

MUNICIPAL REFERENCE & RECORDS CENTER
City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

HT177
H6
A377
1963
COPY 3

HONOLULU
DEVELOPMENT
AGENCY

CITIZEN participation is the keynote of every successful urban renewal program. It is evident in expressions of support or opposition in newspapers, in meetings, in conferences, at public hearings, at the ballot box. As the late John F. Kennedy expressed it in his presidential housing message of 1961:

“Our communities are what we make them . . . citizen participation which will shape their environment can be expected to support the actions necessary to support their goals: remold our cities, improve our patterns of community development, provide for the housing needs of all segments of our population . . . goals which will contribute to the long-term economic growth.”

Honolulu is fortunate indeed in the many dedicated agencies and organizations whose freely-given cooperation and assistance have done much to further the 1963 urban renewal program. To them, the Agency Members express their sincere gratitude.

**American Institute of Architects
Aldersgate Methodist Church
Chamber of Commerce of Honolulu
Chinese Chamber of Commerce
Citizens' Relocation and Housing Committee
City and County of Honolulu
Downtown Improvement Association
Honolulu Board of Realtors
Kalihi-Palama Community Council
Kapahulu Community Association
Kult Hing Society
Oahu Development Conference
Sun Yat Sen School
United Chinese Societies
Urban Renewal Advisory Council**



LETTER OF TRANSMITTAL

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

Gentlemen:

The Members of the Honolulu Redevelopment Agency submit this report for the year ending December 31, 1963, a year that witnessed tangible progress in the City's unremitting assault on slums and blight.

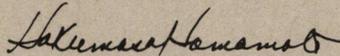
Especially gratifying was the demonstration of faith and interest by private redevelopers in regeneration of the downtown area, as cleared sites were sold and new construction rose rapidly in downtown projects.

Significant accomplishments were dedication of the Queen Emma Gardens apartment complex and the relocated Nuuanu YMCA, construction of a multi-million dollar shopping center, and ground-breaking for the imposing York International Building.

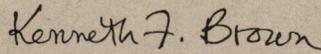
While certain phases of the program were delayed by the Circuit Court zoning injunction, development planning, acquisition of land, relocation of property occupants and demolition continued.

In large measure, the past year's advances in development of Honolulu's human and physical resources to make the city a better place to live, work, play and be proud of is due to the counsel and support of yourself and the City Council.

Respectfully submitted,



Hakumasa Hamamoto
12/31/62 to 10/12/63



Kenneth F. Brown
10/13/63 to 12/31/63

CITY AND COUNTY OF HONOLULU

Mayor Neal S. Blaisdell
Managing Director Bartley M. Harloe (Resigned October 1, 1963)
Managing Director Bob Ellis (Appointment effective October 15, 1963)

City Council:
William K. Amona, Clesson Y. Chikasuye, Masato Doi,
Ernest N. Heen, Ben F. Kaito, Richard M. Kageyama,
Herman G. P. Lemke, Yoshiro Nakamura and Matsuo Takabuki.

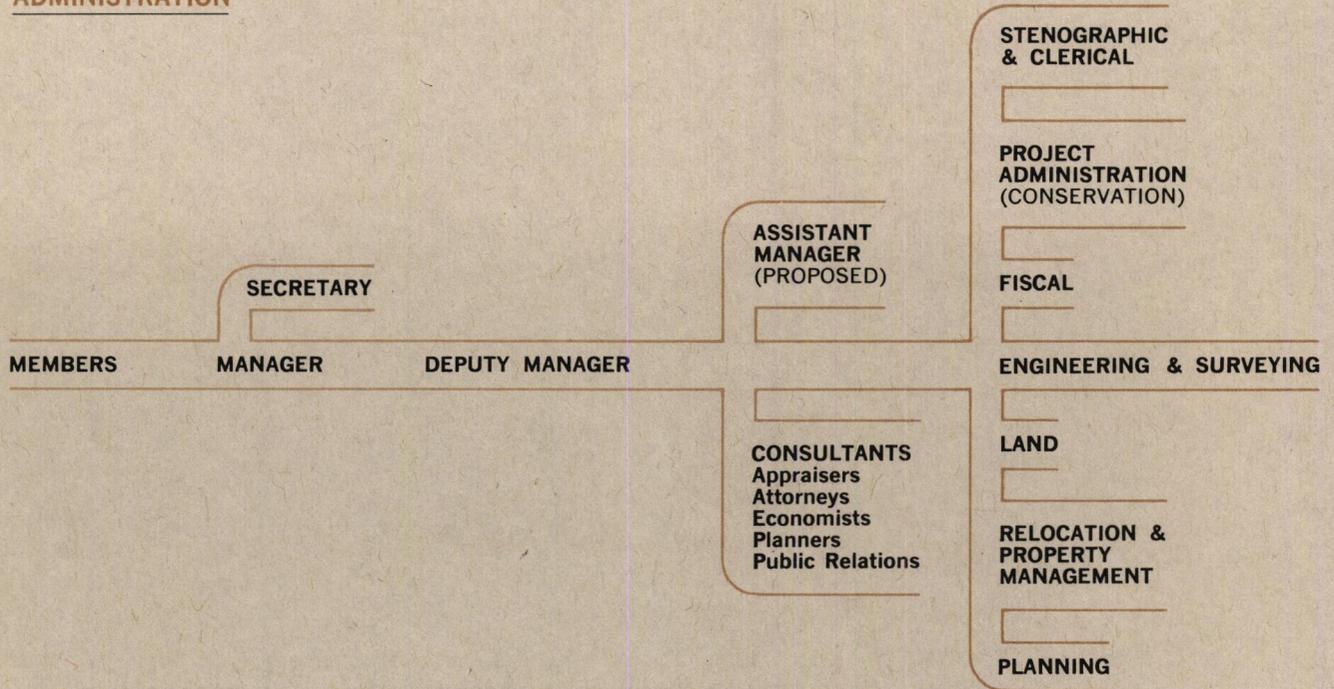
MUNICIPAL REFERENCE & RECORDS CENTER
City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

HT177
H6
A377
1963
copy 3

TABLES OF CONTENTS

- 1 Letter of Transmittal
- 2 Members and Staff
- 2 Agency Organizational Chart
- 3 Highlights of the Year
- 4 Progress Report
- 7 Economic Impact
- 8 Queen Emma Project
- 9 Kukui Project
- 10 Kauluwela Project
- 10 Kalihi Triangle Project
- 10 Kewalo-Lunalilo Project
- 11 Kapahulu Project
- 12 Relocation
- 15 Information Program
- 16 Financial Statements

ADMINISTRATION



HRA MEMBERS AND ADMINISTRATIVE STAFF

Left to right (seated) Hakumasa Hamamoto, Chairman Kenneth F. Brown, Hung Leong Ching, John D. Belling, Frank M. Mendoza, Jr. Left to right (standing) Lee Maice, Manager, and Robert A. Nui, Deputy Manager.



SOME 1963 HEADLINES

JANUARY 3 HRA budget \$1.6 million approved — \$600,000 less than for 1962. 1963 tax rate only 60 cents per thousand.

HRA offers to sell City a vacant site on corner of Vineyard Boulevard and Nuuanu Avenue for public use.

JANUARY 4 Ground broken for \$1.5 million, 12-story York International Building — first new construction in Kukui Project.

FEBRUARY 18 New City Housing code drafted by Corporation Counsel for City Council.

MARCH 28 Revolutionary methods speed construction of Prince Tower, first Queen Emma Gardens highrise apartments — 11 floors built in 19 weeks — two remaining towers of 23 stories started.

APRIL 10 Urban Renewal Workshop at Hilton Hawaiian Village draws reports and recommendations from committees on codes and ordinances, planning, organization and relocation.

JUNE 18 City Council approves HRA's proposal for use of 4.09 acres in Kukui Project for private development of moderate-income multi-story housing.

JUNE HRA inaugurates factual and informative monthly newsletter for distribution to cross-section of community.

HRA reaches price agreement with City for land to expand Central Fire Station in Kukui Project.

Ground broken for Borthwick Mortuary's new home in Queen Emma Project.

JULY 19 Construction started on River Street mall in Queen Emma Project.

AUGUST 19 Circuit Court Judge Jamieson's injunction on City's zoning actions until General Plan is adopted halts Kukui Project Plan amendment and sale of land.

SEPTEMBER 20 Land acquisition starts in Aala Triangle Project.

SEPTEMBER City Council adopts new housing code.

OCTOBER Henry Tsuyemura of the State Department of Health; Keichi Osaki, principal of Central Intermediate School; and Professor Harold Jambor of the University of Hawaii elected Chairman and Vice Chairmen, respectively, by members of the Citizens' Relocation and Housing Committee.

OCTOBER Plans launched to relocate produce dealers from Kukui Project to State-owned warehouse in Iwilei.

OCTOBER 11 Opening dedication for ultra-modern Queen Emma Gardens apartments.

OCTOBER 18 Architect Kenneth F. Brown and banker John D. Bellinger elected Chairman and Vice Chairman of HRA for one year terms.

OCTOBER 27 New \$1.3 million Nuuanu YMCA structure dedicated — replaces 47-year old facility.

DECEMBER 8 First parcel of land advertised for bid in Kukui Project on corner of Beretania and Queen Emma Streets.

PROGRESS REPORT

AT the end of 1963, a decade after Honolulu's first redevelopment project was sanctioned, remarkable progress has been made in improvement of living conditions and neighborhood environment by means of redevelopment, an implementation of urban renewal.

Ten years ago, the Mayor John H. Wilson Redevelopment Project launched a program that will transform about one-third of Honolulu's central areas. By 1970, when the gigantic task of downtown redevelopment is expected to be completed, almost 182 acres of prime land will have been acquired, cleared and disposed of, thousands of single individuals, families and businesses will have been relocated, and millions of dollars pumped into Hawaii's economy.

What is redevelopment and urban renewal? It is the official program of a community to improve itself through the elimination of slums and blight and the removal of the causes of slum and blighted areas, thereby preventing their recurrence. Through urban renewal a city solves inherited problems of poor housing, traffic congestion, inadequate sites for commercial and industrial growth, decay of downtown areas and neighborhood deterioration.

Historically, urban renewal in its present shape goes back to 1892 when Congress first appropriated \$20,000 for an investigation of slum conditions in cities with more than 200,000 population. This approval came in the heyday of journalistic crusaders and reformers bent on cleaning up our cities, physically as well as morally. But urban renewal, in other forms, has been with the world's cities for centuries. Perhaps the most dramatic urban renewal project — although not planned — was the Chicago fire. One very close to home was the tidal wave in Hilo in 1946 and the more recent one resulting in the Kaikoo Disaster Project now in execution in the second largest city in our State.

How many other urban renewal projects have been achieved in the United States due to "an act of God," such as tornadoes, the San Francisco earthquake, floods along the Mississippi, has never been recorded. Far better for man to plan, after intelligent discussion, the future of his city rather than have the erosion of slums or caprice of nature do it for him. Critics of urban renewal cite several arguments for their strong opposition.

1 Urban renewal spreads slums to other areas . . . This is not true in cities where progressive zoning and building code enforcement and properly trained relocation staffs function. Our recently adopted Housing

Code and its enforcement will assist in upgrading neighborhoods and keeping slums from spreading.

2 It reduces the housing supply . . . This again is not true. It reduces the supply of substandard housing but increases the supply of modern apartments and homes.

3 It destroys good buildings and spares bad ones . . . A well planned urban renewal program should bring down the "bad ones." It is sometimes necessary to demolish a good building to provide a playground, park, widen the street or expand a school or to provide compatible uses.

4 It destroys neighborhood institutions, churches and shops . . . Urban renewal in Honolulu provides for relocation of churches and other institutions and provides a healthier atmosphere for such institutions. One never hears or one never notices how many community institutions are lost by erosion which, though unseen, is still there.

5 It taxes the entire population and benefits only a few . . . Slums which require great amounts of government expenditure also tax the public generally, but few say very much about this program because we have lived with it all our lives. Urban renewal, even with the write-downs for rebuilding, is cheaper than the status quo for all the taxpayers. Urban renewal broadens the tax base and taxes on new improvements often run from two to eight times as much as before.

Our City is fighting slums, poverty and illiteracy, economically, socially and academically with every resource available to us.

Honolulu, faced with decay, blight, intensive use and a population surge, is combatting these problems with an active urban renewal program that may be envied by many cities.

The historic 30-acre Wilson Project in Kalihi Valley was an experiment to test the feasibility of renewing and revitalizing a neighborhood, an area of obnoxious pig farms scattered with decaying dwellings, standing in the way of community expansion. This successful venture opened the area for private developers to construct 162 modern single-family dwellings, a major addition to the housing supply and the City's resources.

The Wilson Project emphasized the need for similar therapy for those decayed downtown areas where the poorly housed and underprivileged faced the constant threat of fire, overcrowding, crime and other hazards

Even in Hawaii, beauty is sometimes only skin-deep . . . Scenes such as this were typical of the project areas.





This was apartment living in Central Honolulu less than a year ago.

of slum life. The challenge facing the Agency was to eliminate slum conditions and to plan the redevelopment of the area so that its enormous potential would be realized. The challenge was accepted and by the end of 1963, with three downtown projects in execution and a fourth in the planning stage, Honolulu has demonstrated that redevelopment can accomplish its purposes.

Redevelopment planning revolves about the needs and desires of the people in the entire community, as well as those in project areas who are directly affected by it. It includes awareness that redevelopment will cause heartaches and hardships because of displacement. It also recognizes that people will be reluctant to surrender ownership or occupancy of homes and businesses in one location to begin again, as it were, in another. The other side of the coin is the community-wide pressure to remove blighting influences from the central city and to restore the strength and vitality it once enjoyed as the core of the community.

As projects shape up and move ahead from public hearings into execution, these complex planning considerations become increasingly close and real to the public and to those directly affected by project activities. The result is controversy, delay, re-evaluation, replanning and frequently increased costs, but greater public participation. The stormy progress of the Queen Emma Project and Kukui Project plan amendment typifies initial public apathy that turned into helpful dynamic shaping and sharing of project objectives.

Redevelopment is offering an unprecedented chance to revitalize downtown Honolulu, a City which is becoming of great importance as the forthcoming capital of the Pacific.

At the year's end physical progress added up the following completion scores:

	Queen Emma Project %	Kukui Project %	Aala Triangle Project %
Land acquisition.....	100	68	20
Relocation			
Families.....	99	88
Business concerns.....	100	69
Single individuals.....	97	81	2
Demolition and clearance...	99	56
Site improvements.....	83	12
Land disposition.....	79	.03
New construction			
by redevelopers.....	70	.06

□□□



There is more to redevelopment than solving housing problems: This was a major thoroughfare in 1957.

ECONOMIC IMPACT

A seldom-considered aspect of Urban Renewal is its economic impact on the community. Since redevelopment programs started in Honolulu ten years ago, a total of \$47.6 million has been spent by the Federal and City governments for local goods and services. In addition, private developers have so far built or committed new construction in these project areas totaling over \$18 million, with considerably more to come.

During this year alone, the total of \$7.3 million spent by Government, plus an estimated additional \$2.2 million spent by private industry represents a substantial percentage of the total attributable to the entire construction industry in the City and County of Honolulu.

The list of products this money buys runs the gamut from concrete to carpeting and from putty to paint. In terms of employment, almost every trade, craft and profession benefits, from the typist who compiles the statistician's report to the helper on the moving van which carries relocated families from slum to standard housing.

Urban Renewal has a humanitarian motive — and a very practical application, starting with the former slum dweller who is offered a better home and employment to help pay for it, thus reducing the burden of support by the rest of the community through increased property valuation and decreased City service costs. □



PROJECTS

QUEEN EMMA PROJECT

The Queen Emma Project, an outstanding example of renewal design, follows a carefully calculated pattern to obtain an optimum of light, air, open space, landscaping and parking consistent with prescribed population and structural densities required to make each new development economically feasible and at the same time achieve an overall esthetic appeal.

Architects and redevelopers have played major roles in making this project a showcase of urban renewal, integrating modern structures with the new environment in a setting of wide thoroughfares and landscaping where formerly lanes, alleys, dilapidation and heterogeneity of structures and land use was the pattern.

Completion and occupancy of the Prince Tower in the Queen Emma Gardens complex in the Fall marked the introduction of a new concept of walk-to-work from a downtown address. Other former residents will

return when the King and the Queen Towers are completed in early 1964.

Close by, the Nuuanu YMCA, long remembered as the "poor boys' 'Y,'" relocated in newly constructed ultra-modern facilities.

At the corner of Pali Highway and Vineyard Boulevard, the Safeway Stores — Longs Drugs — Union Oil Shopping complex took rapid shape at the close of the year with promises of an opening in January 1964.

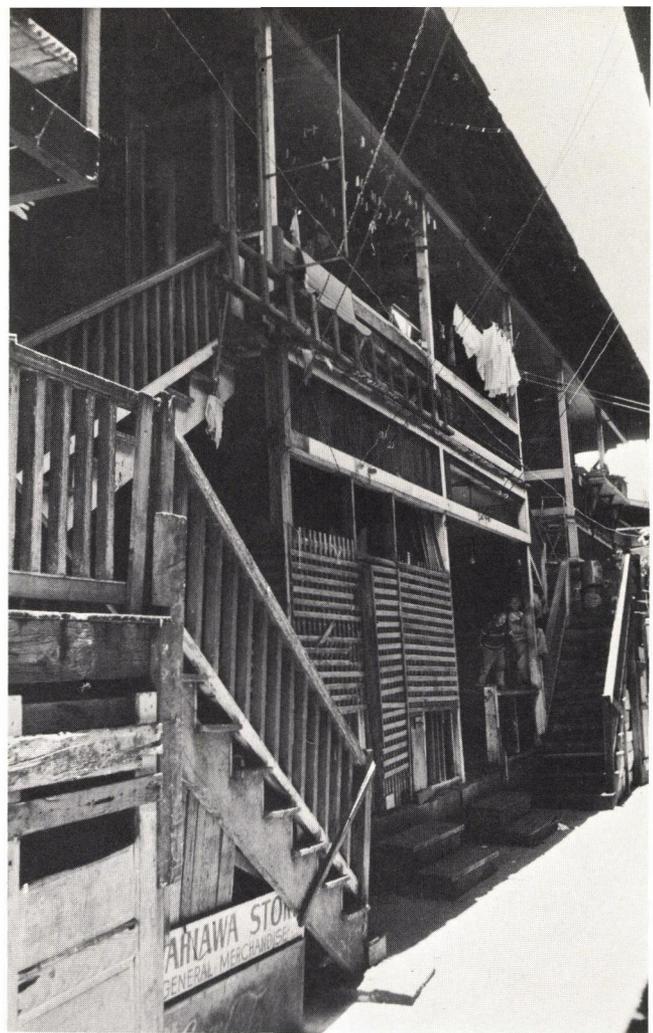
Construction started on Borthwick's Mortuary where an adjoining site was provided for relocation of the Kukui Mortuary. The end of the year found all lands sold or committed except for a site on the corner of Nuuanu Avenue and Vineyard Boulevard, which was the subject of public controversy over use. Indications at the year's end were that the site would become an addition to the Foster Botanical Garden.

Land sales and new construction in 1963 assured that the Queen Emma Project will be successful, pointing to completion in June 1964.



Even in Hawaii, beauty is sometimes only skin-deep . . . Scenes such as this were typical of the project areas.

The original site of Queen Emma Gardens, the modern apartment complex shown below.



AALA TRIANGLE PROJECT

The Aala Triangle is the third phase of break-through in downtown area regeneration, following the Queen Emma and the Kukui Projects. An important gateway to the central business district, this area has been historically a reception, living and recreation center for single men.

Here, spread over 4.1 acres, is a concentration of the City's oldest and most dilapidated structures housing 200 unattached males, 39 families and 77 businesses. Overcrowding, inadequate sanitation, light and ventilation, deterioration, defective access, fire hazards, in fact all of the criteria in the checklist for blight and slum conditions are found here.

The meaning and purpose of redevelopment were brought directly to the area occupants in a penetrating information program presented in several languages. The function of the Agency and its responsibility to property owners and occupants were explained comprehensively by every available media.

Land acquisition commenced late in the year and was followed by relocation of the first single individuals.

Scheduled for completion in June 1965, the Aala Triangle Project will provide the City with an addition to an existing park, increasing the open and green space for visual pleasure and recreation of people returning to the adjacent Kukui Project.

KUKUI PROJECT

Notable progress was made in the Kukui Project notwithstanding a judicial injunction which prohibited zoning actions until the City adopts a General Plan. The injunction stopped action on an amendment of the project urban renewal plan which was submitted to the Planning Department for approval.

Proposing certain land use and zoning changes for a portion of the project area, the amendment will enable the Agency to meet the demand for provision of sites to relocate ethnic societies and schools displaced by downtown redevelopment. It is expected that a preferential land sale procedure will afford such institutions a unique opportunity to purchase land in the project and perpetuate Honolulu's multi-racial cultural heritage in an integrated design compatible with the new environment.

The amendment will also enable the Agency to provide land for private development of much-needed moderate-income family housing at less than market prices with special FHA loan assistance to developers. This unusual feature, resulting from new federal legislation subsequent to adoption of the original project plan in 1960, should contribute much to reduce housing costs and rents for a segment of Honolulu's families which cannot satisfy its needs in the regular market.

Meanwhile, acquisition, relocation, demolition and

MUNICIPAL REFERENCE & RECORDS CENTER

City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813



The York International Building was the first commercial structure in the Kukui Project.

clearance proceeded as scheduled, and land not affected by the amendment was offered for sale and development. Construction started and advanced rapidly on the York International Building, the first new structure to rise in the project area.

In the Kukui Project, renewal design controlling space allocation, orientation, texture, materials, landscaping and other architectural elements will provide an environment of stable character, complementing the surrounding downtown area, and more particularly the adjoining Queen Emma Project.

KAULUWELA PROJECT

The fourth and terminal phase of downtown regeneration will be the Kauluwela Project which is still in the preparatory stage. Final plans were submitted to the Urban Renewal Administration with an application for a loan and grant to finance the undertaking.

Federal review and approval will be postponed until the City adopts and enforces a housing code satisfactory to the Housing and Home Finance Agency. The code is a significant element in the City's urban renewal program and enforcement of it should prevent neglect, decay and deterioration which lead to conditions of blight.

The Kauluwela Project will provide land for commercial and residential development on a neighborhood scale, including a new public library, enlarged school and playground facilities and ethnic institutional sites.

This project will round out the urban design for downtown Honolulu as it integrates with the Queen Emma and Kukui Projects.

KALIHI TRIANGLE PROJECT

Considered a first-in-the-nation experiment, the Kalihi Triangle Project permitted property owners themselves to clear slums and dilapidation and redevelop the area to modern standards. This was achieved by total cooperation of the owners, the Agency and the City through a complex trust agreement.

No longer an experiment, the project produced 40 residential lots and new single family dwellings, elicited praise from Washington officials and at the end of the year all but one owner had paid costs covenanted by the trust agreement.

The project is expected to close out in early 1964, with new construction committed to be completed within two years after the owners received deeds under the trust agreement.

This project, achieved at no cost to the taxpayers, proved that owner-government participation in urban renewal is an excellent method of revitalizing a neighborhood.

KEWALO-LUNALILO AUXILIARY REDEVELOPMENT PROJECT

Despite a high level of residential construction in Honolulu, the housing needs of many low- and middle-income families are not satisfied. Paradoxically, demolition of slums by urban renewal lowers the supply of housing available to these families. Highway construction also lowers the supply. Displaced low-income families may be accommodated in public housing, but those in the low-middle income category ineligible for public housing must seek housing on the market which in most cases is at rent levels they are not financially capable of paying.

Section 143-20.1 of the State Urban Renewal Law furnishes an implement for the Agency to meet in part the needs of these displaced families by means of auxiliary redevelopment projects. This section permits the Agency to acquire undeveloped vacant urban land, not necessarily in a slum area, for resale under limiting conditions to private developers for residential construction aimed at rent levels that displaced low-middle income families can afford to pay. In 1961 the Kokea apartment development in Kapalama demonstrated that such a project is feasible.

Since that time the Agency has sought other sites to repeat the success. A site was found on the corner of Kewalo and Lunalilo Streets, a redevelopment plan was adopted for it this year by the City Council and the Agency acquired it by negotiation with the owner.

Acquisition was followed by selection of the developer who at the close of the year had completed plans for 39 multi-family residential units and was seeking FHA financing.

Auxiliary projects are locally financed without federal assistance, although especially favorable FHA loans designed particularly for urban renewal relocation purposes are available for construction.

A GENERAL NEIGHBORHOOD RENEWAL PLAN FOR KAPAHULU

Redevelopment is not the sole therapy for old, worn-out neighborhoods. Some neighborhoods may be in such bad condition that complete demolition, clearance and reconstruction is the only practical answer, but others may be in better condition and need less drastic treatment. The latter neighborhoods may have rundown but sound buildings and require public improvements such as paved streets, sidewalks, parks, schools and playgrounds. In this case conservation is the remedy.

Conservation, another phase of urban renewal, calls for rehabilitating rundown structures and upgrading neighborhoods along modern lines to preserve them with their good basic characteristics. Included in this treatment is enforcement of City codes and ordinances and wholehearted cooperation of the affected citizens.

Conservation involves a General Neighborhood Renewal Plan laconically called "GNRP" or "GANERP." This is an urban renewal plan for an area of such scope that renewal activities may have to be staged

over a period as long as 10 years.

The 402-acre Kapahulu district, much sought for as an ideal place to live, was developed in a pattern many years ago that did not foresee the modern urban technologies of traffic, construction, zoning and efficient use of land. Many parts of it show the beginnings of decay and blight which if not stopped will lead to absolute deterioration.

To ward off such deterioration the Agency prepared a General Neighborhood Renewal Plan for Kapahulu phased in five projects over 10 years. In 1963, the plan with its many complex parts was previewed at numerous grass root meetings with owners and occupants of the area and representatives organizations and associations. Public discussion shaped much of the plan and as understanding of its intent and purpose increased, public acceptance became greater.

At the end of the year the plan and documentation for the first project, Paki, were being studied by the Housing and Home Finance Agency as to eligibility for federal financial assistance. □

"A stitch in time saves nine." Conservation projects, achieved through mutual efforts of residents and government, can assure the future of good neighborhoods showing the first signs of blight.



RELOCATION

BEFORE an urban renewal project may start, federal and local laws require assurance that families displaced by the project shall be relocated to decent, safe and sanitary housing within their financial means, in reasonably convenient locations.

Displaced families are reimbursed up to \$200 for their moving costs. While there is no legal obligation to relocate displaced single individuals and businesses, single individuals may be reimbursed to \$200 for moving costs and businesses may receive up to \$3,000 for both property losses and moving expenses, or up to \$25,000 for moving expenses only.

These provisions lessen the displacement impact, but do not entirely alleviate the hardships, heartaches and disruption of people forced to move from familiar surroundings to start again somewhere else. Relocation has as many problems as there are people affected by it.

The magnitude of the task of displacement by current and planned urban renewal projects may be measured by comparing it to moving a city the size

of Wahiawa — 15,000 persons — with their goods and belongings, lock, stock and barrel.

Understanding, cooperation, communication, education, patience and ingenuity are some of the prime qualifications required for the Agency's relocation specialists to assist the people and solve the multiplicity of unforeseen problems. Urban renewal demography does not record the hundreds of daily incidents, humorous or tragic, and the stories behind the mass movement of project occupants.

Perplexing social problems are encountered, such as families living in common-law relationships, alcoholism, senility, the physically and morally repugnant, and the irresponsible. Nevertheless, relocation is being achieved successfully, not only within the obligation of the law but also within the purview of human relations. It may be said that the success of the Agency's relocation task is due to programming it in human dimensions.

In some cases, families otherwise eligible to relocate in public housing and agreeable to do so were denied admission by the Housing Authority because

There are some who prefer the status quo—pool-halls rather than playgrounds.





Typifying the efforts being made by private industry to meet housing needs for moderate incomes is this attractive apartment complex.

Good design, compatible with Hawaiian living, is a marked feature of the highly-successful Kam Public Housing.



they were living in common-law. Agency Staff induced them to legalize their relationship by marriage which qualified them for admission and removed them from the case workload.

The case of "Blackie" and the A family shows the warm interest Agency staff takes in every aspect of displacement. "Blackie," a friendly demonstrative dog owned by the A family, would trot to the neighborhood store with a note attached to his collar and return with the required merchandise safely tucked in his jaws. "Blackie" provided part of the indifference of the A family to relocate from their ramshackle dwelling. Where could they move and take him along?

Mr. A observed that here he could puff away on his distinctive but dubious smelling cigars and train his prized gamecocks without objection from the neighbors. Mrs. A asked where else could she exchange gossip at nearby stores and have a bus route at hand without the need for their children to transfer when attending school.

Resourcefully, Agency staff located a standard unit in an improved environment where "Blackie" and the A family would be welcome. The A family accepted it and registered great surprise and delight at the improved surroundings, wondering that the move could

be done so easily.

The case of the B family involved nine persons sleeping on the floor in one room, with feet protruding so that the door could not be closed at night.

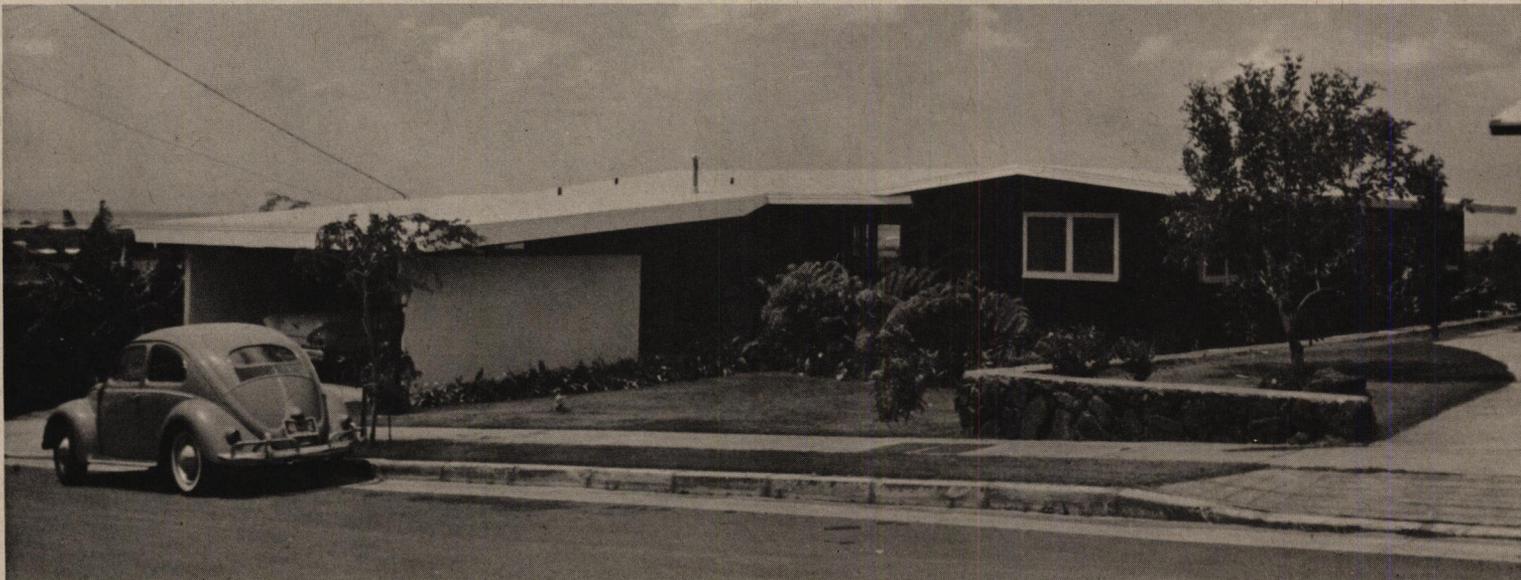
Of the C family and their deteriorated house, a relocation specialist commented that before entering the first thing one had to learn to do was to knock lightly, call loudly and tread softly. When invited in, stoop to enter. These precautions were needed due to the advanced age and deterioration of the structure. Like the physical breakdown of the house, the family had experienced social breakdown — illegitimate children, divorce, unemployment, school dropout, pregnancy of a minor. This family paid dearly in terms of wasted years, although the house rent was only \$18.50 a month.

The B and C families were relocated in standard units at the higher rents but within their financial ability to pay. Life was reconstructed for them in the new environment. Experience has shown that it is possible to rehouse families properly despite their serious financial, personal or social problems. A survey of those relocated indicates that they are generally satisfied and in many instances are happier since moving out of slum areas. □



Redevelopment began with the Mayor John H. Wilson Project which transformed Kalihi pig farms to single-family residences.

Many former slum area residents were able to afford standard housing in private developments.



INFORMATION PROGRAM



DURING 1963, the Agency continued its effort to keep the public informed on its policies and progress and to stimulate a close-working relationship between planners and people.

To this end, a variety of methods have been employed. A 30-minute documentary film, in color and sound, illustrated the transition from slums to clean, modern neighborhoods. This film was shown on all local television stations and in addition, has been shown at some 35 meetings with local civic associations and organizations.

The Hawaiian broadcasting industry provided 13 hours of television programming and 3½ hours of radio, covering such features as Queen Emma Project construction, progress, ground-breaking for the first commercial building in the Kukui Project, River Street Mall improvements, Aala Triangle problems, relocation problems and progress, opening of the new YMCA and explanations of the Kapahulu-Paki Conservation program.

The Agency participated in a 10-day program of Urban Renewal Workshops in April and in a 3-day conference for Planning Commissioners and Directors during August. In May, the Agency provided a comprehensive display which attracted gratifying attention at the Home Show sponsored by the Home Builders Association.

In June, a monthly newsletter was inaugurated, with distribution to legislators, municipal officials, community groups, committees, civic organizations, and all segments of the mass news media.

Four information brochures were developed covering code enforcement, redevelopment, rehabilitation

and conservation and urban renewal. A fifth brochure providing detailed information about the City's economy and opportunities for investment has been given wide distribution, nationally as well as locally.

Illustrated feature articles were published in two local magazines and four more were provided to national publications in the form of progress reports on specific projects.

To aid in explaining Kapahulu-Paki Rehabilitation Program, a photographic presentation was developed, featuring before-and-after illustrations of streets and structures in the area. This was used most effectively by staff members at Community Association meetings and also on a house-to-house basis.

The Agency's work continued to receive much attention from the local newspapers. During the year, 5309 column inches—including 244 articles—were devoted to coverage of building construction, relocation activity, Agency meetings and decisions, ground-breaking ceremonies, community group activities and other related subjects.

Publications and reports issued during 1963 were as follows:

1962 Annual Report
January 31, 1963

REDEVELOPMENT AND HOUSING RESEARCH
No. 23, June, 1963

REDEVELOPMENT AND HOUSING RESEARCH
No. 24, December, 1963

HRA AND HOUSING RESEARCH NOTES
July, 1963

FINANCIAL STATEMENTS

STATEMENT OF CASH RECEIPTS AND EXPENDITURES For the Year 1963 and Cash Balance as of December 31, 1963

	Queen Emma, T.H. R-1		Kukui, Hawaii R-2		Aala A Hawaii R-3	Urban Redevelopment Fund			Total
	PE	PTLR	PE	PTLR	PE	S & P Projects	Ineligibles & Local Projects	Total	All Projects
CASH RECEIPTS:									
Cash balance & investments, 1/1/63.....	\$ 39,855	\$1,648,074	\$4,220,675	\$ 83,435	\$ 456,264	\$ 0	\$ 0	\$1,806,661	\$ 8,254,964
Local cash grant-in aid.....			800,000		213,334				1,013,334
Federal grants.....		43,844		1,325,660					1,369,504
Proceeds from sales of land.....		877,188							877,188
Proceeds from loan.....		1,135,000		12,890,000	2,275,000				16,300,000
Transfer from PTLR fund.....	461,000	(461,000)							0
Real property tax assessment.....								1,918,212	1,918,212
Other income & receivables.....	2,784							70,660	73,444
TOTAL CASH BALANCE & RECEIPTS									
AVAILABLE FOR EXPENDITURES.....	503,639	3,243,106	5,020,675	14,299,095	2,944,598	0	0	3,795,533	29,806,646
CASH EXPENDITURES:									
Adm. costs including travel & publication.....	28,138					5,713	248,068	253,781	281,919
Office furniture & equipment.....							4,866	4,866	4,866
Legal services.....	4,547					484	33,478	33,962	38,509
Survey & planning.....						3,806	32,057	35,863	35,863
Land survey & appraisals.....						17,732	1,562	19,294	19,294
Acquisition expenses.....	1,808						32,864	32,864	34,672
Temporary operation of acquired property.....	(444)						(127,271)	(127,271)	(127,715)
Relocation costs.....	712					14	70,455	70,469	71,181
Site clearance.....	20,100		146,499		578		1,306	1,306	168,483
Site improvements.....	106,329		39,325				(6,886)	(6,886)	138,768
Disposal costs.....	9,063		18,670		15		5,819	5,819	33,567
Other income.....	(1)	(26,349)	(80,045)	(3,821)	(21,511)				(131,727)
Interest expense.....	20,023	1,875	231,367	4,040	(73)				257,232
Real estate purchases.....			2,534,185		1,045,400		374,583	374,583	3,954,168
Project inspection.....					6,598				6,598
Total Project Cost.....	190,275	(24,474)	2,890,001	219	1,031,007	27,749	670,901	698,650	4,785,678
Relocation payments.....	8,885		114,901						123,786
Payment of loan.....		2,651,000		14,296,000					16,947,000
Revolving fund deposit.....	7,200		3,000		3,000			46,800	60,000
Petty cash.....								50	50
Accounts payable (1962).....	941		(20,910)		(212,158)			(36,038)	(268,165)
Transfer to UR Coordinator.....								249,156	249,156
Transfer to Kukui PE, local cash grant.....								800,000	800,000
Transfer to Aala PE, local cash grant.....								213,334	213,334
TOTAL CASH EXPENDITURES									
FOR THE YEAR.....	207,301	2,626,526	2,986,992	14,296,219	821,849	0	0	1,971,952	22,910,839
Cash balance & investments, 12/31/63.....	\$296,338	\$ 616,580	\$2,033,683	\$ 2,876	\$2,122,749	\$ 0	\$ 0	\$1,823,581	\$ 6,895,807

MUNICIPAL REFERENCE & RECORDS CENTER
 City & County of Honolulu
 City Hall Annex, 558 S. King Street
 Honolulu, Hawaii 96813

STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES For the Fiscal Year July 1, 1964 through June 30, 1965

	Queen Emma T.H. R-1	Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3		Kauluwela	S & P	UR Fund	Total
	PE	PE	PTLR	PE	PTLR	PE	Projects	Ineligibles & Local Projects	All Projects
ESTIMATED CASH RECEIPTS:									
Cash balance & investments, 6/30/64.....	\$48,800	\$ 2,066,645	\$ 0	\$ 785,500	\$ 0	\$ 0	\$ 0	\$2,038,870	\$ 4,939,815
Local cash grant-in-aid.....		474,855				671,795	67,350		1,214,000
Federal grants.....			400,000		2,292,500				2,692,500
Proceeds from sales of land.....			1,430,000		364,000				1,794,000
Proceeds from loan.....		13,983,500		2,605,200		3,309,295	105,530		20,003,525
Transfer from PTLR.....		1,830,000	(1,830,000)	2,656,500	(2,656,500)				0
Real property tax assessment.....								1,096,735	1,096,735
Other income & receivables.....						65,000		215,000	280,000
ESTIMATED TOTAL RECEIPTS	48,800	18,355,000	0	6,047,200	0	4,046,090	172,880	3,350,605	32,020,575
ESTIMATED CASH EXPENDITURES:									
Adm. costs including travel & publication.....	28,300					50,005	53,585	248,120	380,010
Office furniture & equipment.....						2,560	745	4,980	8,285
Legal services.....	500					3,500	750	45,025	49,775
Survey & planning.....							23,460	73,200	96,660
Land survey & appraisals.....							90,200	26,920	117,120
Acquisition expenses.....						75,700		20,220	95,920
Temporary operation of acquired property						45,000		188,895	233,895
Relocation costs.....						14,500	2,540	77,000	94,040
Site clearance.....	1,000	117,000		98,000		45,000		2,500	263,500
Site improvements.....	17,500	950,700		165,600		188,525		563,155	1,885,480
Disposal costs.....	1,500	109,000		11,300		10,000		9,800	141,600
Interest expense.....		468,750		113,400		15,000			597,150
Real estate purchases.....		1,500,000		750,000		2,000,000		763,000	5,013,000
Project inspection.....		8,500		4,000		59,000	1,600		73,100
Rehabilitation & conservation.....								23,000	23,000
Miscellaneous income & expense.....								200	200
Total Project Cost	48,800	3,153,950		1,142,300		2,508,790	172,880	2,046,015	9,072,735
Relocation payment.....		201,050		69,900		37,300		12,525	320,775
Payment of loan.....		15,000,000		4,835,000		1,500,000			21,335,000
Transfer to Kukui PE, local cash grant.....								474,855	474,855
Transfer to Kauluwela, PE local cash grant								671,795	671,795
Transfer to survey & planning projects.....								67,350	67,350
Transfer to UR Coordinator.....								78,065	78,065
ESTIMATED TOTAL EXPENDITURES	\$48,800	\$18,355,000	\$ 0	\$6,047,200	\$ 0	\$4,046,090	\$172,880	\$3,350,605	\$32,020,575

