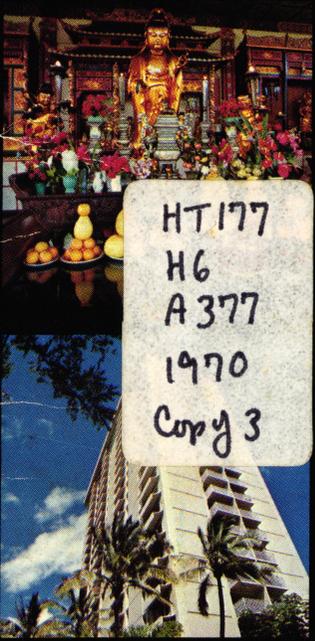
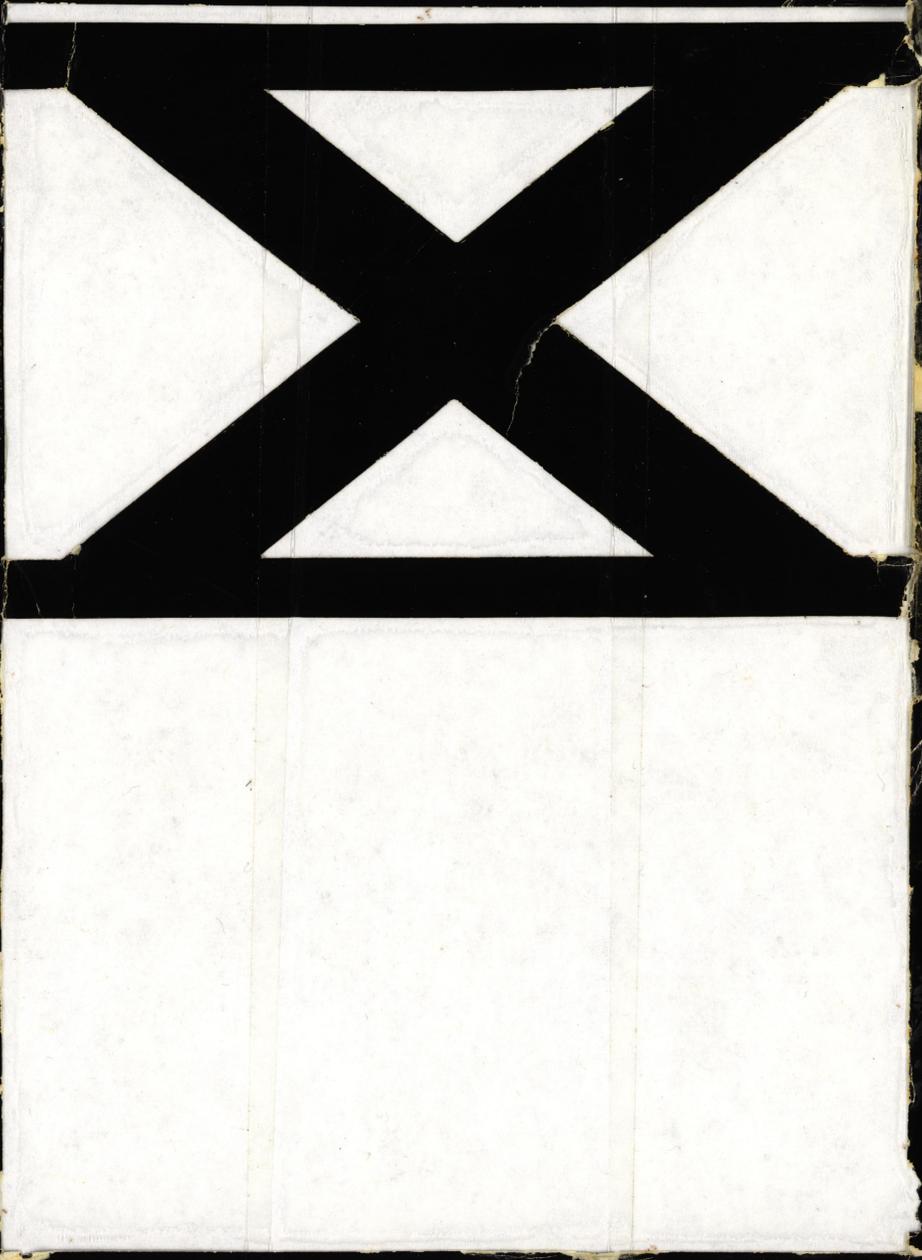
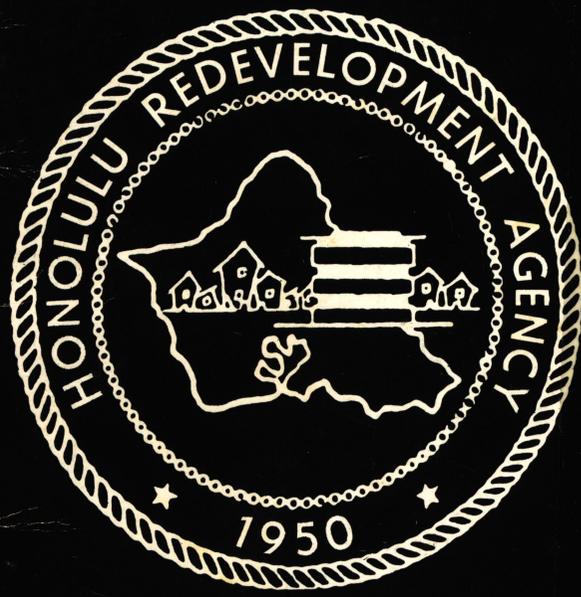


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CITY AND COUNTY OF HONOLULU

# 20 Years of Progress

## Honolulu Redevelopment Agency Annual Report 1970



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# IN THE 20 YEARS BETWEEN 1950 AND 1970 HONOLULU REDEVELOPMENT AGENCY HAS:

Bought and resold over 7,000,000 square feet of land. Total land cost: \$13,221,000.

Initiated or contracted for more than \$42,100,000 worth of construction.

Aided in relocating 3028 families, 2699 individuals and hundreds of businesses.

Estimated total cost of all projects undertaken: \$112,500,000.



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CITY AND COUNTY OF HONOLULU



MAYOR'S MESSAGE  
20TH ANNIVERSARY  
HONOLULU REDEVELOPMENT AGENCY

The City and County of Honolulu looks to the urban renewal program to help make it a healthier, more attractive and happier place in which to live and work.

It is important, therefore, that this program be effective because its goals are critical to the welfare of all the people. They include not only the physical but also the sociological and economic well-being of the community.

We see these goals in the clearance of slums and the rehabilitation of blighted areas into safe, decent and wholesome neighborhoods; in the construction of suitable housing for low and moderate income groups and displaced persons; and in the preservation and provision for open space and recreational areas.

To achieve these goals the support and help of all in government and in private enterprise are needed. The benefit to one area results in benefit to the entire community.

FRANK F. FASI, Mayor  
City and County of Honolulu



Honolulu . . . a city with two images.

The tropical paradise of dreams. The bustling metropolis of reality.

As the Honolulu Redevelopment Agency plans for the future of our City and County, we are constantly endeavoring to preserve the natural beauty of our Island paradise . . . blending the new Hawaii with the old.

While recognizing the reality of progress . . . we continue to believe in the dream of paradise. A combination which we feel certain will ultimately enhance life for all the citizens of Honolulu and Oahu.



YOU...TELL ME... YOUR DREAM-M-M...  
AND I-I-I...WILL TELL YOU... M-I-I-INE!...

HARMONY  
IN  
FOUR  
PARTS

STATE

CITY

FEDERAL

HRA

Harry  
LYONS

## The H.R.A....what it's all about:

The need for urban renewal in the City and County of Honolulu has become obvious, even to the most disinterested resident.

As a catalyst for generating physical improvement, the Honolulu Redevelopment Agency is the city's prime tool for renewal and rehabilitation. In concert with Federal, State and City agencies, the HRA is constantly working to eliminate and prevent the formation of blight and despair in our urban areas.

The Federal Government, through the Department of Housing and Urban Development, gives financial help and technical assistance to the HRA to help us reach our goals. The HRA itself, however, does not build, but relies on private enterprise.

In essence, therefore, urban renewal is based on a public-private partnership which has a "Multiplier Effect." It is estimated that for every \$1 invested by the Federal Government, \$5.30 is spent by the private sector and by the City Government. This stimulation of investment strengthens the tax base and helps to ease the state of financial crisis we find ourselves in today.

HRA renewal programs are used to revitalize blighted residential areas as well as rundown and non-productive business districts which have become eyesores in our community.

But even more important in the continuing programs of the HRA is the human element. In several of our large urban areas the poor and the disadvantaged live in housing facilities that, over the years, have deteriorated to a point difficult for the average person to imagine. Such housing is either too old or lacks the amenities necessary for decent, safe and sanitary living. Such delapidation bespeaks the urgent need of renewal and rehabilitation.

In such cases the objectives of the HRA are to clear the slum and blighted areas, to rehouse those displaced into standard dwellings, and to rebuild the cleared areas for productive and desirable uses.

The people affected by the renewal process, the residents of the renewal area, may be homeowners or renters, single persons or families, businessmen or transients. But, regardless of their social or economic status, the HRA has the responsibility for rehousing them with fair and equal treatment for all.

In planning its renewal programs, the HRA recognizes the very real need for small parks and playgrounds and recreation areas. Lack of facilities such as these, leads to increased delinquency, vandalism and further deterioration of already neglected areas.

The HRA is fully dedicated to making the urban areas of the City and County of Honolulu more liveable. We know that blight can be prevented, in the future, through intensified code enforcement; and areas already blighted can be converted into useful and attractive places for young and old alike. We can stabilize our neighborhoods and help refurbish the old, but still sound, usable dwellings. Run-down business districts must be rebuilt and revitalized to serve the community again. Scars of poor planning, or no planning, must be erased. Where desirable, we must make possible the preservation of the old, the historic, our link with the past. And, of course, new housing must be built to keep up with our ever-growing demand.

In carrying out its duties and obligations to the people of the City and County of Honolulu, the Honolulu Redevelopment Agency strives to attain the best possible planning for its programs. In arriving at the best possible planning, and the execution of those plans, time and money are our most formidable foes. For urban renewal must, of necessity, place its greatest emphasis on **now**. The very nature of our work demands immediate action. In order that that action be effective and of the greatest benefit to all concerned, the understanding and cooperation of all concerned is imperative.

While no single program can save our city from blight and deterioration, the programs of the Honolulu Redevelopment Agency can, and do, offer a considerable and immensely important part of the solution.

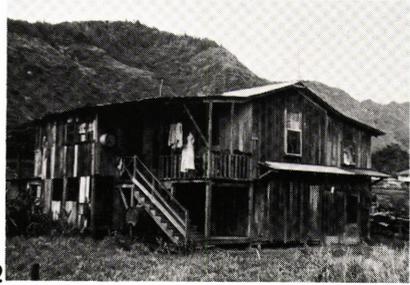
Be assured that our efforts on your behalf will be constant.



JOSEPH LUNASCO  
Chairman

# 20 Year Pictorial History of the Honolulu Redevelopment Agency

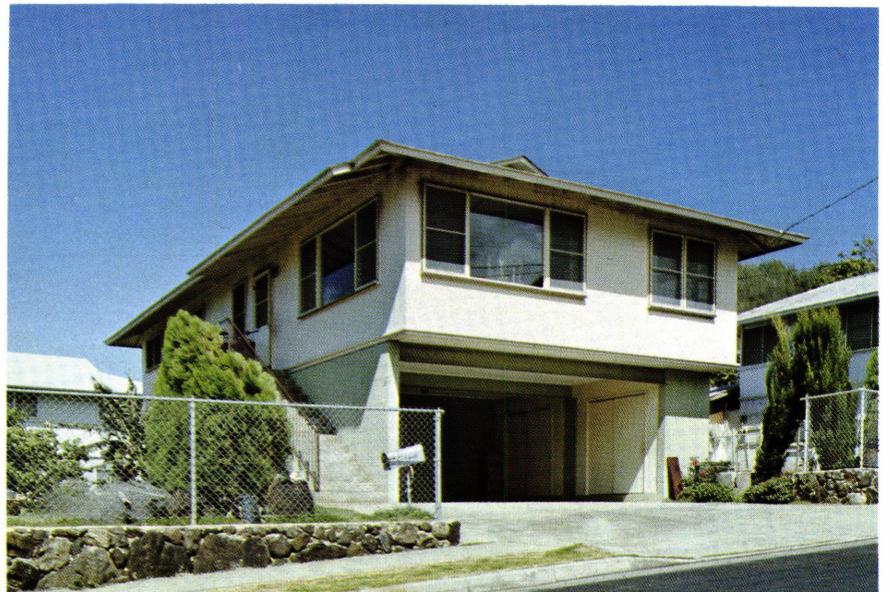
## Mayor Wilson Project



Single Family Auxiliary Housing

1. Mayor Wilson breaks ground for the Kalihi Valley project named after him. The Mayor Wilson Project was the first undertaken in the Western Region under the 1949 Housing Act.
2. A patchwork house that had to go.
3. A new view of the valley.

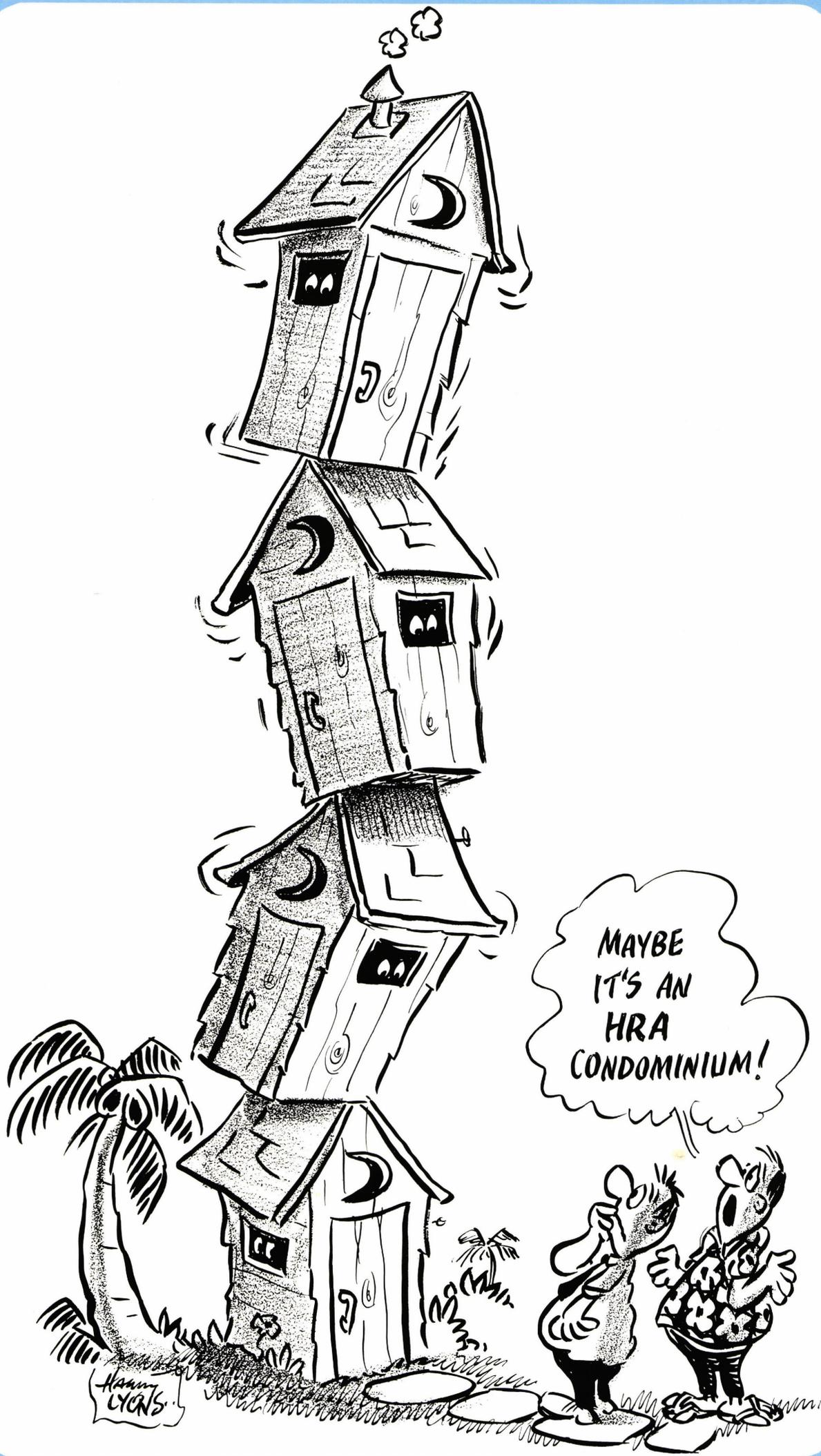
## Kalihi Triangle Project



Private Owner Redevelopment

1. Houses were deteriorating.
2. Handsome homes with view windows and neat yards were the answer.

Across the highway from the Mayor Wilson project, property owners organized a private development group, and with the help of HRA undertook a redevelopment and rehabilitation project which resulted in a Class A residential area, and mutually pleasing property improvement.



MAYBE  
IT'S AN  
HRA  
CONDOMINIUM!

Hamm  
LYONS



# Queen Emma Project

## Downtown Residential, Commercial and Institutional Complex

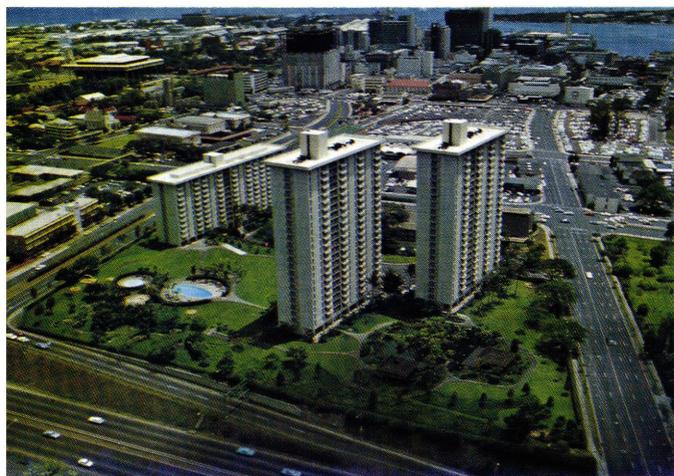
The Queen Emma Project in Downtown Honolulu has transformed a delapidated slum area into a green-fringed, attractive neighborhood.

Families enjoy pleasant living in three new apartment houses rising amid grassy park and playground areas. A shopping center serves their everyday needs... businesses flourish in new buildings... families worship in their traditional temples and modern churches.

And we see once more that progress does not have to mean a concrete jungle: High rise can be beautiful.

1. A typical "tumble down" shack of the old days in the Queen Emma project area.
2. The "new days"— Queen Emma Gardens Apartments for moderate income families.
3. Everyone gets in the swim at Queen Emma Gardens sparkling blue pool.
4. In the shadow of a modern high rise — the cool green of a Japanese Garden.

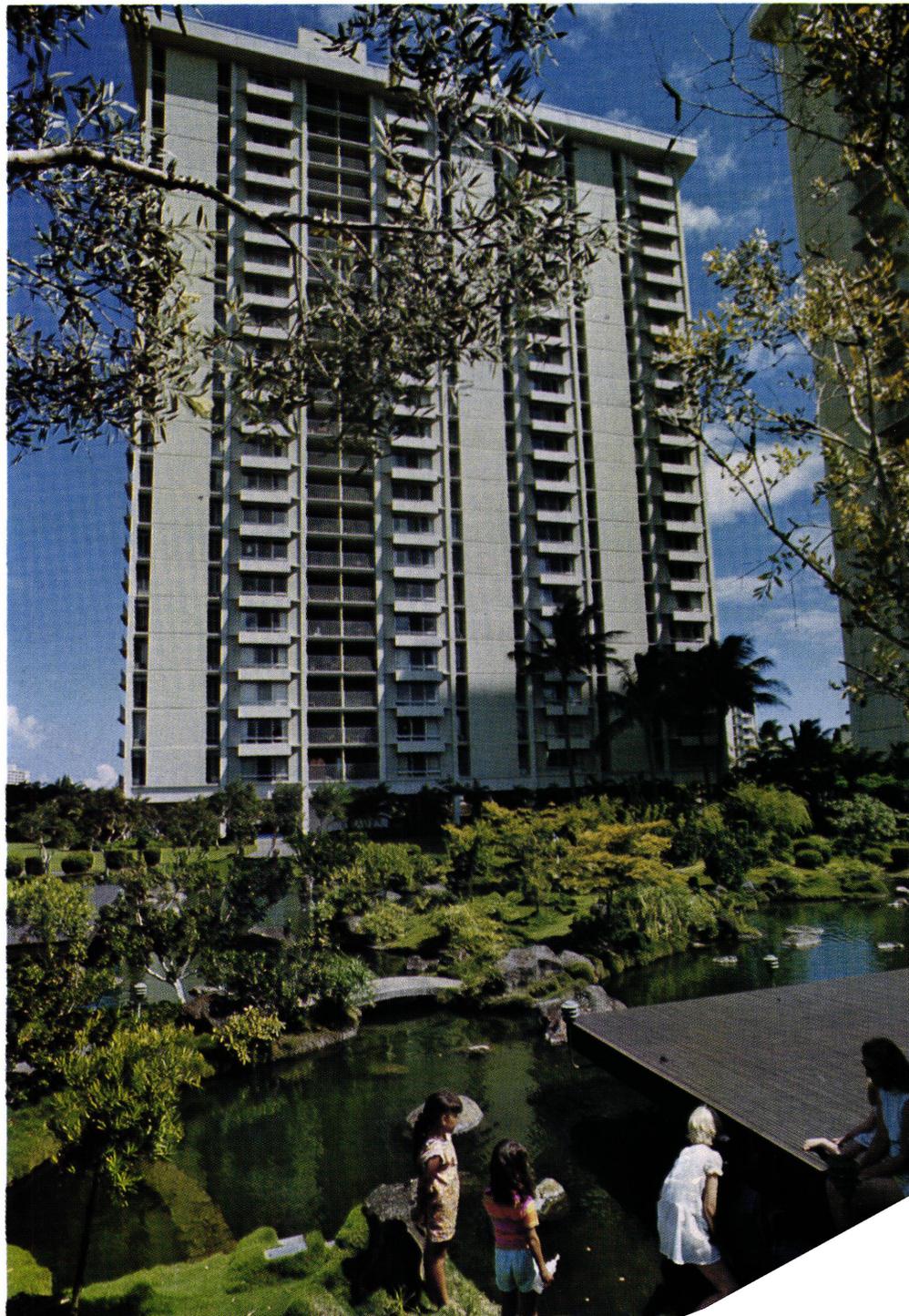
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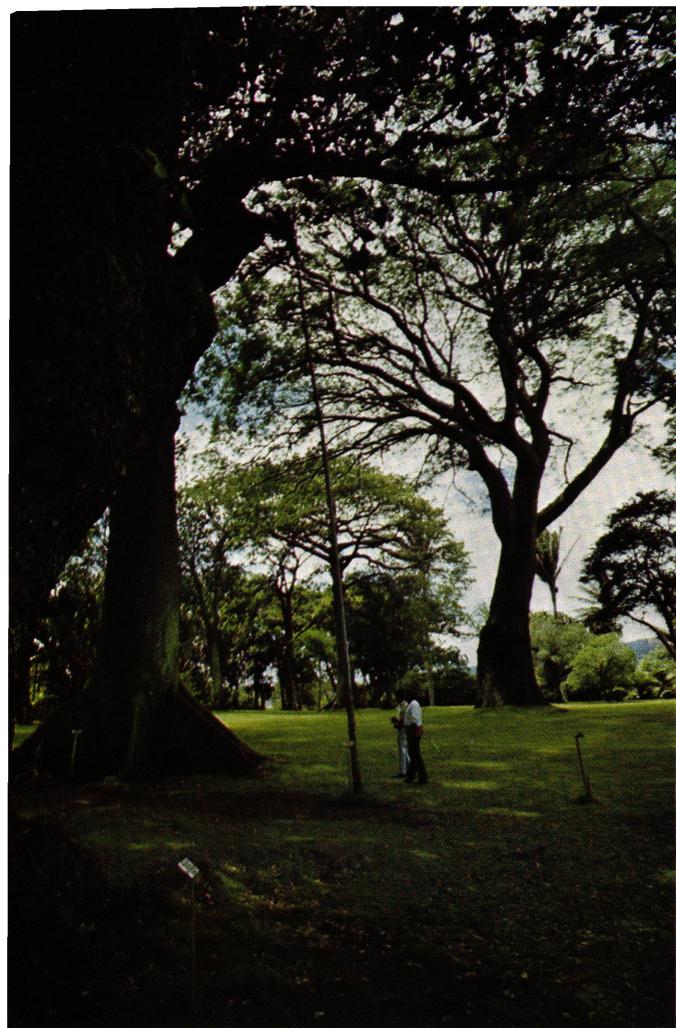


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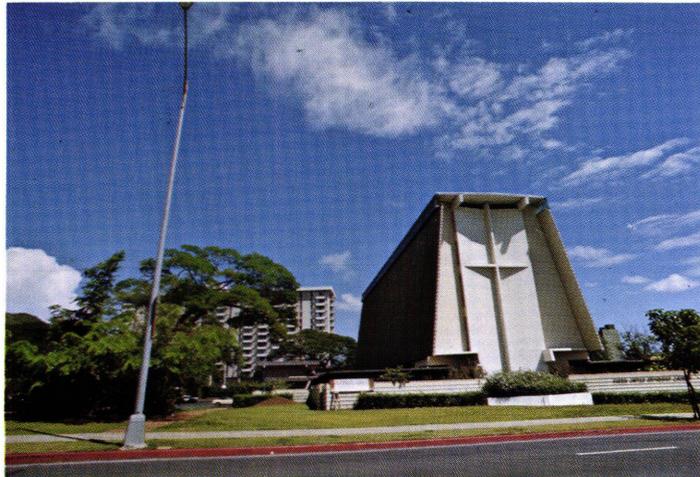


Japanese Teahouse in a quiet, cool corner of the Queen Emma Project.



Out for an afternoon stroll in shady Foster Gardens.

The beautifully landscaped grounds of Queen Emma Gardens from the air.



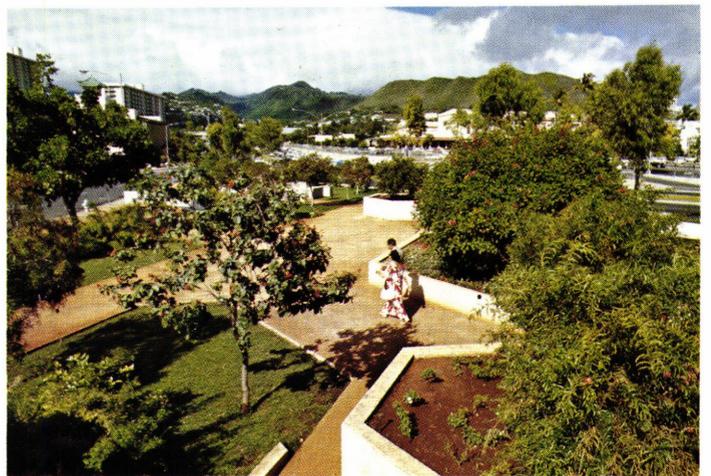
Harris Memorial Church in Queen Emma.



# 1 Aala Triangle

A PARK IN THE CITY  
Aala, one of the oldest, busiest slums in Downtown Honolulu became an open park popular with elderly people.

1. Typical Aala slum housing.
2. Tree-lined walkway in Aala Park.
3. Aerial view of Aala Triangle.



2



3

# Kukui Redevelopment Project

## A NEW NEIGHBORHOOD

The sun shines once more on 75 acres of Downtown Honolulu, as the Kukui Project nears completion. From an overcrowded and delapidated neighborhood a planned community is rapidly emerging.

A harmonious blending of space in which to live, work, and play.



1

1. Kukui Gardens moderate income, multi-family housing is in the final stages of completion.
2. The York Professional Building adds esthetically to the Kukui Area.



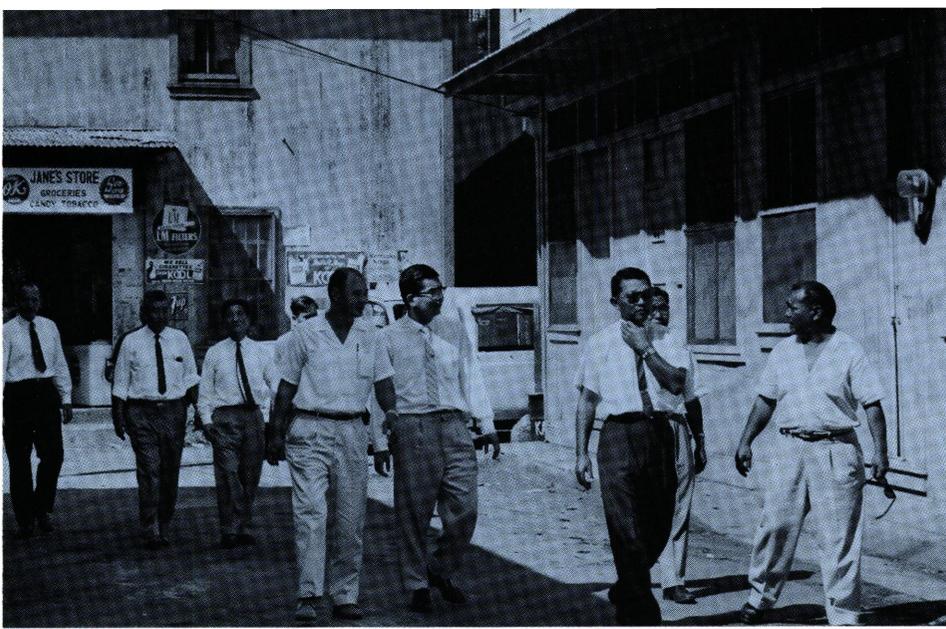
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3. Izumo Taisha Kyo, a Shinto shrine, was restored as part of the Kukui Project.
4. Oahu's elderly citizens find living pleasant at Kalanihulia.



1. An HRA Relocation Advisory Committee visits the Kukui Project during pre-planning stages.



1

2. Palms shade the walkways at Kukui Gardens.
3. Kukui Gardens community service facility.
4. A place to have fun. "Kamalii Park" in Kukui.



2

3



4



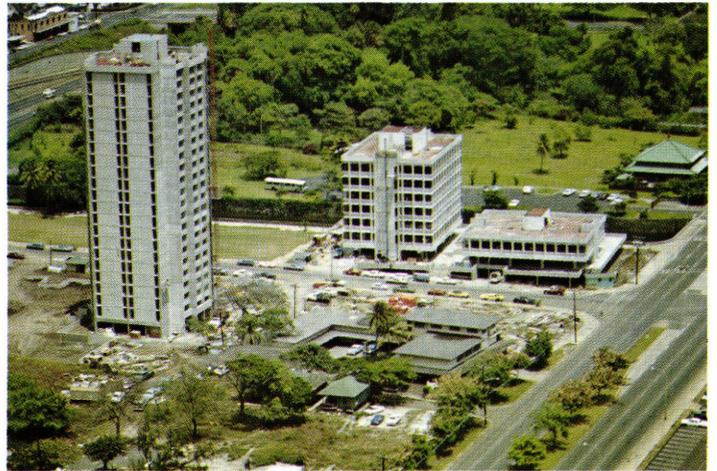
Dramatic view of the York building . . . Housing many professional and business offices

# Kauluwela Project

A PLANNED COMMUNITY DOWNTOWN



1



3



2

1. Stores and houses were crammed together in old Kauluwela.
2. Under construction: High rise cooperative housing sponsored by Hawaii Council for Housing Action. The Aloha United Fund's new Community Service Center.
3. Improvements are in progress now at Kauluwela School.
4. The new Liliha Branch Library, completed under the State Department of Education.



4

# Halawa Project

MAKALAPA MANOR

"Makalapa Manor" is a low to moderate income housing project — unique because residents of the area are participating directly in development plans and will be able to buy units on a priority basis.

The Makalapa Manor site, owned by Honolulu Redevelopment Agency, was sold to the developers for less than HRA paid for the land. This was a significant factor in reducing the overall project cost.



Artist's sketch of "Makalapa Manor." The Townhouse style housing project is now under construction opposite Pearl Harbor's Halawa Gate.

# Citizen Participation

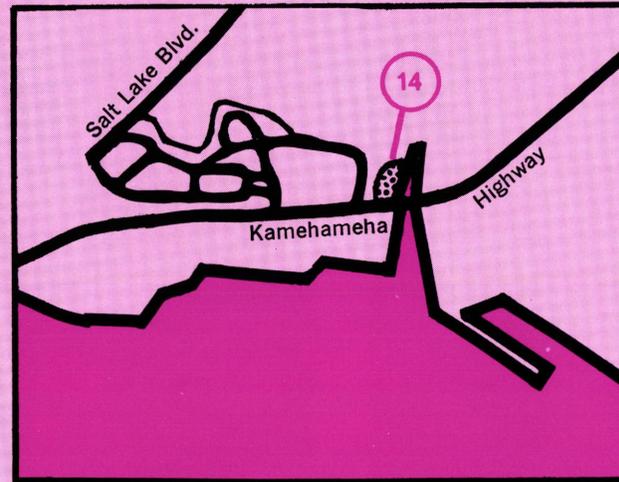


The understanding and participation of the residents of HRA project areas is vital to the successful completion of any project. We welcome it with open arms. In the past, all too often, the general feeling of the public has been . . . "Here comes another government agency— what do they want to do to us now?!" Not "what do they want to do **for** us". . . but . . . "**to** us." But we've discovered when people have an opportunity to discuss fully plans that will directly affect their lives . . . when their questions are honestly answered . . . and when they discover that they are encouraged to make meaningful contributions to such planning . . . a mutual respect results. Respect which paves the way for greater accomplishment than would have been possible otherwise.

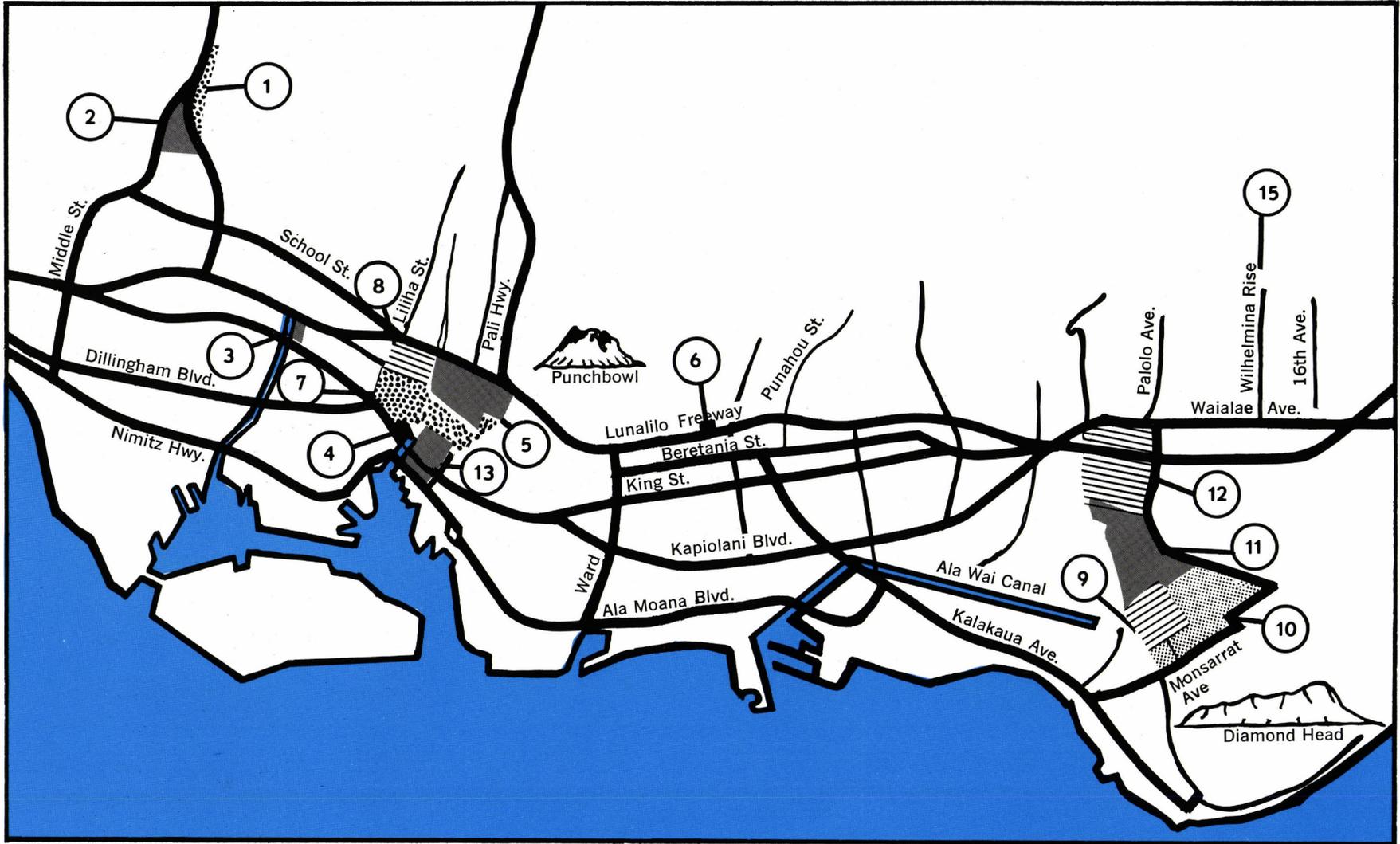


1. **JOHN H. WILSON PROJECT**, 29.7 acres  
Status: Completed  
Gross Project Cost: \$1.2 million
2. **KALIHI TRIANGLE PROJECT**, 8.5 acres  
Status: Completed  
Project Cost: Technical Assistance Only
3. **KOKEA PROJECT**, 3.7 acres  
Status: Completed  
Project Cost: Technical Assistance Only
4. **AALA TRIANGLE PROJECT**, 4.1 acres  
Status: Completed  
Gross Project Cost: \$2.4 million
5. **QUEEN EMMA PROJECT**, 73.8 acres  
Status: Completed  
Gross Project Cost: \$11.6 million
6. **KEWALO-LUNALILO PROJECT**, 28,293 sq. ft.  
Status: Completed  
Gross Project Cost: \$177,000
7. **KUKUI PROJECT**, 75 acres  
Status: In Execution  
Estimated Gross Cost: \$27.4 million
8. **KAULUWELA PROJECT**, 29.9 acres  
Status: In Execution  
Estimated Gross Cost: \$7.6 million
9. **KAPAHULU-PAKI PROJECT**, 43.3 acres  
Status: In Execution  
Estimated Gross Cost: \$4.5 million
10. **KAPAHULU-HINANO PROJECT**, 107.5 acres  
Status: In Execution  
Estimated Gross Cost: \$11.4 million
11. **KAPAHULU-HOOLULU PROJECT**, 126.9 acres  
Status: In Preliminary Planning  
Estimated Gross Cost: \$16.9 million

12. **KAPAHULU-OLU/KIKEKE PROJECT**, 126.9 acres  
Status: In Preliminary Planning  
Estimated Gross Cost: \$14.8 million
13. **CHINATOWN PROJECT**, 36 acres  
Status: In Preliminary Planning  
Estimated Gross Cost: \$72 million



14. **HALAWA AUXILIARY REDEVELOPMENT PROJECT**, 8.5 acres  
Status: In Execution  
Estimated Gross Cost: \$1.3 million
15. **KOKO DRIVE AUXILIARY HOUSING PROJECT**, 27.9 acres  
Status: Feasibility Study



URBAN RENEWAL PROJECTS, CITY OF HONOLULU

1. An example of a Kapahulu home which needed "Rehabilitation"
2. Cooperation with the "Rehabilitation" project results in more attractive homes.
3. A typical Kapahulu street "before": Narrow. Crumbling asphalt. No sidewalk.
4. Newly paved, wider streets, sidewalks, modern lighting, underground wiring.



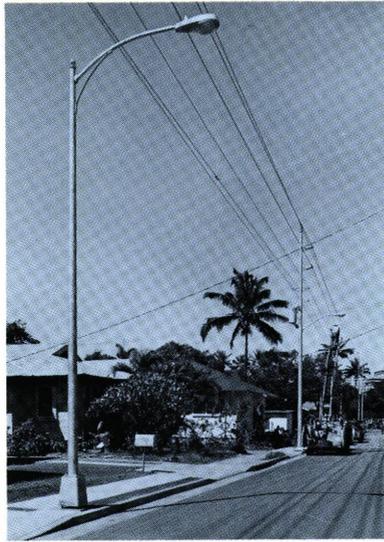
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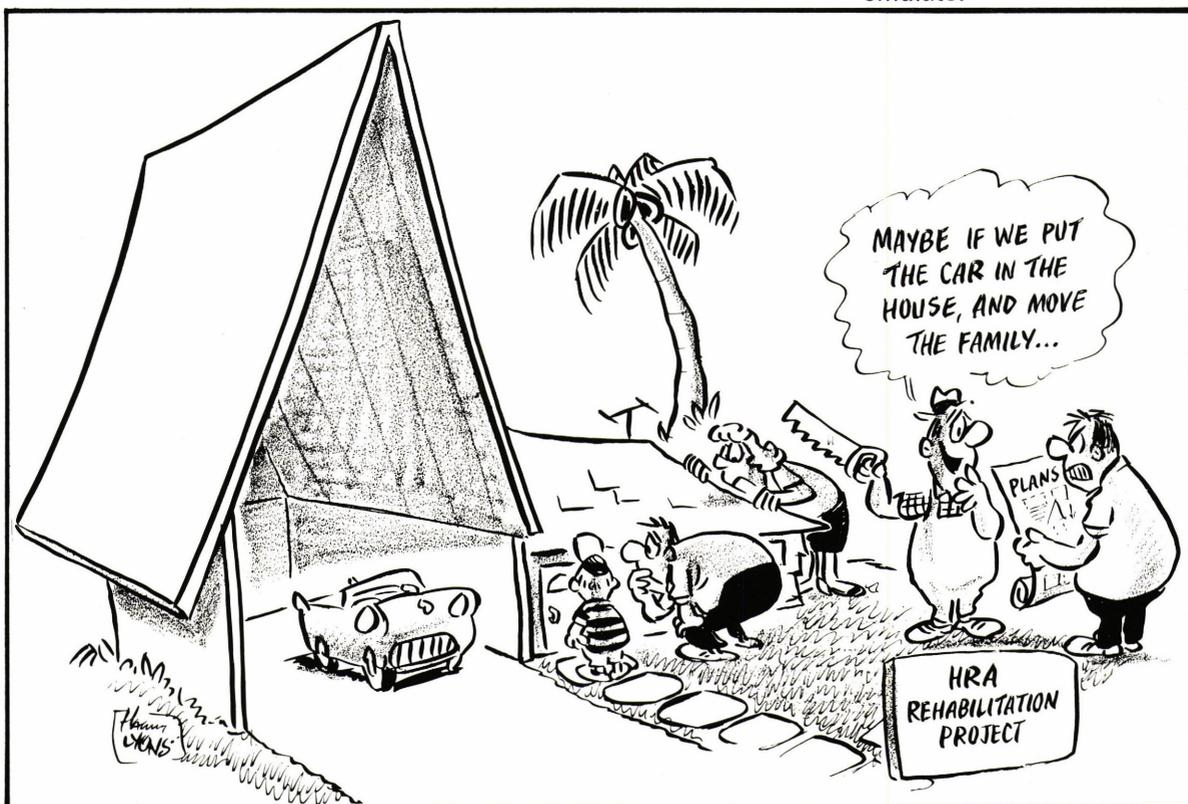
# Rehabilitation

"Rehabilitation" might be described as "preventive maintenance." In an older area of a city, like Kapahulu, homes may become somewhat rundown. Streets, sidewalks, sewer and wiring systems need improvement.

If the need is ignored — a slum could result. But when a program of rehabilitation is started early, housing conditions and environment can be improved dramatically, while the original neighborhood remains intact.

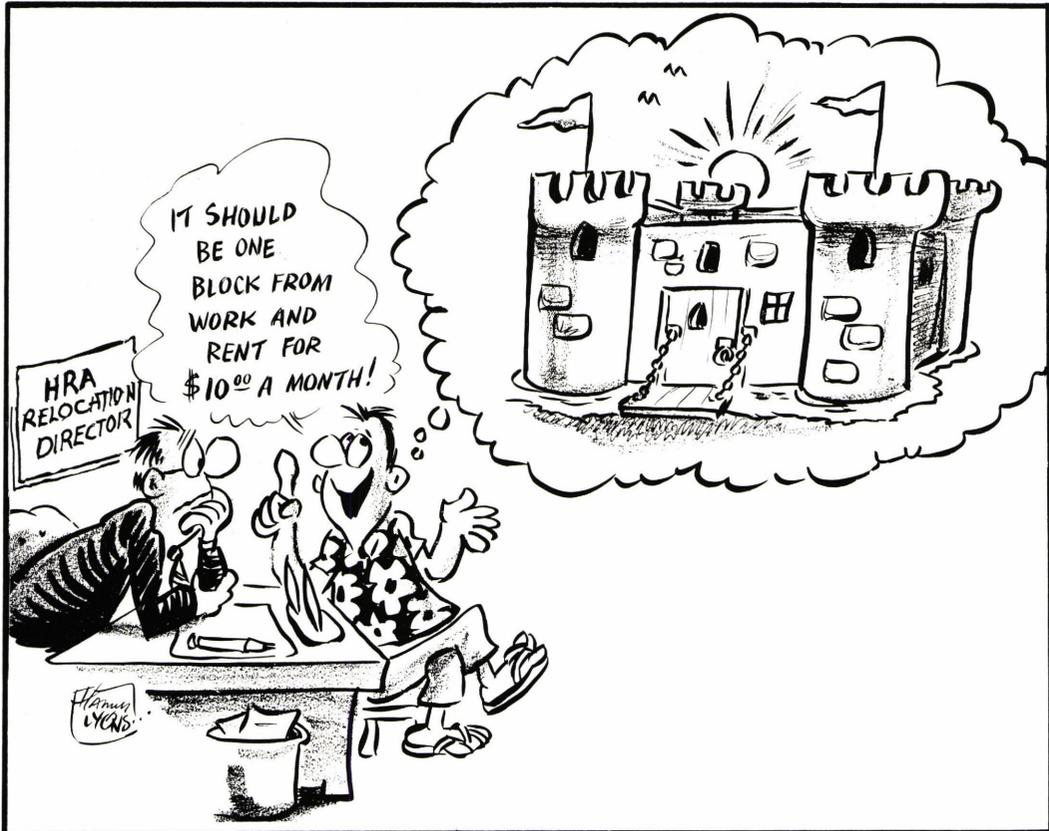
HRA'S "Paki" and "Hinano" Rehabilitation projects in Kapahulu are excellent examples of what can be accomplished when government agencies, individual property owners and citizen's groups work together for a better community.

U. S. Department of Housing and Urban Development officials had high praise for "Paki" and "Hinano" — calling them: "A showcase of excellence for such projects that other regional officials might do well to emulate."





An undesirable place to call home.  
The people living here were relocated.



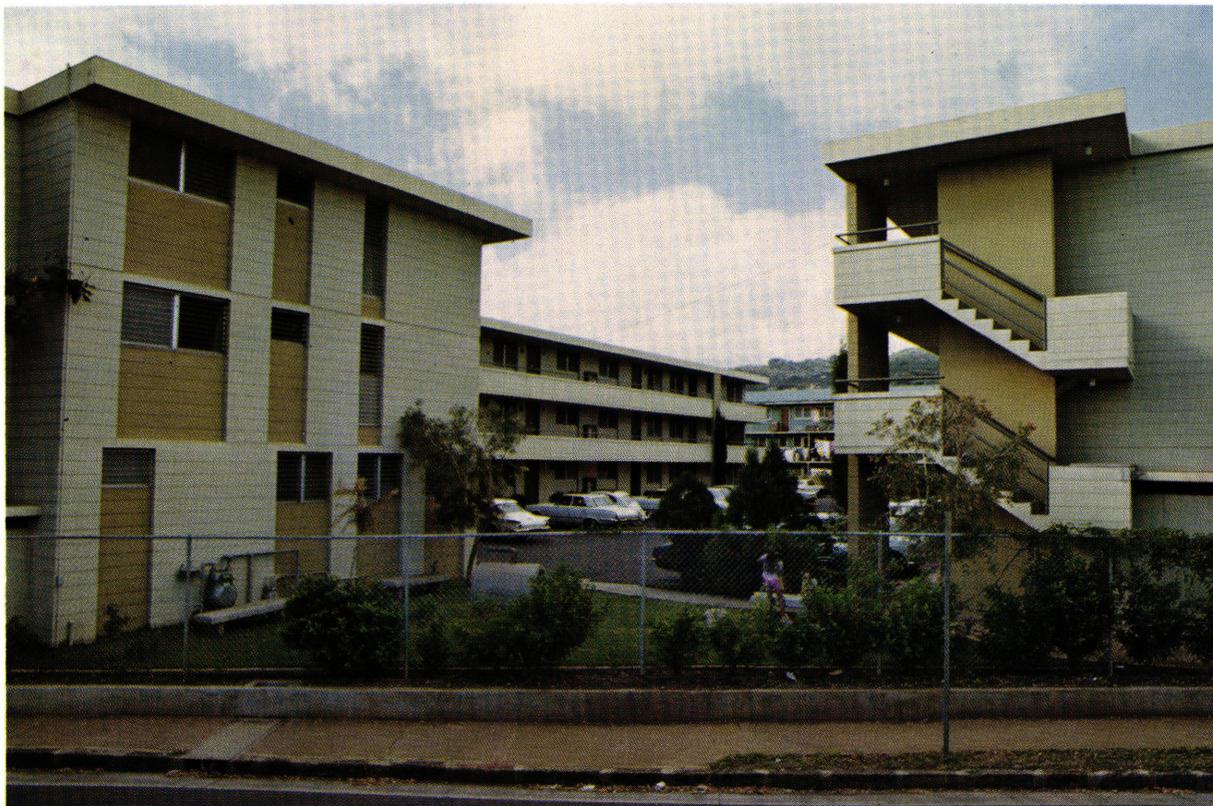
# Relocation

The Relocation & Property Management Division is one of the keystones of the Honolulu Redevelopment Agency. If it were not for the excellent job done by the relocation staff, most HRA projects would never get started.

Prior to the passage of the 1970 Relocation Act, Act 166, the Honolulu Redevelopment Agency was responsible for the relocation of every family, individual and business within the City and County of Honolulu, regardless of whether they were displaced by Federal, State or City-County agencies. It seems quite possible that once Act 166 is fully implemented HRA will again have that responsibility.

Of all the HRA departments, none works on a more personal basis with the people we serve than the relocation staff.

The Kewalo-Lunalilo Project provided safe, decent housing for many H.R.A. Relocates.



**STATEMENT OF CASH RECEIPTS AND EXPENDITURES**  
**\*FOR THE PERIOD JANUARY 1, 1969 – JUNE 30, 1969 AND CASH BALANCES OF JUNE 30, 1969**

	<u>Kukui, Hawaii R-2</u>		<u>Paki, Hawaii R-5</u>
	PE	PTLR	PE
<b>CASH RECEIPTS:</b>			
Cash Balance and Investments, 1/1/69 .....	\$208,967	\$251,866	\$1,118,308
Local Cash Grants-in-Aid .....			66,065
Federal Grants .....			
Proceeds from Sales of Land .....		3,224,080	
Proceeds from Loan .....			2,390,000
Transfer from PTLR Fund .....	295,029	(295,029)	
Transfer from General Fund .....			
Other Income and Receivables .....	1,749	7,774	24,895
<b>TOTAL CASH BALANCE AND RECEIPTS</b>			
<b>AVAILABLE FOR EXPENDITURES .....</b>	<b>505,745</b>	<b>3,188,691</b>	<b>3,599,268</b>
<b>CASH EXPENDITURES:</b>			
Adm. Costs Including Travel and Publication .....	18,904		67,507
Office Furniture and Equipment .....			279
Legal Services .....			1,286
Survey and Planning .....			
Acquisition Expenses .....			8,072
Temporary Operation of Acquired Property .....			189
Relocation and Community Organization .....			
Site Clearance .....	6,200		960
Site Improvements .....	24,765		585,519
Disposal Costs .....	4,771		3,900
Rehabilitation and Conservation .....			3,769
Interest .....			60,887
Real Estate Purchases .....	113,800		29,657
Project Inspection .....			
<b>TOTAL PROJECT COSTS .....</b>	<b>168,440</b>	<b>-0-</b>	<b>762,025</b>
Relocation Payments .....	5,275		758
Rehabilitation Grant Payments .....			38,560
Payment of Loan .....			1,510,000
Accounts Payable .....	5,771		(126,193)
Transfer to UR Coordinator Fund .....			
Transfer to Hinano PE, Hawaii R-9 Fund .....			
Transfer to Paki PE, Hawaii R-5 Fund .....			
<b>TOTAL CASH EXPENDITURES FOR THE YEAR .....</b>	<b>179,486</b>	<b>-0-</b>	<b>2,185,150</b>
<b>CASH BALANCE AND INVESTMENTS, 6/30/69 .....</b>	<b>\$326,259</b>	<b>\$3,188,691</b>	<b>\$1,414,118</b>

*\*(Period of Report Changed to Accommodate Change From Calendar to Fiscal Year.)*

<u>Kauluwela, Hawaii R-7</u>		<u>Hinano, Hawaii R-9</u>		<u>Urban Redevelopment Fund</u>	<u>Total</u>
PE	PTLR	PE	PTLR	<u>Local Projects &amp; Other Costs</u>	<u>All Projects</u>
\$291,629	\$472,306	\$2,372,830	\$ -0-	\$1,094,846	\$ 5,810,752
		500,000			566,065
					-0-
		3,415,000			3,224,080
413,300	(413,300)				5,805,000
					-0-
9,117	11,635	68,301		624,601	624,601
				33,915	157,386
<u>714,046</u>	<u>70,641</u>	<u>6,356,131</u>	<u>-0-</u>	<u>1,753,362</u>	<u>16,187,884</u>
74,893		126,493		134,041	421,838
1,173		2,585			4,037
1,434		1,989		10,496	15,205
				10,401	10,401
22		8,412		876	17,382
(18,625)		(593)		19,138	109
					-0-
5,760		1,487			14,407
93,895		742,853		126,577	1,573,609
10,700		400		250	20,021
		17,915			21,684
		104,161			165,048
119,990		152,496			415,943
					-0-
<u>289,242</u>	<u>-0-</u>	<u>1,158,198</u>	<u>-0-</u>	<u>301,779</u>	<u>2,679,684</u>
2,108		1,249			9,390
		35,600			74,160
		2,515,000			4,025,000
2,170		(47,965)		7,639	(158,578)
				70,110	70,110
				500,000	500,000
				66,065	66,065
<u>293,520</u>	<u>-0-</u>	<u>3,662,082</u>	<u>-0-</u>	<u>945,593</u>	<u>7,265,831</u>
<u>\$420,526</u>	<u>\$ 70,641</u>	<u>\$2,694,049</u>	<u>\$ -0-</u>	<u>\$ 807,769</u>	<u>\$8,922,053</u>

**STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES  
FOR THE FISCAL YEAR STARTING JULY 1, 1969**

	<u>Kukui, Hawaii R-2</u>		<u>Paki, Hawaii R-5</u>	
	PE	PTLR	PE	PTLR
<b>ESTIMATED CASH RECEIPTS:</b>				
Cash Balance and Investments, 7/1/69 .....	\$ 326,259	\$ 3,188,691	\$1,414,118	\$ -0-
Local Cash Grants-in Aid .....			12,750	
Federal Grants .....		380,600		
Proceeds from Sales of Land .....		1,504,387		
Proceeds from Loan and Federal Advance .....		15,985,000	2,390,000	
Transfer from PTLR Fund .....	1,009,640	(1,009,640)		
Transfer from General Fund .....				
Other Income and Receivables .....	13,888	154,956	66,381	
	<hr/>		<hr/>	
ESTIMATED TOTAL CASH RECEIPTS .....	1,349,787	20,203,994	3,883,249	-0-
<b>ESTIMATED CASH EXPENDITURES:</b>				
Adm. costs including Travel and Publication .....	45,649		183,207	
Office Furniture and Equipment .....			500	
Legal Services .....			11,000	
Survey and Planning .....				
Land Surveys and Appraisals .....				
Acquisition Expenses .....			49,713	
Temporary Operation of Acquired Property .....			1,504	
Relocation and Community Organization .....			10,000	
Site Clearance .....	4,120		169,816	
Site Improvements .....	370,728		491,253	
Disposal Costs .....	22,865		16,600	
Rehabitation and Conservation .....			69,651	
Interest Expense .....	585,475		103,101	
Real Estate Purchases .....	189,700		189,767	
Project Inspection .....	1,000		5,000	
	<hr/>		<hr/>	
ESTIMATED TOTAL PROJECT COSTS .....	1,219,537	-0-	1,301,112	-0-
Relocation Payments .....	52,650		31,085	
Rehabilitation Grants Payments .....			42,000	
Payment of Loan .....		19,775,000	2,390,000	
Accounts Payable .....	69,000		80,252	
Transfer to UR Coordinator Fund .....				
Transfer to Paki PE, Hawaii R-5 Fund .....				
Transfer to Kauluwela PE, Hawaii R-7 Fund .....				
Transfer to Hinano PE, Hawaii R-9 Fund .....				
Transfer to Survey & Planning Or NDP Fund .....				
	<hr/>		<hr/>	
ESTIMATED TOTAL CASH EXPENDITURES .....	1,341,187	19,775,000	3,844,449	-0-
<b>ESTIMATED CASH BALANCE AND INVESTMENT, 6/30/70 .....</b>				
	\$ 8,600	\$ 428,994	\$ 38,800	\$ -0-
	<hr/> <hr/>		<hr/> <hr/>	

<u>Kauluwela, Hawaii R-7</u>		<u>Hinano, Hawaii R-9</u>		<u>Survey &amp; Planning or NDP Fund</u>	<u>Urban Redevelopment Fund</u>	<u>Total</u>
<u>PE</u>	<u>PTLR</u>	<u>PE</u>	<u>PTLR</u>		<u>Local Projects &amp; Other Costs</u>	<u>All Projects</u>
\$ 420,526	\$ 70,641	\$2,694,049	\$ -0-	\$ -0-	\$ 807,769	\$ 8,922,053
565,025		183,100		515,502		1,276,377
	298,080		799,030			1,477,710
	326,150				423,580	2,254,117
603,094	2,860,000	400,000	3,415,000	202,275		25,252,275
	(603,094)	799,030	(799,030)			-0-
					1,412,591	1,412,591
35,250	13,973	163,402			64,791	512,641
<u>1,623,895</u>	<u>2,965,750</u>	<u>4,239,581</u>	<u>3,415,000</u>	<u>717,777</u>	<u>2,708,731</u>	<u>41,107,764</u>
153,025		259,627		154,710	184,650	980,868
500		3,038		1,575	5,928	11,541
7,920		14,275		5,182	16,398	54,775
				30,000	88,639	118,639
				51,325	41,718	93,043
12,226		87,914		30,000	1,740	181,593
56,936		5,000			114,477	177,917
500		500		2,500	53,718	67,218
53,020		356,508				583,464
316,449		2,012,833		125,000	315,104	3,631,367
17,900		21,575			1,000	79,940
		136,636			7,461	213,748
105,302		134,955				928,833
200,000		714,070			184,760	1,478,297
5,540		7,500		15,000		34,040
<u>929,318</u>	<u>-0-</u>	<u>3,754,431</u>	<u>-0-</u>	<u>415,292</u>	<u>1,015,593</u>	<u>8,635,283</u>
50,810		42,500				177,045
		108,000				150,000
	2,800,000		3,415,000			28,380,000
846		2,050			96,631	248,779
					120,130	120,130
					12,750	12,750
					565,025	565,025
					183,100	183,100
					515,502	515,502
<u>980,974</u>	<u>2,800,000</u>	<u>3,906,981</u>	<u>3,415,000</u>	<u>415,292</u>	<u>2,508,731</u>	<u>38,987,614</u>
<u>\$ 642,921</u>	<u>\$ 165,750</u>	<u>\$ 332,600</u>	<u>\$ -0-</u>	<u>\$302,485</u>	<u>\$ 200,000</u>	<u>\$ 2,120,150</u>

**STATEMENT OF CASH RECEIPTS AND EXPENDITURES  
FOR THE FISCAL YEAR ENDED JUNE 30, 1970 AND CASH BALANCES AS OF JUNE 30, 1970**

	<u>Kukui, Hawaii R-2</u>		<u>Paki, Hawaii R-5</u>
	PE	PTLR	PE
<b>CASH RECEIPTS:</b>			
Cash Balance and Investments, 7/1/69 .....	\$ 326,259	\$ 3,188,691	\$1,414,118
Local Cash Grants-in-Aid .....			12,750
Federal Grants .....		380,600	
Proceeds from Sales of Land .....		1,504,387	
Proceeds from Loan .....		15,985,000	2,390,000
Transfer from PTLR Fund .....	677,825	(677,825)	
Transfer from General Fund .....			
Other Income and Receivables .....	21,532	154,960	66,477
<b>TOTAL CASH BALANCE AND RECEIPTS AVAILABLE FOR EXPENDITURES .....</b>	<b>1,025,616</b>	<b>20,535,813</b>	<b>3,883,345</b>
<b>CASH EXPENDITURES:</b>			
Adm. Cost Including Travel and Publication .....	33,544		117,580
Office Furniture and Equipment .....			530
Legal Services .....			2,184
Survey and Planning .....			
Acquisition Expenses .....			3,694
Temporary Operation of Acquired Property .....			711
Relocation and Community Organization .....			
Site Clearance .....	3,290		71,952
Site Improvements .....	223,204		341,320
Disposal Costs .....	450		2,800
Rehabilitation and Conservation .....			3,205
Interest .....	427,207		103,101
Real Estate Purchases .....			29,005
Project Inspection .....			
<b>TOTAL PROJECT COSTS .....</b>	<b>687,695</b>	<b>-0-</b>	<b>676,082</b>
Relocation Payments .....	19,556		2,663
Rehabilitation Grants Payments .....			21,471
Payment of Loan .....		19,775,000	2,390,000
Accounts Payable .....	(2,586)		130,121
Transfer to UR Coordinator Fund .....			
Transfer to Survey & Planning Fund .....			
Transfer to Kauluwela PE, Hawaii R-7 Fund .....			
Transfer to Paki PE, Hawaii R-5 Fund .....			
Transfer to Hinano PE, Hawaii R-9 Fund .....			
<b>TOTAL CASH EXPENDITURES FOR THE YEAR .....</b>	<b>704,665</b>	<b>19,775,000</b>	<b>3,220,337</b>
<b>CASH BALANCE AND INVESTMENTS, 6/30/70 .....</b>	<b>\$ 320,951</b>	<b>\$ 760,813</b>	<b>\$ 663,008</b>

Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Survey & Planning Fund	Urban Redevelopment Fund	Total
PE	PTLR	PE	PTLR		Local Projects & Other Costs	All Projects
\$ 420,526	\$ 70,641	\$2,694,049	\$ -0-	\$ -0-	\$ 807,769	\$ 8,922,053
565,025		183,100		515,502		1,276,377
	298,080		799,030			1,477,410
	326,150				434,000	2,264,537
60,000		3,815,000		249,020		22,499,020
572,123	(572,123)	799,030	(799,030)			-0-
					1,412,591	1,412,591
35,056	20,609	163,860			54,369	516,863
<hr/>						
1,652,730	143,357	7,655,039	-0-	764,522	2,708,729	38,369,151
<hr/>						
85,549		294,396		107,541	224,664	863,274
215		2,446			4,672	7,863
2,243		6,539		1,633	10,302	22,901
				30,000	23,286	53,286
1,286		13,524		55,000	1,785	75,289
(31,832)		(1,823)			167	(32,777)
					49	49
22,790		20,705			1,000	119,737
276,173		1,449,868		75,000	309,914	2,675,479
2,550					1,926	7,726
		22,067			25	25,297
105,302		134,955				770,565
1		127,768			184,760	341,534
5,540				2,232		7,772
<hr/>						
469,817	-0-	2,070,445	-0-	271,406	762,550	4,937,995
15,045		7,765				45,029
		50,827				72,298
		3,415,000				25,580,000
(1,204)		(265,345)		(2,955)	37,898	(104,071)
					120,130	120,130
					515,502	515,502
					565,025	565,025
					12,750	12,750
					183,100	183,100
<hr/>						
483,658	-0-	5,278,692	-0-	268,451	2,196,955	31,927,758
<hr/>						
\$1,169,072	\$143,357	\$2,376,347	\$ -0-	\$ 496,071	\$ 511,774	\$ 6,441,393

**STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES  
FOR THE FISCAL YEAR BEGINNING JULY 1, 1970**

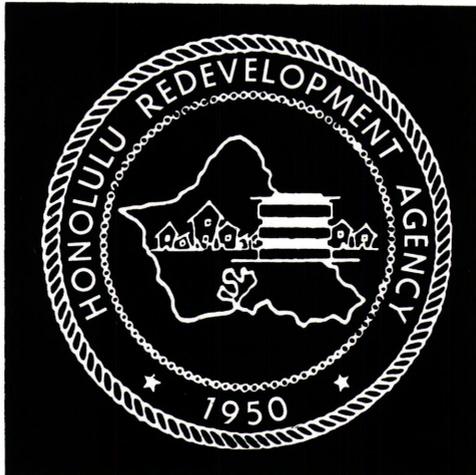
	Kukui, Hawaii R-2		Paki, Hawaii R-5	
	PE	PTLR	PE	PTLR
<b>ESTIMATED CASH RECEIPTS:</b>				
Cash Balance and Investments, 7/1/70 .....	\$ 320,950	\$ 760,815	\$ 66,300	\$ -0-
Local Cash Grants-in-Aid .....	302,050		52,350	
Federal Grants .....		4,789,330		1,247,650
Proceeds from Sales of Land .....		2,926,800		
Proceeds from Loan and/or Transfer from PTLR Fund .....	886,945	(886,945)	644,550	1,142,350
Transfer from Survey & Planning Fund .....				
Transfer from General Fund .....				
Other Income and Receivables .....	10,000	25,000	20,000	
<b>ESTIMATED TOTAL CASH RECEIPTS .....</b>	<b>1,519,945</b>	<b>7,615,000</b>	<b>783,200</b>	<b>2,390,000</b>
<b>ESTIMATED CASH EXPENDITURES:</b>				
Adm. Cost Including Travel and Publication .....	19,130		58,935	
Office Furniture and Equipment .....			1,775	
Legal Services .....			1,715	
Survey and Planning .....				
Land Surveys and Appraisals .....				
Acquisition Expenses .....			18,065	
Temporary Operation of Acquired Property .....			1,000	
Relocation and Community Organization .....			3,500	
Site Clearance .....	1,570		76,820	
Site Improvements .....	685,000		46,140	
Disposal Costs .....	20,900		3,000	
Rehabilitation and Conservation .....			24,330	
Interest Expense .....	655,400	25,000	81,130	
Real Estate Purchases .....	106,960		248,225	
Project Inspection .....	2,600		500	
<b>ESTIMATED TOTAL PROJECT COSTS .....</b>	<b>1,491,560</b>	<b>25,000</b>	<b>565,135</b>	<b>-0-</b>
Relocation Payments .....	25,000		148,045	
Rehabilitation Grants Payments .....			25,000	
Payment of Loan .....		7,590,000		2,390,000
Accounts Payable .....	3,385		45,020	
Transfer to UR Coordinator Fund .....				
Transfer to Kukui PE, Hawaii R-2 Fund .....				
Transfer to Paki PE, Hawaii R-5 Fund .....				
Transfer to Kauluwela PE, Hawaii R-7 Fund .....				
Transfer to Hoolulu PE, Hawaii R-11 Fund .....				
Transfer to NDP or Survey & Planning Fund .....				
<b>ESTIMATED TOTAL CASH EXPENDITURES .....</b>	<b>\$1,519,945</b>	<b>\$7,615,000</b>	<b>\$783,200</b>	<b>\$2,390,000</b>

Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Hoolulu, Hawaii R-11	Survey & Planning Fund	Urban Redevelopment Fund	Total
PE	PTLR	PE	PTLR	PE		Local Projects & Other Costs	All Projects
\$1,169,070	\$ 143,360	\$2,376,350	\$ -0-	\$ -0-	\$ 496,070	\$ 511,774	\$ 5,844,689
106,045				72,000	399,300		931,745
	1,306,840		1,798,100				9,141,920
	1,399,800						4,326,600
	3,390,000	109,050	2,016,900	1,477,175	1,088,915		9,868,940
				103,315			103,315
						1,936,234	1,936,234
20,000	10,000	95,000		115		82,580	262,695
1,295,115	6,250,000	2,580,400	3,815,000	1,652,605	1,984,285	2,530,588	32,416,138
139,080		121,580		74,335	243,005	* 315,993	972,058
		600		1,500	6,230		10,105
5,700		11,420		8,120	4,505		31,460
					565,000	172,131	737,131
					165,975	99,049	265,024
14,060		51,590		127,750	202,975		414,440
25,000		9,100		3,500		169,785	208,385
750		500		2,500	77,500	218,566	303,316
82,280		353,350		500			514,520
250,000		893,725		120,000	310,000	202,831	2,507,696
23,000		11,400		500	1,000		59,800
		101,020		60,000	36,000	144,645	365,995
350,005		230,175		25,000			1,366,710
350,000		300,000		750,000	245,350		2,000,535
4,000		2,000		80,000	15,475		104,575
1,243,875	-0-	2,086,460	-0-	1,253,705	1,873,015	1,323,000	9,861,750
40,000		273,825		9,100	5,000		500,970
		97,265		30,000			152,265
	6,250,000		3,815,000	359,800			20,404,800
11,240		122,850			2,955	75,843	261,293
						200,000	200,000
						302,050	302,050
						52,350	52,350
						106,045	106,045
					103,315	72,000	175,315
						399,300	399,300
\$1,295,115	\$6,250,000	\$2,580,400	\$3,815,000	\$1,652,605	\$1,984,285	\$2,530,588	\$32,416,138

\* Includes Estimated Legal Cost

# Agency Members

serve in the interest of the community without compensation. Appointed to five year terms by the Mayor and confirmed by the City Council, these five members constitute a public corporate body which is responsible for HRA policy decisions. Their unselfish contribution of time and knowledge is of prime importance to the success of HRA.



**Paul Kurata**  
Member  
President — Paul's Jewelry



**Hung Leong Ching**  
Member  
Real Estate Broker



**Joseph Lunasco**  
Chairman  
ILWU



**Sherman Dowsett**  
Vice Chairman  
President — Pantheon Co.



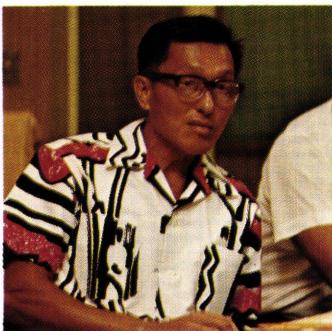
**Sunao Miyabara**  
Secretary  
Vice President — Liberty Bank



**Melvin Y. Shinn**  
Executive Manager

The Manager is responsible for the translation of agency policy into the execution of HRA programs and projects.

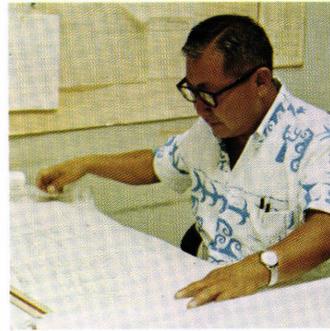
## Department Heads



**Hon Hoong Chee**  
Engineering  
Deputy Manager



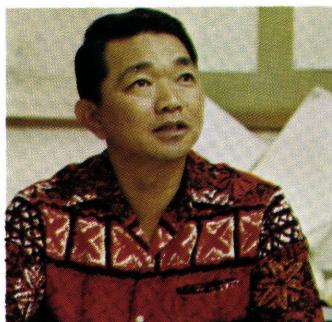
**Willard Lee**  
Chief of Operations



**Setsuo Izutsu**  
Planning



**Kam Man Leong**  
Relocation & Property  
Management Administrator



**Hiromi Shiramizu**  
Urban Rehabilitation  
Administrator



**Taeko Suzuki**  
Fiscal



**James Miyagi**  
Lands

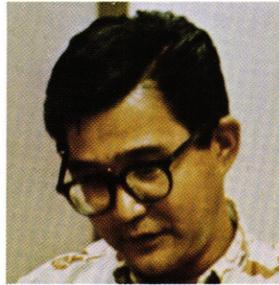


**Robert Devine**  
Director of  
Community Services

# Main Office

## Administration Division

Melvin Y. Shinn  
 Willard Lee  
 Robert Devine  
 Francis Okita  
 Betty Torigoe  
 Dorothy Katsuyama  
 Elsie Matsushima  
 Jean Sakai  
 Darlene Johnson  
 Lorraine Kimata  
 Linda Sun



## Engineering Division

Hon Hoong Chee  
 Harold Furukawa  
 Richard Murakami  
 Jerry Kim  
 Roy Nakamura  
 Albert Corpuz  
 Takami Aoki  
 Robert Sakai  
 Gordon Ching  
 Mitsuyoshi Sugiyama  
 Henry Asahina  
 Takao Fujimoto  
 Muriel Nakahara



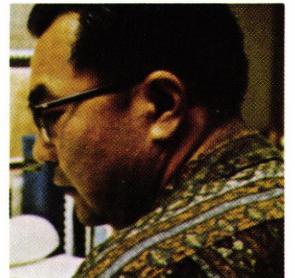
## Fiscal Division

Taeko Suzuki  
 Catherine Hoo  
 Geraldine Kobayashi  
 Clifford Kawano  
 Jane Nushida  
 Karole Kaneshiro  
 Joyce Kobayashi



## Land Division

James Miyagi  
 Tamotsu Tomihara  
 Raymond Yokomoto  
 Sueko Sakahara  
 Sally Takakawa



## Planning Division

Setsuo Izutsu  
 Richard Nagasawa  
 Clement Chikuma



# Field Offices

## Relocation Site Office

296 N. Vineyard Boulevard



Mr. Kam Man Leong, Relocation Administrator. Beatrice Ing, Assistant Administrator.

### Relocation Division

Kam Man Leong  
Beatrice Ing  
Shinobu Hara  
Leslie Nakamura  
Beatrice Lee

Michael Teruya  
Yasuo Shimabukuro  
Charles Okimura  
Robert Teramoto  
Phyllis Van Verst



## Kapahulu Rehabilitation & Conservation Site Office

741 Kapahulu Avenue



1

1. Hiromi Shiramizu  
Administrator of Rehabilitation  
and Conservation



2

2. Thomas Yoshimura  
Assistant Administrator of  
Rehabilitation and Conservation

### Conservation Division

Hiromi Shiramizu  
Thomas Yoshimura  
Charles Wong  
James Kawamura  
Kenneth Leong  
Warren Yue  
Kenneth Abe  
Robert Luke  
Michael Nakano  
Joseph Amaki  
Henry Isara  
Shigeru Kato  
Winfred Lum  
Larry Nakamoto  
Shoichi Oku  
Tsuneto Tamura  
Manabu Nambu  
Toshiko Yamakawa  
Priscilla Sadanaga  
Sue Yasutake  
Grace Hayama  
Clara Fujita  
Linda Rohr  
Shigeru Yokouchi



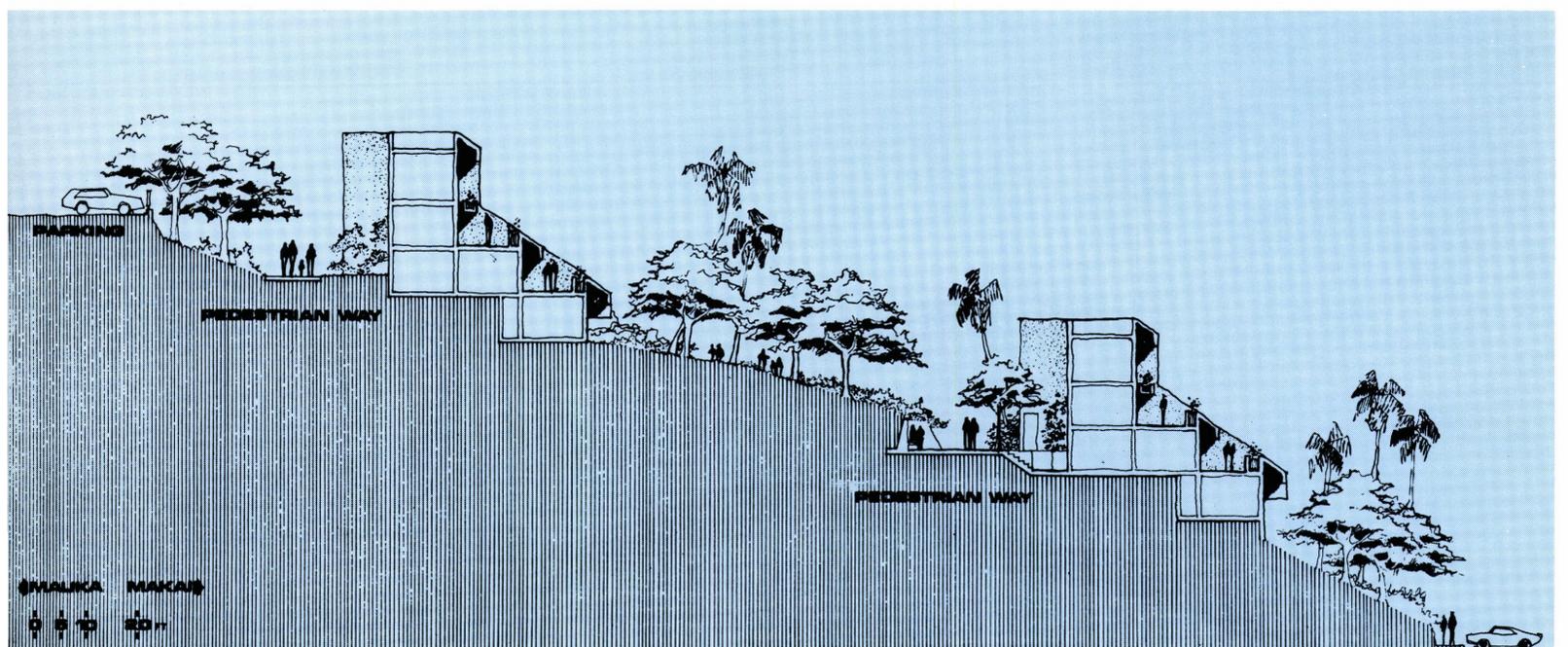
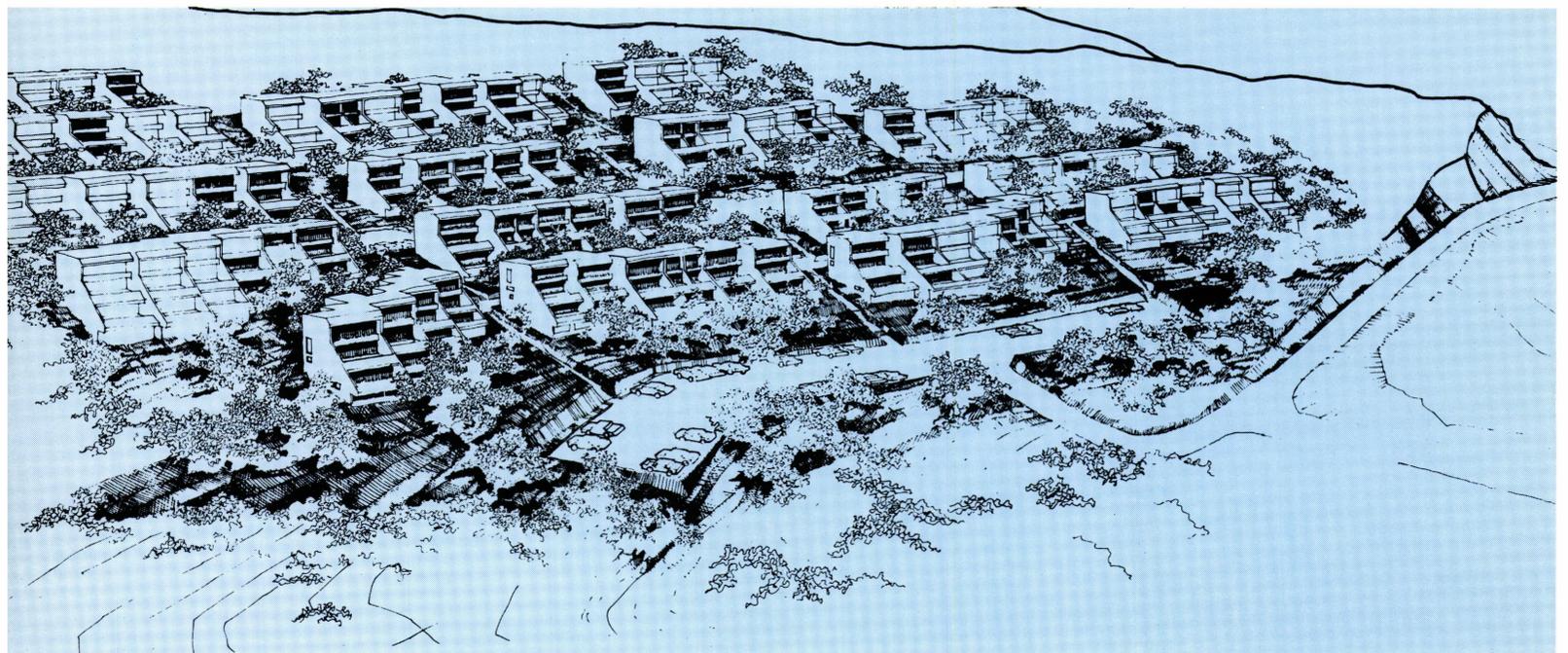
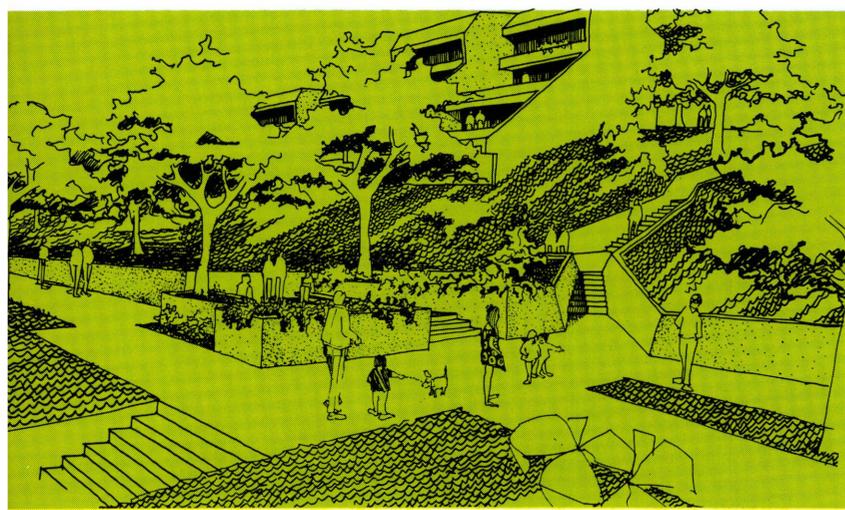
# Koko Drive Project

## AUXILIARY HOUSING

Koko Drive is a beautifully conceived and badly needed low-rise complex for relocation of HRA and other governmental relocatees. The feasibility of this important project is currently under study by various city departments.

Ideally located high above Kaimuki, Koko Drive is designed to blend perfectly into the hillside landscape and to afford all residents a dramatic view across the city to Diamond Head and the sea.

Recommended for FHA "235" or "236" development, Koko Drive is another example of HRA's continuing efforts to preserve Honolulu's natural beauty as it strives to meet our urgent housing needs.

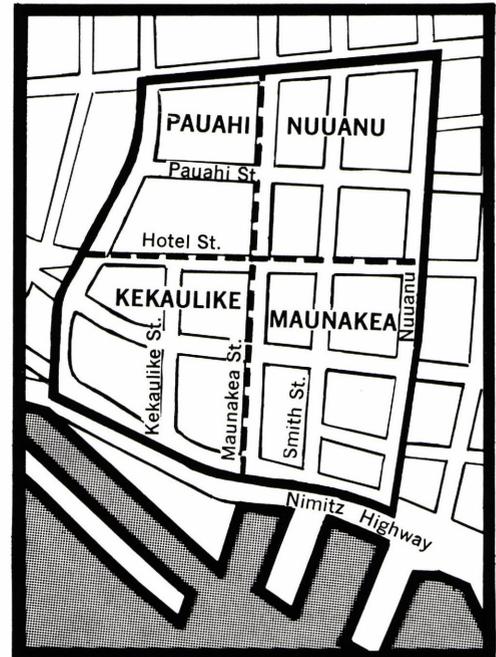


# Chinatown Project

Today's Chinatown consists mostly of buildings constructed immediately after the "Great Fire of 1900." It is by far the most ambitious redevelopment project undertaken by the Honolulu Redevelopment Agency.

Planners and architects will be put to the test of preserving the charm and color of this unique area while overcoming problems of environmental deficiencies such as slum housing archaic street and utility facilities and poor parcelization of lots.

With hard work and the cooperation of all concerned, "Chinatown" can be a National Landmark in the field of redevelopment.



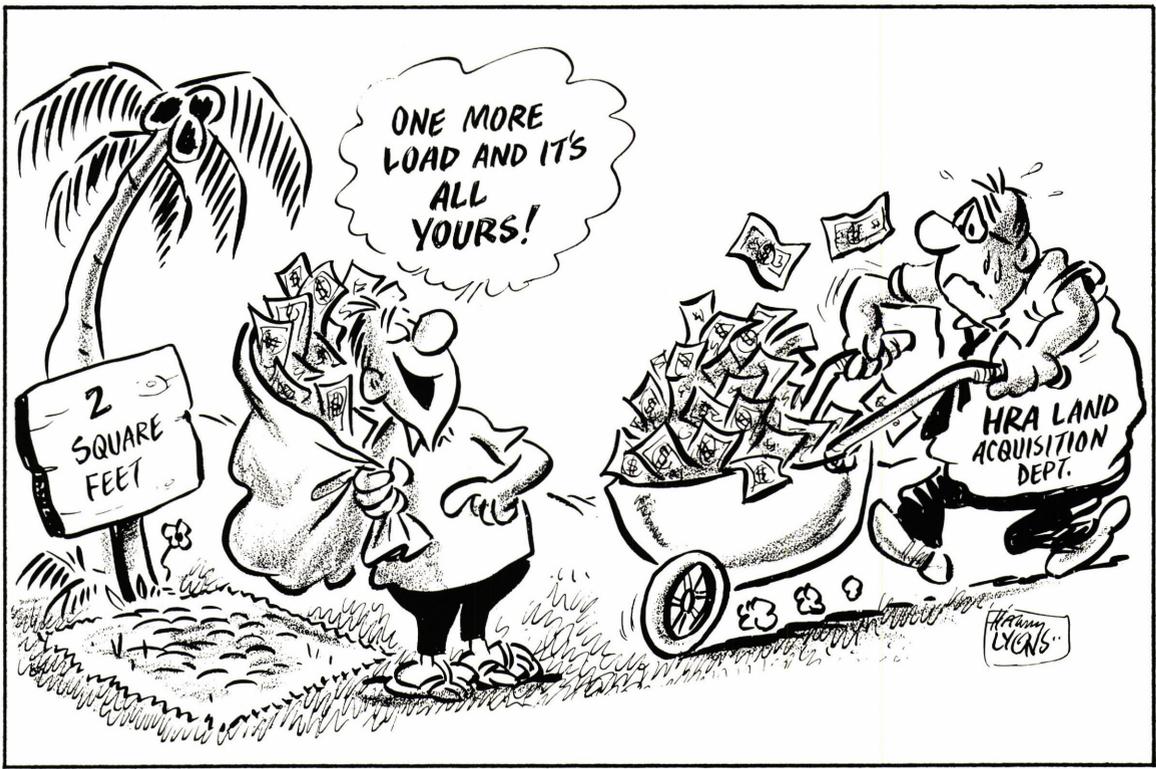
CHINATOWN PROJECT AREAS

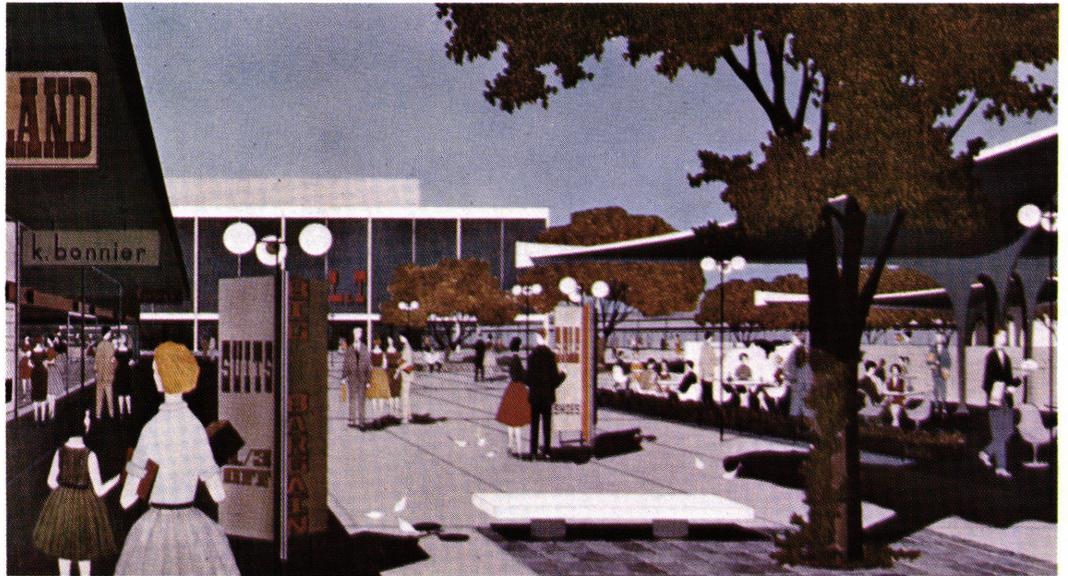
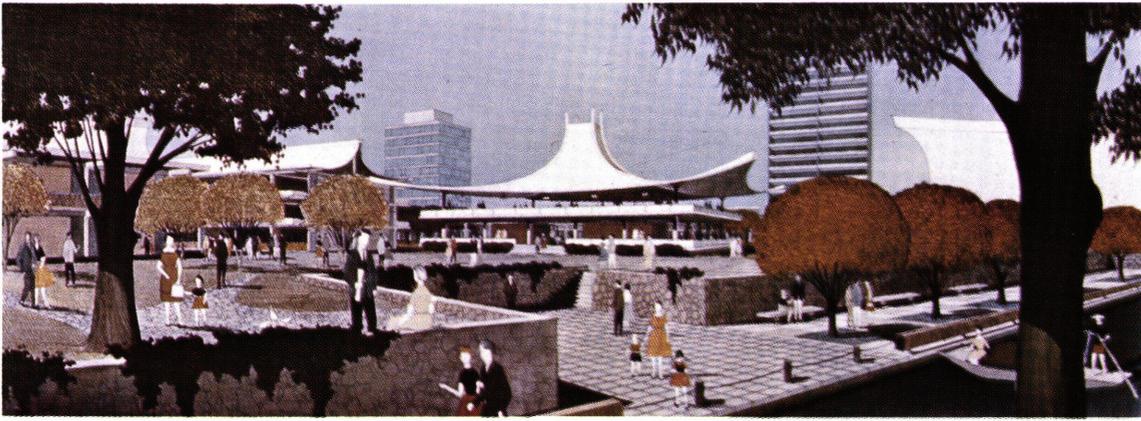
Old, dilapidated Chinatown buildings like these will be razed to make way for new residential and business construction.

These photographs, taken in Downtown Honolulu's Chinatown area show the existing deterioration and crowded, rundown housing.



Wo Fat's Restaurant: One of the Chinatown landmarks that will be preserved.





## What does the Future hold for Chinatown?

Artist's sketches capture the oriental atmosphere which is part of H.R.A.'s imaginative plan for the future in Chinatown.

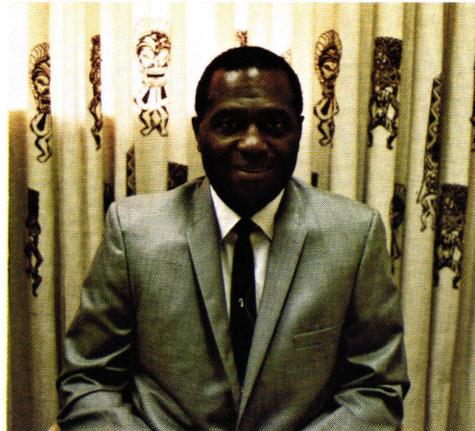
# COUNCIL CITY AND COUNTY OF HONOLULU 1969-1971



Walter M. Heen  
Council Chairman



George "Scotty" Koga  
Council Vice Chairman



Charles Campbell  
Councilman



Brian Casey  
Councilman



Clesson Chikasuye  
Councilman



Mary George  
Councilmember



Ben F. Kaito  
Councilman



Toraki Matsumoto  
Councilman



Herman Wedemeyer  
Councilman

## The next 20 years

The majority of our 20th anniversary report has not been devoted to the "technical" aspects of our operations. We have attempted to show, in simple but visually graphic terms, what our job is . . . what we have done . . . and what we plan to do.

Quite frankly, we hope to win your approval for what we have done and your support for what we hope to do; because your support and cooperation are vitally necessary to the success of our operations.

False modesty aside, the work of our agency is of considerable importance to every man, woman and child in the City and County of Honolulu. Even if you are not "directly" affected by the H.R.A. programs and projects, be assured that everyone receives some degree of benefit.

What we have accomplished and learned in the past 20 years will serve as a basis for even greater success in the future. Success in which everyone will share.

Challenge for the future? There'll be more than enough to go around. We hope we can count on your help.

*M. S. L. Shaw*

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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.

