash Balance, December 31, 1958	 <u><u>\$6,757,383</u></u>

Statement of Estimated Cash Receipts and Expenditures
for the Year 1959

Estimated Cash Receipts:

Cash Balance, January 1, 1959	\$6,757,383
Local Cash Grant-in-Aid	267,247
Interest Income on Certificates of Deposit	96,062
Loan from the Federal Government or Outside Sources with Federal Guarantee	<u>2,272,633</u>
 Total Estimated Cash Available for Expenditures	 <u><u>\$9,393,325</u></u>

Estimated Expenditures:

Project Development Costs	\$9,357,400
Accounts Payable and Outstanding Commitments, December 31, 1958	<u>35,925</u>
 Total Estimated Expenditures	 <u><u>\$9,393,325</u></u>

IX. PUBLICATIONS ISSUED DURING 1958

Redevelopment and Housing Research, No.11, January 1958. 68pp. \$1.50. Contents: "Census Tract Studies for Hawaii, 1957," pp.1-4; "Characteristics of Oahu Census Tracts, 1940-1950," pp.5-19; "Honolulu Household and Housing Survey, 1957, Part IV: Special Studies," pp.20-43; "Assessed Values of Honolulu Redevelopment Projects, 1950-1957," pp.44-48; "Research Notes," pp.49-59; "Recent Publications," p.60; "Current Statistics," pp.61-68.

1957 Annual Report. January 31, 1958. 51pp. (Reprinted in part under the title "Causes and Examples of Urban Blight" and "What the Workable Program Means to Honolulu," n.d.)

Digest of the Urban Renewal Plan for the Queen Emma Project (T.H. R-1). May 20, 1958. 10pp.

Redevelopment and Housing Research, No.12, April 1958. 33pp. \$1.50. Contents: "Honolulu Household and Housing Survey, 1958," pp.1-20; "Censuses and Surveys of Housing in Hawaii, 1890-1958," pp.21-23; "Household Status of the Population of Oahu," pp.24-28; "Recent Publications," pp.29-30; "Current Statistics," pp.31-33.

Redevelopment and Housing Research, No.13, July 1958. 42pp. \$1.50. Contents: "Changes in Hawaii's Housing Supply During 1957," pp.1-5; "Population and Housing Characteristics of the Kukui Project Area, 1957 (Revised)," pp.6-23; "The Availability of Housing on Oahu in the Summer of 1958," pp.24-33; "Research Notes," pp.34-37; "Recent Publications," pp.38-39; "Current Statistics," pp.40-42.

Redevelopment and Housing Research, No.14, December 1958. 37pp. \$1.50. Contents: "Home Ownership Trends in Hawaii, 1950-1958," pp.1-3; "Assessed Valuation of Oahu Census Tracts, 1958," pp.4-12; "The Availability of Housing for Middle-Income Families on Oahu, 1958," pp.13-21; "Research Notes," pp.22-32; "Recent Publications," pp.33-34; "Current Statistics," pp.35-37.

X. HISTORY AND ORGANIZATION OF THE AGENCY

On May 23, 1949, the Territorial Legislature laid the groundwork for the creation of local redevelopment agencies within each county for the purpose of acquiring and redeveloping blighted sections of urban areas. Accordingly, the Board of Supervisors of the City and County of Honolulu adopted Resolution No. 539 in October of the same year, thus creating the Honolulu Redevelopment Agency. In 1955, the Agency's scope of authority was broadened to include the planning and undertaking of other urban renewal activities. Again in 1957, the Agency was further empowered to acquire undeveloped vacant lands to undertake "auxiliary redevelopment projects" which would provide housing sites for families displaced by government projects.

The financial means to carry out the Agency's functions are provided under Federal as well as Territorial legislation. Under Title I of the Federal Housing Act of 1949, as amended, the Housing and Home Finance Agency is authorized to provide outright cash capital grants to finance two thirds or three fourths of deficits incurred in the execution of Federally-assisted projects. Funds to cover the remaining one-third or one-fourth share of the deficits, as well as any deficits arising from local undertakings, are derived from an authorized addition to the real property tax rate.

The first meeting of the Agency Members was held on March 24, 1950. Until late in 1951, all technical functions were performed by contract with the City Planning Commission staff. On October 16, 1951, the Agency hired a manager, thus forming the nucleus of its own technical staff. Additions to the staff were made from time to time as the workload increased. As of December 31, 1958, the Agency had on its payroll a staff of 21, reflecting the tremendous increase in Agency activities, which at that time numbered six projects in various stages of planning and execution.

The Agency's initial project, the Mayor Wilson Project, survived a test of legal constitutionality and is now well on its way to completion as a residential development. Its second project, the downtown Queen Emma Project, officially got under way in 1958. Final planning for the downtown companion project, the Kukui Project, should be completed in 1959. Three other smaller projects, the Kalihi Triangle, Kokea, and the Aala Triangle projects were on the drawing boards of the Agency at the end of 1958. Two of these, and possibly all three should reach the execution stage in 1959.

Mr. Tadashi Fukushima, whose five-year term would have expired on October 12, 1958, resigned from the Agency on September 9, after serving as chairman for the past eleven months. Mr. Glen Knight was elected as chairman, and Mr. Frank D. Gibson as vice-chairman, their terms to run from October 13, 1958 to October 12, 1959. Mr. Hakumasa Hamamoto was appointed by the Mayor as a new member on December 16. Mr. Clarence Chun-Hoon and Mr. Frank Mendoza, Jr., comprise the remainder of the five-member Agency, who serve without compensation.

Mr. Edward J. Burns, the Agency manager, has completed his seventh year in this position. Mr. J. Stowell Wright finished his second year in his position as assistant manager. Staff additions made during the year were as follows: Mr. Thomas Kitamura, engineer, who rejoined the Agency in his former position; Mrs. Beatrice Ing, assistant relocation specialist, who filled a new position; Miss Flora Himeda, clerk-typist, who filled a new position; and Mr. Eugene Paoa, property manager, who occupied a new position. The accompanying organization chart shows the various divisions, positions, and lines of authority of the Agency staff. A list of Agency members and staff personnel follows:

**AGENCY AND STAFF
PERSONNEL**

HONOLULU REDEVELOPMENT AGENCY
Agency Members and Staff Positions
1958

AGENCY MEMBERS

Tadashi Fukushima	Chairman (resigned 9/9/58)
Glen O. Knight	Chairman 10/13/58 to 10/12/59
	Vice Chairman 10/13/57 to 10/12/58
Frank Gibson	Vice Chairman 10/13/58 to 10/12/59
Clarence Chun-Hoon	Member (appointed 4/9/57)
Frank M. Mendoza, Jr.	Member (appointed 12/17/57)
Hakumasa Hamamoto	Member (appointed 12/16/58)

STAFF MEMBERS

Administrative:

Edward J. Burns
J. Stowell Wright

Manager
Assistant Redevelopment Manager

Secretarial and Clerical:

Mrs. Betty Torigoe
Mrs. Dorothy Katsuyama
Mrs. Muriel Nakahara

Agency Secretary
Clerk-Stenographer
Clerk-Typist

Fiscal Division:

Miss Taeko Suzuki
Mrs. Jane Nushida

Departmental Fiscal Officer
Account Clerk

Planning and Engineering:

Hon Hoong Chee
Tooru Murakami
Thomas Kitamura
Megumi Kon
Clement Chikuma
Roy Hakikawa
Gordon Ching
Henry Isara
Robert Sakai

Redevelopment Engineer
Planning and Design Supervisor
Construction Supervisor
Civil Engineer
Engineering Draftsman
Engineering Aid
Engineering Aid
Engineering Draftsman
Engineering Draftsman

Land Division:

John E. Jenkins
Eugene Poca

Land Management Agent
Property Manager (appointed 12/1/58)

Relocation Division:

Joseph Woo
Mrs. Beatrice Ing
Miss Flora Hameda

Relocation Specialist
Assistant Reloc. Spec. (appointed 11/1/58)
Clerk-Typist (appointed 11/1/58)

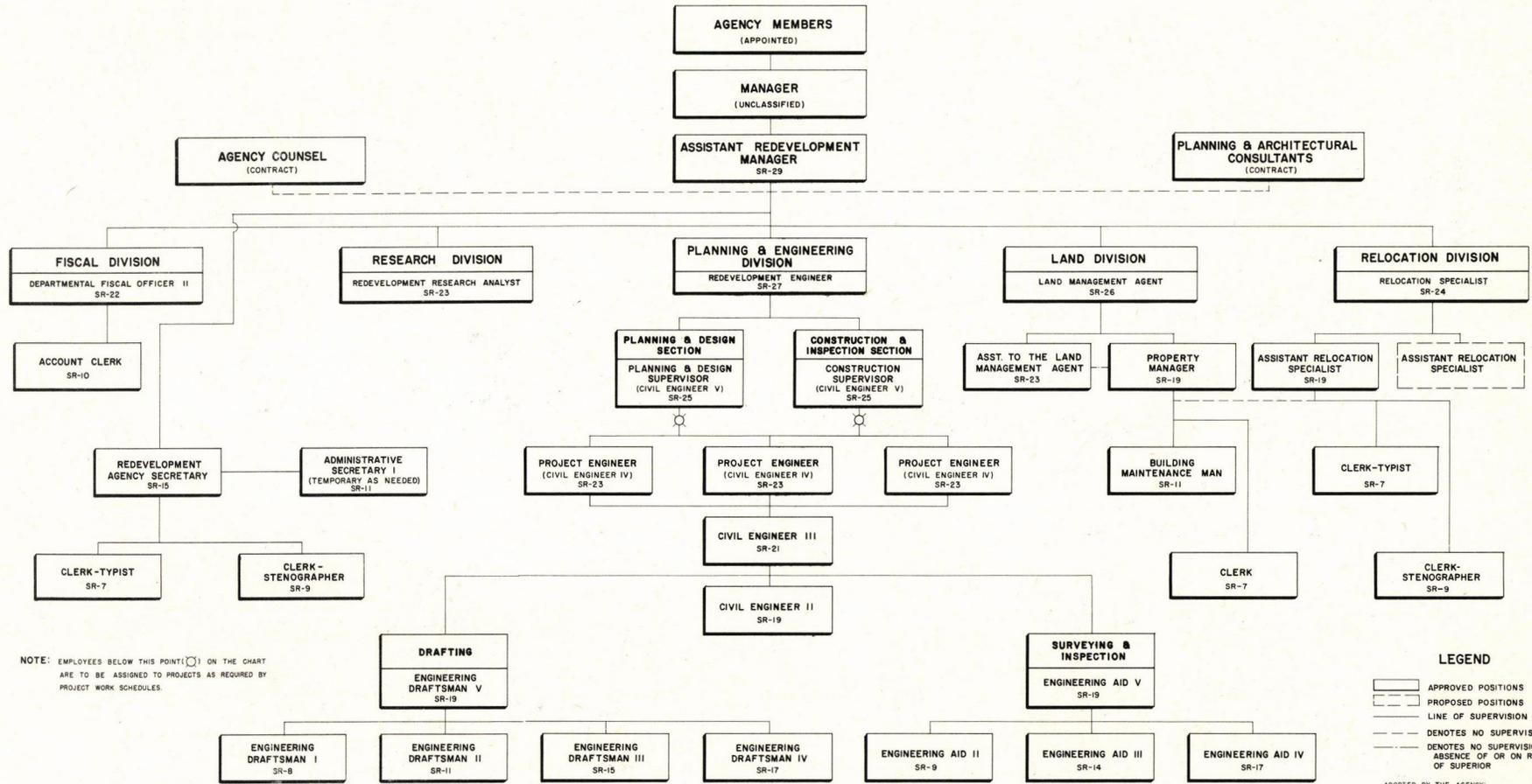
Research Division (Contract):

Robert C. Schmitt

Agency Counsel (Contract):

Ted T. Tsukiyama

HONOLULU REDEVELOPMENT AGENCY ORGANIZATION CHART 1959



NOTE: EMPLOYEES BELOW THIS POINT (○) ON THE CHART ARE TO BE ASSIGNED TO PROJECTS AS REQUIRED BY PROJECT WORK SCHEDULES.

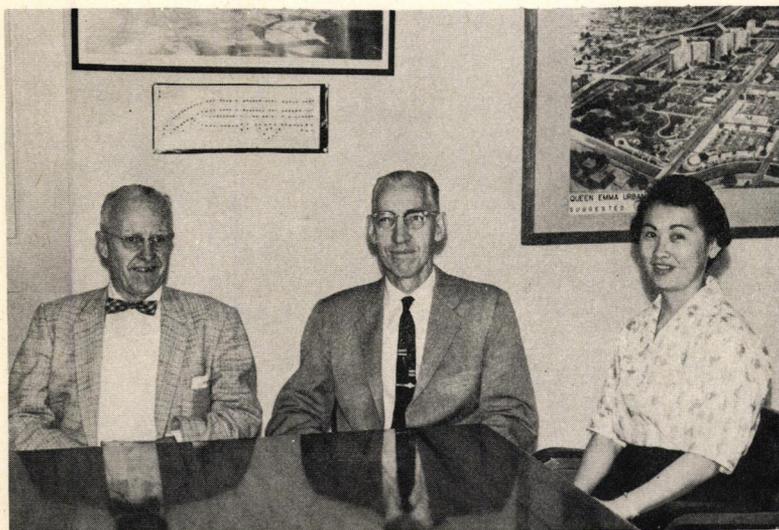
LEGEND

- APPROVED POSITIONS
- PROPOSED POSITIONS
- LINE OF SUPERVISION
- DENOTES NO SUPERVISION
- DENOTES NO SUPERVISION IN ABSENCE OF OR ON REQUEST OF SUPERIOR

ADOPTED BY THE AGENCY: _____



Top photo: Agency Members. Left to right: Hakumasa Hamamoto; Clarence Chun-Hoon; Glen O. Knight, Chairman, 10/13/58 to 10/12/59; Frank Gibson, Vice Chairman, 10/13/58 to 10/12/59; and Frank M. Mendoza, Jr.



Agency Administrative staff. Left to right: J. Stowell Wright, Assistant Redevelopment Manager; Edward J. Burns, Manager; and Mrs. Betty Torigoe, Secretary.



Tadashi Fukushima
Agency Chairman
(resigned 9/9/58)



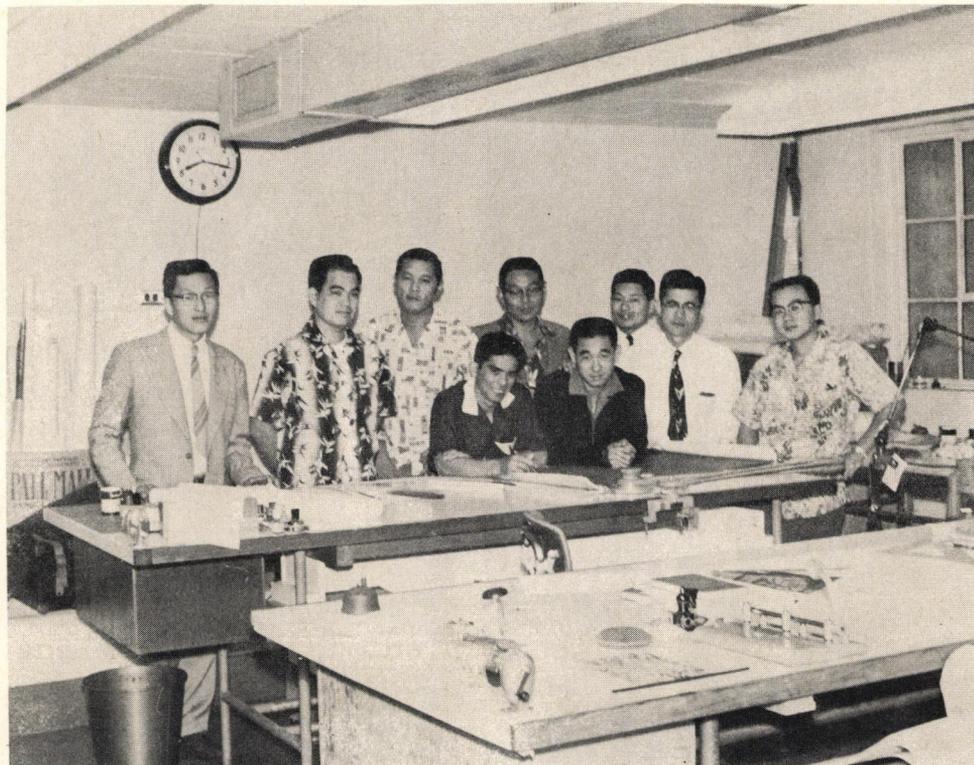
Ted T. Tsukiyama
Agency Attorney



Land and Relocation Divisions:
 Left to right: John Jenkins, Land Management Agent; Eugene Paoa, Property Manager; Miss Flora Himeda, Joseph Woo, Relocation Specialist; and Mrs. Beatrice Ing, Assistant Relocation Specialist.



Fiscal and clerical staff;
 Left to right: Mrs. Jane Nushida; Mrs. Dorothy Katsuyama; Miss Taeko Suzuki, Fiscal Officer; and Mrs. Muriel Nakahara.



Planning and Engineering staff. Left to right: Hon Hoong Chee, Redevelopment Engineer; Clement Chikuma; Robert Sakai; Henry Isara; Roy Hakikawa; Megumi Kon; Tooru Murakami; Thomas Kitamura; and Gordon Ching.

XI. CHRONOLOGY OF EVENTS AFFECTING THE AGENCY

- May 23, 1949: Urban Redevelopment Act (S.L.H. 1949, Act 379) passed by Territorial legislature.
- July 15, 1949: Housing Act of 1949 approved by President Truman.
- October 11, 1949: Honolulu Redevelopment Agency created by Resolution 539, adopted by City and County Board of Supervisors.
- March 24, 1950: First meeting of Agency Members.
- July 18, 1950: Federal Territorial Enabling Act of 1950, extending Housing Act of 1949 to Alaska, Hawaii, and Puerto Rico, signed by President Truman.
- May 28, 1951: Urban Redevelopment Act amended to provide for eminent domain and other powers.
- October 16, 1951: Agency Manager (Edward J. Burns) first employed, thereby beginning formation of an independent staff.
- January 2, 1953: Redevelopment Plan for Mayor John H. Wilson Project approved by Board of Supervisors after Public Hearing held December 23, 1952.
- February 7, 1953: Injunction suit against Agency filed by F. J. H. Schnack.
- May 29, 1953: Urban Redevelopment Act amended to provide for joint land acquisition with other governmental agencies.

- December 31, 1953: Contract executed with HHFA for undertaking Wilson Project, providing for \$1,276,852 loan and \$387,582 grant.
- August 2, 1954: Federal Housing Act of 1954 signed by President Eisenhower.
- August 31, 1954: Legality of Hawaii Urban Redevelopment Act upheld in opinion of Circuit Court Judge Calvin C. McGregor rendered in decision on Schnack suit.
- November 22, 1954: District of Columbia Redevelopment Act upheld by U. S. Supreme Court.
- February 28, 1955: Resolution 73 of the Board of Supervisors, "To provide for an Urban Renewal Program for the City and County of Honolulu," signed by the Mayor.
- June 20, 1955: Urban Redevelopment Act amended to authorize urban renewal activities by local redevelopment agencies.
- October 18, 1955: Official groundbreaking for the Mayor John H. Wilson Project.
- November 1, 1955: Resolution 623 of the Board of Supervisors, creating position of Urban Renewal Coordinator, approved by the Mayor.
- October 10, 1956: Establishment of a capital grant reservation for the Consolidated Project (Queen Emma Project) by the Urban Renewal Administration.
- December 6, 1956: Housing Conference called by Governor King to discuss housing problem in Honolulu resulting from government public improvement programs.

- March 23, 1957: Mayor John H. Wilson lots advertised for sale.
- April 9, 1957: Redevelopment areas heretofore known as "Consolidated Project" and "Redevelopment Area No. 3" redesignated "Queen Emma Project" and "Kukui Project," respectively.
- May 6, 1957: Passage of 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: Passage of Act 101, S.L.H. 1957, 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 were awarded a total of 56 lots.
- July 10, 1957: Remaining lots in Wilson Project awarded to five of eight bidders on basis of public drawing held in City Hall.
- October 1, 1957: Kukui Project Survey and Planning Application submitted to URA Regional Office.
- November 19, 1957: Part I of Federal Loan and Grant Application for Queen Emma Project submitted to URA Regional Office.
- March 17, 1958: Informal public hearing conducted at Nuuanu Y.M.C.A. by Agency with people in the Queen Emma Project.
- April 4, 1958: Part I of Loan and Grant Application for Queen Emma Project approved by the Urban Renewal Commissioner and a capital grant reservation of \$3,999,597 allocated to this project.

- May 6, 1958: Preparation of a redevelopment plan for Kokea Street Project under provisions of Act 101, S.L.H. 1957, was authorized by Agency.
- May 28, 1958: Motion for an Order of Possession filed by Agency for one parcel in Kalihi Triangle Project, and a deposit of \$27,000 made with Clerk of Circuit Court.
- June 6, 1958: Survey and Planning approval for Kukui Project given by URA and capital grant reservation of \$5,323,653 allocated to this project.
- June 10, 1958: Urban Renewal Plan for Queen Emma Project approved by the Board of Supervisors after a public hearing held in City Hall on same day.
- June 10, 1958: Agency obtained possession of condemned parcel in Kalihi Triangle Project.
- June 20, 1958: Part II of Loan and Grant Application for Queen Emma Project submitted to URA Regional Office.
- August 19, 1958: Contract for title search of properties in Queen Emma Project awarded to Title Guaranty Co. of Hawaii.
- September 2, 1958: Signing of Loan and Capital Grant Contract by the Agency with Federal Government for Queen Emma Project.
- September 9, 1958: Resignation of Mr. Tadashi Fukushima, Agency Chairman.

- November 18, 1958: Bid opening date for Preliminary Loan Notes for Queen Emma Project. Loan in amount of \$6,650,000 awarded to Chemical Corn Exchange Bank.
- November 25, 1958: Agency authorized staff to undertake study of Aala Triangle area for single persons' housing facilities.
- December 16, 1958: Appointment of Mr. Hakumasa Hamamoto as new Agency Member.

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MUNICIPAL REFERENCE LIBRARY
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1958

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Honolulu. Redevelopment Agency.

Annual report: Honolulu. Redevelopment Agency. Honolulu.

Annual.

Library holdings: 1951 thru 1970.

Continued in Departmental and agency reports of the city and county of Honolulu.

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