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1954 ANNUAL REPORT

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A DWELLING IN A HONOLULU REDEVELOPMENT PROJECT AREA

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HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU.
HONOLULU MUNICIPAL BUILDING
HONOLULU 13, HAWAII

JANUARY 1955

HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU
Honolulu Municipal Building
Honolulu 13, Hawaii

HT 177
H6
A 377
1954
#3

January 31, 1955

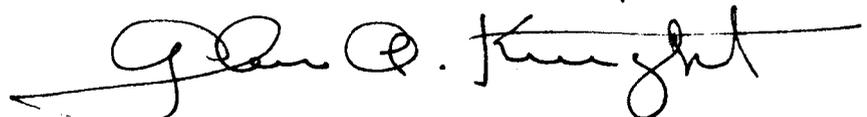
Honorable Neal S. Blaisdell, Mayor
and Members of the Board of Supervisors
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

The members of the Honolulu Redevelopment Agency submit herewith their report for the year 1954.

This is an appropriate time to acknowledge the generous help and cooperation of the many persons and organizations who contributed to the progress of the Agency during the past year. Our thanks are extended to the Mayor, the Members of the Board of Supervisors, the Governor, the Judge of the Land Court, Federal, Territorial, and City and County departments and agencies, civic organizations, and the people of Oahu. If any individual groups are to be singled out, the following should be mentioned: the City and County Attorney's office, the City Planning Commission, Hawaii Housing Authority, the Relocation Advisory Committee, the Urban Redevelopment Section of the Chamber of Commerce of Honolulu, and the local press, radio, and television.

Respectfully submitted,



Glen O. Knight
Chairman for 1954

OFFICIALS APPOINTING MEMBERS OF THE
HONOLULU REDEVELOPMENT AGENCY (1954)

TERRITORY OF HAWAII

Samuel Wilder King, Governor

Harry R. Hewitt, First Judge,
Land Court

CITY AND COUNTY OF HONOLULU

John H. Wilson, Mayor

BOARD OF SUPERVISORS

Dr. Sam K. Apoliona, Jr.

Mitsuyuki Kido

John M. Asing

Matsuo Takabuki

Milton D. Beamer

Nicholas T. Teves

Noble K., Kauhane

HONOLULU REDEVELOPMENT AGENCY MEMBERS

Glen O. Knight, Chairman

Frank D. Gibson, Vice-Chairman

Hung Leong Ching, Member (temporary)

Hung Wo Ching, Member (on leave)

Tadashi Fukushima, Member

Thomas F. McCormack, Member

THE ANNUAL REPORT OF THE HONOLULU REDEVELOPMENT AGENCY FOR 1954

Background of the Agency

The Honolulu Redevelopment Agency is charged with the acquisition and clearance of blighted areas, disposition of the land for rebuilding in accordance with approved redevelopment plans, and prevention of the recurrence of blight. Although the Agency is a municipal corporation, 91 per cent of its 1954 expenditures were eligible for and were charged to projects approved for Federal financial assistance.

Legislation underlying the creation and operation of the Agency exists at the Federal, Territorial, and City and County levels. Federal legislation includes the Housing Acts of 1949 and 1954 and the Enabling Act of 1950. The Territorial Urban Redevelopment Act was passed in 1949 (Act 379) and amended in 1951 (Act 244) and 1953 (Acts 147, 209 and 210). Resolution 539 of the City and County Board of Supervisors, adopted in 1949, created the Agency.

Actual operation of the Honolulu Redevelopment Agency dates from the members' first meeting, held on March 24, 1950. Formation of an independent staff began with employment of the Manager, late in 1951. These events and others significant to redevelopment in Honolulu are summarized in the historical chronology in the appendix.

Organization and Personnel

The work of the Honolulu Redevelopment Agency is performed under power vested in five Agency members, by a Manager, thirteen staff members (although two positions were not filled at the end of 1954), and various contractual employees. In addition, the Agency hopes to establish ten additional staff positions in the near future. The new organization chart approved in October is shown in fig. 1.

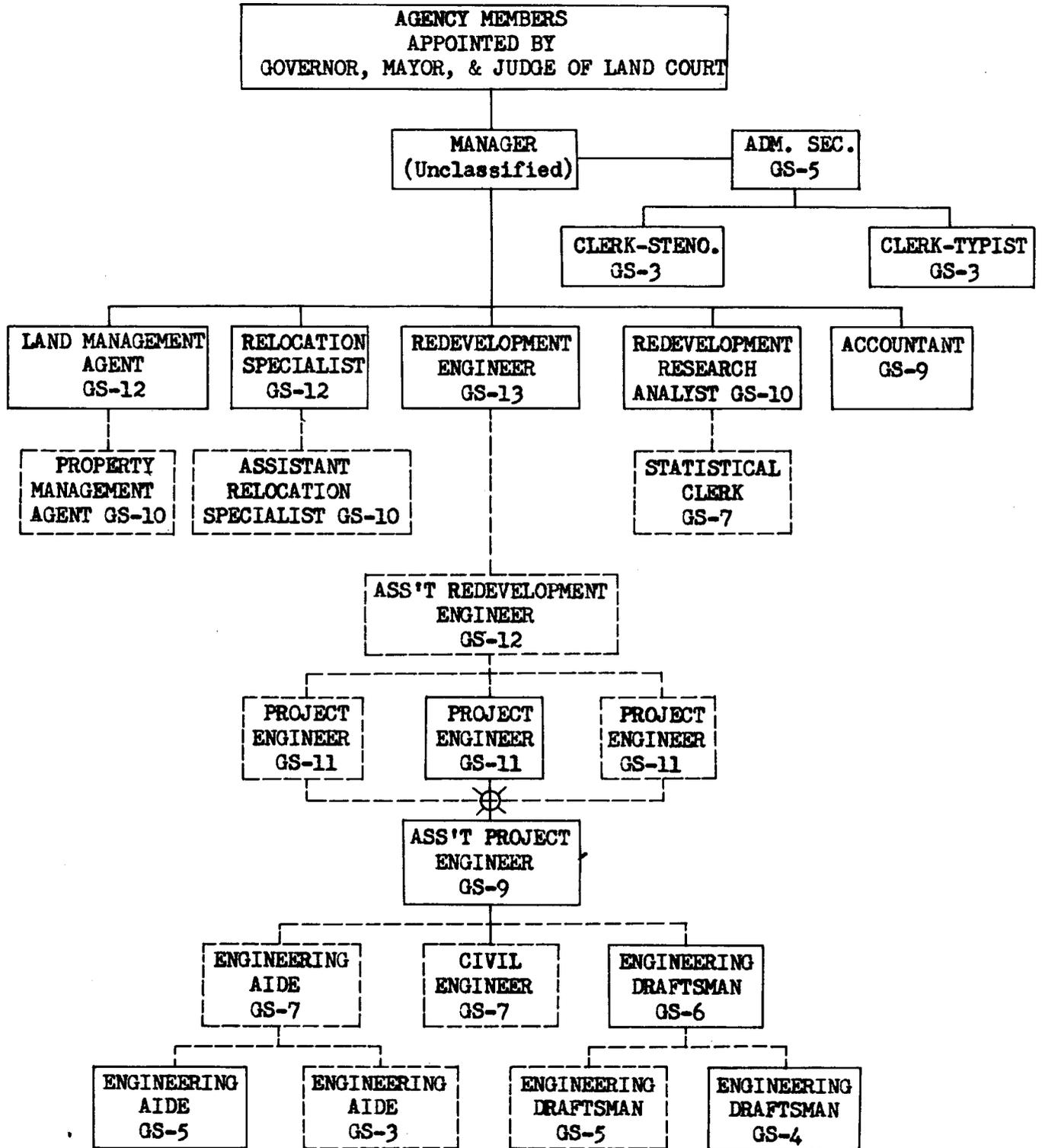
The composition of the five-man Agency underwent little change during the year. Glen O. Knight and Frank D. Gibson served respectively as Chairman and Vice-Chairman throughout 1954. The former was reappointed to a five-year term (ending on October 12, 1959) by Judge Harry R. Hewitt. Tadashi Fukushima was reappointed to a similar term (effective October 13, 1953) by Governor King early in March. Hung Leong Ching was named by Mayor Wilson on August 2 to serve during the leave of absence of Hung Wo Ching, September 1, 1954 to October 31, 1955. Lack of uniformity in appointment dates of members was corrected following an opinion of the Territorial Attorney General rendered on November 23.

Following is a tabulation of staff personnel, positions and position changes during 1954:

Administrative

Edward J. Burns, manager (unclassified)	no change
Clarence Taba, accountant GS-9	resigned January 31, 1954
Taeko Suzuki, accountant GS-9	appointed February 1, 1954
Fannie L. Lum, clerk-stenographer GS-3	appointed temporarily to administrative secretary GS-5 December 1, 1954
Vivian M. Santos, clerk-typist GS-3	appointed December 1, 1954
Betty T. Torígoe, administrative secretary GS-5	on leave December 1, 1954

HONOLULU REDEVELOPMENT AGENCY -- ORGANIZATION CHART
 Showing Divisions, Positions, and Line of Authority



LEGEND

- EXISTING POSITIONS
- - - - - PROPOSED POSITIONS

⊗ The employees below this point on the chart are to be assigned by the Redevelopment Engineer to the Project Engineers as required in accordance with project work schedules.

FIG. 1

JAN. 1955

Technical

Wah Jan Chong, planning engineer GS-13	resigned August 2, 1954
Harry K. Lee, relocation specialist GS-12	no change
John E. Jenkins, land management agent GS-12	no change
H. H. Chee, civil engineer GS-11	no change
Thomas Kitamura, civil engineer GS-9	appointed December 1, 1954
Peter H. Arita, eng. draftsman GS-6	resigned November 30, 1954
Robert Takazawa, eng. draftsman GS-6	appointed December 1, 1954
Alfred Carter, eng. draftsman GS-4	resigned April 15, 1954
Clement Chikuma, eng. draftsman GS-4	appointed April 19, 1954

Temporary or special kinds of work were performed under contract. Robert C. Schmitt served as Consulting Sociologist to the Agency during the first nine months of 1954. Taro Suyenaga, C. Nils Tavares, and the staff of the City and County Attorney (particularly Ted Tsukiyama and Daniel C. S. Moon) assisted in legal matters. Mervyn T. Prindiville was the only appraiser employed during the year.

Activities during 1954

External developments

Agency activities were closely affected during the year by at least four vital developments occurring on the mainland and in the community. Chief among these was the adoption of the Housing Act of 1954. Almost equally important were a number of mainland court decisions upholding the legality of slum clearance and urban redevelopment, the decision of the Hawaii Housing Authority to terminate territorially financed public housing construction, and the granting of permission to admit families displaced from redevelopment projects into public housing at continued occupancy income limits.

Passage of the Housing Act of 1954 bore deep implications for the future work of the Agency. This Act provides for Federal assistance to municipalities with "workable programs" assuring coordinated local action against the causes of urban decay. Urban renewal, as currently conceived, embraces conservation of good areas and rehabilitation of declining areas, as well as the clearance and redevelopment of urban slums. The Housing Act of 1949, heretofore the basis for the Agency's program, had been confined to the latter goal. The "workable program" required for Federal participation must include 1) adequate codes and ordinances, 2) a comprehensive community plan, 3) detailed neighborhood analyses, 4) adequate administrative organization, 5) financing ability, 6) housing for displaced families, and 7) full-fledged citizen participation. 1/ Inasmuch as all future redevelopment activities must be made part of such a comprehensive urban renewal program in order to qualify for Federal assistance, continuation of the slum clearance and urban redevelopment program depends largely on the satisfaction of the requirements of the new Housing Act.

The legal position of urban redevelopment was considerably strengthened by a number of mainland court decisions. The most

1/ Housing and Home Finance Agency, How Localities Can Develop a Workable Program for Urban Renewal, October 1, 1954.

significant was undoubtedly one pertaining to the District of Columbia. An earlier, lower court ruling for this area had presented an extremely narrow interpretation of the role of urban redevelopment. This previous opinion, the only one (except for Georgia and Florida decisions) so far rendered to bear unfavorable implications for redevelopment, had caused deep concern among interested officials. However, on November 22, 1954, "in a sweeping and unanimous decision, the Supreme Court of the United States upheld the constitutionality of the District of Columbia Redevelopment Act - and by inference the constitutionality of the Housing Act of 1949. ... The opinion is also of great value in that it overrules the limiting features of the opinion of the special District Court." 2/ Favorable opinions were also returned in Illinois, Maine, Massachusetts, and other areas.

The relocation work of the Agency may be affected by the Hawaii Housing Authority decision, announced in June, not to build more territorially financed public housing. The increased availability of private housing for all income groups was reported to be chiefly responsible for this step. Housing operated by the Authority had hitherto been regarded as a primary resource for the relocation of families displaced from project areas. Henceforth, it may be necessary to place greater reliance on privately-owned dwellings for the satisfaction of Agency relocation needs.

A fourth event affecting the work of the Agency was the official approval, by the San Francisco regional office of the Public Housing Administration, of the establishment of continued occupancy income limits for low-rent public housing as the limits for admission of families displaced from redevelopment projects as well. A number of redevelopment project area families with incomes from \$1 to \$250 higher than the previous maxima will now become eligible for admission to low-rent public housing, thereby greatly lessening the problems confronting the Agency relocation specialist. The PHA action, made in response to a proposal of the Hawaii Housing Authority (and initially requested by this Agency), was made known to the Agency in October.

2/ Redevelopment Information Service Newsletter, November 30, 1954, p.1.

Litigation

Major demands on the energies of the Agency staff were made by the Schnack injunction suit, filed in the Territorial Circuit Court on February 7, 1953, to restrain the Agency from purchasing lands in the Mayor John H. Wilson Project area. The suit, brought by Ferdinand J. H. Schnack (an attorney owning property in the project area) finally reached trial on January 11, 1954, with Judge Calvin C. McGregor presiding. Mr. Schnack was represented by himself and his son, Harold Schnack; the Agency, by C. Nils Tavares, special counsel; and the City and County of Honolulu by Ted Tsukiyama, Deputy Attorney. The case consumed thirty-five actual days of court sessions between its opening in January and the closing oral arguments, heard on June 4. Costs to the Agency exceeded \$20,000.

The petitioner asked for the injunction primarily on the grounds that the Agency was illegally constituted, the area to be redeveloped was neither "urban" nor "blighted", and the proposed use was not a true public use. Frequent reference was made to the Schneider vs. District of Columbia decision, with its limiting features (since appealed and overruled).

The court, on August 31, dismissed Mr. Schnack's injunction suit. The 22-page opinion denied the petitioner's allegations point by point, and stressed the existence of a compelling economic need as a major reason for the decision. The constitutionality of the Territorial Urban Redevelopment Act and the Honolulu Redevelopment Agency was vigorously supported by the court, as were the urban nature of the project area, the original finding of blight, and the fact that the proposed redevelopment constituted a true public use. The decree was filed on December 30. No appeal was expected by the Agency.

The decision of Judge McGregor, if not appealed and overruled, had major significance for the Agency on two counts: it strongly upheld the legality of the Agency and its work, and it permitted the initiation of land acquisition and other redevelopment activities in the various project areas upon termination of the appeal

period (at the end of January, 1955). There was thus every indication that negotiation and condemnation proceedings in the Wilson Project area, blocked since the early weeks of 1953, would start soon after the beginning of the new year. The diversion of manpower and disruption of redevelopment schedules resulting from the two-year delay imposed by the Schnack suit seemed near an end.

Research

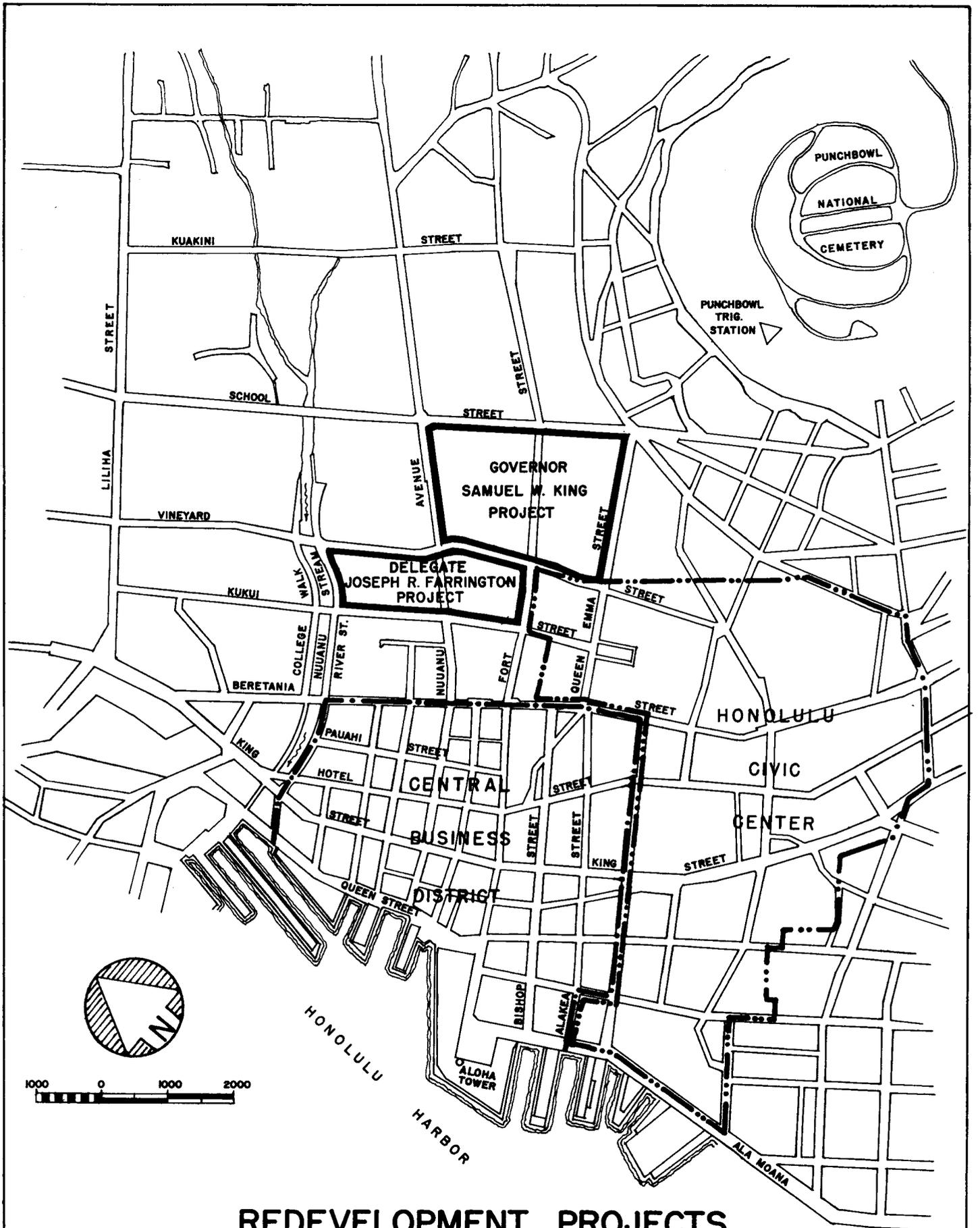
Social, economic and demographic research of the Agency was performed by the Consulting Sociologist with staff assistance. Much of this research activity was specifically required for individual redevelopment projects, to satisfy administrative needs, estimate the magnitude of the relocation problem, and meet Federal financing specifications. Of significance to health, welfare, planning and other social agencies in Honolulu, however, was a 70-page monograph on Housing, Health, and Social Breakdown on Oahu: A Study of Census Tract Statistics, which presented methodological and substantive material of such widespread interest as to warrant national distribution.

This and other research reports and bulletins are listed chronologically (with other publications of the Agency) in the bibliographic appendix to this annual report.

Governor Samuel Wilder King Project

The Governor Samuel Wilder King Project (first known as Redevelopment Area No. 1, and later as Project UR T.H. 1-1) consists of the two large blocks bounded by Nuuanu Avenue, School Street, Queen Emma Street, and Vineyard Street (see fig. 2). The 30-acre site is tentatively planned for private construction of apartment houses, professional offices, and a neighborhood shopping center, and public construction of park and school facilities.

Two obstacles prevented further progress on the King Project. One was the protracted litigation with F. J. H. Schnack, which



**REDEVELOPMENT PROJECTS
IN
DOWNTOWN HONOLULU**

FIG. 2

JAN. 1955

effectively forestalled all land acquisition in the area. Another obstacle was the somewhat indefinite status of the Nuuanu Tunnel Highway route and the proposed Mauka Arterial, both of which bound the project area. Although preliminary decisions regarding the alignments of these routes have been formulated, the final redevelopment plan for the King Project must await official city planning determinations regarding these bounding streets and Territorial Highway Department financial considerations. None of the factors described above is expected to persist long into 1955.

Mayor John H. Wilson Project

The Mayor John H. Wilson Project (once referred to as Redevelopment Area No. 2, and now officially designated Project UR T.H. 1-2) occupies a 29.7-acre predominantly open but blighted site in Kalihi Valley. Access to the area is by Kam IV Road, about a half-mile mauka of School Street (see fig. 3).

The Wilson Project was the object of contention in the injunction suit previously described, and thus subject even more than the King Project to frustrating delays in land acquisition and other vital steps.

However, work on the Wilson Project progressed. A revised land disposition plan and an amended report on land acquisition policies, procedures, and methods were issued March 16. On August 26, the City Planning Commission voted tentative approval of the Agency's property subdivision plan. Then, construction plans for the site improvements, including final engineering designs and drawings were undertaken. Completion of these plans and contract proposals are expected in early 1955.

On December 7, the Agency executed a Joint Acquisition Agreement with the Territory of Hawaii. The agreement provided that the Territory, on behalf of itself and the Agency, would file condemnation suits both for parcels in the Kalihi Tunnel Access Road right-of-way and for redevelopment area parcels.

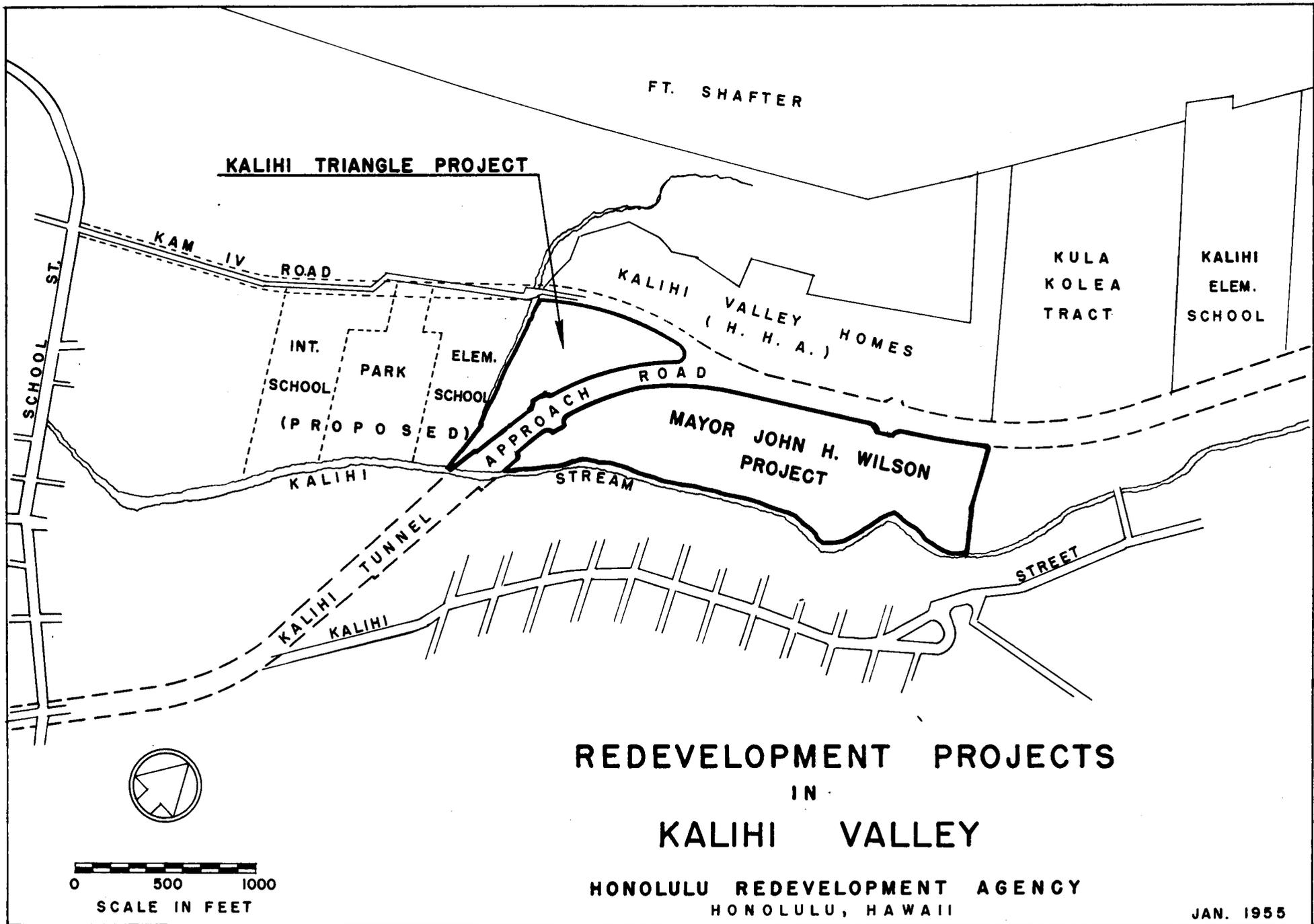


FIG. 3

Use would be made of the negotiating price schedule developed by the Territory and the Agency from values estimated in appraisals obtained by the Territory, with land costs to be prorated between Territory and Redevelopment Agency. However, no charges were to be made to the Agency for attorneys' fees, and severance damages caused by either separate party were not to be paid for by the other. This agreement was expected to effect many economies in negotiation, title search and administration.

On December 30, the Territory, pursuant to the foregoing agreement, filed a condemnation suit which included five project properties. The expected settlement of the Schnack injunction suit in early 1955 will permit speedy acquisition of these properties.

The Agency's land agent assisted the Land Division of the city in acquisition negotiations involving one project parcel and helped set up a procedure with the Chief Engineer of the City and County regarding Agency purchase of project parcels previously acquired by the City and County.

Delegate Joseph R. Farrington Project

The Joseph R. Farrington Project was delineated from the larger area known as Redevelopment Area No. 3, and was officially designated Project UR T.H. 1-3. It comprises two large blocks bounded by Vineyard, Fort, Kukui, and River Streets (see fig. 2).

Considerable planning progress was made during the year. Business establishments in the area were analyzed in a report issued in February. Studies published in March reported the infeasibility of rehabilitation and presented a statistical review of 1950 census findings for the two-block area. A month later, the Agency reported the results of its comprehensive survey, made in November 1953, of the population and housing characteristics of the project area. The preliminary project report including the tentative project Redevelopment Plan, complete cost estimates, and

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the Financing Plan, was completed in June. Several months of engineering, land, relocation and administrative planning and preparation of cost estimates were involved in producing the report. The Division of Slum Clearance and Urban Redevelopment approved the survey and planning application in July, a step soon followed by the Agency's resolution for execution of contract for advance. Acquisition cost estimate appraisals were obtained in November to provide data for the Final Project Cost Estimate report. Finally, a detailed relocation plan was published. (All printed reports are listed in the bibliography).

Kalihi Triangle Project

The Kalihi Triangle Project comprises an 8.56-acre area adjacent to the Wilson Project, bounded by the Kalihi Tunnel Approach Road, a proposed elementary school site, Kaewai Place, and Kamehameha IV Road as widened (see fig. 3). This area was determined to be blighted by the City Planning Commission on March 25. On April 6, the Agency members met with the property owners to notify them of this action and were assured that steps would be taken immediately to remedy blighting conditions, thus apparently obviating the need for official redevelopment action. Six months later, on October 5, when little improvement was found, the Agency identified the area as a redevelopment project. On October 26, the staff was directed to begin work on a preliminary redevelopment plan which would serve upon completion as a guide for private rehabilitation and redevelopment measures. Action by property owners ensuring compliance with the plan is expected, but Agency participation will follow failure of owners to effect the plan.

Unlike the King, Wilson, and Farrington Projects, this project, if undertaken, will be financed entirely by local funds. (The King Project, by vote of the Agency on September 14, was to be financed under the Housing Act of 1954; the other two projects were to be left under the Housing Act of 1949.) The proposal to finance the project without Federal assistance was predicated on the near-balance existing between the costs of planning, acquisition, and clearance, on one hand, and the probable resale value of the project site on the other.

Program for 1955

Urban renewal

A major task facing the community as the new year begins is the inception of a workable urban renewal program. As noted in an earlier paragraph, the continuation of slum clearance and urban redevelopment in Honolulu depends largely on the institution, by city authorities, of a comprehensive program of conservation, rehabilitation, and redevelopment, in which all the resources of local government are effectively coordinated and utilized. Unless such a "workable program" can be demonstrated to Federal authorities, Federal financial aid for urban renewal activities including slum clearance projects will be denied.

While both affirmative administrative and legislative decisions by the Mayor and Board of Supervisors are requisite, community understanding and support of the program are just as essential.

First steps toward planning an urban renewal program for Honolulu were underway at year's end. C. Nils Tavares had already been retained, as of November 9, to draft proposed amendments to the Territorial Urban Renewal Act to provide for urban renewal activities and to qualify the City and County and the Agency for financial assistance under the Housing Act of 1954. The Agency planned to distribute widely, early in 1955, a 25-page report, setting forth "An Urban Renewal Program for the City and County of Honolulu".

The Mayor and Board of Supervisors were, in addition, kept in constant awareness of developments in this new field. Charles J. Horan, area supervisor for the Federal Division of Slum Clearance and Urban Redevelopment, discussed probable urban renewal requirements and Federal assistance with members of the Board during his visit to the Agency in June, 1954.

Mention might also be made of the possibility that a Honolulu citizens' housing association will be organized. Such a committee

would unquestionably prove to be an important adjunct to the proposed renewal program. In a letter dated August 5, the Agency suggested that the Chamber of Commerce of Honolulu assume leadership in the formation and support of a citizens' committee. This recommendation is now under study by the Chamber's Municipal Affairs Committee Urban Redevelopment Section.

Training course in APHA appraisal method

A second matter of importance was the scheduling, for January and February 1955, of a training course in the American Public Health Association Housing Appraisal method. This course will be sponsored jointly by the Honolulu Redevelopment Agency, Territorial Department of Health, and Chamber of Commerce of Honolulu Public Health Committee. Staff members from these organizations and others (notably the City Planning Commission and Hawaii Housing Authority) are expected to attend.

The course is intended to teach the APHA method of appraising the quality of housing and residential environments. This technique is the most detailed, accurate, and widely-accepted method currently available. It will be extremely useful for the delineation of the conservation, rehabilitation, and redevelopment areas called for by the urban renewal program described above.

Research

Establishment of a research position in the Agency, to be filled early in 1955, promises continued expansion in the redevelopment research program. This work, previously done under contract, will hereafter be on a more stable and permanent basis. Ready access to methodological developments originating in mainland cities is assured by appointment of this Agency's analyst to the Research and Statistics Committee of the National Association of Housing and Redevelopment Officials for 1955.

Projects

The project work-load of the Agency will in all likelihood be rather evenly distributed among the Wilson, Farrington, and (unless voluntarily redeveloped) Kalihi Triangle Projects during the year. Assignment of the King Project to the Housing Act of 1954 means that little more can be done in that area until achievement and acceptance of a workable urban renewal program for Honolulu. Increased work activity in the other projects needs wait, however, only on the end of the Schnack case appeal period.

Remaining steps include land acquisition, family relocation, land clearance, site improvement construction, and land disposition, for the Wilson Project, and completion of final plans as well for the Farrington Project and Kalihi Triangle Area. Some of this work will probably extend well into 1956.

If the municipality embarks on an urban renewal program, the Agency will make additional studies of the remainder of Redevelopment Area No. 3, for possible selection for future redevelopment under an urban renewal program.

Honolulu Redevelopment Agency
Statement of Cash Receipts and Expenditures for the Year 1954
and
Unencumbered Cash Balances as of December 31, 1954

	<u>Urban Redevelopment Fund</u>	<u>Wilson Project Expenditures Fund</u>
Cash Receipts:		
Cash Balance, 1/1/54	\$ 49,994.82	\$160,525.16
Federal Advance - Title I of Nat'l. Hsg. Act of 1949	\$ 4,150.00	
Real Property Tax Assessment Reimbursement from Wilson, Project Expenditures, Fund for 1953 Expenditures	200,000.00 405.00*	
Misc. Income from sales of reports and services	<u>72.65</u>	
 Total Receipts During the Year	 <u>204,627.65</u>	 <u> --</u>
 Total Cash Available for Expenditures	 254,622.47	 160,525.16
Cash Expenditures:		
Final Surveys & Plans, King Project	4,816.68	
Final Surveys & Plans, Wilson Project	7,979.64	
Prel. Surveys & Plans, Farrington Project	22,705.00	
Final Surveys & Plans, Farrington Project	12,948.28	
Expenditures made from Local Funds - Ineligible as Project Costs	11,270.86	
Project Development, Wilson Project	--	\$29,908.60
Repayment of Federal Advances	72,097.00	4,150.00
Interest on Federal Advances	<u>2,282.82</u>	<u>57.13</u>
 Total Expenditures for the Year	 <u>134,100.28</u>	 <u>34,115.73</u>
 Unencumbered Cash Balance, 12/31/54	 <u>\$120,522.19</u>	 <u>\$126,409.43</u>

* Included as expense charged to the Wilson, Project Expenditures Fund, in 1954.

Honolulu Redevelopment Agency
Statement of Estimated Cash Receipts and Expenditures
For the Year 1955

	<u>Urban Redevelopment Fund</u>	<u>Wilson Project Expenditures Fund</u>
Estimated Cash Receipts:		
Unencumbered Cash Balance, 1/1/55	\$120,522.00	\$126,409.00
Real Property Tax Assessment	20,703.00	--
Temporary Loan Notes and Real Property Tax Assessment	<u> </u>	<u>821,815.00</u>
Estimated Cash Available for Expenditures	<u>\$141,225.00</u>	<u>\$948,224.00</u>
Estimated Expenditures:		
Project Development, Wilson Project		\$948,224.00
Final Surveys & Plans, King Project	\$ 34,612.00	
Final Surveys & Plans, Farrington Project	47,839.00	
Planning Costs, Kalihi Triangle Project	40,000.00	
Other Expenditures Not Chargeable to Title I Projects	<u>18,774.00</u>	
Total Estimated Expenditures	<u>\$141,225.00</u>	<u>\$948,224.00</u>

Chronology

(This chronology is limited to slum clearance and urban redevelopment events in Hawaii, without regard for the related fields of city and regional planning, public housing, parks and recreation development, and urban engineering. For a summary of progress in such related fields, see "City Planning Chronology for Honolulu: 1792 to 1953," a three-page mimeographed outline prepared for University of Hawaii Extension Division classes and shelved in the Municipal Reference Library, Honolulu Hale.)

- March 24, 1947- "An Act to Authorize the City and County of Honolulu to Provide for the Planning, Redevelopment, and Rehabilitation of Slum, Blighted and Other Areas of the City of Honolulu" (H.B. 470) unsuccessfully introduced into Territorial legislature.
- 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 Pres. 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.
- June 23, 1950- Five staff positions, to be under administrative direction of City Planning Commission, created.
- July 18, 1950- Territorial Enabling Act of 1950, authorizing slum clearance and urban redevelopment in Alaska, Hawaii, and Puerto Rico, signed by Pres. Truman.
- May 28, 1951- Urban Redevelopment Act amended (by Act 244, S.L.H. 1951) 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. Secretary added on January 1, 1952; Planning Engineer and Draftsman, May 1, 1952.
- 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 (by Act 147, S.L.H. 1953) to provide for joint land acquisition with other governmental agencies.
- June 8, 1953- Urban Redevelopment Act further amended (by Acts 209 and 210, S.L.H. 1953) to exempt Manager from Civil Service membership and repeal requirement that Agency hire three appraisers to value lands prior to redevelopment.
- December 31, 1953- Contract executed with HHFA for undertaking Wilson Project, providing for \$1,276,852 loan and \$387,582 grant.
- August 2, 1954- Housing Act of 1954 signed by Pres. Eisenhower.
- August 31, 1954- Legality of Hawaii Urban Redevelopment Act upheld in opinion of Judge Calvin C. McGregor.
- November 22, 1954- District of Columbia Redevelopment Act upheld by U. S. Supreme Court.
- December 30, 1954- Condemnation suit filed in First Circuit Court to acquire title to five "Wilson Project" properties.

Reports Issued During 1954 by the Honolulu
Redevelopment Agency

∩Mimeographed unless otherwise specified∩

Annual Report, 1953. ∩January, 1954∩ 17p., maps, chart. Multilithed.

Housing Characteristics of Oahu Census Tracts. January 15, 1954.
3p., table.

Tuberculosis Rates for Honolulu Census Tracts: 1952. Honolulu
Redevelopment Research, No. 1. February 4, 1954. 3p., table.

Characteristics of Vacant Dwelling Units on Oahu. Honolulu Rede-
velopment Research, No. 2. February 15, 1954. 3p., tables.

Housing Needs on Oahu: 1950. Honolulu Redevelopment Research,
No. 3. February 17, 1954. 3p., tables.

Business Establishments in Honolulu Redevelopment Project Area
UR T.H. 1-3, February 19, 1954. 1p., tables.

Household Status of the Population of Oahu. Honolulu Redevelopment
Research, No. 4. March 1, 1954. 2p., tables.

Population and Housing, Project UR T.H. 1-3, 1950. March 4, 1954.
6p., tables.

Population Densities on Oahu: 1920 to 1950. Honolulu Redevelopment
Research, No. 5. March 12, 1954. 3p., tables, graphs.

Land Disposition Plan, Mayor John H. Wilson Project ... (As Amended
March 16, 1954), Kalihi Valley, Honolulu, T.H. ∩March, 1954∩ 18p.,
exhibits, maps.

Report on Land Acquisition Policies, Procedures and Methods for the
Mayor John H. Wilson Project ... (As Amended March 16, 1954), Kalihi
Valley, Honolulu, T.H. ∩March, 1954∩ 12p., exhibits, maps.

Report on Feasibility of Achieving Slum Clearance Objectives Through
Rehabilitation of Existing Dwellings and Area, Project UR T.H. 1-3,
March, 1954. 24p., maps, photographs.

Geographical Segregation of Racial Groups on Oahu. Honolulu Redevelopment Research, No. 6. March 26, 1954. 3p., tables.

Population and Housing, Honolulu Redevelopment Project UR T.H. 1-3, November, 1953. April, 1954. 11p., tables, maps, graphs.

Urbanization Trends in Hawaii. Honolulu Redevelopment Research, No. 7. April 20, 1954. 3p., tables.

Residential Construction, Conversion, and Demolition on Oahu: 1940 to 1953. Honolulu Redevelopment Research, No. 8. April 23, 1954. 2p., tables, graph.

Summary of Population and Housing Statistics for the Territory of Hawaii, Island of Oahu, City of Honolulu, and Various Honolulu Redevelopment Project Areas. Honolulu Redevelopment Research, No. 9. May 17, 1954. 1p., tables.

Bibliography of Oahu Census Tract Studies. Honolulu Redevelopment Research, No. 10. May 24, 1954. 7p.

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