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1966 ANNUAL REPORT

HONOLULU REDEVELOPMENT AGENCY



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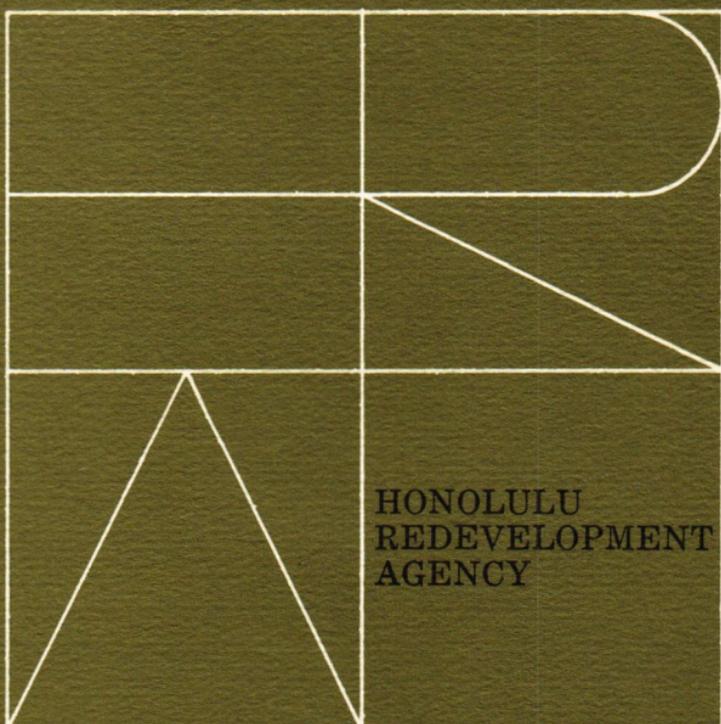
Financial Report

Publications Issued During 1966

*July 57 (Mayor's office)*

The preparation of this report was financed in part through a Federal loan and grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended.

MUNICIPAL  
CITY



Original Oil Painting, courtesy of artist — SUNARO HIRONAKA

Full color reprints, suitable for framing, available  
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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, 1966.

We are happy to report that 1966 was primarily a year of progress. Each Project moved forward into final stages of execution; ceremonies marked completion in Aala, and of the beautification program in Kalihi Triangle; the second project to assure relocating families a desirable home, Kewalo-Lunalilo Auxiliary Housing Project, is taking form and substance; and Kapahulu is now ready to put their ambitious plans into action.

On all fronts the goals of preserving the harmonious blend of East and West, and of old and new, that is uniquely 'Honolulu,' are closer to realization than ever before. Much of the credit for this accomplishment belongs to a burgeoning and gratifying display of public interest and participation.

We wish to publicly recognize and acknowledge with thanks the fact that the progress of '66, and that of previous years, has been made possible by the help and co-operation which the Mayor and the Council, and other organizations and individuals — both government and private — have extended to the Agency, its programs and its staff.

Respectfully submitted,

*Frank M. Meuboya, Jr.*



*Donald S. Umemoto, John D. Bellinger, Kenneth F. Brown, Frank M. Mendoza Jr., Hung Leong Ching.*

**HONOLULU REDEVELOPMENT  
AGENCY MEMBERS**

Frank M. Mendoza Jr. (Chairman)  
Donald S. Umemoto (Vice-Chairman)  
Hung Leong Ching  
John D. Bellinger  
Kenneth F. Brown (Resigned July 1966)

**ADMINISTRATION**

Lee Maice, Manager  
Daniel D. S. Moon, Deputy Manager

**CITY COUNCIL MEMBERS**

Clesson Y. Chikasuye  
Frank F. Fasi  
Kekoa D. Kaapu  
Ben F. Kaito  
Eugene F. Kennedy  
George Koga  
Herman G. P. Lemke  
Yoshiro Nakamura  
Matsuo Takabuki

**CITIZENS ADVISORY COMMITTEE  
OF THE  
HONOLULU REDEVELOPMENT AGENCY**

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University of Hawaii  
Mrs. Harlan F. Benner  
Mayor's Advisory Council

Jack Benson  
HRA Public Relations  
Paul Chopard  
Ex-Housing Manager  
Alan J. Delpech  
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Waikiki School PTA  
Miss Leatrice Lee  
Department of Social Services  
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Department of Transportation  
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ILWU  
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Urban Renewal Coordinator's Office  
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Hawaiian Electric Co., Inc.  
Roger Takamori  
Former Kukui Land Owner  
Frank Thatcher, Jr.  
Chamber of Commerce of Honolulu  
Lionel Tokioka  
Hawaii Savings & Loan League  
Henry Tsuyemura  
Kalihi-Palama Council  
Henry Tubbs  
Kapahulu Community Association  
Francis Y. Wong  
Home Builders Association of Hawaii

## 1966, A YEAR OF PROGRESS

While contributing its share of preparation for bringing the dreams and hopes for Honolulu's future into focus, 1966 was primarily a year of progress. It was a year spiced with presentations, approvals, and ceremonies. It was a year that saw each of 1965's Projects in Progress move into their final stages of execution, and the introduction of Kapahulu's Hoolulu Project into the mainstream of progress by virtue of beginning the preparation of its Survey and Planning Application.

The 4.1 acre Aala Triangle Project has been cleared of the dilapidated structures and all occupants relocated. Public improvements have been installed, and ownership turned over to the City Department of Parks and Recreation. Traditional groundbreaking ceremonies officially marked the start of what will soon be a restful island of lush, green open-space in the heart of the City.

Neighboring Kukui, presently in the final stages of preparation for actual redevelopment, continues to move swiftly along the path to Honolulu's 'new look.' In January, the Honolulu International Center was the scene of Mid-America Appraisal and Research Corporation's dramatic presentation of plans for moderate-income housing featuring designs by world famous architect, Edward Durrell Stone. The plan presented emerged from the wishes of residents revealed by personal interviews conducted over a two-year period of unusually comprehensive research.

The Redevelopment Agency launched an extensive advertising campaign aimed at attracting developers with imagination, and a respect for the objectives of achieving an attractive, harmonious 'mix' of moderate-income housing, public housing for the elderly, a cultural plaza, and other compatible institutional and commercial



pursuits. Negotiations for land disposal commenced late in the year and are expected to continue during 1967.

Kauluwela Project, located mauka of Kukui, also received its necessary Federal and local approvals. Agency staff is now in the midst of land acquisition and relocation activities. Approximately 36 per cent of the land in this 30-acre project has been acquired and a little more than five (5) per cent of the affected families have been relocated to standard housing.

In Kalihi Triangle official dedication ceremonies were held to honor the original families who transformed the sub-rural blighted area into a modern planned community, and to mark completion of a beautification program which included tree-planting and landscaping.

At the conclusion of land cost negotiations with the private developer in Kewalo-Lunalilo Project, construction began on 38 apartment units. Occupancy priority will be given to families disposed of by government action and rentals will be below current market rates for similar units. The building is scheduled to be completed within the first quarter of 1967.

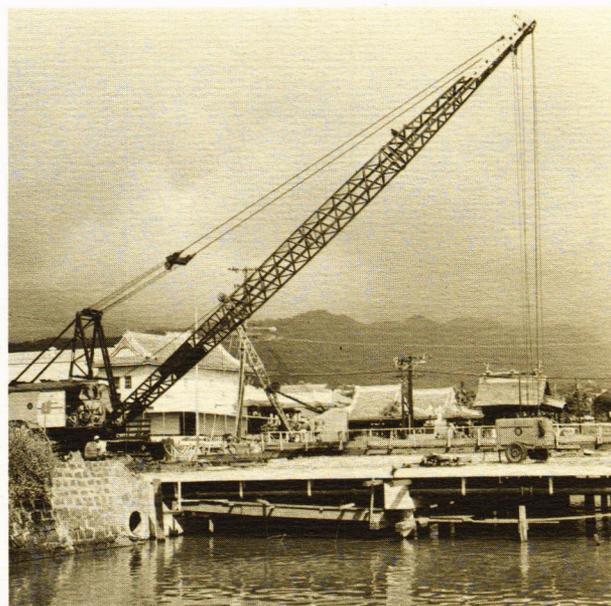
The first two increments in the Kapahulu General Neighborhood Renewal Plan — Paki and Hinano — received approval from the City Council and the Federal Urban Renewal Administration. Loan and Grant contracts for each project have been signed with the U. S. Department of Housing and Urban Development. This action clears the way for public improvements, land acquisition, relocation of site occupants, and site clearance and preparation by providing funds for these activities.

The Hinano Citizens Coordinating Committee was formed and is similar in structure and function to its counterpart organized in the Paki area in 1965. These groups provide two-way "grass roots" communication; serve as a clearing house for the interchange of ideas; and plan informational and educational programs of interest to those in their areas.

In addition to organization of the block-by-block communications channels, there were numerous highly publicized neighborhood and general meetings with property owners to explain the program and give the people an opportunity to ask questions and/or offer opinions and suggestions. The cooperation and participation of the community-minded citizens in Kapahulu has been a major contribution to the progress and

ultimate success of the Conservation-Rehabilitation program.

Careful planning and preparation in previous years formed a sturdy foundation for the progress of 1966. Significant strides have been made toward Honolulu's ambitious goal of becoming a healthier and more beautiful place in which to live, work and grow...not just for today, but for generations of the future.





“... A DECENT HOME FOR EVERY AMERICAN FAMILY”

A major, and immediately pressing, problem in our City lies in the area of inadequate and insufficient housing for families of moderate means. These families — and they comprise a good portion of Honolulu's residents — are neither desperately struggling to exist, nor do they enjoy unlimited wealth. They, like most of us, are the people in the middle. And they are finding it increasingly difficult to locate decent uncrowded rental units at a price they can afford to pay.

In recognition of this acute need, one of the major objectives of the Honolulu Redevelopment Agency is provision of new and improved housing for families whose income level does not require public assistance, yet is inadequate to compete fairly for homes in the private housing market.

Some important and searching questions were asked during preparation of plans for the positive action that is necessary. Questions such as: Can housing be built that will allow rentals these families can afford? Can housing be built that will be attractive enough to encourage the concept of permanent homes, rather than merely

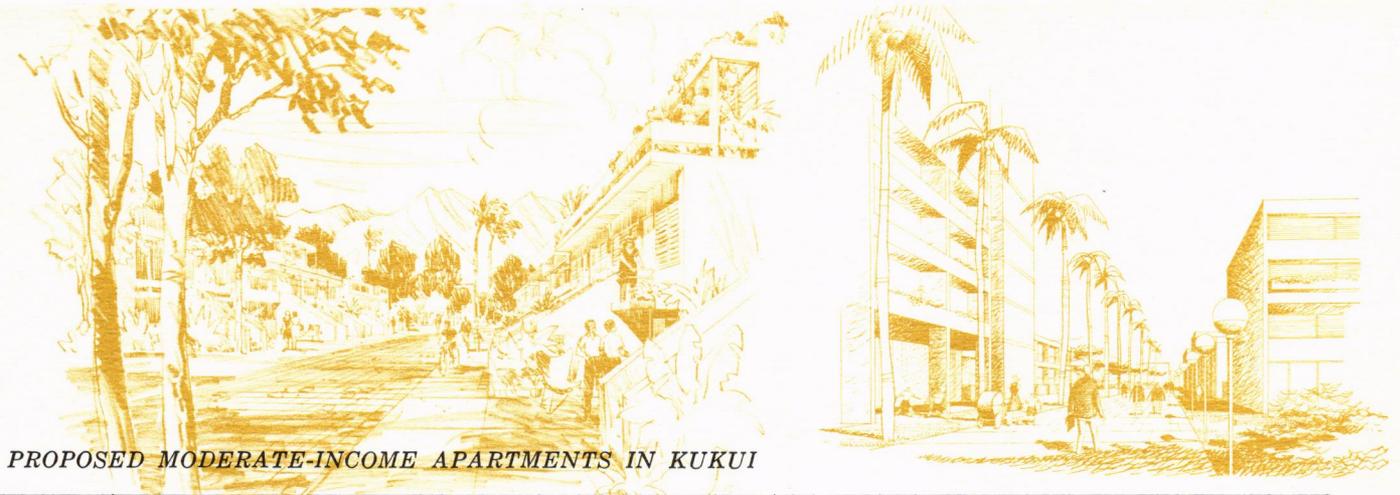
a stopgap measure until something better can be found? How extensive is the City's moderate income housing shortage? What *is* moderate income in Hawaii? It was imperative that these questions be considered — and answered — if the desired result was to be achieved.

Number one, “Can it be done?” is largely a matter of money. Cost per unit and overall financing are the essential elements here. In dealing with cost, size and number of units are the deciding factors. If ten individual contractors attempt to erect ten individual structures, separately and independently, it is apt to be not only prohibitively expensive, but will almost certainly result in a hodge podge of incongruous architecture and land waste.

On the other hand, if the cost per unit is spread over a large number of units built on a common site, the expense is no longer prohibitive (due to volume material purchasing etc.) and there is then possible the added boon of an attractive, planned and harmonious development.

The problem of overall financing has been solved in another manner. Until an amendment to the National Housing Act was passed, private de-





PROPOSED MODERATE-INCOME APARTMENTS IN KUKUI

velopers were unable to obtain the low-interest, long-term financing necessary to supply a solution to the tremendous need for moderate rent, family apartments constructed on land purchased in a redevelopment area. With the passage of Section 221 (D) (3), Title II of the National Housing Act, long term financing, at below market interest rates, is now available to non-profit organizations and limited dividend sponsors such as labor unions, churches, and similar organizations.

To help determine more answers, the Agency called upon one of the Nation's leading consultants in the field of research and planning of optimum land use. Comprehensive studies were made to analyze the economic structure of Honolulu and to probe more deeply into the social-economic status of Honolulu residents.

It was found — and to no one's surprise — that Honolulu's economy is dynamic. There is more of everything, including diversification of industry. But while these phases are expanding, the most important factors in the City's economic well being continue to be: strategic location, exceptionally mild climate, and recreational facilities. Hawaii also plays an integral part in all trans-Pacific transport, whether conducted by ship or by air. These elements combine to make Honolulu a Service Industry municipality within which tourism and transportation are the principal components.

This condition is a blend of blessing and curse. Service centers have long been known as areas of prosperity, however, the attendant high cost of living has its greatest impact on the multitudes of wage earners in the comparatively non-skilled — and consequently relatively low-pay — job classifications typical of service industries. Honolulu is no exception.

For several years there have been rather high vacancy rates in the City's rental housing. This trend reflects the limited earning capacity of a service-oriented economy, and persists, in part, because much of the "availability" is located in outlying suburbs. This 'over building' is the result of the building boom occasioned by the post-war rush to country and suburbs. Now, however, the pendulum has begun its opposite swing. Today there is a strong migration back to the convenience and amenities of urban living. This population movement being felt in cities across the nation is evident in Honolulu as well.

Thorough research and studies have made it obvious that many families with working members employed in downtown Honolulu prefer to live in the heart of the city. Unfortunately they are often forced to make their homes in distant neighborhoods because in-town rental units are priced "out of the market" for moderate income brackets. There is little the Agency can do regarding income brackets, but something can be done about increasing the number of available units with realistic rents.

From a random sampling of 2,000 Honolulu residents it was possible to determine the prevailing market for moderate-income housing and equally important, translate the criteria for housing requirements into architectural specifications to guide future residential developments.

It has been determined that there is an immediate market for 10,000 units in the moderate price range. This figure is based upon an initial consideration of income eligibility — in Hawaii, moderate income is generally defined as ranging from \$6,250 to \$11,650 — and was further modified by the proportion of respondents expressing a need, or a desire to move.

Finally, what type of units are in demand? One bedroom, two or more bedrooms, high-rise, low-rise, row-type? Reactions varied, but all were definite in their response and all indicated that there should be adequate provision for open space, educational facilities, convenient shopping and public transportation. These same people commented about living conditions and environments presently accessible. It was clear that they consider existing conditions to be (stated mildly): "Something less than desirable."

The Agency, having established economic feasibility, learned the desires and needs of the people concerned, and with financial avenues open to private developers, can now begin to alleviate the economic discrimination prevalent in the current rental housing market.

For a start, Kuku'i will soon offer 'the man in the middle' a decent home at rents he can afford to pay — as will the units being developed in the Kewalo-Lunalilo Project. Extensive investigations are being conducted near Punchbowl and Waimanalo and in other such areas to ascertain how the needs of Honolulu's residents can best be served, and how the land and natural resources can best be used to further the ultimate goal of making Honolulu a better place in which to live.

PROJECTS ON PARADE

*KUKUI PROJECT, 75 acres.*

Bounded by Beretania, King and Liliha Streets, Vineyard Boulevard, College Walk, Kukui and Queen Emma Streets.

Status: In Execution

Estimated Total Gross Project Cost:  
\$26.9 million

*KAULUWELA PROJECT, 30 acres.*

Bounded by School and Liliha Streets, Vineyard Boulevard and Nuuanu Stream.

Status: In Execution

Estimated Total Gross Project Cost:  
\$4.4 million

*KEWALO-LUNALILO PROJECT, 28,293 sq. ft.*

Located at the mauka-waikiki corner of Lunaliilo Freeway and Kewalo Street.

Status: In Execution

Estimated Total Gross Project Cost:  
\$190,000

*KAPAHULU-PAKI PROJECT, 43.3 acres.*

Bounded by Esther and Duval Streets, Leahi and Campbell Avenues, and mid-block between Makini and Kaunaoa Streets.

Status: In Execution

Preliminary Cost Estimate: \$4.1 million

*KAPAHULU-HINANO PROJECT, 105.4 acres.*

Bounded by Alohea Avenue, Wauke Street, Leahi Avenue, mid-block between Esther and Francis Streets.

Status: In Execution

Preliminary Cost Estimate: \$6.4 million

*AALA TRIANGLE PROJECT, 4.1 acres.*

Completed

Estimated Total Gross Project Cost:  
\$3.3 million

*QUEEN EMMA PROJECT, 73.8 acres.*

Completed

Total Gross Project Cost: \$11.5 million

*KALIHI TRIANGLE PROJECT, 8.5 acres.*

Completed

Project Cost:

No cost to Honolulu Redevelopment Agency

*KOKEA PROJECT, 2.8 acres.*

Completed

Project Cost:

No cost to Honolulu Redevelopment Agency

*MAYOR JOHN H. WILSON PROJECT,  
29.7 acres.*

Completed

Net Project Profit: \$176,012



**KUKUI PROJECT**

Yesterday, Kukui was a dead-end for the under privileged. 75 congested acres of tenements and rotting timbers, filth, unsightly alleys and primitive living conditions. Today, Kukui is a cleared area. Tomorrow's Kukui will offer the man-in-the-middle a chance to live in decency and with dignity, at a price he can afford to pay. Its former tenements will be replaced with attractive, moderate-income apartments built by private enterprise with the assistance of liberal Federal financing.

Also proposed for Kukui is the Pacific Cultural and Trade Center—the first 'planned unit' urban renewal project in Honolulu and one of the few in the entire nation. It will be a community where people can work, live, shop and follow cultural pursuits, and has the potential importance to our visitor industry as the French Quarter is to New Orleans and Olvera Street to Los Angeles.

In Kukui, Honolulu is trying to build the best of the new, and preserve the best of the old in a harmonious blend of East and West.



HONOLULU MEDICAL PLAZA



OFFICE & DORMITORY COMPLEX



*Dezine*



### *KAULUWELA PROJECT*

For now, yesterday and today are synonymous in the thirty acres adjacent to Kukui which is known as Kauluwela. It was, and is, a pocket of overcrowded, unsafe buildings and tenement-type dwellings. However, the wheels of progress are beginning to turn more rapidly. Tomorrow, Kauluwela will provide Honolulu with badly needed housing that is both liveable and inviting. Other plans include neighborhood retail stores, professional offices and other services in the commercial zone; enlarged school and playground facilities; ethnic and cultural institutions; a new branch of the public library, and a pedestrian mall along Nuuanu Stream.

Tomorrow, Kauluwela will resume its rightful role as a healthy and attractive district near the heart of Honolulu.



### *KAPAHULU AREA PROJECTS*

The bulldozer and wrecking ball are by no means the only solution to urban problems. For prevention is as effective and certainly less costly than surgical cure. So now the task is to rehabilitate, conserve and preserve the fringe areas that are becoming shabby and run-down-at-the-heels. Violations of the building code, illegal conversions, neglect and failure to install curbs and gutters have led to the insidious and relentless creep of blight.

Tomorrow, Kapahulu, with its fine sunny climate and scenic vistas will be restored to a desirable residential district. The Kapahulu General Neighborhood Renewal Plan for each project area calls for individual owners to spruce-up and improve their own properties to meet Property Rehabilitation Standards (PRS), while government agencies attend to necessary public improvements.

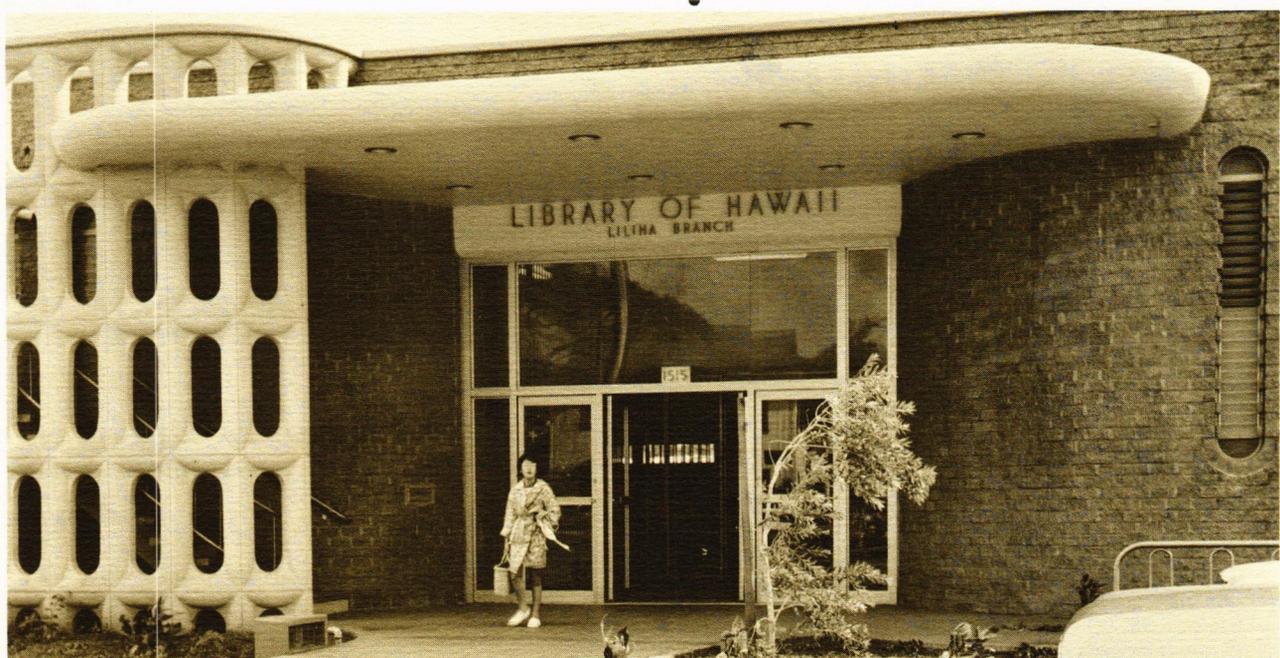
The progress being made in the first two increments, Paki and Hinano, is indeed a tribute to the vigor and enthusiasm inherent in community pride.

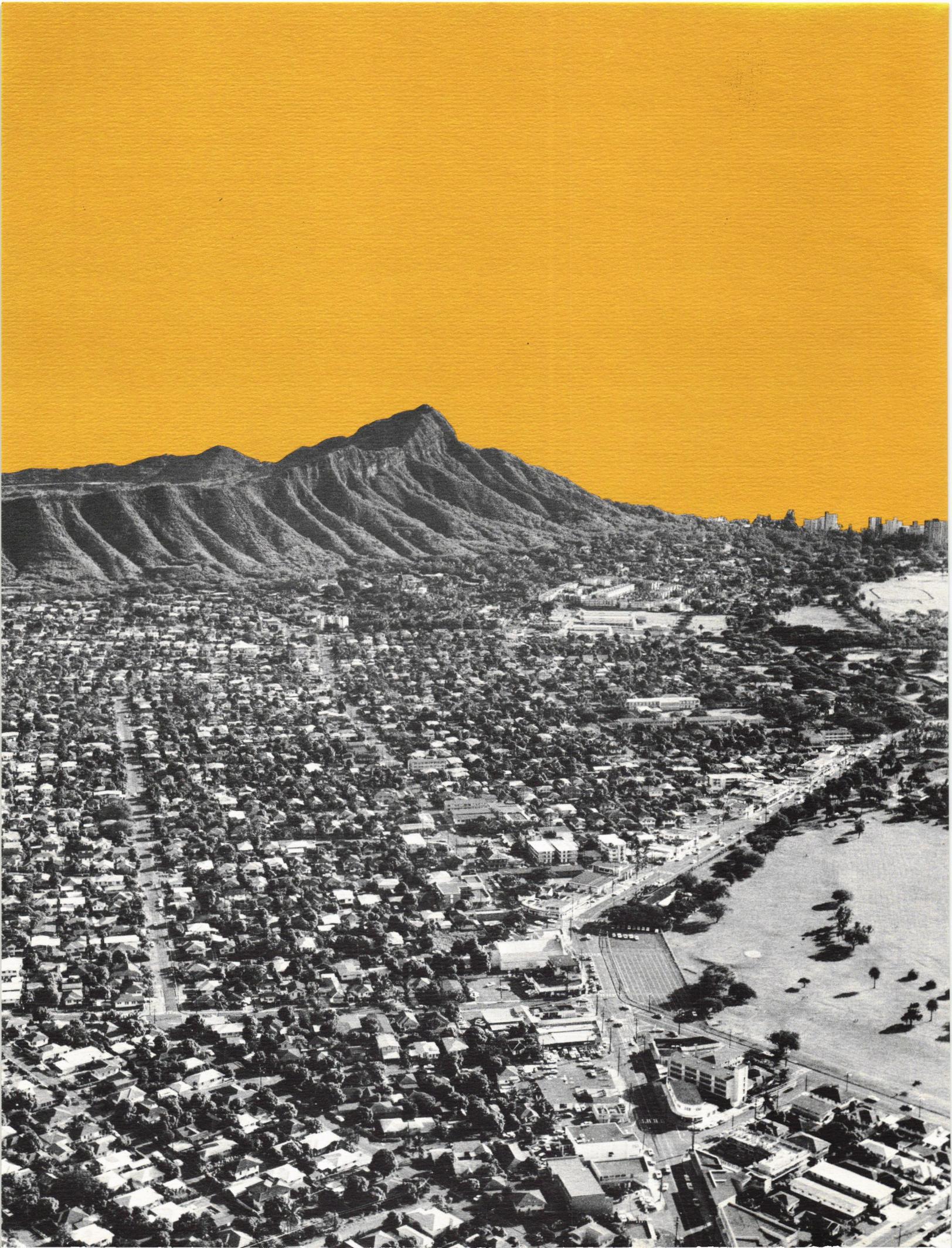
### *KEWALO-LUNALILO AUXILIARY HOUSING PROJECT*

Yesterday, the 'mauka-waikiki' corner of Kewalo Street and Lunalilo Freeway was vacant except for some grass, tall weeds and a few trees. Today, an apartment development is rising that will provide adequate, within budget housing for families of moderate income forced to move because of government action and families who must move from public housing because of increased income.

Architecturally, the 38-unit low-rise building will blend with the general plan for the neighborhood including harmonious landscaping. The two-bedroom apartments will be spacious, there will be a play area for small children, parking on a one-to-one ratio, and rents will be below current market rates for similar units.

Tomorrow, Kewalo-Lunalilo Auxiliary Housing will provide much needed in-town rental units for Honolulu's relocating moderate-income families.





## COOPERATION: THE KEY TO NEIGHBORHOOD REHABILITATION-CONSERVATION PROGRAMS

A City's single most important asset is Real Property. However, unless there is a vigilant guard against deterioration of real property values, the City will gradually cease to exist as a prosperous and pleasant environment for its people.

Aging residential sections in Honolulu — and in cities across the Mainland — are facing a time of decision. There is nothing drastically wrong with the neighborhoods today . . . but, if nothing is done to improve them, tomorrow they will be a slum and no longer an asset, but a liability.

Unlike financial liabilities, slums cannot develop overnight. A potential slum is born, however, when casual neglect is ignored. Just as weeds allowed to flourish in a rose garden will spread and eventually choke out the fragrant beauty, so can blight spread and choke out the life and beauty of a community.

A drive through some older neighborhoods will reveal flimsily-built and neglected outbuildings — often erected without regard to zoning requirements or construction permits; small lots crowded with too many buildings; peeling paint and rusty tin roofs; littered alleyways and collections of rubbish. Inside the termite-ridden structures, dangerous electrical wiring and inadequate ventilation and plumbing are often found along with other symptoms of neglect. Whatever the degree of severity, these conditions are disturbing signs of encroaching blight.

These communities need help . . . and soon. But what can be done to arrest the insidious creep of decay and declining real estate values?

### *URBAN RENEWAL PROGRAMS ARE ONE ANSWER*

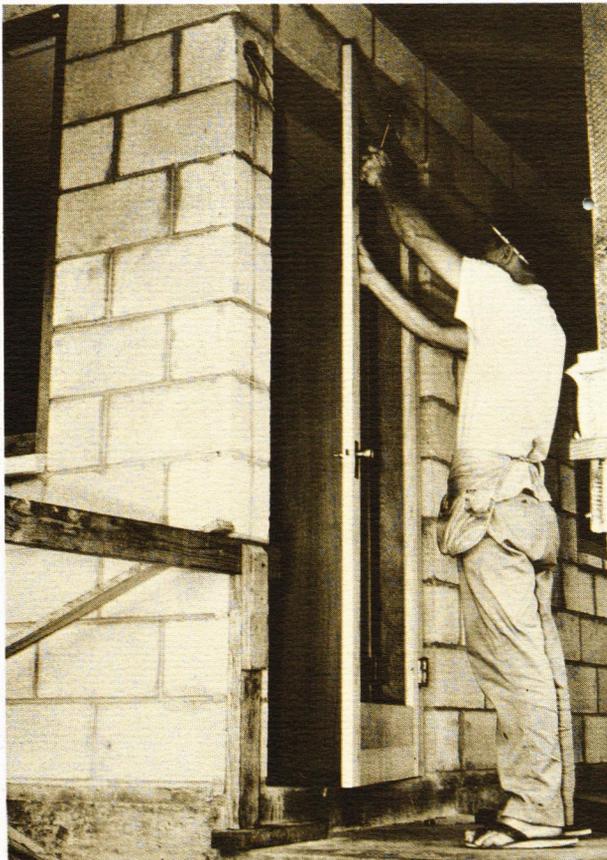
In 1954, Rehabilitation-Conservation programs became an integral part of the Urban Renewal process. These programs offer an approach dedicated to conserving and refurbishing basically sound neighborhoods that have begun to drift down hill in value and attractiveness. In other words, programs designed to employ economical prevention before a more costly cure becomes mandatory.

Specifically, the objectives are: (1) Renewal of deteriorating areas to a long-term, sound condition; (2) Substantial improvement of the quality of individual properties and living conditions so as to justify the financial assistance for the construction, or reconstruction, of public facilities and improvements; (3) Establishment of a continuing program to maintain the renewed individual properties, public facilities and improvements, thus reinforcing property values; and (4) Prevention of the spread or recurrence of blight.

### *A PLAN FOR ACTION*

The first step in this type of Urban Renewal is the preparation of a preliminary study. Such studies may be requested by community-minded citizens, or recommended by the City Planning Department, or initiated by the HRA. Federal funds are then obtained to permit completion of a detailed plan for the district.

The detailed plan — formed with the help of residents in the affected community — must take into consideration such things as patterns of land use, traffic flow and street arrangement, and neighborhood service facilities. Zoning laws and code standards for housing, health, fire protection, building construction, etc., are also an important part of the plan and must be realistically incorporated. Then public meetings are held to explain and discuss the proposed plan . . . for success of the endeavor can only be assured when a majority lend their support and approval.



### *PARTNERS IN PROGRESS*

Cooperation is the key to accomplishing the desired objectives. Property owners up-grade their homes and other structures to established Project Standards while local and Federal agencies provide all necessary public improvements.

In many cases, rehabilitation need not be a major expense for home owners. Minor repairs can often be disposed of on a do-it-yourself basis. Where more extensive repairs are in order, Government agencies stand ready to help in a number of ways.

Liberal Federal financing is available, and the HRA will gladly advise and assist owners in applying for these and other types of loans. Agency staff members also offer information, consultation services and help in such areas as design, construction, repair and landscaping. In addition, while there is generally not much need for relocation in this type of program, trained personnel are on hand to assist in finding suitable replacement housing for those few who might be required to relocate due to street widening or other reasons.

Blight has no respect for boundaries, tradition or investments. Surrender of a community to the relentless invasion of time and neglect can be fatal not only to property values in one district, but to values in adjoining neighborhoods. Conservation-Rehabilitation programs are indeed a useful tool for use in our City's struggle to reach the goal of a slumless Honolulu and in protecting her most valuable asset; Real Property.





'PEOPLE ON PARADE'

Progress wears many faces and is the product of many personalities when there is active public interest with its collective insight and community understanding. As it should be, the Agency's community relations program is based on the inherent philosophy that Urban Renewal is a co-operative venture, and that enlightened citizen participation at the "grass-roots" level—in determining the future of a neighborhood, in planning for its improvement, and in executing the plan for its achievement—is essential to the success of Urban Renewal.



Outstanding examples of what can be attained when such a program is put into practice, are the contributions made by the Planning and Coordinating Committees of Kapahulu. Successful rehabilitation of this residential section of Honolulu will be largely due to their unselfish help, recommendations, and support.

It is also gratifying to note the heartening spirit of cooperation and practical assistance contributed by the Home Builders Association of Hawaii whose 1966 Home Show featured remodeling, and as a public service, 6,000 complimentary tickets were made available to Kapahulu property owners. This group of businessmen and builders also co-sponsored a precedent-setting Rehabilitation Loan Workshop to familiarize the local building industry, and others concerned, with procedures and concepts embodied in Conservation programs.

Kapahulu was not the only area to benefit from public spirited citizens giving generously of their time and talents throughout 1966. The advice, approval and freely-given cooperation of many dedicated agencies, organizations and community leaders in Honolulu deserve recognition. The organizations listed are but a few of the many whose contributions we gratefully acknowledge.

MAYOR'S URBAN RENEWAL ADVISORY COUNCIL

MAYOR'S COMMUNITY RENEWAL PROGRAM ADVISORY COMMITTEE

KAPAHULU COMMUNITY ASSOCIATION PLANNING COMMITTEE FOR KAPAHULU GNRP

PAKI PROJECT CITIZENS COORDINATING COMMITTEE

HINANO PROJECT CITIZENS COORDINATING COMMITTEE

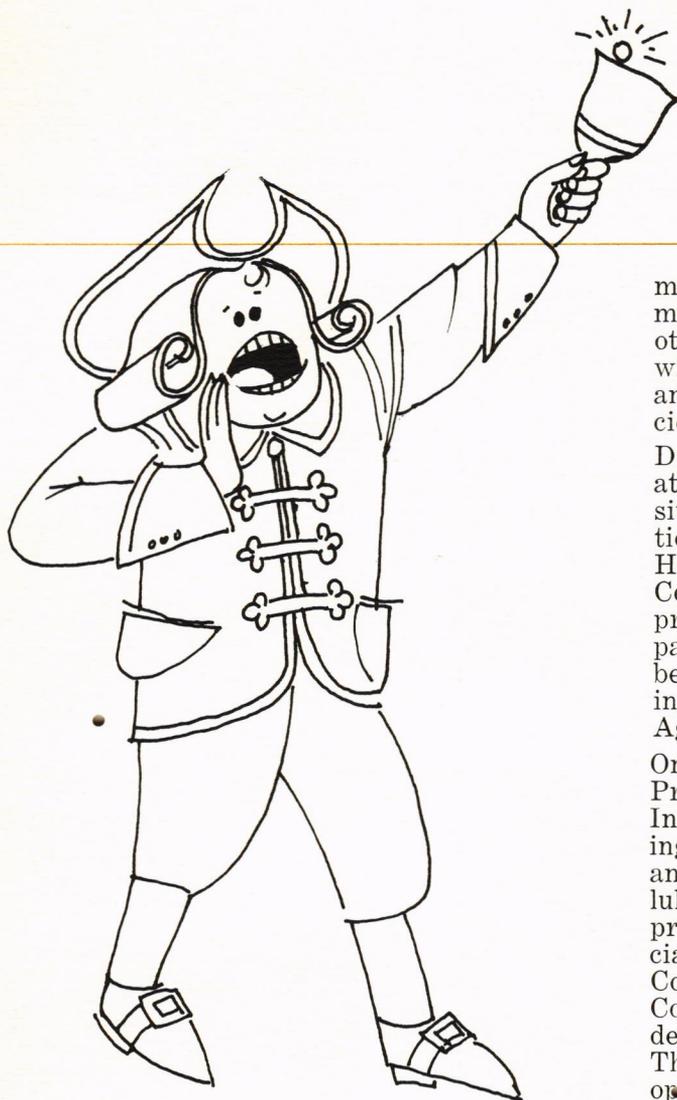
CITY PLANNING COMMISSION

THE OUTDOOR CIRCLE

OAHU DEVELOPMENT CONFERENCE

HONOLULU CHAMBER OF COMMERCE

HEAR YE! HEAR YE!



In another time, a Town Crier's clarion voice carried the news and made announcements of public events. That once-familiar sound from the past is gone, but not so the need for keeping the public aware of what is happening in their city.

Today, the spreading of news is accomplished in a number of ways, from the mass media of radio and newsprint to informal meetings with groups and individuals. The Agency, concerned with effective citizen participation and promoting public understanding of the goals, problems and complexities of rejuvenating Honolulu, has a continuing information program which employs all available means of communicating with the public it serves.

In addition to an extensive program in Kapahulu — periodic newsletters, informative pamphlets, individual home visits, and numerous general and neighborhood meetings — the Agency published a bi-monthly general newsletter. The newsletter, called 'Renewal Report,' contains an explanatory article covering one

major phase of renewal activity plus brief summaries of progress in various project areas and other noteworthy events. Renewal Report is widely distributed to Civic, Professional, Labor and Business organizations, government Agencies, and all press and broadcast media.

During the year there were public ceremonies at Aala Triangle Park, Kewalo-Lunalilo Project site, Kalihi Triangle and a dramatic presentation of the Kukui Project Moderate Income Housing Plan at the Honolulu International Center. These and other activities received comprehensive coverage in local and mainland newspapers. The daily and weekly newspapers have been most cooperative in explaining and clarifying plans and proposals, and presenting the Agency's position on matters of public interest.

On the national scene, an article about the Kukui Project appeared in the National Real Estate Investor Magazine; seventy newspapers, including the Anchorage (Alaska) Daily News printed an illustrated story of Urban Renewal in Honolulu; a narrated slide show of Honolulu and her progress was presented at the National Association of Housing and Redevelopment Officials Convention in San Diego; and the ACTION Council for Better Cities Second Annual Redevelopment Round Table met in Honolulu. Their itinerary included a bus tour of redevelopment projects and the Kapahulu Conservation-Rehabilitation area.

To further promote public understanding, an Urban Renewal Workshop featuring discussion groups and informal talks was instituted several years ago. The 1966 Workshop produced some thought-provoking questions and practical answers, as did the 1966 Mayor's Annual Urban Renewal Conference and Workshop.

The Agency also made use of static displays at the 1966 Home Show, and in a presentation of planning techniques and achievements at the East-West Center — sponsored by the Hawaii Chapter, American Institute of Planners. There, a large three-dimensional land use map of Kukui Project was viewed by planners and officials from across the nation and by E/W Center students.

As successful Urban Renewal is dependent upon enlightened citizen participation, so effective citizen participation is dependent upon the extent of public awareness and understanding. 1966 was a year that saw the strengthening of each link in that chain for progress.

1966 ANNUAL REPORT — ALL PROJECTS

STATEMENT OF CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1966  
AND CASH BALANCES AS OF DECEMBER 31, 1966

	Kukui, Hawaii R-2		Aala Triangle, Hawaii R-3	
	PE	PTLR	PE	PTLR
<b>CASH RECEIPTS:</b>				
Cash balance and investments, 1/1/66 .....	\$ 185,769	\$ 26,558	\$213,299	\$ 1
Local cash grant-in-aid .....			1,500	
Refund of Revolving Fund deposit .....				579,907
Federal grants .....		581,980		
Proceeds from sales of land .....				
Proceeds from loan .....	2,286,998	11,568,003		
Transfer from PTLR .....	61,700	(61,700)		
Real property tax assessments .....			3,242	
Other income and receivables .....	35,547	10,032	(108,426)	(579,908)
Repayment of local cash grant-in-aid .....				
Reimbursement of expenditures .....				
<b>TOTAL CASH BALANCE AND RECEIPTS AVAILABLE FOR EXPENDITURES .....</b>	<b>2,570,014</b>	<b>12,124,873</b>	<b>109,615</b>	<b>—</b>
<b>CASH EXPENDITURES:</b>				
Adm. costs including travel and publication .....	70,437			
Office furniture and equipment .....				
Legal services .....				
Survey and planning .....				
Land surveys and appraisals .....				
Acquisition expenses .....				
Temporary operation of acquired property .....				
Relocation costs .....				
Site clearance .....	2,430			
Site improvements .....	591,909		95,133	
Disposal costs .....	41,859			
Interest expense .....		283,003		
Real estate purchases .....	94,878			
Project inspection .....	1,797			
Rehabilitation and conservation .....				
<b>TOTAL PROJECT COST .....</b>	<b>803,310</b>	<b>283,003</b>	<b>95,133</b>	<b>—</b>
Relocation payment .....	38,192		13,598	
Payment of loan .....		11,285,000		
Accounts payable .....	(54,164)		884	
Transfer to Kauluwela PE .....				
Transfer to Paki PE .....				
Transfer to Hinano PE .....				
Transfer to Hinano S&P .....				
Transfer to UR Coordinator .....				
Transfer to Revolving Fund .....	6,500			
<b>TOTAL CASH EXPENDITURES FOR THE YEAR ..</b>	<b>793,838</b>	<b>11,568,003</b>	<b>109,615</b>	<b>—</b>
Cash balance and investments, 12/31/66 .....	\$1,776,176	\$ 556,870	\$ —	\$ —

Paki Hawaii R-5	Kauluwela Hawaii R-7	Hinano, Hawaii R-9		Urban Redevelopment Fund			Total
		PE	S&P	S&P Projects	Ineligibles & Local Projects	All Projects	
\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$2,633,490	\$ 3,059,117
629,593	499,691	450,000	222,250			30,000	1,801,534
			2,000				33,500
	4,405,000					85,452	1,161,887
							85,452
						316,743	18,260,001
5,262	31,806	356	2,206			139,654	—
						688,334	316,743
						500	228,105
							—
634,855	4,936,497	450,356	226,456	—	—	3,894,173	18,260,001
							—
39,897	75,472	40,736	19,165	10,472	202,444	212,916	458,623
	307				7,466	7,466	7,773
6	4,363		867		36,989	36,989	42,225
			29,840	1,443	26,818	28,261	58,101
			69,330	21,971	5,708	27,679	97,009
8,160	20,977	1,160			15,164	15,164	45,461
5	(9,744)	5			115,620	115,620	105,886
			904	1,331	29,315	30,646	31,550
					533	533	2,963
16,875		149,735			177,865	177,865	1,031,517
					7,214	7,214	49,073
							283,003
	1,833,100						1,927,978
24,353	50,147	64,649	1,040				141,986
24					47	47	71
89,320	1,974,622	256,285	121,146	35,217	625,183	660,400	4,283,219
	17,613					(1,210)	68,193
							11,285,000
(16,038)	(16,437)	(12,359)	(3,500)			(3,857)	(105,471)
						502,620	502,620
						629,593	629,593
						450,000	450,000
						222,250	222,250
						89,821	89,821
30,000	30,000	30,000	2,000				98,500
103,282	2,005,798	273,926	119,646	—	—	2,549,617	17,523,725
\$531,573	\$2,930,699	\$176,430	\$106,810	\$ —	\$ —	\$1,344,556	\$ 7,423,114

## PUBLICATIONS



Publications issued during 1966 were as follows:

1965 ANNUAL REPORT, January 31, 1966

RENEWAL REPORT (formerly Honolulu  
Redevelopment Agency Newsletter)

- Volume 3, No. 3 — Jan-Feb 1966
- Volume 3, No. 4 — Mar-Apr 1966
- Volume 3, No. 6 — May-June 1966
- Volume 3, No. 7 — August 1966
- Volume 3, No. 8 — July-Aug 1966
- Volume 3, No. 9 — Sept-Oct 1966
- Volume 3, No. 10 — Nov-Dec 1966

SPECIAL REPORT OF REHABILITATION  
LOAN WORKSHOP, October 1966

REDEVELOPMENT & HOUSING  
RESEARCH, No. 26, July 1966

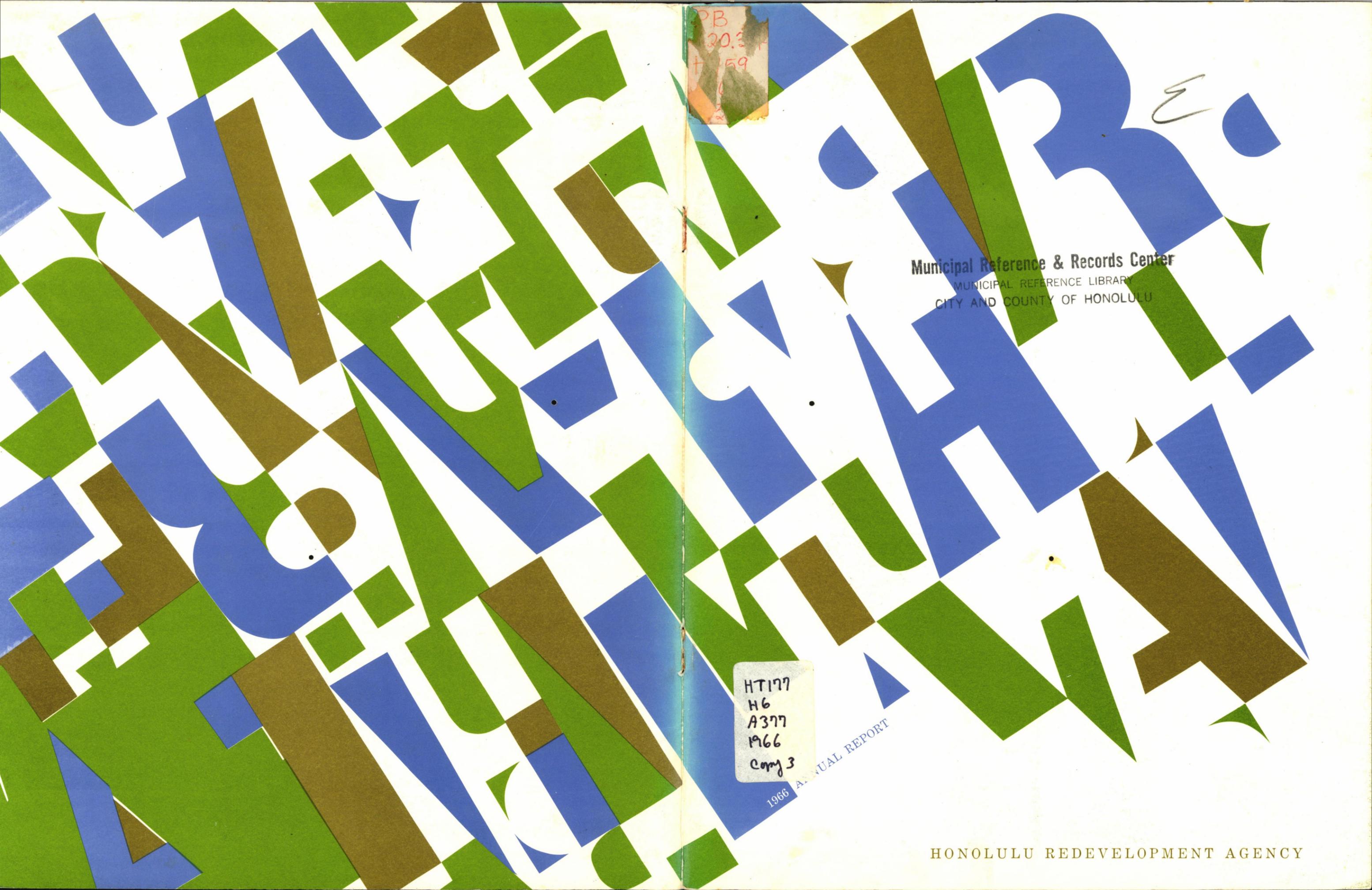
Supplements:

- Vacancy Rates on Oahu, Second Quarter 1966  
August 1966
- Household & Housing Characteristics  
of Oahu 1965-1966  
September 1966
- Retail Trade in Renewal Areas in  
Honolulu — 1963  
October 1966
- Vacancy Rates on Oahu, Third Quarter 1966  
November 1966
- Unemployment & Housing on Oahu —  
1964-1966  
December 1966









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