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# 1952 ANNUAL REPORT



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Honolulu Redevelopment Agency

City and County of Honolulu

Honolulu, Hawaii

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**ANNUAL REPORT OF THE HONOLULU REDEVELOPMENT  
AGENCY FOR 1952 TO:**

THE HONORABLE JOHN H. WILSON, MAYOR OF THE CITY AND COUNTY  
OF HONOLULU, AND THE MEMBERS OF THE BOARD OF SUPERVISORS.

***Foreword***

The members of the Honolulu Redevelopment Agency take this opportunity to express appreciation to the Mayor and Board of Supervisors, the two other appointing officials—the Governor of the Territory of Hawaii and the Judge of the Land Court, the Chamber of Commerce, civic organizations and the local citizenry, and the Territorial and City and County departments and divisions, who have contributed toward the progress attained during the year 1952.

Despite the obvious necessities and benefits of such a program to redevelop our City's slums and blighted areas and to strive for a decent, safe and sanitary dwelling for each American family, success will be accomplished only with the continued, whole-hearted, and active support of organizations, both public and private, and every individual in our community.

Progress to date is attributed to the support that the Agency has received in the past, and it is our sincere hope that it will continue and that this community will go forward in the building of a greater Honolulu.

We are proud to be counted among the foremost in the group of some 250 American cities who have taken steps in a nation-wide program of slum clearance and urban redevelopment which will contribute to the growth and welfare of America.

*T. F. McCormack*

T. F. McCormack, Chairman (1952)

**OFFICIALS APPOINTING MEMBERS OF THE  
HONOLULU REDEVELOPMENT AGENCY (1952)**

*TERRITORY OF HAWAII*

Oren E. Long, Governor

Jon Wiig, First Judge, Land Court

*CITY AND COUNTY OF HONOLULU*

John H. Wilson, Mayor

Board of Supervisors (1952)

Sakae Amano  
Dr. Sam K. Apoliona, Jr.  
John M. Asing  
Sad Sam Ichinose  
Noble K. Kauhane  
Nicholas T. Teves  
James K. Trask

**HONOLULU REDEVELOPMENT  
AGENCY**

MEMBERS (1952)

Thomas F. McCormack, Chairman  
Daniel T. Aoki, Vice-Chairman  
Hung Wo Ching, Member  
Glen O. Knight, Member  
Adolph J. Mendonca, Member

*S T A F F*

Edward J. Burns, Manager

*Administrative*

Clarence T. Taba, Accountant  
Betty T. Torigoe, Administrative Secretary  
Nancy S. Uehara, Clerk-Typist

*Technical*

Wah Jan Chong, Planning Engineer  
John E. Jenkins, Land Management Agent  
Harry K. Lee, Relocation Specialist  
Hon Hoong Chee, Civil Engineer  
Peter H. Arita, Engineering Draftsman  
Alfred Carter, Engineering Draftsman

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C. Nils Tavares, Agency Special Counsel

### ***Legal Background of the Agency***

The Congress of the United States enacted a Housing Act in 1949 which for the first time provided that federal funds in the form of loans and outright cash grants could be made to communities participating in slum clearance and urban redevelopment. Title 48 of the U. S. Code, passed by Congress in 1950, specifically authorized the Territorial Legislature to enact a statute enabling local communities to engage in slum clearance and participate in federal loans and grants.

The Territorial Legislature, pursuant to this authority, passed the 1949 Urban Redevelopment Act, which, with certain necessary amendments in the 1951 legislative session, authorized the several counties to create redevelopment agencies.

In 1950 the Board of Supervisors of the City and County of Honolulu, by authority of the Territorial enabling act, created the Honolulu Redevelopment Agency.

### ***Statutory Responsibilities***

Briefly, the responsibilities of the Agency are to select redevelopment project areas from blighted areas designated by the City Planning Commission and for each project to plan for:

1. Project redevelopment
2. Land acquisition
3. Family relocation
4. Site clearance
5. Installation of site improvements, and
6. Sale of project lands for redevelopment purposes.

To qualify for Federal loans and cash grants, the local Agency must complete surveys, planning and engineering studies, analyses, reports and plans which must receive favorable action by the respective organizations as follows:

1. Approval of all surveys, studies, analyses, reports and plans by the Federal Division of Slum Clearance and Urban Redevelopment.
2. Approval of Final Redevelopment Plan by the City Planning Commission as to conformity with the local Master Plan.
3. Approval of the Final Redevelopment Plan by the Board of Supervisors after a public hearing.

These funds provide the major financing required to execute all approved project plans. With the federal government absorbing 2/3 of net project deficits by outright cash grants, the local government pays the remaining 1/3 by cash or credit for installation of necessary public community facilities such as schools and parks.

A pro-rata share of the cost of these facilities to the extent they serve a particular project is the amount creditable against the 1/3 local contribution.

### ***Federal Commitment***

The Agency has secured a \$1,230,000 outright cash grant commitment from the federal government for its first two projects.

### **Organization**

On December 31, 1951, the only Agency employee was its manager, Edward J. Burns, who had been employed as of October 16 of that year. On January 1, 1952, a secretary was employed and on May 1 the planning engineer, Wah Jan Chong, commenced employment.

A relocation specialist, two draftsmen, and an accountant were hired during the next several months so that by August 1952, definite progress was made in compliance with federal planning and reporting requirements.

A land agent and a clerk-typist were selected from Civil Service lists during the second-half of the year with a civil engineer (P-4) scheduled for transfer to the Agency from the Territorial Department of Public Works in January 1953.

With these ten employees and the addition of a planning analyst and information specialist in 1953, the Agency expects to be able to carry out its scheduled programs for 1953. Architectural, legal, abstractual, appraisal and other services not performed by the Agency's professional staff will be contracted for during the year as necessary.

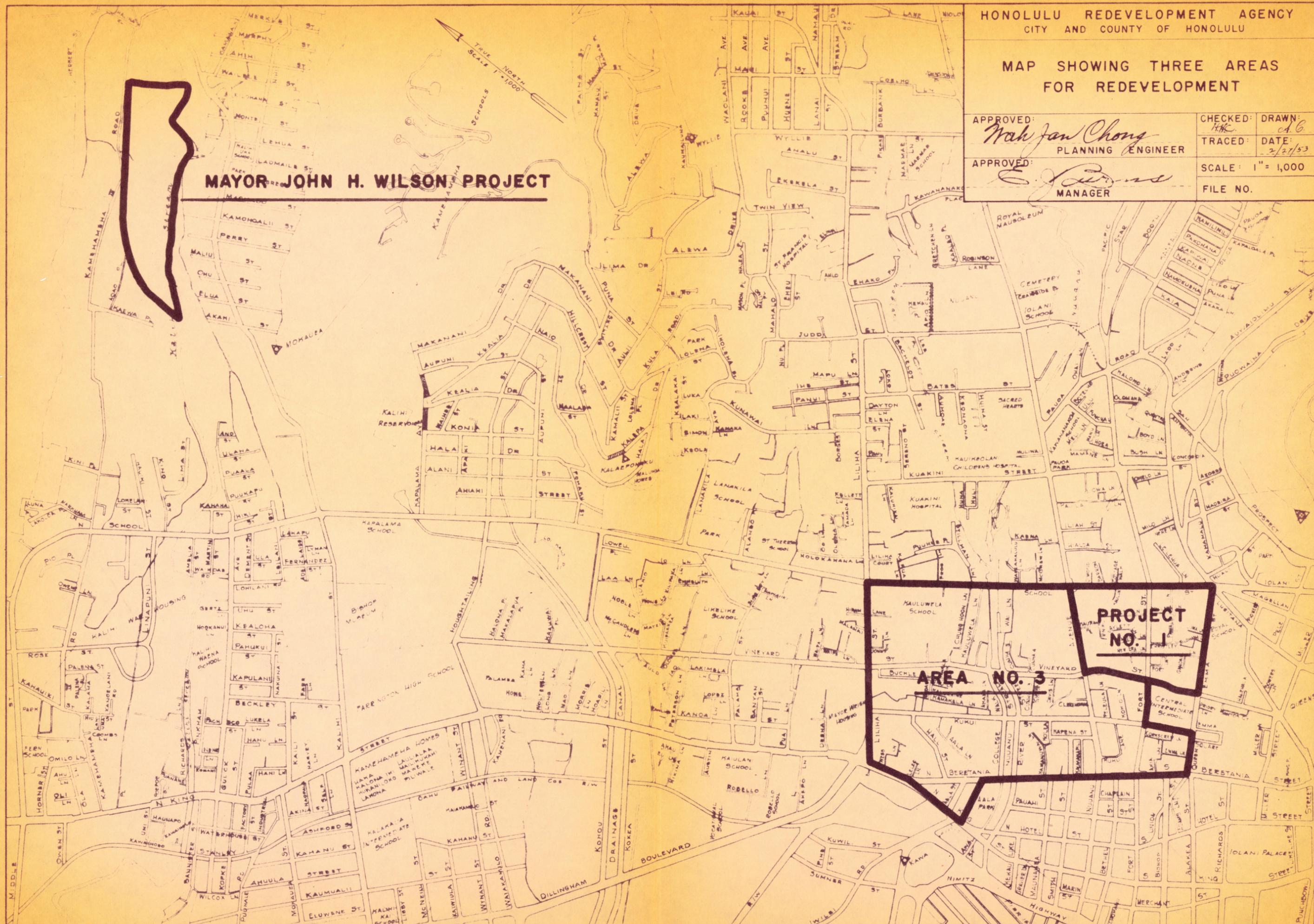
The City and County Attorney's Office acted as the Agency's counsel throughout the year, excepting that C. Nils Tavares was retained in October as special counsel in connection with possible litigation concerning the Mayor John H. Wilson Project.

MAP SHOWING THREE AREAS  
FOR REDEVELOPMENT

APPROVED: <i>Wah Jan Chong</i> PLANNING ENGINEER	CHECKED: <i>HHC</i>	DRAWN: <i>A.C.</i>
APPROVED: <i>E. Burns</i> MANAGER	TRACED: <i>HHC</i>	DATE: 2/27/53
SCALE: 1" = 1,000		FILE NO.

**MAYOR JOHN H. WILSON PROJECT**

**PROJECT NO. 1**  
**AREA NO. 3**



## **Activities - 1952**

### *Organization*

The first quarter of the year, during which the Agency employed only a manager and secretary, was primarily spent in organizational activities.

Some delay was experienced in obtaining classifications and certifications from the Civil Service Commission for the Agency's positions but, by summer, sufficient technical personnel had been employed to carry out scheduled work.

### *Mayor John H. Wilson Project (Project No. 2) Kalihi Valley*

Preliminary surveys and plans for this Project were completed for the Agency by the City Planning Commission in February 1952.

Subsequent revisions by the Agency staff and review and approval of these plans by the federal Division of Slum Clearance and Urban Redevelopment permitted the Agency to requisition federal funds and commence final planning activities by May 1, 1952.

The final Redevelopment Plan, consisting of a set of redevelopment and engineering plans and an accompanying narrative report, was completed in August 1952, approved by the City Planning Commission and transmitted to the federal division for review and approval.

After review and approval of the Final Redevelopment Plan as submitted, the federal division advised the Agency of the legal necessity of preparing a "TEXT" to the Plan to be considered as part of the same. This was prepared and the Plan and "TEXT" reviewed from the standpoint of legal sufficiency and conformity by the Agency's special counsel, C. Nils Tavares.

The "TEXT" included statements portraying the existing conditions of blight in the Project area; describing its proposed redevelopment into a modern, fee simple, residential subdivision of some 160 odd homesites; indicating the feasibility of relocating the 31 families, one single person and seven piggery and poultry farms in the area; and noting conformity of the Plan with all applicable local public regulations and laws. Project cost estimates and financing plans were detailed indicating a federal cash grant of \$434,150 could be requested and obtained and only \$5,575 in cash need be put up locally, provided certain planned public schools and a park would be commenced and completed as scheduled.

A public hearing was held on this Plan by the Board of Supervisors on December 23, 1952 and Resolution No. 856, approving the Plan, was adopted on January 2, 1953.

During the second-half of 1952, other related and necessary plans and reports were prepared and submitted to the federal division for approval.

*Project No. 1* (Bounded by Nuuanu Avenue, School, Queen Emma and Vineyard Streets)

The preliminary plans and surveys for this Project were completed by the City Planning Commission for the Agency in April 1952 and approved by the federal division in late 1952. Final planning activities for this project were commenced by the Agency's staff in December 1952.

This Project area is proposed for redevelopment for uses such as multiple family dwellings, professional offices, a park and school expansion. The 30-acre tract is now the home of 447 families and surveys to develop a relocation plan for them commenced in December 1952.

*Area No. 3* (Bounded by Beretania, Aala Park, King, Liliha, School, Nuuanu Avenue, Vineyard, Fort, Kukui, and Queen Emma Streets excluding Kauluwela School and Foster Gardens)

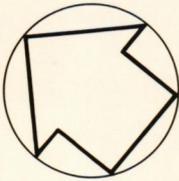
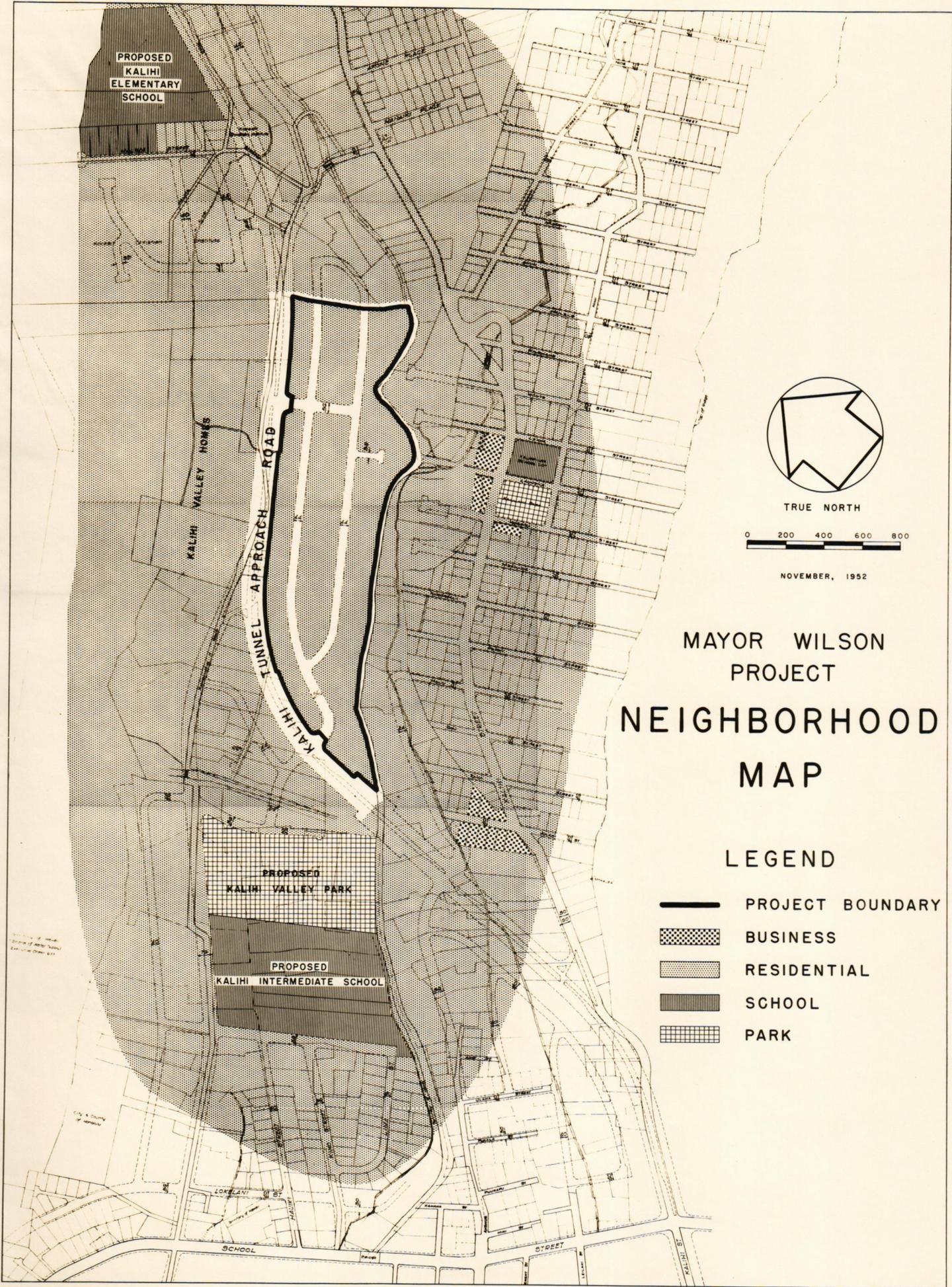
This 100-acre blighted area contains some of our worst slums and conditions of blight. The City Planning Commission reported over 75% of the buildings in this area as a menace to health and safety and potential fire traps, and 54% over 31 years in age.

Preliminary surveys and plans for the area were undertaken by the Planning Commission's staff in 1951 and 1952 and a report submitted to the Agency in September 1952.

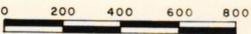
Selection of an area in this large tract as the third redevelopment project of the Agency will be made in late 1953 after final planning activities for Project No. 1 are completed.

Delineation of this large area into a number of small projects is necessitated by the family relocation and financing problems to be encountered. Residing in this area are 2,075 families comprising over 9,000 individuals, and 2,570 single adults. Relocation of 11,570 persons at one time is not feasible.

A market analysis and re-use appraisal of preliminary proposed land uses for the area was undertaken and completed for the Agency in August 1952 by John J. Hulten, local appraiser. Recommendations of Mr. Hulten, based on economic analyses and studies, will be given prime consideration in preparing the final redevelopment plans for projects in this area.



TRUE NORTH



NOVEMBER, 1952

# MAYOR WILSON PROJECT NEIGHBORHOOD MAP

## LEGEND

-  PROJECT BOUNDARY
-  BUSINESS
-  RESIDENTIAL
-  SCHOOL
-  PARK

## 1953 Programs

### *Mayor John H. Wilson Project, Kalihi Valley*

The Agency has scheduled for February 1953 the filing of a Loan and Grant Application for this Project to the federal Division of Slum Clearance and Urban Redevelopment.

This application will formally request a federal loan of approximately \$1,100,000 and a federal outright cash grant of about \$435,000. These funds will enable the Agency to acquire the 30-acre tract, clear it and commence the installation of site improvements during 1953.

Land acquisition has been scheduled to commence in May of 1953 but some delay may occur if the threat of one Project property owner to institute injunction proceedings materializes early in the year.

Assuming that the proposed court proceedings as to legality of the Territorial Urban Redevelopment Act will not consume an undue amount of time, the Agency has scheduled this Project for completion in late 1954. Sale of the 167 homesites could commence in January 1955 if this is so, and the Agency is requesting that legislation be enacted authorizing preferences to be granted in the awarding of sale contracts for these lots to families to be displaced from the area, other redevelopment projects and public improvement projects.

### *Project No. 1*

The preparation of final reports and plans required for this area will commence in January 1953.

The Redevelopment Plan and report are scheduled for completion by August 1953 for submission to the Planning Commission, Federal Division and Board of Supervisors in the order named.

Review and approval including necessary public hearings should be completed by these bodies by year-end with project land acquisition scheduled for early 1954.

Other major project reports required will be completed during the course of 1953. These are:

Relocation Plan	Parcel Maps and Legal Descriptions Report
Land Acquisition Report	Report on Programs to Reduce Housing Costs
Preliminary Engineering Plans	Land Disposition Plan
Site Clearance Plan	Cost Estimate Report
Property Management Report	Financing Plans

An \$86,652 federal loan will finance these planning activities for Project No. 1 during 1953.

**1952 Receipts and Expenditures**

*Receipts*

Federal Advances .....	\$ 97,103	
City and County Real Property Tax Collection .....	150,000	

\$ 247,103

*Expenditures*

Preliminary Planning Areas 1, 2, 3 .....	\$ 54,184
Final Plans, Mayor Wilson Project .....	24,992
Final Plans, Area No. 1 .....	507
Loan to City and County (Building Department) ....	7,896
Payments for City Planning Commission services ....	11,993
Encumbrances for Contracts .....	6,550

106,122

Unexpended Receipts .....	\$ 140,981
1951 Unexpended Cash Balance .....	11,993

Unexpended Cash Balance 12/31/52 .. \$ 152,974

**1953 Estimated Receipts and Expenditures**

*Receipts*

Real Property Tax Collection (1952) .....	\$150,000
Advances and Loans from Federal Government .....	787,150
Recovery of loan to City and County .....	7,896
Unexpended Cash Balance 12/31/52 .....	152,974

\$1,098,020

*Expenditures*

*Mayor John H. Wilson Project*

Land Acquisition .....	\$635,000
Site Improvements .....	218,120
Salaries and other expenses .....	79,133
Contingencies .....	79,115

\$1,011,368

*Redevelopment Area No. 1*

Final Surveys and Plans .....	\$ 86,652	86,652
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Estimated Total Expenditures ..... \$1,098,020

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A377 Annual report: Honolulu. Redevelopment A-  
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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 plan-  
ning - Oahu. 3. Honolulu - City planning.