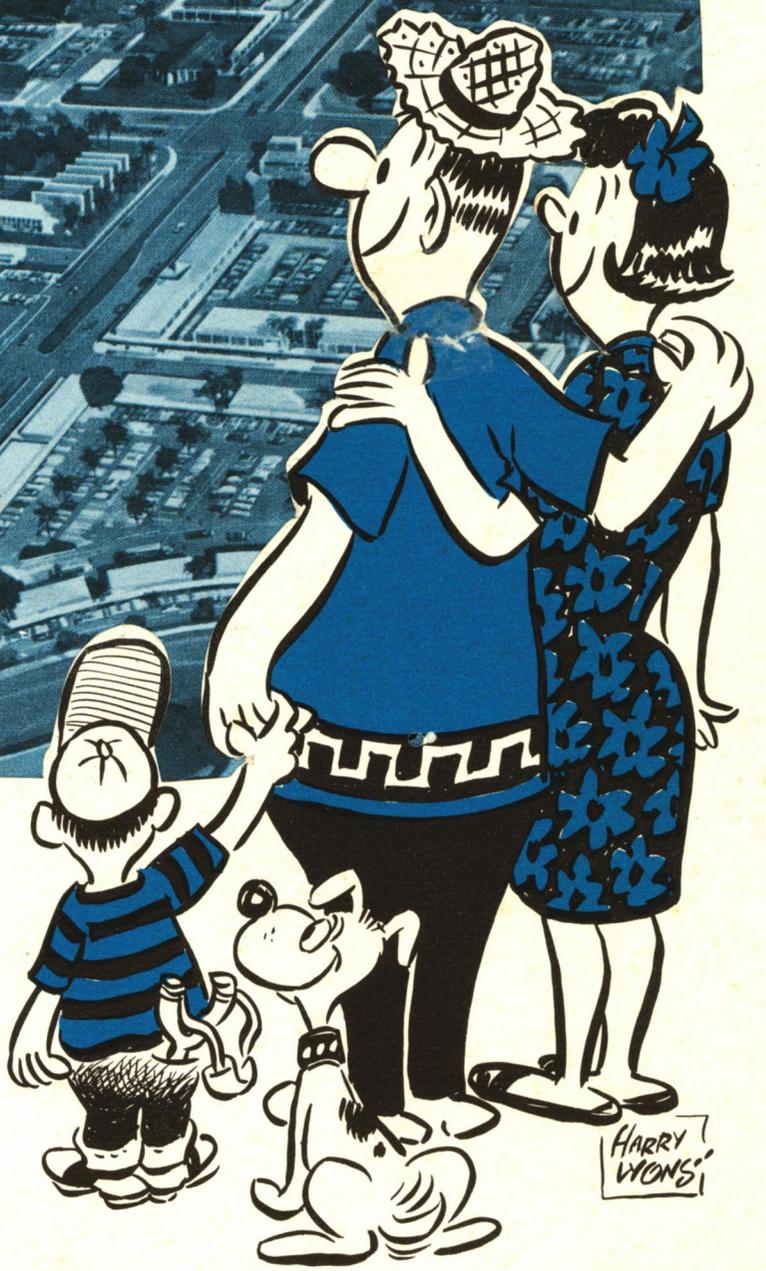


# 1962 ANNUAL REPORT HONOLULU REDEVELOPMENT AGENCY



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A377  
1962  
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urban areas in housing that does not now exist, served by community facilities that do not now exist, and moved about by means of transportation systems that do not now exist.

“These are the facts of life which affect our people.”

*President John F. Kennedy*

*In his message to the  
U.S. Conference of Mayors,  
May 14, 1962*

HT 177  
H6  
A377  
1962  
#3



Schematic for Queen Emma Urban Renewal Project

1962

# THE HONOLULU REDEVELOPMENT AGENCY

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July 73

HAKUMASA HAMAMOTO  
CHAIRMAN  
KENNETH F. BROWN  
VICE CHAIRMAN  
LEE MAICE  
MANAGER



AGENCY MEMBERS:  
JOHN D. BELLINGER  
KENNETH F. BROWN  
HUNG LEONG CHING  
HAKUMASA HAMAMOTO  
FRANK M. MENDOZA, JR.

## HONOLULU REDEVELOPMENT AGENCY

CITY AND COUNTY OF HONOLULU  
CITY HALL PAWAA ANNEX  
1455 SOUTH BERETANIA STREET  
HONOLULU 14, HAWAII

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

Gentlemen:

The Members of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1962 - an eventful year of significant achievement for the Agency and one which saw visual progress in Honolulu's vigorous battle against blight.

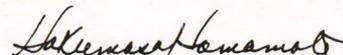
All land was cleared in the Queen Emma project and approximately one-third of the total Kukui project acreage was made ready for redevelopers who are expected to submit lot area bids during 1963. In this latter project, 351 families, 607 individuals and 161 businesses were relocated during this period.

In September ground was broken for the multi-million dollar Queen Emma Gardens residential apartment complex that is soon destined to initiate a new Island concept in "walk-to-work" living.

You will also find outlined here numerous other Agency highlights of the year - events and accomplishments made possible through the excellent relations the Agency enjoyed with other departments of the City and County, the State, civic and community organizations, and many individuals. Their understanding and help enabled the Agency to accomplish more than we could have without their assistance.

Respectfully submitted,

  
Frank M. Mendoza, Jr.  
12/31/61 to 10/12/62

  
Hakumasa Hamamoto  
10/13/62 to 12/31/62

# CITY AND COUNTY OF HONOLULU

Mayor Neal S. Blaisdell  
Managing Director Bartley M. Harloe

*City Council:*

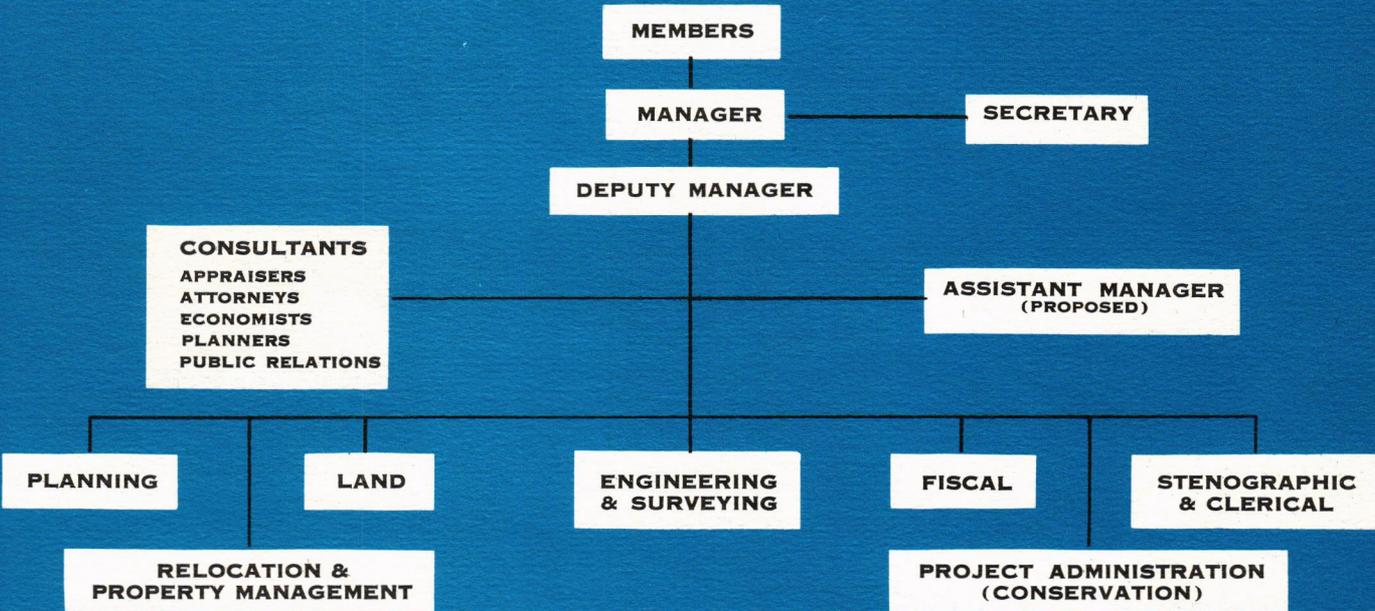
William K. Amona  
Clesson Y. Chikasuye  
Masato Doi  
Ernest N. Heen  
Ben F. Kaito  
Richard M. Kageyama  
Herman G. P. Lemke  
Yoshiro Nakamura  
Matsuo Takabuki

# HRA MEMBERS AND ADMINISTRATIVE STAFF



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

## ADMINISTRATION





## FINANCIAL OBLIGATION

$\frac{1}{3}$  or  $\frac{1}{4}$

$\frac{2}{3}$  or  $\frac{3}{4}$

One-third or one-quarter of net project costs are provided by the Agency through a statutory real property tax levy for Urban Renewal activities and by non-cash grants-in-aid. The balance of net project costs in both cases is provided by Federal cash grants.

## 1962 HRA HIGHLIGHTS



Queen Emma Gardens, Ltd., ground breaking ceremony. L to R: Frank Mendoza, Jr., E. E. Black, Sr., Malcolm McNaughton, William Slayton, Mayor Neal Blaisdell and S. Wright.

**February 5, 1962:** Four parcels of choice commercial land were approved for public sale by Agency Members.

**February 27, 1962:** Kapahulu was divided into five proposed project areas totaling 402.4 acres (Paki, Hinano, Hoolulu, Olu, Kikeke) as a first step in a planned 10-year program to rehabilitate and preserve the neighborhood.

**March 13, 1962:** Architect Kenneth F. Brown was appointed Agency Member to serve out the unexpired term of Herbert K. Keppeler.

**March 13, 1962:** Hung Leong Ching, broker with the H. W. Ching Realty Company, was appointed Agency Member with term expiring October 12, 1966.

**March 27, 1962:** A four-man Build America Better Team of the National Association of Real Estate Boards arrived in Honolulu for a one-week visit to review urban renewal and neighborhood conservation programs.

**May 1, 1962:** The Agency met with the Kapahulu Community Association to outline features of the area rehabilitation plan.

**June 1, 1962:** The Agency mailed newsletters explaining the rehabilitation plan to Kapahulu property owners.

**June 12, 1962:** The City Council approved a \$42,293,795 Agency budget for fiscal year 1962-1963.

**June 27, 1962:** A 25-point action program for Honolulu designed to improve existing neighborhoods, strengthen housing code enforcement and increase low and middle-income housing was submitted by the Build America Better Team.

**July 19, 1962:** An ordinance assessing Kalihi Triangle property owners \$196,277 for public improvements was approved by the City Council.

**July 19, 1962:** The Agency accepted final reports submitted by consultants hired to make a restudy of the Kukui slum clearance project.

**July 27, 1962:** The Federal Housing Administration agreed to insure a mortgage loan of \$10.2

million for private construction of the 582-unit Queen Emma Gardens apartment complex.

**September 6, 1962:** Two planning studies for the Kauluwela slum clearance project were submitted by private consultants hired by the Agency.

**September 20, 1962:** Prospects of housing for families of moderate income in the Kukui Project were brightened as a result of recent amendments to the National Housing Act designed to encourage the development of such housing.

**September 21, 1962:** The Agency asked the Urban Renewal Administration to increase the Federal grant for the Aala Triangle Project.

**September 26, 1962:** William Slayton, Urban Renewal Administration Commissioner, toured Agency projects.

**September 26, 1962:** A formal ground-breaking ceremony for the multi-million dollar Queen Emma Gardens was held and construction started soon after.

**September 27, 1962:** The Fifth Annual Mayors' Urban Renewal Conference was held in Honolulu.

**October 26, 1962:** A revised land use plan for the Kukui Project was given preliminary approval by the Agency Members.

**October 29, 1962:** Affected Queen Emma Project redevelopers defeated four amendments in the project plan.

**October 30, 1962:** A deed to \$1,446,000 of Agency-owned land was presented to the developers of the Queen Emma Gardens apartments.

**November 13, 1962:** Frank Mendoza, Jr., was appointed to a second five-year term as an Agency Member with term expiring October 12, 1967.

**November 15, 1962:** Agency Members approved a Kapahulu General Neighborhood Renewal Plan.

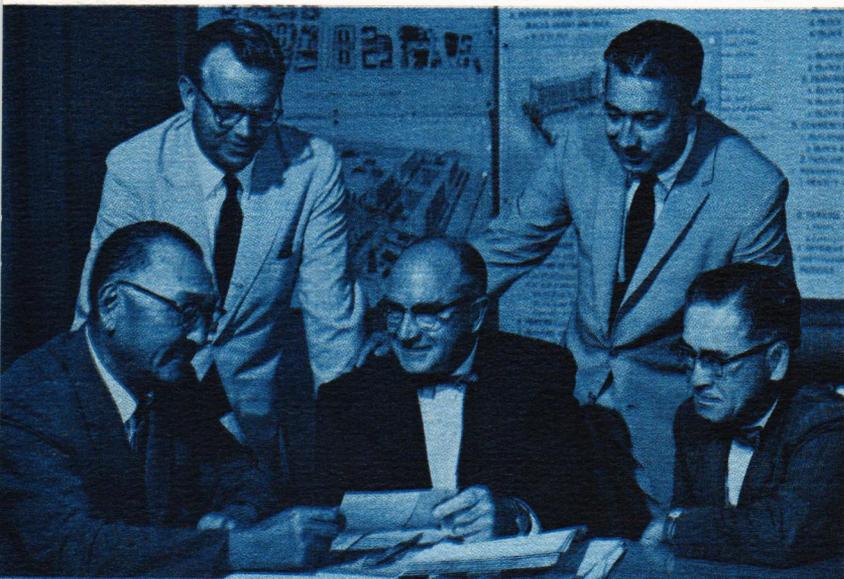
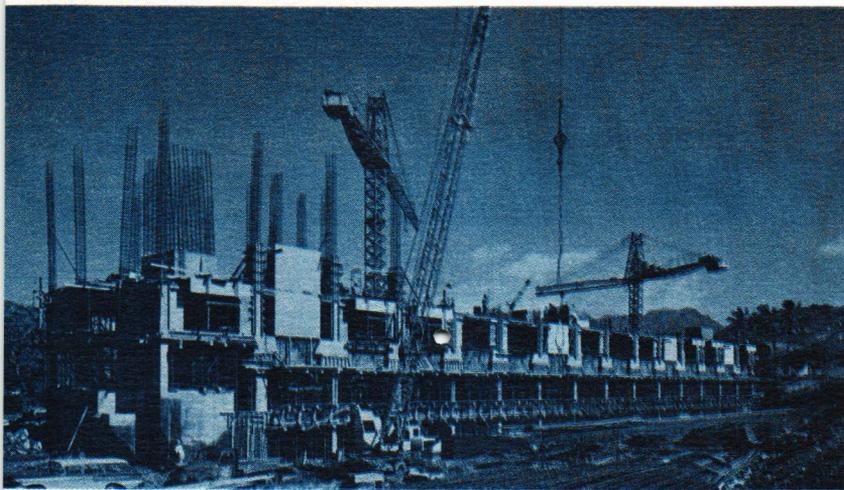
**December 9, 1962:** U.S. Senator Hiram L. Fong proposed a "United Chinese Center" on redevelopment property. He proposed that the Chinese Societies join forces to build a center on eight to ten acres of redevelopment property.



On September 26 a tree planting ceremony marked the turning over to the City land which comprises the first segment of the Maunakea Street Extension, another part of the Queen Emma Project. From left Mayor Blaisdell, Ivan Aki, 6, William L. Slayton and Frank Mendoza, standing.

Construction is in progress on the first of three Queen Emma Gardens' apartment towers. It is scheduled for occupancy in late 1963 with the other two ready soon after.

HRA Member Chairman Hakumasa Hamamoto (November 15) receives a check from Fred Carter, Damon Estate Manager, for more than \$1.6 million for a one-block area in the Queen Emma Project. The area comprises the corner where the old Nuuanu YMCA is located. Witnessing the transaction are HRA Members Kenneth F. Brown and John D. Bellinger. Attorney Masaji Marumoto is seated right.



## BUILD AMERICA BETTER TEAM

Among the most important highlights of 1962 was the one-week inspection survey made here by the Build America Better advisory team of the National Association of Real Estate Boards.

The four-man team of experts was invited by Mayor Blaisdell and Honolulu Realty Board President Stuart W. Tompkins to assist municipal officials in developing long-range plans to renew problem neighborhoods and prevent the spread of blight.

The advisory group was headed by Lloyd D. Hanford, property management specialist and a long-time force in San Francisco urban renewal. He was accompanied by Guy T. O. Hollyday of Baltimore, John A. Dodds of Detroit and R. Gordon Tarr of Cincinnati.

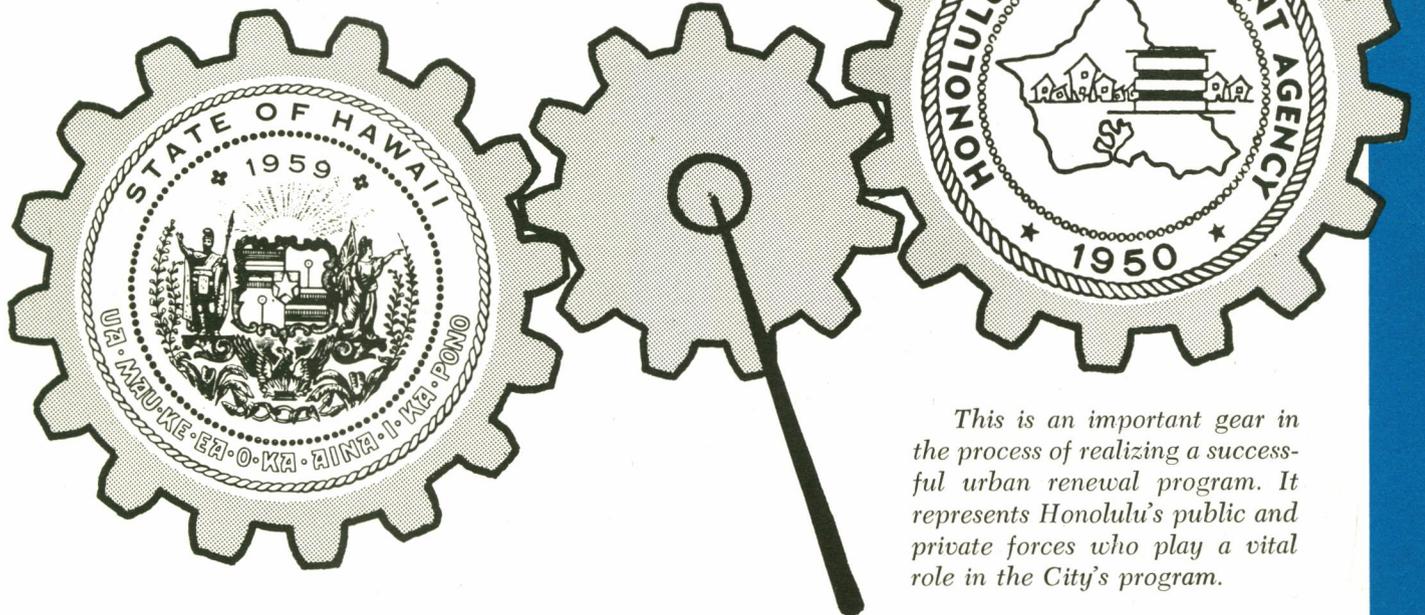
In June, three months after their thorough inspection, the team submitted a 25-point report which was hailed locally as an "excellent blueprint," "a valuable guide — and a challenge — to both the City government and the business community."

While the report stated that the City's renewal program had "made outstanding progress to date," it emphasized that a stronger and more comprehensive program could be realized by initiating the 25-point urban renewal recommendations.

## COOPERATION

Federal financial assistance to communities undertaking urban renewal programs is made available by the Housing and Home Finance Agency in the form of grants through the Urban Renewal Administration. These Federal grants are awarded to the City and County of Honolulu and are administered by the Honolulu Redevelopment Agency.

However, since urban renewal is a community undertaking — something a community does for itself although it may be assisted in the effort — the full support and understanding of local public and private forces is required. Cooperation is the keynote if past problems are to be corrected and a sound program of future development is to be realized.



*This is an important gear in the process of realizing a successful urban renewal program. It represents Honolulu's public and private forces who play a vital role in the City's program.*



(1) C. Q. Yee Hop Property, (2) Hoffschlaeger Building, (3) Austin-Campbell Properties, (4) Pantheon Parking Building, (5) Brewer-Bank of Hawaii Complex, (6) 1134 Bishop Building, (7) Investors Finance Building, (8) Alexander Young Block, (9) First National Bank Bldg., (10) Alaheo Business Center, (11) Central Pacific Bank Property, (12) System New Park Facility, (13) King's Grant Building.



## QUEEN EMMA

73.8 acres bounded by School and Queen Emma Streets, Vineyard Thoroughfare, Fort, Kukui and River Streets and Nuuanu Stream. This project will contain both commercial service facilities and multi-family housing and will initiate a new concept in "walk to work" living. Status: In execution. Estimated Total Gross Project Cost: \$11,421,266.

Of the six Agency projects under way, the Queen Emma Project is the most advanced. As of the end of the year only 7 families, 42 individuals and 7 businesses were still left to be relocated.

In September ground was broken for the multi-million dollar private high-rise apartment complex, Queen Emma Gardens, located on the Waikiki side of Nuuanu Avenue on eight acres of land mauka of the new Harris Memorial Methodist Church.

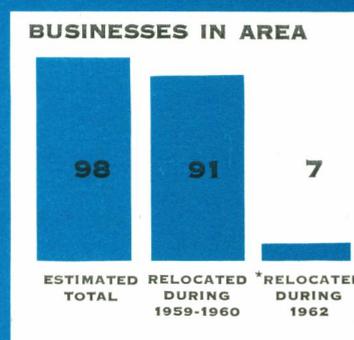
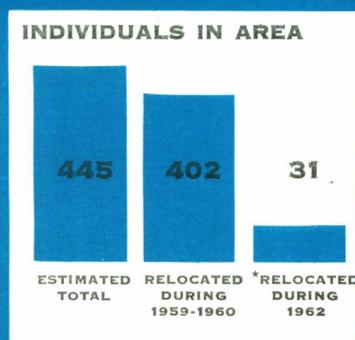
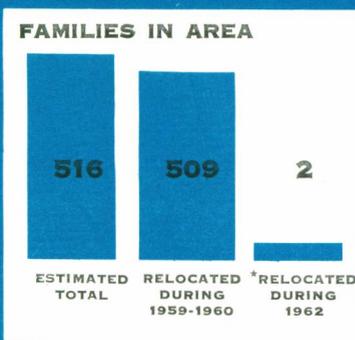
Construction is in progress and the first of three apartment towers, two of 22 stories and one 12, is scheduled for occupancy in late 1963 with the other two ready soon after.

The 582 units will be comprised of studios and one- and two-bedroom apartments with tentative rents ranging from \$115 to \$177.

A number of commercial operations will remain in the Queen Emma Project in a three block area which is designated for commercial use makai of Vineyard Thoroughfare.

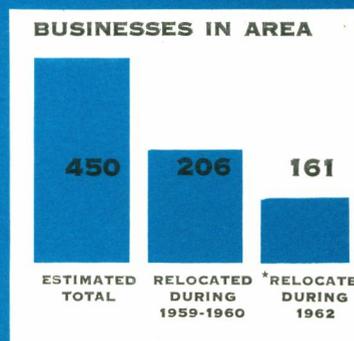
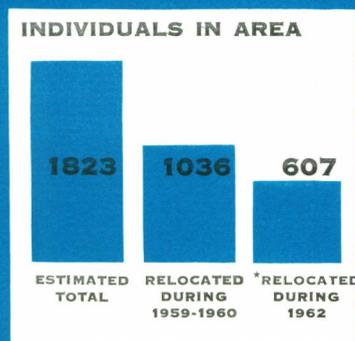
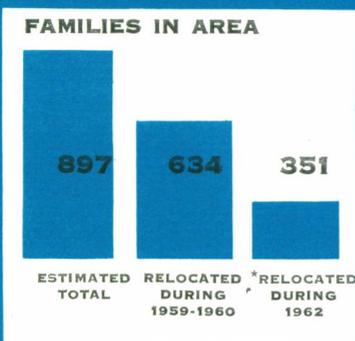
New buildings completed in the project during 1962 include the Hosoi Garden Mortuary, See Dai Doo Society Building and Harris Memorial Church. The imposing new Nuuanu YMCA building is off the drawing board and under construction, and will be ready for use in 1963. The Koon Yum Temple was completed in 1961.

### QUEEN EMMA PROJECT AREA



\*AS OF 11/30/62

### KUKUI PROJECT AREA



\*AS OF 11/30/62

## KUKUI

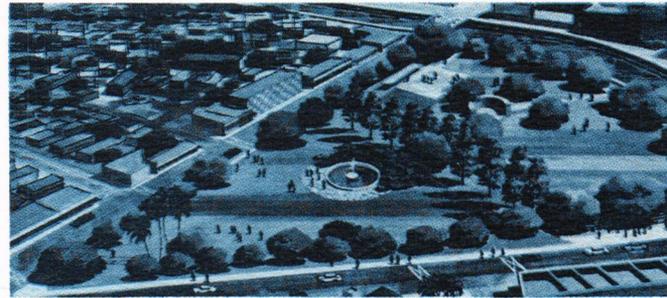
75 acres bounded by Beretania, King and Liliha Streets, Vineyard Thoroughfare, College Walk, Kukui and Queen Emma Streets. Status: In execution. Estimated Total Gross Project Cost: \$25,443,283.



Bordering Queen Emma is the Kukui Project which is currently being revised by the Agency following careful reevaluation and replanning by private consultants. The consultants' overall plan proposes service facilities, multi-family housing and a mass transportation terminal. Some of the areas which were zoned commercial were redesignated "secondary" commercial areas. Also, their plan now calls for the routing of a loop roadway through the ewa portion of the project in the housing section with elimination of Kukui Street.

A recent new Federal policy on appraisal procedure for sale of land in redevelopment projects makes it possible for the Agency to provide private housing for families of moderate income. The new procedure will afford private developers an opportunity to buy Kukui land for less than current market prices.

At the end of 1962 approximately 23 acres of this badly blighted project area were cleared and 351 families, 607 individuals and 161 businesses were relocated.



## AALA TRIANGLE

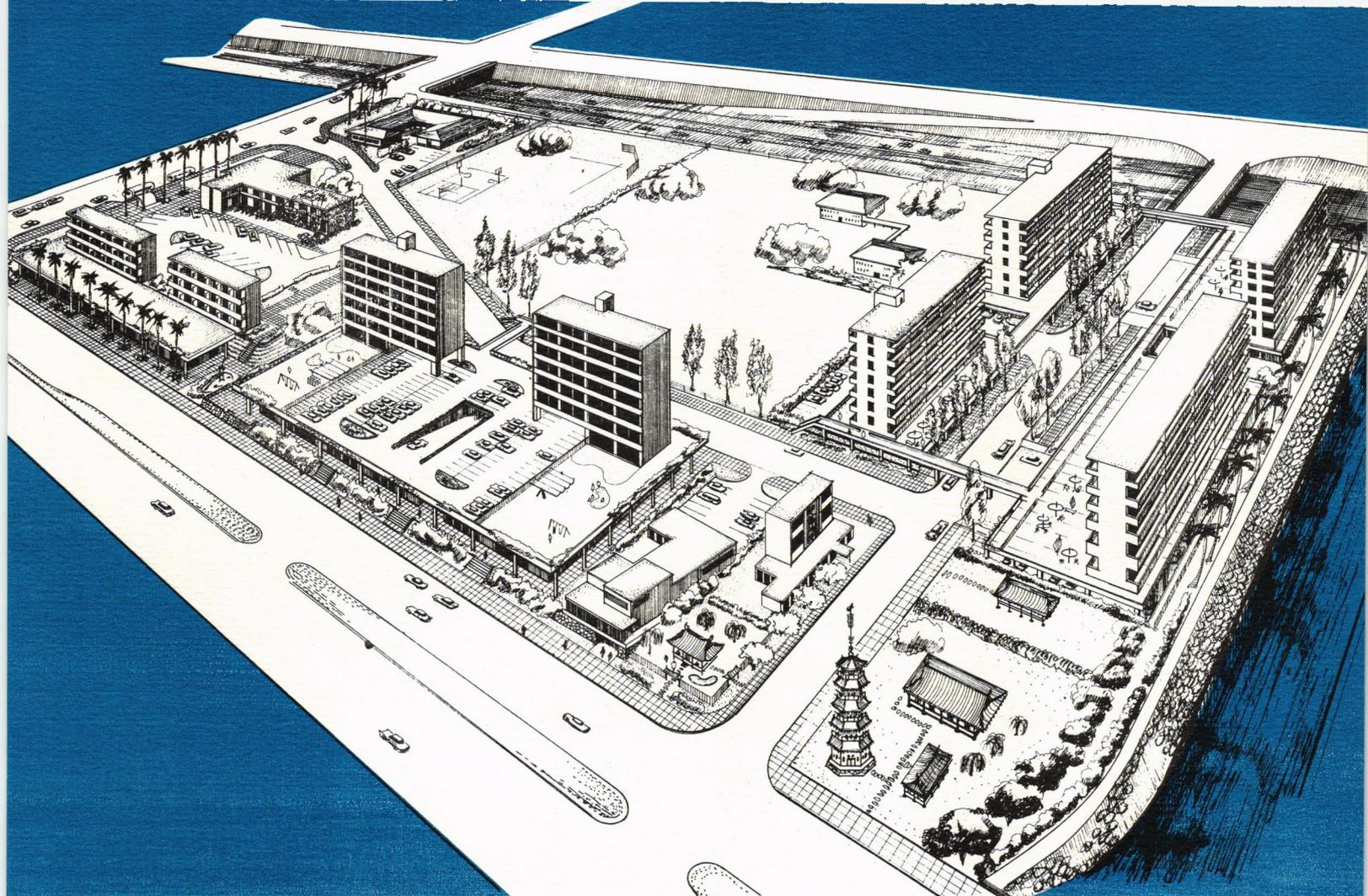
*4.1 acres bounded by Beretania and King Streets and Aala Park. Status: Execution pending. Estimated Total Gross Project Cost: \$3,253,261.*

The Aala Triangle Project, bordering the Kukui Project, ties into the overall downtown area program.

This badly blighted triangular block was originally planned as a site for dormitory accommodations for single men, but this was later changed to a site for a tropical public park that will enhance the ewa entrance to downtown Honolulu.

In September the Agency asked the Urban Renewal Administration to raise the Federal grant for this project to \$1,955,705 — an increase of \$365,547. In turn the Agency will boost its share of the cost from \$530,053 to \$657,901. An increase in real estate purchase prices created the need for additional funds. A large portion of the funds will be used to widen Beretania and King Streets, which meet at the apex of the triangle.

Acquisition of land will be underway in early 1963 and demolition is scheduled later. The Department of Parks and Recreation is scheduled to take over the land for construction of the park in 1964.



Proposed development plan for Kauluwela slum clearance project.

## KAULUWELA

*30 acres bounded by School and Liliha Streets, Vineyard Thoroughfare and Nuuanu Stream. Status: In final planning stage. Estimated Total Gross Project Cost: \$7,795,752.*

The fourth slum clearance project in the downtown area, Kauluwela, was found to contain 229 buildings of which 199 were deficient. Half of the 365 dwelling units were found to be substandard.

In September the Agency received reports from the two consulting groups hired for expert guidance in developing this project.

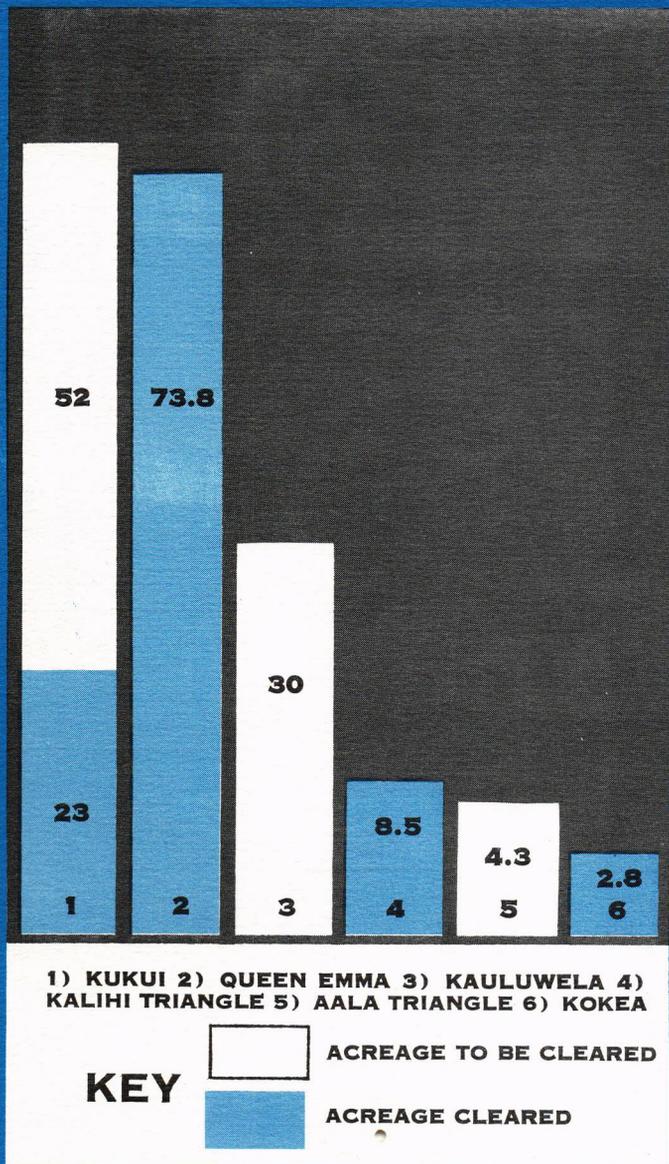
Community Planning, Inc. was retained to chart a development plan for the land after it had been acquired and cleared. Its recommendation calls for 1.42 acres to be used for a medical center and 4.16 acres for "commercial-apartment" use for moderate income families. (See the proposed plan above.)

The "commercial-apartment" area would be on Vineyard Boulevard in a one-story shopping arcade with attached multi-story apartments for businessmen and their families.

Community Planning also recommended 1.11 acres be set aside for Chinese temples and societies currently in the area; a little more than a third of an acre for the Hoo Cho Chinese School; two-thirds of an acre for the present Salvation Army building; and 2.52 acres for street right-of-way, not including land to be taken for the Lunalilo Freeway.

Real Estate Research Corporation of Los Angeles was hired to estimate the demand for resale of the cleared land and the firm presented a conflicting recommendation. It proposed that not more than one acre be used for retail businesses and that the remaining commercial area "might be used later for secondary enterprises such as gas stations and neighborhood shops."

Community Planning estimated that its proposal would provide 22 acres of usable land, with a market value of \$4,314,616 and demolition and development costs of \$540,100. The present assessed value of the land and buildings in the area is \$3,478,186.



## KALIHI TRIANGLE

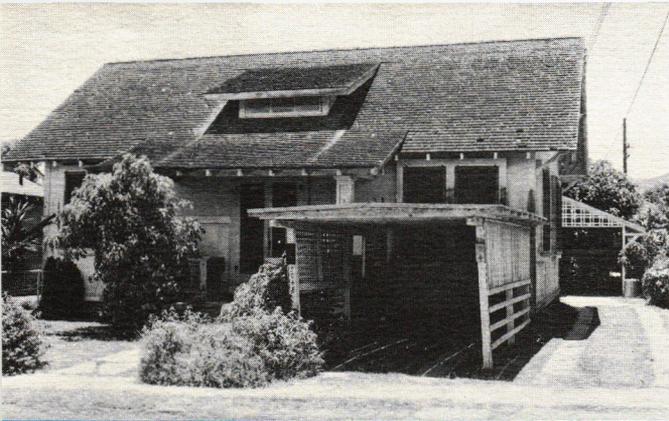
8.5 acres bounded by the Likelike Highway, Kamehameha IV Road and Kaewai Stream. Status: In execution. Project Cost: No cost to Agency.

Several miles from the downtown area and bordering the completed Mayor John H. Wilson Project is the unique Kalihi Triangle Project — unique in the sense that it is the first-in-the-nation project that permits the owners to carry out slum clearance while retaining title to their property during the process.

With no Federal, City or State financial assistance, this 100 per cent assessment district realized 40 completed single family residential lots at the close of 1962.

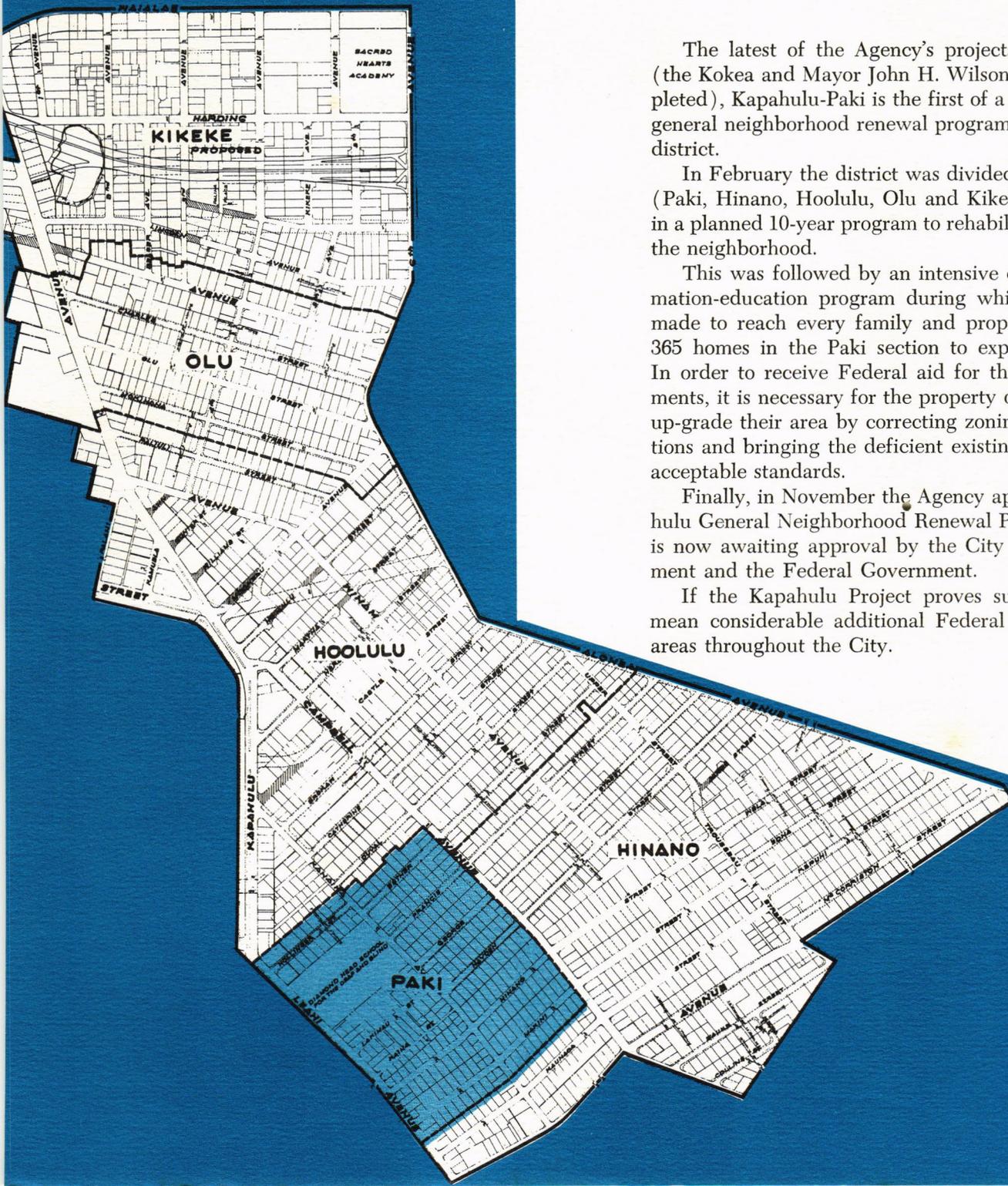
The project has had many problems since it was begun in 1954. One property owner who did not wish to go along with the project delayed its start for four years.

Other complications involved the elimination of two existing improvement districts; clearing title to property by paying off mortgages; establishing a procedure for the land exchanges necessary when a new lot was to be composed of portions of two or more separately owned original parcels; and determining land values to be traded. Another lengthy and complex process was the preparation of legal documents to effectuate the owner-redevelopment method since there were no precedents to follow.



## KAPAHULU PAKI

402.4 acres bounded by Kapahulu, Waialae, Sixth and Alohea Avenues, the north boundary of Fort Ruger and Campbell, Monsarrat and Leahi Avenues. **PAKI PILOT PROJECT:** 43.3 acres bounded by Esther and Duval Streets, Leahi and Campbell Avenues and mid-block between Makini and Kaunaoa Streets. Status: In survey and planning stage. Total Cost: \$2,706,000.



The latest of the Agency's projects now under way (the Kokea and Mayor John H. Wilson Projects are completed), Kapahulu-Paki is the first of a proposed series of general neighborhood renewal programs in the Kapahulu district.

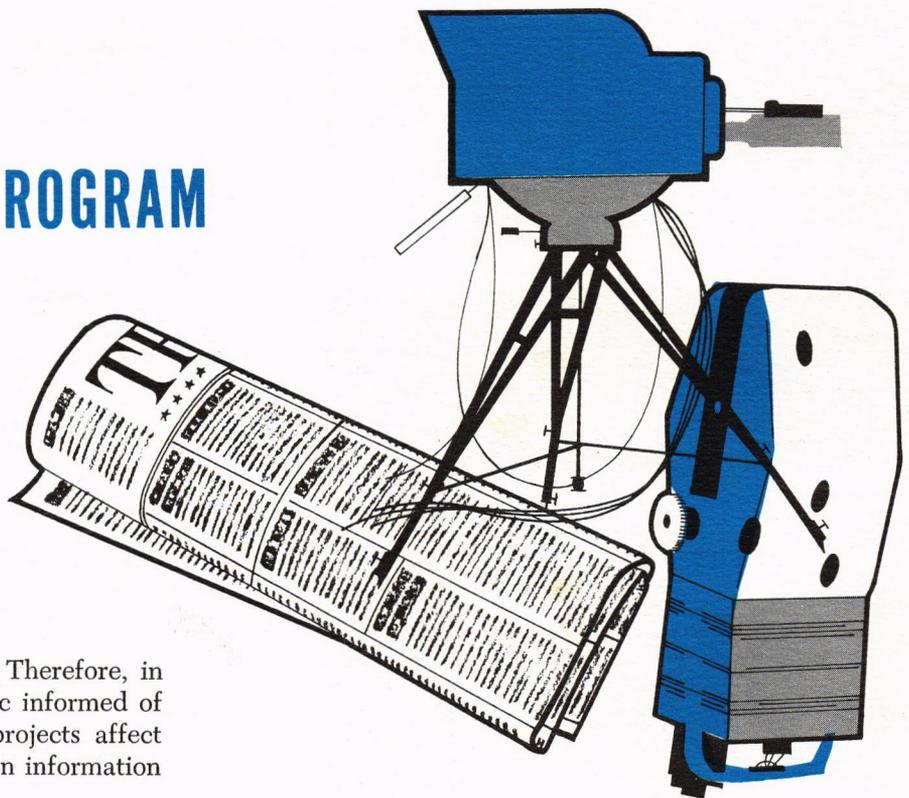
In February the district was divided into five sections (Paki, Hinano, Hoolulu, Olu and Kikeke) as a first step in a planned 10-year program to rehabilitate and conserve the neighborhood.

This was followed by an intensive eight-month information-education program during which attempts were made to reach every family and property owner in the 365 homes in the Paki section to explain the program. In order to receive Federal aid for the public improvements, it is necessary for the property owners to agree to up-grade their area by correcting zoning and code violations and bringing the deficient existing structures up to acceptable standards.

Finally, in November the Agency approved the Kapahulu General Neighborhood Renewal Plan — a plan that is now awaiting approval by the City Planning Department and the Federal Government.

If the Kapahulu Project proves successful, it could mean considerable additional Federal funds for similar areas throughout the City.

# HRA INFORMATION PROGRAM



Urban renewal is an involved subject. Therefore, in an ever-increasing effort to keep the public informed of its activities and the ways in which its projects affect Honolulu residents, the Agency maintains an information program.

A city's needs cannot be ignored and in order to gain support for its work the Agency must be certain that citizens fully understand its policies and objectives. Only by having a knowledgeable citizenry can the Agency continue its rapid progress in slum clearance and conservation to make Honolulu a progressive and beautiful city.

To accomplish this the Agency uses a variety of methods. Most often used are radio and television programs, publications, reports of special events, displays, personal contact through public meetings, and newspaper and magazine stories and features.

During 1962 Agency staff held frequent meetings with groups of interested citizens such as the Kapahulu Community Association. This provides citizens with a chance to participate actively by expressing their needs and offering constructive suggestions. In turn, the Agency has an opportunity to tell the citizens of Honolulu how projects are progressing and to keep them informed on HRA policy, planning and implementation.

In 1962, a number of television programs recounted the work of the Agency and its progress in such project areas as Queen Emma and Kukui.

In April of this year *Hawaii Industry* magazine devoted a complete issue to urban renewal, describing in detail its purposes, organization, problems and future. In May the Agency provided an interesting and well-accepted display at the HOME SHOW EXHIBIT.

The Agency's work has received much attention and coverage in the local press. During the past year more than 3,000 column inches of news stories and pictures — more than twenty standard-size newspaper pages — appeared locally. Special events in which the Agency had apart — including the Nuuanu YMCA and the Queen

Emma Gardens ground-breaking and the dedication of the Maunakea Street extension — received welcomed attention.

Thus a constant attempt is being made on the part of the Agency to keep the public up to date on its policy and progress and provide a close-working interaction between the planners and those who will be most affected — the People of Honolulu.

## PUBLICATIONS issued during 1962

1961 ANNUAL REPORT  
January 31, 1962

REDEVELOPMENT AND  
HOUSING RESEARCH  
No. 21, June 1962

REDEVELOPMENT AND  
HOUSING RESEARCH  
No. 22, December 1962

THE AVAILABILITY OF HOUSING  
ON OAHU IN SUMMER 1962  
October 16, 1962

KAPAHULU NEWSLETTER

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CITY AND COUNTY OF HONOLULU

# FINANCIAL STATEMENTS

Urban Redevelopment Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:

Cash Balance, January 1, 1962		\$2,190,104
1961-62 Real Property Tax Assessment (Balance)	\$ 300,342	
1962-63 Real Property Tax Assessment	1,067,505	
1961 Accounts Receivable - Other	1,157	
1961 Accounts Receivable - Tenants, Kukui Project	7,737	
Accounts Receivable from State of Hawaii - (Act 28 and Act 188)	3,881	
Interest Income from Investments	42,113	
Vacation Accumulation Trust	<u>19,586</u>	
 Total Receipts During the Year		 <u>1,442,321</u>
 Total Cash Available for Expenditures		 3,632,425

Cash Expenditures:

1961 Accounts Payable - Regular	7,383	
1961 Accrued Payroll Payable	12,089	
Investments	188,889	
Project Costs		
Kapahulu General Renewal Plan, Survey & Planning, Hawaii R-6	55,598	
Paki, Survey & Planning, Hawaii R-5	48,541	
Kauluwela, Survey & Planning, Hawaii R-7	26,119	
Act 101 Projects, Central Relocation Activities and Other Local Projects and Activities	138,080	
Kukui Project Development Costs Ineligible for Federal Participation Under 3/4 Formula	76,913	
Aala Project Development Costs Ineligible for Federal Participation Under 3/4 Formula	15,365	
Other Costs		
Urban Renewal Coordinator's Office, Portion of Real Property Tax Receipts of 1962-1963	100,000	
Advances to Account of Queen Emma Project	65,792	
Advances to Account of Kukui Project	21,218	
Advances to Account of Aala Triangle Project	42	
Local Cash Grant-in-Aid to Kukui Project Expenditure, Hawaii R-2, Account Fund	774,008	
Local Cash Grant-in-Aid to Aala Triangle Project Expenditure, Hawaii R-3, Account Fund	475,000	
1962 Accounts Receivable - Tenants, Kukui Project	12,613	
Vacation Accumulation Trust	<u>8,778</u>	
	2,026,428	
Less:		
1962 Accounts Payable - Regular	( 11,419)	
1962 Accounts Payable - Contract Retentions	<u>( 357)</u>	

Total Expenditures for the Year 2,014,652

Cash Balance, December 31, 1962 \$1,617,773

Urban Redevelopment Fund

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Estimated Cash Balance, June 30, 1963	\$1,260,095
1963-64 Real Property Tax Assessment	1,962,506
Rent Income, Kukui Project	144,000
Rent Income, Aala Triangle Project	24,000
Relocation Payments - reimbursement from State and City	30,000
Proceeds from Sale of Local Project Land	326,700
Reimbursement of Advances - Kukui PE Fund	20,724
Reimbursement of Advances - Aala Triangle PE Fund	27

Total Estimated Cash Available for Expenditures \$3,768,052

Estimated Expenditures:

Project Costs	
Kukui PE Costs Ineligible for Federal Participation under 3/4 Formula	\$ 637,790
Aala Triangle PE Costs Ineligible for Federal Participation under 3/4 Formula	244,255
Miscellaneous Activities, Prorated Indirect Costs and Ineligible Costs	690,576
Other Costs	
Requirements for Urban Renewal Coordinator's Office	143,925
Requirements for Aala Triangle Project, Hawaii R-3 as Local Cash Grant-in-Aid	213,334
Requirements for Kukui Project, Hawaii R-2 as Local Cash Grant-in-Aid	800,000
Requirements for Paki Project, Hawaii R-5 as Local Cash Grant-in-Aid	275,595
Requirements for Kauluwela Project, Hawaii R-7 as Local Cash Grant-in-Aid	671,795
Requirements for Hinano Project, Survey & Planning Fund	90,782

Total Estimated Expenditures \$3,768,052

Estimated cash receipts and expenditures for the period of January 1, 1963 to June 30, 1963 are not set forth in these statements as they were included in the 1961 Annual Report. The statements of estimated cash receipts and expenditures for the fiscal year July 1, 1963 to June 30, 1964 presented here conform to the 1963-64 City and County Budget submitted to the Budget Director for the City Council's approval.

Queen Emma Project Expenditures, T.H. R-1, Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:

Cash Balance, January 1, 1962		\$ 320,808
Accounts Receivable - Regular	\$ 309	
Accounts Receivable - Tenants	890	
Transfer from Project Temporary Loan Repayment Fund	<u>305,000</u>	

Total Receipts During the Year 306,199

Total Cash Available for Expenditures 627,007

Cash Expenditures:

1961 Accounts Payable - Regular	23,944
1961 Accounts Payable - Contract Retentions	1,485
Relocation Payments	2,181
Accounts Receivable - Tenants	2,838
1961 Accrued Interest on 4th Project Temporary Loan	938
Project Execution Costs	<u>629,859</u>
	661,245

Less:

Advances by Urban Redevelopment Fund	( 65,792)
1962 Accounts Payable - Regular	( 4,594)
1962 Accounts Payable - Contract Retentions	( 2,147)
1962 Accrued Interest Payable on 5th Project Temporary Loan	<u>( 1,560)</u>

Total Expenditures for the Year 587,152

Cash Balance, December 31, 1962 \$ 39,855

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Estimated Cash Balance, June 30, 1963	\$ 180,000
Transfer from Project Temporary Loan Repayment, T.H. R-1, Fund	<u>194,025</u>

Total Estimated Cash Available for Expenditures \$ 374,025

Estimated Expenditures:

Relocation Payments	\$ 25,000
Project Execution Costs	<u>349,025</u>

Total Estimated Expenditures \$ 374,025

Queen Emma Project Temporary Loan Repayment, T.H. R-1, Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:

Cash Balance, January 1, 1962		\$ 158,467
Proceeds from Sales of Land	\$3,436,686	
Interest Earned on Investments	13,478	
Federal Capital Grant	229,725	
Relocation Grant	25,175	
Maturity of 1961 Funds Invested	367,544	
Other Income	<u>125</u>	

Total Receipts During the Year 4,072,733

Total Cash Available for Expenditures 4,231,200

Cash Expenditures:

Investments	1,647,143
Partial Repayment of 4th Project Temporary Loan	2,278,125
Transfer to Project Expenditures Account Fund	<u>305,000</u>

Total Expenditures for the Year 4,230,268

Balance, December 31, 1962 \$ 932

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Proceeds from Sales of Land		<u>\$ 194,025</u>
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Total Estimated Cash Available for Expenditures \$ 194,025

Estimated Expenditures:

Transfer to Queen Emma Project Expenditures, T.H. R-1, Fund		<u>\$ 194,025</u>
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Total Estimated Expenditures \$ 194,025

Kukui Project Expenditures, Hawaii R-2, Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:

Cash Balance, January 1, 1962		\$1,159,559
1961 Local Cash Grant-in-Aid	\$ 400,000	
1962 Local Cash Grant-in-Aid	374,008	
Partial Proceeds from 2nd Project Temporary Loan	4,336,787	
Maturity of 1961 Funds Invested	<u>1,972,760</u>	
 Total Receipts During the Year		 <u>7,083,555</u>
 Total Cash Available for Expenditures		 8,243,114

Cash Expenditures:

1961 Accounts Payable - Regular	896	
1961 Accounts Payable - Contract Retentions	1,387	
Relocation Payments	151,785	
Investments of Loan Funds, 1962	3,469,544	
Project Execution Costs	<u>4,127,121</u>	
	7,750,733	

Less:

Advances by Urban Redevelopment Fund	( 21,218)	
1962 Accounts Payable - Regular	( 4,817)	
1962 Accounts Payable - Contract Retentions	( 4,449)	
1962 Accrued Interest Payable on 1st Project Temporary Loan	( 83,817)	
1962 Accrued Interest Payable on 2nd Project Temporary Loan	<u>( 144,449)</u>	

Total Expenditures for the Year 7,491,983

Cash Balance, December 31, 1962 \$ 751,131

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Estimated Cash Balance, June 30, 1963		\$ 5,628,600
Local Cash Grant-in-Aid		800,000
Transfer from Project Temporary Loan Repayment, Hawaii R-2, Fund		2,561,800
Temporary Loan with Federal Government Guarantee, 4th Series C		<u>10,831,400</u>
 Total Estimated Cash Available for Expenditures		 <u>\$19,821,800</u>

Estimated Expenditures:

Relocation Payments		\$ 550,000
Project Execution Costs		4,271,800
Repayment of Loan, 3rd Series C		<u>15,000,000</u>

Total Estimated Expenditures \$19,821,800

Kukui Project, Temporary Loan Repayment, Hawaii R-2, Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:		
Proceeds from Sales of Land	\$ 83,435	
Federal Capital Grant	4,705,443	
Relocation Grant	<u>56,100</u>	
Total Receipts During the Year		<u>\$4,844,978</u>
Total Cash Available for Expenditures		4,844,978
Cash Expenditures:		
Investments	82,055	
Partial Repayment of 1st Project Temporary Loan	<u>4,761,543</u>	
Total Expenditures for the Year		<u>4,843,598</u>
Balance, December 31, 1962		<u>\$ 1,380</u>

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:		
Proceeds from Sales of Land	\$ 361,800	
Federal Capital Grant	<u>2,200,000</u>	
Total Estimated Cash Available for Expenditures		<u>\$2,561,800</u>
Estimated Expenditures:		
Transfer to Kukui Project Expenditures, Hawaii R-2, Fund		<u>\$2,561,800</u>
Total Estimated Expenditures		<u>\$2,561,800</u>

Aala Triangle Project Expenditures, Hawaii R-3, Fund

Statement of Cash Receipts and Expenditures for the Year 1962  
and Cash Balance as of December 31, 1962

Cash Receipts:

1961 Local Cash Grant-in-Aid	\$ 165,000
1962 Local Cash Grant-in-Aid	310,000
Interest Earned on Investments	<u>4,071</u>

Total Receipts During the Year \$ 479,071

Total Cash Available for Expenditures 479,071

Cash Expenditures:

Project Execution Costs	22,849
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Less:

Proratable Costs Advanced by Urban Redevelopment Fund	<u>( 42 )</u>
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Total Expenditures for the Year 22,807

Cash Balance, December 31, 1962 \$ 456,264

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Estimated Cash Balance, June 30, 1963	\$2,025,819
Local Cash Grant-in-Aid	213,334
Transfer from Project Temporary Loan Repayment, Hawaii R-3, Fund	<u>2,657,172</u>

Total Estimated Cash Available for Expenditures \$4,896,325

Estimated Expenditures:

Relocation Payments	\$ 92,245
Project Execution Costs	2,804,080
Repayment of Loan, 1st Series	<u>2,000,000</u>

Total Estimated Expenditures \$4,896,325

Aala Triangle Project Temporary Loan Repayment, Hawaii R-3, Fund

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Estimated Cash Receipts:

Proceeds from Sales of Land	\$ 364,700
Federal Capital Grant	<u>2,292,472</u>

Total Estimated Cash Available for Expenditures \$2,657,172

Estimated Expenditures:

Transfer to Aala Triangle Project Expenditures, Hawaii R-3, Fund	<u>\$2,657,172</u>
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Total Estimated Expenditures \$2,657,172

Statement of Estimated Cash Receipts and Expenditures  
for the Fiscal Year July 1, 1963 - June 30, 1964

Paki Project Expenditures, Hawaii R-5, Fund

Estimated Cash Receipts:	
Local Cash Grant-in-Aid	\$ 275,595
Rent Income from Temporary Operation of Acquired Property	10,200
Temporary Loan with Federal Government Guarantee	<u>1,181,500</u>
Total Estimated Cash Available for Expenditures	<u>\$1,467,295</u>
Estimated Expenditures:	
Relocation Payments	\$ 10,000
Project Execution Costs	<u>1,457,295</u>
Total Estimated Expenditures	<u>\$1,467,295</u>

Kauluwela Project Expenditures, Hawaii R-7, Fund

Estimated Cash Receipts:	
Local Cash Grant-in-Aid	\$ 671,795
Rent Income from Temporary Operation of Acquired Property	3,200
Direct Federal Loan	1,500,000
Temporary Loan with Federal Government Guarantee, 1st Series	<u>2,741,430</u>
Total Estimated Cash Available for Expenditures	<u>\$4,916,425</u>
Estimated Expenditures:	
Relocation Payments	\$ 41,800
Project Execution Costs	3,374,625
Repayment of Direct Federal Loan	<u>1,500,000</u>
Total Estimated Expenditures	<u>\$4,916,425</u>

Hinano Project, Survey and Planning Fund

Estimated Cash Receipts:	
Transfer from Urban Redevelopment Fund	\$ 90,782
Federal Advance	<u>181,563</u>
Total Estimated Cash Available for Expenditures	<u>\$ 272,345</u>
Estimated Expenditures:	
Survey and Planning Costs	<u>\$ 272,345</u>
Total Estimated Expenditures	<u>\$ 272,345</u>

