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CITY AND COUNTY OF HONOLULU

ANNUAL REPORT

1953

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HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU,
HONOLULU, HAWAII

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HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU
Honolulu Hale
Honolulu 13, Hawaii

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December 31, 1953

Honorable John H. Wilson, Mayor
and Members of the Board of Supervisors
City and County of Honolulu
Honolulu, Hawaii

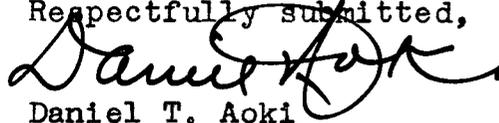
Gentlemen:

The members of the Honolulu Redevelopment Agency are pleased to submit herewith their report for 1953.

The progress recorded in this report would have been impossible without your continuing support and cooperation. Acknowledgment is also due to the Governor of the Territory, the Judge of the Land Court, Federal, Territorial, and City and County departments and agencies, civic organizations, and the people of Honolulu for their contributions to the work and attainments of the Redevelopment Agency during the past year. Special thanks must be tendered the City Planning Commission, City and County Attorney, the Hawaii Housing Authority, the Relocation Advisory Committee of the Redevelopment Agency, and the Urban Redevelopment Section, Chamber of Commerce of Honolulu. The excellent public relations enjoyed by the Agency -- which has no staff member assigned to this activity -- were partly a result of the fine publicity accorded its work by the Honolulu press.

6
July '53
We are confident that the events and plans described in these pages will be proof of the importance of urban redevelopment to the life of this community.

Respectfully submitted,


Daniel T. Aoki

Chairman
Municipal Reference & Records Center

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CITY AND COUNTY OF HONOLULU

OFFICIALS APPOINTING MEMBERS OF THE
HONOLULU REDEVELOPMENT AGENCY

TERRITORY OF HAWAII

Oren E. Long, Governor (to February 28, 1953)
Samuel Wilder King, Governor (appointed February 28, 1953)
H. R. Hewitt, First Judge, Land Court

CITY AND COUNTY OF HONOLULU

John H. Wilson, Mayor

Board of Supervisors (1953)

Dr. Sam K. Apoliona, Jr.
John M. Asing
Milton D. Beamer
Noble K. Kauhane
Mitsuyuki Kido
Matsuo Takabuki
Nicholas T. Teves

HONOLULU REDEVELOPMENT AGENCY

MEMBERS (1953)

Daniel T. Aoki, Chairman
Glen O. Knight, Vice-Chairman
Hung Wo Ching, Member (on leave 9 mos.)
Tadashi Fukushima, Member
Frank D. Gibson, Member
Thomas F. McCormack, Member

S T A F F

Edward J. Burns, Manager

Administrative

Clarence T. Taba, Accountant
Betty T. Torigoe, Adm. Sec.
Fannie L. Lum, Clerk-Steno.

Technical

Wah Jan Chong, Planning Engr.
John E. Jenkins, Land Man. Agent
Harry K. Lee, Relocation Spec.
H. H. Chee, Civil Engineer
Peter H. Arita, Eng. Draftsman
Alfred Carter, Eng. Draftsman

Robert C. Schmitt, Consulting Sociologist
Taro Suyenaga, Counsel
C. Nils Tavares, Special Counsel

1953 ANNUAL REPORT OF
THE HONOLULU REDEVELOPMENT AGENCY

Background of the Agency

The function of the Honolulu Redevelopment Agency is the acquisition and clearance of blighted areas, disposition of the land for rebuilding in accordance with approved redevelopment plans, and the prevention of the recurrence of blight.

There are typically five major steps in the redevelopment process:

- 1) Designation of blighted areas by the City Planning Commission;
- 2) Selection of project areas from the blighted areas designated, and preparation of preliminary plans for such areas by the Redevelopment Agency.
- 3) Formulation of final plans for project areas by the Redevelopment Agency, subject to approval by the City Planning Commission, the Federal Division of Slum Clearance and Urban Redevelopment, and (after a public hearing) the Mayor and Board of Supervisors;
- 4) Execution of project redevelopment plans by the Redevelopment Agency, entailing land acquisition, relocation of site occupants, demolition and site clearance, installation of site improvements, and disposition of land;
- 5) Rebuilding of the areas, under either private or public auspices, in conformity with final redevelopment plans, and blight preventing covenants.

Costs are borne chiefly by the Federal Government, which makes cash grants covering up to two-thirds of the "write-off" cost of redevelopment, as well as loans to undertake project activities.

The City and County pays the remainder of the "write-off" cost, either in cash or by installation of site improvements or public facilities, or by both methods.

With passage of the Housing Act of 1949, the United States Congress first provided for Federal assistance to communities engaging in slum clearance and urban redevelopment. Title 48 of the United States 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, meanwhile, had passed an Urban Redevelopment Act (S.L.H. 1949, Act 379) on May 23, 1949. This Act was amended two years later to provide the Agency with eminent domain and certain other powers required in order to qualify for Federal financial assistance (S.L.H. 1951, Act 244, approved May 28, 1951). The Act was further amended in the 1953 legislature in accordance with recommendations of the Agency: a) to provide for joint land acquisition with other governmental agencies to avoid severance damages; b) to exempt the position of manager from civil service membership and classification; and c) to eliminate the requirement that the Agency must employ three appraisers to value lands for redevelopment prior to disposition, thus permitting the Agency to hire one or more as in its judgment is prudent (S.L.H. 1953, Acts 147, 209 and 210, respectively).

The Honolulu Redevelopment Agency was created by Resolution 539, adopted by the Board of Supervisors of the City and County of Honolulu on October 11, 1949. The Agency members held their first meeting on March 24, 1950.

The Agency has employed a staff since late 1951. Originally, technical functions were undertaken under contract by the staff of the City Planning Commission. Then, on October 16, 1951, a manager was employed. A secretary was added on January 1, 1952, a planning engineer and a draftsman on May 1, 1952, and other administrative and technical workers during the following months.

Activities during 1953

Organization

Personnel changes occurred both in the Agency and staff during 1953. In addition, the Agency members approved a new, more functional organization chart for the staff (see Figure 1).

Changes in Agency membership included three appointments, one leave of absence, and two resignations. Inasmuch as two of the five members are appointed by the Governor, two by the Mayor, and one by the Judge of the Territorial Land Court, replacements devolved upon various officials. Daniel T. Aoki and Adolph J. Mendonca, both appointees of the Governor, resigned during the year, and were replaced by Tadashi Fukushima and Frank D. Gibson. The Mayor reappointed Thomas F. McCormack to a five-year term, and appointed Daniel T. Aoki to replace Hung Wo Ching during the latter's nine-month leave of absence. Mr. Aoki served as chairman throughout the year. Glen O. Knight, appointed by the Judge of the Land Court, served all year as vice-chairman.

Changes in staff included two new employees, one promotion, and one resignation. The newly-created position of civil engineer (GS-11) was filled on January 12th by H. H. Chee. Nancy S. Uehara resigned, and was replaced by Fannie L. Lum, clerk-stenographer, on August 1, 1953. Wah Jan Chong, planning engineer, was also designated assistant manager in October. On November 16th, Alfred Carter, engineering draftsman, was promoted to the grade of GS-4.

Six persons were employed on a contractual basis during the year. Four were appraisers: John K. Akau, Jr., Francis Evans, Yoshio Hanao, and Y. T. Lum. An attorney, Taro Suyenaga, was retained under contract to serve as general counsel, with the City and County Attorney's office providing routine legal services. Robert C. Schmitt, consulting sociologist, was given a one-year contract on September 1, 1953, with desk space in the Agency office, to direct the socio-economic research activities of the Agency.

These Agency members and staff and contractual employees worked with other persons and groups to advance the achievements of redevelopment greatly during 1953. The manager, relocation

AGENCY MEMBERS
APPOINTED BY
GOVERNOR, MAYOR AND JUDGE OF LAND COURT

MANAGER
HONOLULU REDEVELOPMENT AGENCY

*** ASSISTANT MANAGER**
(ACTS FOR MANAGER OR IN HIS ABSENCE)

CONTRACT
FOR SOCIOLOGICAL AND
ECONOMIC RESEARCH

**ADMINISTRATIVE
SECRETARY**

CLERK-TYPIST

CLERK - STENO

LAND MANAGEMENT AGENT

*** PLANNING ENGINEER**

RELOCATION SPECIALIST

ACCOUNTANT

CONTRACT
FOR ENGINEERING WORK

CIVIL ENGINEER

CONTRACT
FOR ARCHITECTURAL WORK

ENG. DRAFTSMAN

ENG. DRAFTSMAN

* Positions held by the same person.
October, 1953

FIGURE I

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specialist, and consulting sociologist, for example, met several times with the 20-member Relocation Advisory Committee, which performed yeoman service in advising the Agency in its manifold relocation problems. Other groups working with Agency personnel were the Urban Redevelopment Section, Chamber of Commerce of Honolulu; the staff of the Hawaii Housing Authority; and We the Women, which invited the manager together with two well-known private professionals to address them on various planning and redevelopment topics. The planning engineer visited the office of the Federal Housing Agency and a number of mainland cities and returned with ideas, reports, and contacts which promised to be of immeasurable aid to the technical work of the Agency.

Mention should also be made of the Agency's new quarters in the basement of the recently constructed mauka wing of Honolulu Hale. The staff first occupied these quarters in January, 1953.

Governor Samuel Wilder King Project

Work continued on the Governor Samuel Wilder King Project throughout 1953. This project -- initially known as Redevelopment Project Area No. 1, and later officially designated UR T.H. 1-1 -- consists of the two blocks bounded by Nuuanu Avenue, School Street, Queen Emma Street, and Vineyard Street (see Figure 2).

Final surveys and plans were begun in April. 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.

Three reports dealing directly with the King Project were published by the Agency during 1953. The first, issued in September, described the present population and housing on the site. A report published in November set forth policies, procedures, and methods for land acquisition in the area. Finally, at the end of the year, after a critical review by the Relocation Advisory Committee, the King Project relocation plan was published. Much of the documentation for these reports (particularly the relocation plan) was contained in supplementary technical releases: a relocation manual, dated September, 1953; studies of past and future housing

characteristics on Oahu, issued on October 15th and 23rd; and an analysis of advertised vacancies, released on November 2nd. These reports, as well as others published by the Agency during the year, are cited in the bibliography at the end of this annual report.

The indefinite status of the alignment of the Nuuanu Tunnel Highway as it traverses and affects the project delayed completion of the final redevelopment plan. Further studies of the proposed highway routes were undertaken by the City Planning Commission and Territorial Highway Department in September but final determination had not been made at the end of 1953.

Mayor John H. Wilson Project

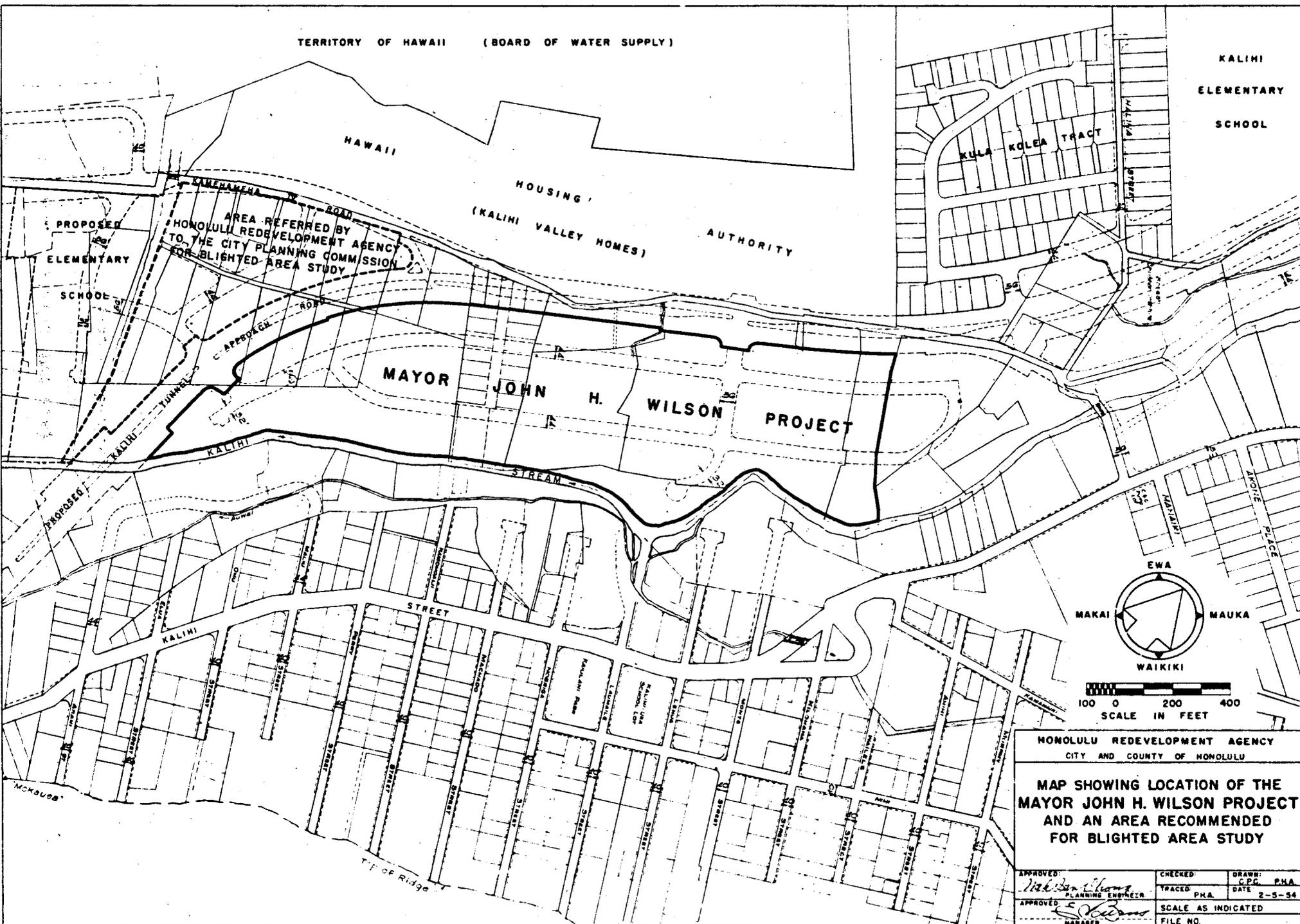
Most advanced of the Agency's redevelopment projects was the Mayor John H. Wilson Project. This project, although initially termed Redevelopment Area No. 2 and later designated as UR T.H. 1-2, was scheduled to be undertaken in mid-1953.

The Wilson Project occupies a 29.7-acre predominantly open but blighted site in Kalihi Valley. It can be reached via Kam IV Road, about a half-mile mauka of School Street (see Figure 3).

On January 2, 1953, the City and County Board of Supervisors approved the final redevelopment plan for the Wilson Project, and authorized the Agency to proceed with requests for Federal funds to consummate the plan. The final redevelopment plan, published in November 1952, provided for development and use of the area as a modern fee simple subdivision for single-family dwellings, and stipulated appropriate covenants for protection from the recurrence of blight.

Other studies bearing on the Wilson Project were in progress, meanwhile. During 1952, the Agency had issued reports on present conditions (August and December), relocation (August), and land acquisition (December). In 1953, the Agency published reports on site clearance and demolition (January), property management (January), site improvement costs (February), land disposition (May), project costs and financing (June), and feasibility of

KALIMI
ELEMENTARY
SCHOOL



HONOLULU REDEVELOPMENT AGENCY
CITY AND COUNTY OF HONOLULU

**MAP SHOWING LOCATION OF THE
MAYOR JOHN H. WILSON PROJECT
AND AN AREA RECOMMENDED
FOR BLIGHTED AREA STUDY**

APPROVED: <i>Walter S. Chang</i> PLANNING ENGINEER	CHECKED: TRACED: P.H.A.	DRAWN: G.P.C. P.H.A.
APPROVED: <i>[Signature]</i> MANAGER	SCALE AS INDICATED	DATE 2-5-34
FILE NO.		

FIGURE 3

rehabilitating the area (October). All 1953 publications are cited in the bibliography of this report.

Land acquisition was delayed by litigation occurring early in the year. On February 7, 1953, F. Schnack, an owner of property on the site, filed an injunction suit in the circuit court, restraining the Agency from purchasing land in the area. Trial date for the suit was finally set (in September) for January 11, 1954.

Application for Federal funds to undertake the Project was filed with the Housing and Home Finance Agency in June. A loan of \$1,265,582 and a grant of \$387,582 were applied for and approved by the Federal government on December 31, 1953 as requested.

Third Project

A third project area was selected late in 1953. Choice of this area was made from the six into which, for project selection purposes, the Agency staff had tentatively divided Redevelopment Area No. 3. This project comprised the two blocks bounded by River, Vineyard, Fort, and Kukui Streets (see Figure 2). Still unnamed at year's end, it was designated as Project UR T.H. 1-3 by Federal authorities.

An application for planning funds was prepared and sent to Washington in December, requesting \$85,073 in Federal advances to cover the costs of research, planning, cost estimates, and reports required by the Government.

A research team meanwhile undertook a field survey of site occupants and their housing. A detailed schedule was completed for each of the estimated 234 families (976 persons) and 242 unrelated individuals living in the 14.4-acre area. By the end of December, most call-backs had been successfully made, and arrangements were underway to put all data on IBM cards for easy tabulation and analysis.

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Preliminary studies made by the City Planning Commission for the Agency indicated that the area could be best redeveloped in multi-family dwellings and business establishments. Further studies of this project area will be conducted by the Agency's planning staff relative to proposed land uses, population, densities, site plans and similar planning considerations.

Other Project Areas

Data for other possible project areas were assembled and reviewed as part of the work preceding a choice of the third project area, described above. These other potential sites included the five remaining proposed project areas in Redevelopment Area No. 3, as well as the Kakaako area also declared blighted by the City Planning Commission.

Program for 1954

Governor Samuel Wilder King Project

An early determination by the City Planning Commission of highway alignments affecting project land uses will enable the Agency to complete during 1954 the final redevelopment plan and other reports and plans required by Federal authorities before a loan and grant commitment will be issued by them.

Once this final redevelopment plan is completed, land reuse appraisals can be obtained and the project cost estimates and financing plan may be prepared to provide the Board of Supervisors and Federal officials with information as to the amount of loans and grants necessary to undertake the project.

Mayor John H. Wilson Project

Approval of the Agency's Loan and Grant Application and budget for this project by the Federal government was received at the end of 1953. However, even though a contract is entered into between the Federal government and the Agency in early 1954, the

pending Schnack injunction suit will restrain the Agency from undertaking project activities until favorable adjudication is had from the courts.

With trial of the suit scheduled to commence in January, it is not expected that land acquisition will begin before mid-1954. If this is so, family relocation and site clearance can be accomplished by the end of the year with site improvement construction and land disposition to be carried out during 1955.

Other Plans

It is expected that both preliminary and final plans and surveys can be completed for the newly selected Project UR T.H. 1-3 during 1954. Presentation of the final redevelopment plan and other information to the Board of Supervisors is scheduled for early 1955.

There is also a possibility that the Agency will initiate work on a fourth redevelopment project during 1954. The proposed project area consists of a 12-acre site, now occupied by piggeries and scattered residences, adjacent to the Mayor Wilson Project in Kalihi Valley. The deteriorated condition of this site, together with the need for a neighborhood shopping center to serve residents of both the Wilson Project and the Hawaii Housing Authority's nearby 400-unit low-rent project, have prompted the Agency to request a City Planning Commission study of the site. In the event that the Planning Commission designates the site as a blighted area, the Agency will question owners of the property about the feasibility of their undertaking redevelopment on their own initiative. Should the owners answer negatively, the Agency will begin surveys and plans for the redevelopment of the site as a fourth project.

Federal Legislative Amendments

President Eisenhower has indicated that he will propose substantial changes in the 1949 National Housing Act, in accordance with recommendations of his advisory committee. Such changes might greatly modify Federal requirements of communities participating in the Federal aid program. For example, Federal loans and

grants may become contingent on overall community attacks on blight through combined conservation, rehabilitation and slum clearance programs. If so, Honolulu will have much to do in classifying these areas and in code revision and enforcement to qualify under amended requirements. Mid-1954 may thus be a time for extensive review of all local slum clearance and urban redevelopment activities.

Statement of Cash Receipts, Expenditures
and Unexpended Cash Balances
For Year Ended December 31, 1953

<u>Items</u>	<u>Details</u>	<u>Total</u>
<u>Receipts:</u>		
Cash Balance, January 1, 1953		\$159,524.14
Federal Advances - Title I Projects	\$ 62,302.00	
City Real Property Tax Collections	150,000.00	
Repayment by City Building Dept.	<u>7,896.00</u>	
Cash Received During Year		<u>220,198.00</u>
Total Cash Available for Expenditures		\$379,722.14
<u>Expenditures:</u>		
Preliminary Planning Areas 1,2,3	\$ 1,360.38	
Final Plans, Mayor Wilson Project	7,307.35	
Final Plans, Governor King Project	64,035.45	
Expenditures Undertaken with Local Funds-Ineligible as Project Costs	5,941.14	
Expenditures Undertaken with Local Funds-Eligible for Federal Refunds	1,083.00	
Repayment of Federal Advances	87,307.57	
Payment of Interest to Federal Government	<u>2,167.27</u>	
Total Expenditures for Year		<u>169,202.16</u>
Unencumbered Cash Balance, December 31, 1953		<u>\$210,519.98</u>

Statement of Estimated
1954 Cash Receipts and Expenditures

Receipts During Year:

Advances and Loans from Federal Government	\$634,485
Unencumbered Cash Balances 1/1/54	<u>210,520</u>
Estimated Available Cash	<u>\$845,005</u>

Expenditures for Year:

Mayor John H. Wilson Project	\$691,226
Project UR T.H. 1-3	85,073
Governor Samuel Wilder King Project	24,429
Other Expenditures	<u>44,277</u>
Estimated 1954 Expenditures	<u>\$845,005</u>

PUBLISHED REPORTS OF THE
HONOLULU REDEVELOPMENT AGENCY
1950 - 1953

1. Report, Proposed Redevelopment Areas 1, 2, 3. September 29, 1950. 7lp. Dittoed.
2. Our Redevelopment Program. November 21, 1950. 4p., tables, graphs. Dittoed.
3. Report to the Mayor and Board of Supervisors for the Year 1951 of the Honolulu Redevelopment Agency. (January, 1952.) 4p. Dittoed.
4. Report, Mayor John H. Wilson Project. August, 1952. 39p., maps, exhibits. Dittoed.
5. The Relocation Plan for Mayor John H. Wilson Project. August 19, 1952. 8p., exhibits. Mimeographed. Limited distribution.
6. Redevelopment Plan, Mayor John H. Wilson Project, Part II, Text. November, 1952. 13p. Dittoed. (Part I, Maps, was not published.)
7. Redevelopment. November, 1952. 4p. Offset. (A brief description of the aims, procedures, and plans of the Honolulu Redevelopment Agency.)
8. Survey and Study Data of Existing and Proposed Conditions in the Mayor John H. Wilson Project Site. December, 1952. Map, table, exhibits. Dittoed.

9. Report on Land Acquisition Policies, Procedures and Methods for the Mayor John H. Wilson Project (Project No. 1-2), Kalihi Valley, Honolulu, T. H. December, 1952. 10p., maps, exhibits. Mimeographed.
10. 1952 Annual Report. (January, 1953.) 8p., maps. Letterpress.
11. Site Clearance and Demolition Report, Mayor John H. Wilson Project, Kalihi, Honolulu, Oahu, T. H. January, 1953. 4p., map. Dittoed. Limited distribution.
12. Property Management Plan, Mayor John H. Wilson Project, Kalihi, Honolulu, Oahu, T. H. January, 1953. 5p. Dittoed.
13. Report on Estimated Costs for Site Improvements, Mayor John H. Wilson Project, Honolulu, T. H. (February 13, 1953.) 2p. Dittoed. Limited distribution.
14. Land Disposition Plan, Mayor John H. Wilson Project (Project UR T.H. 1-2), Kalihi, Honolulu, Oahu, T. H. May 1, 1953. 7p., exhibits. Dittoed.
15. Final Report on Cost Estimates and Financing Plans, Mayor John H. Wilson Project (UR T.H. 1-2), Kalihi Valley, Honolulu, T. H. (June, 1953.) 29p. Dittoed. Limited distribution.
16. Report on Discussions with the Washington Division of Slum Clearance and Urban Redevelopment and Visit and Observations of Slum Clearance and Urban Programs in Ten Cities of the U. S. By Wah Jan Chong. September 1, 1953. 18p. Dittoed.
17. Relocation Policies, Methods and Procedures Manual of the Honolulu Redevelopment Agency. September, 1953. 8p., exhibits. Multilithed.

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17. Relocation Policies, Methods and Procedures Manual of the Honolulu Redevelopment Agency. September, 1953. 8p., exhibits. Multilithed.

18. Present Population and Housing in the Governor Samuel Wilder King Project (Project UR T.H. 1-1). September, 1953. 7p., map, graphs, tables. Multilithed.
19. Report on Feasibility of Achieving Slum Clearance Objectives through Rehabilitation of Existing Dwellings and Area, Mayor John H. Wilson Project. October, 1953. 18p., photographs. Dittoed.
20. Report on Housing Trends on Oahu, 1940 to 1950. October 15, 1953. 1p., tables. Mimeographed.
21. Estimates of Occupied and Vacant Dwelling Units on Oahu for 1955 and 1960. By Robert C. Schmitt. October 23, 1953. 3p., tables. Mimeographed.
22. Report on Land Acquisition Policies, Procedures and Methods for the Governor Samuel Wilder King Project (Project No. UR T.H. 1-1), Honolulu, T. H. November, 1953. 15p., maps, exhibits. Mimeographed.
23. Advertised Vacancies on Oahu. By Robert C. Schmitt. November 2, 1953. 4p., tables. Mimeographed.
24. Relocation Plan for the Governor Samuel Wilder King Project (Project UR T.H. 1-1). December, 1953. 37p. Mimeographed.

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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.