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CITY AND COUNTY OF HONOLULU

OFFICE OF BUDGET DIRECTOR  
CITY AND COUNTY OF HONOLULU

# 1957 *Annual Report*

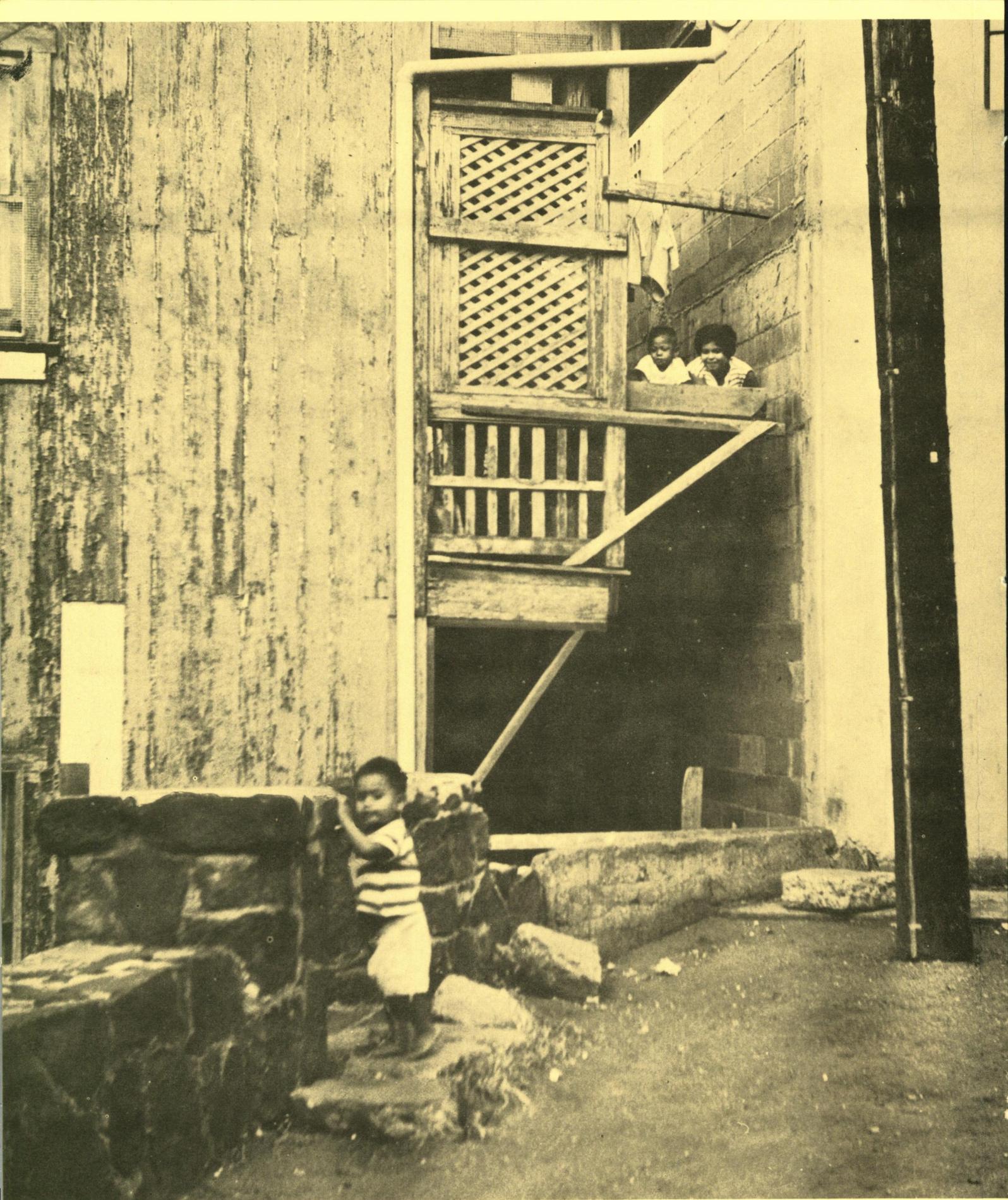


HT177 A URBAN RENEWAL PROJECT  
H6 SUGGESTED REDEVELOPMENT  
A377  
1957  
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**HONOLULU REDEVELOPMENT AGENCY**

CITY & COUNTY OF HONOLULU

JANUARY 31, 1958



Citizens of the future in homes of the past.

Thomas F. McCormack  
Chairman

Tadashi Fukushima  
Vice Chairman

Edward J. Burns  
Manager



OFFICE OF BUDGET DIRECTOR  
CITY AND COUNTY OF HONOLULU

AGENCY MEMBERS:

Hung Wo Ching  
Tadashi Fukushima  
Frank D. Gibson  
(Leave of absence)  
Glen O. Knight  
Thomas F. McCormack  
Thomas H. Treadway  
(Temporary)

HT 177  
H6  
A377  
1957  
#3

**HONOLULU REDEVELOPMENT AGENCY**

CITY AND COUNTY OF HONOLULU

HONOLULU HALE

HONOLULU 13, HAWAII

January 31, 1958

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

Gentlemen:

The members of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1957. In so doing, they wish to acknowledge with thanks the help which the following persons and organizations have given to the Agency, its program and staff:

The Mayor; the Board of Supervisors; the Governor; Members of the 1957 Legislature; the Office of the Regional Administrator, Region VI, of the Housing and Home Finance Agency, including the Western Division of the Urban Renewal Administration and its local representative; the local office of the Federal Housing Administration; the local commands of the Army and the Navy; the Territorial Highway Department; the Hawaii Housing Authority; the Office of the Chief Engineer of the City and County; the City and County Land Department; Bureau of Plans and the City Planning Commission; the Office of the Urban Renewal Coordinator; and various private firms and organizations.

Respectfully submitted,

*Thomas F. McCormack*

Thomas F. McCormack  
Chairman  
(1/1/57 to 10/12/57)

*Tadashi Fukushima*

Tadashi Fukushima  
Chairman  
(10/13/57 to 12/31/57)

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CITY AND COUNTY OF HONOLULU

July '73

## Table of Contents

	<u>Pages</u>
Agency Members and Staff Positions	
Letter of Transmittal	
Table of Contents	
Annual Report of the Honolulu Redevelopment Agency for 1957	1
I. The Mayor John H. Wilson Project	2
a. Pictures of Public Drawing	5
b. Before and After Pictures of Project	6
II. Redevelopment Projects in Downtown Honolulu (Map)	8
III. The Queen Emma Project	9
a. Pictures of Before and After Models	12
IV. The Kukui Project	14
a. Scenes in Project Area	16
V. The Kalihi Triangle Project	17
VI. Causes and Examples of Urban Blight	18
a. Pictures of Blighting Conditions in Project Areas	20
VII. What the Workable Program Means to Honolulu	22
a. Chart of Program Elements and Responsibilities	24
b. Chart of Types of Renewal Projects	25
VIII. Medium Rental Housing Under Act 101	26
IX. Summary of Principal Activities for 1957 by Divisions	28
X. 1957 Financial Statements	34
XI. Reports and Publications Issued	36
XII. History and Organization	38
a. Organization Chart	41
b. Pictures of Agency Members	42
c. Pictures of Staff	43
XIII. Chronology of Events Affecting the Agency	46

ANNUAL REPORT  
OF  
HONOLULU REDEVELOPMENT AGENCY  
FOR  
1957

## I. THE MAYOR JOHN H. WILSON PROJECT

The first slum clearance and redevelopment project to be undertaken by the Honolulu Redevelopment Agency, the Mayor John H. Wilson Project in Kalihi Valley, was sold during 1957 to redevelopers who are to construct 162 single family houses on the lots into which the 29.7 acre area was subdivided. Approved by the Board of Supervisors in January of 1953, progress on the project was held up until August 1954 by a suit on constitutionality brought by one of the property owners affected. Decision of the lengthy court battle upheld the constitutionality of the Territorial Urban Redevelopment Act and permitted the Honolulu Redevelopment Agency to proceed with the project. Clearance of the piggeries and shacks in the project area and installation of streets and utilities was completed in 1956.

The property was offered for sale in March of 1957 at fixed prices approved by the Agency and the Regional Office of the Housing and Home Finance Agency in San Francisco. Prices averaged \$8,240 per lot, or \$1.65 per square foot for the better lots and \$1.35 per square foot as an overall project average, for a total of \$1,335,200. Because the local law provides certain preference advantages to previous owners, it was necessary to offer the land for sale in blocks of lots based on previous ownerships, the blocks ranging in size from one to 56 lots. Eighteen bids, totaling \$7,368,900 were received, over-subscribing the offering more than five times. Eight of the bids were from previous owners and ten from large-scale developers. One previous owner and two other bidders were disqualified for various technical reasons, and the remaining seven previous owners were awarded a total of 56 lots on the basis of their legal preference. The remaining nine bidders, many bidding for the same blocks of lots and equally qualified, went to a public drawing to determine to whom awards should be made. A committee of three prominent citizens, Gilbert W. Root, chairman, Dr. Abraham I. Kamsat and Kinji Kanazawa, was named to conduct the drawings, which was held in the Assembly Room at City Hall, open to the public. As a result of the drawings, the

seven remaining blocks of lots were divided among five of the eight qualified bidders who participated.

An agreement was worked out with the successful bidders that they would give preference in sale of the finished houses in the project to persons displaced or to be displaced from the Wilson Project area, the Agency's downtown redevelopment undertaking, the Queen Emma Project, and to persons displaced by other government actions. A procedure was set up for the displaced persons to register with the Agency and the Office of the Urban Renewal Coordinator. Fifty two such persons registered, three from the Wilson Project area, 32 from the Queen Emma and 17 from other government projects.

In spite of Agency warnings that prices of the "package deal" properties should be kept as low as possible, developers indicated that their costs were such that their prices would generally range between \$21,500 and \$25,000. The Agency has no authority under law, to exercise control over prices at which redevelopers sell completed properties, the theory being that the market would itself regulate the prices obtainable. At year's end it appeared as though the market was doing just that. At that time there were five houses completed and six under construction. The completed houses were priced between \$24,000 and \$25,000, and none had been sold as of the end of the year. Developers who were waiting to start construction in 1958, cognizant of the slow market in the \$25,000 price range, were understood to be re-examining their plans and pricing schedules.

FISCAL DATA

Acquisition Cost of Land and Improvements	\$ 625,571
Site Clearance and Improvements, and Administrative Costs	<u>522,197</u>
Total (*excluding Agency overhead after sale)	1,147,768
Sale Price of Land	<u>1,335,200</u>
*Estimated Net Profit	<u><u>\$ 187,432</u></u>

Estimated Real Property Tax Benefits:

Assessed tax value before acquisition (1955)

Land	\$172,631	
Improvements	<u>4,789.</u>	\$ 177,420

Estimated assessed tax value after redevelopment

Land (1957)	\$ 950,210	
Future Improvements	<u>1,134,000</u>	<u>2,084,210</u>

Estimated increase in assessed tax value after redevelopment	<u><u>\$1,906,790</u></u>
---	---------------------------

\*While the figures as of the end of the year indicate a profit of \$187,432, Agency overhead will continue until all construction is completed and the final Federal audit is made. This overhead is not chargeable to the Federal budget, and is paid in full by the Agency.

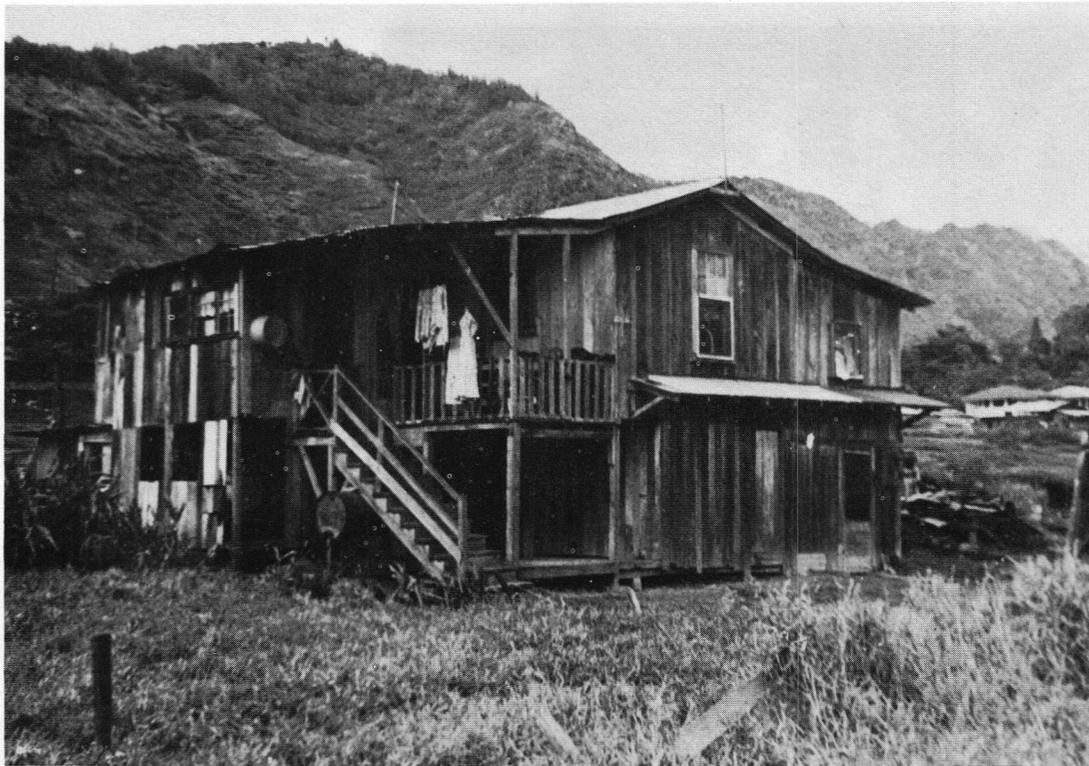
Public drawing for lots sold  
by Agency in Mayor John H.  
Wilson Project.



Ground breaking at Mayor John  
Wilson Project, Oct. 7, 1957.  
Front row, left to right: T.  
F. McCormack, Agency Chairman,  
turns first shovel of earth;  
Contractor T. Ogawa; David  
Watumull of Watumull Invest-  
ment Co., agents for F. J.  
Schnack, redeveloper; and H.  
Schnack, representing his  
father.

Back row: John Jenkins,  
Agency Land Agent; Stowell  
Wright, Agency Assistant Man-  
ager; Edward J. Burns, Agency  
Manager; B. K. Murphy, sales  
agent for Watumull Investment  
Co.; and Hon Hoong Chee, Agency  
Redevelopment Engineer.

**BEFORE . . .**

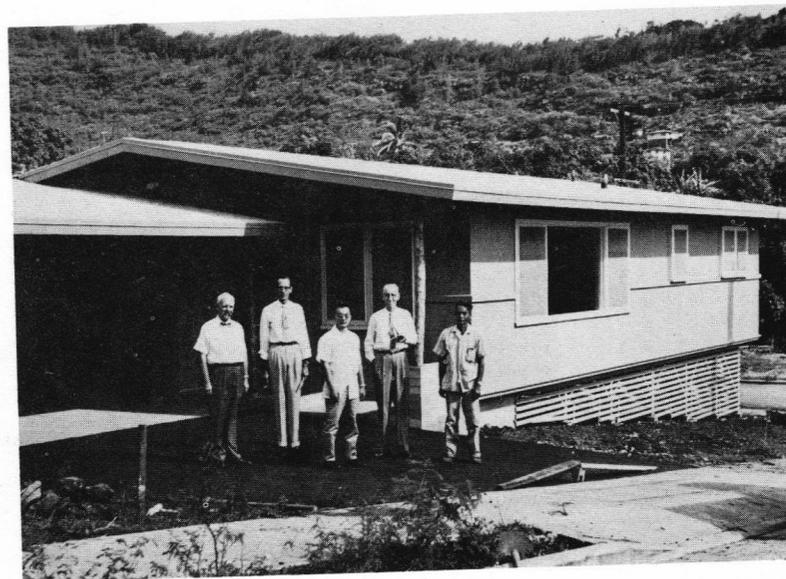
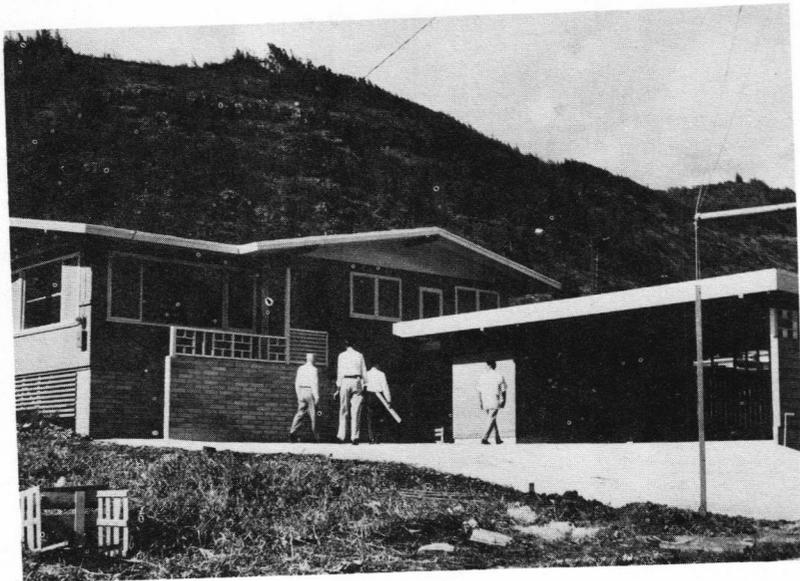


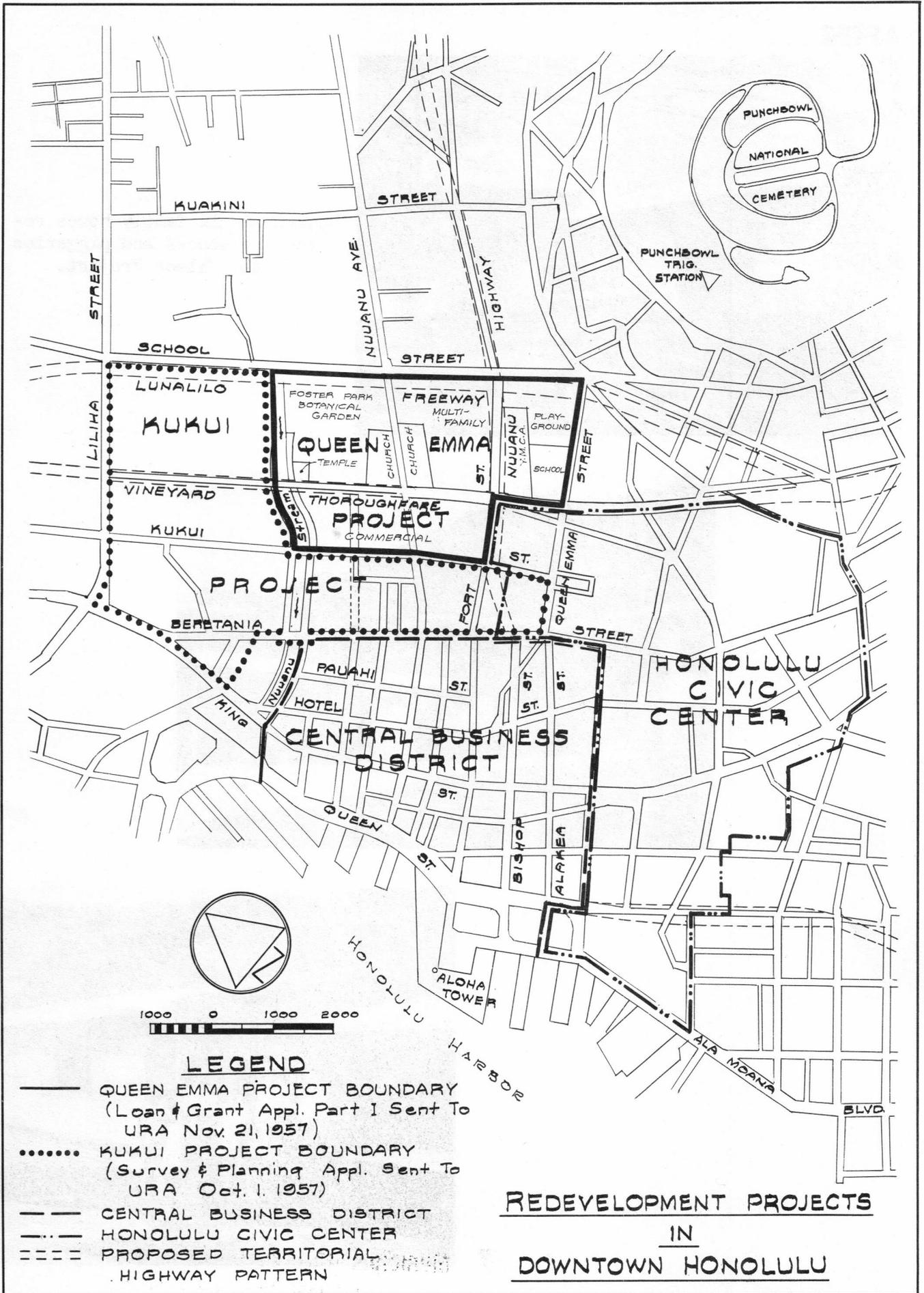
Typical shacks on Mayor John H. Wilson Project  
land at time of acquisition by the Agency.

**AFTER . . .**



Modern single family homes re-  
place the shacks and piggeries  
in the Wilson Project.





**LEGEND**

- QUEEN EMMA PROJECT BOUNDARY  
(Loan & Grant Appl. Part I Sent To URA Nov. 21, 1957)
- ..... KUKUI PROJECT BOUNDARY  
(Survey & Planning Appl. Sent To URA Oct. 1, 1957)
- - - CENTRAL BUSINESS DISTRICT
- . - . HONOLULU CIVIC CENTER
- ==== PROPOSED TERRITORIAL HIGHWAY PATTERN

**REDEVELOPMENT PROJECTS  
IN  
DOWNTOWN HONOLULU**

### III. QUEEN EMMA PROJECT

After six years of waiting for major highway alignments to be fixed, combining of two smaller original redevelopment proposals, and adding additional area, the Queen Emma Project, formerly known as the "Consolidated" Project, was finally on its way to formal approval before the end of 1957.

Part I of the Loan and Grant application was submitted to the Regional Office of the Housing and Home Finance Agency on November 19, 1957, after informal approval by the City Planning Commission of the new land uses proposed. Approval of Part I of the application by the Federal authorities, necessary to secure federal financial assistance, is expected early in 1958. Following this, formal approval of the project plan by the local City Planning Commission is required, then the proposal goes to the Board of Supervisors for a public hearing. Assuming approval at this stage, Part II of the application, consisting mainly of legal documentation, will be forwarded for Federal approval and execution of a Loan and Grant contract. It is anticipated that this will be signed about midyear.

This project, which contains 73.8 acres, is part of downtown Honolulu officially designated as blighted by the City Planning Commission. It is bounded by School, Queen Emma, Vineyard, Fort, and Kukui Streets, College Walk and Nuuanu Stream, and contains five blocks. There are approximately 739 families and 538 unrelated individuals presently residing in the area for a total population of 3,602 persons. Of the 791 dwelling units 48.5% are dilapidated and unfit for human habitation according to modern standards. There is overcrowding, both as to structures in relation to lot sizes, and as to persons per room. Lots are uneconomical and faulty in layout and accessibility, with access to many lots only by inadequate lanes and alleys. In short, the area has in large degree practically all of the conditions which create neighborhood blight.

The renewal plan for this redevelopment project proposes acquisition by the Agency of all the land in the project area except four privately owned parcels, the present Foster Park Botanical Gardens and major streets. As fast as the families can be relocated into proper housing, the existing structures will be demolished and the land cleared. Nuuanu Avenue and Kukui Street will be widened, and Maunakea Street extension installed, and existing lanes and alleys will be merged into the new lots, suitable for the uses to which the land is to be put. The present Pauoa Stream will be filled. The land will then be resubdivided into lots appropriate for the new uses to be stipulated in the Plan, and offered for sale to private redevelopers who will be required to conform to covenants regarding use, density, off-street parking, and other protective considerations which will be recorded and run with the title to the land.

The reuse plan will divide the 73.8 gross acres of the project area into the following general uses: multi-family, 8.5 acres which will permit construction of multi-story apartment buildings accommodating approximately 629 living units; commercial uses, 12.9 acres; public uses 17.6 acres, (Foster Park Botanical Gardens, Central Intermediate School and a playground); semipublic uses, 6.7 acres (Nuuanu Y.M.C.A., Harris Memorial Church, the Community Church of Honolulu, and the Koom Yum Temple); and 26.4 acres will be in public streets. Alternate uses for multi-family development have been provided in the semipublic areas, in case the original use does not materialize.

FISCAL DATA

Estimated Total Project Expenditures	\$10,918,215
Less Estimated Land Sales Proceeds	<u>5,329,000</u>
Estimated Project Cash Deficit	<u><u>\$ 5,589,215</u></u>

SHARING OF PROJECT CASH DEFICIT

Federal Share

Estimated Federal Capital Grant (2/3 of Project Deficit)	\$ 3,726,144
Plus 2/3 of Supporting Facility Credits	<u>185,487</u>
Total Estimated Federal Cash Capital Grant	<u><u>\$ 3,911,631</u></u>

Honolulu Redevelopment Agency

1/3 or Remainder of Project Cash Deficit	\$ 1,863,071
Less 2/3 Federal Capital Grant for Supporting Facilities	<u>185,487</u>
Estimated Total Local Cash Grant	<u>1,677,584</u>
Total Estimated Project Cash Deficit	<u><u>\$ 5,589,215</u></u>

ESTIMATED REAL PROPERTY TAX BENEFITS

Total Assessed Tax Value Before Acquisition (1957)	\$ 6,693,600
Estimated Total Assessed Tax Value After Redevelopment	<u>8,551,800</u>
Estimated Increase in Assessed Tax Value After Redevelopment	<u><u>\$ 1,858,200</u></u>



Model of Queen Emma Project Area Before Redevelopment.



Model of Project Area Showing Proposed Reuse.

#### IV. KUKUI PROJECT

The City Planning Commission has designated a total of  $15\frac{1}{2}$  blocks in Central Honolulu as blighted. This area is bounded by School Street, Queen Emma Street, Vineyard Street, Fort Street, Kukui Street back to Queen Emma, down to Beretania and along Beretania to Aala Park, then down to King Street, to Liliha and up Liliha to School Street. The entire area made up Redevelopment Areas 1 and 3. The Queen Emma Project takes up five blocks comprising Redevelopment Area 1 and a portion of 3. The remaining  $10\frac{1}{2}$  blocks of Redevelopment Area 3 has been designated as the Kukui Project. Preliminary surveys for this area were completed during 1957, and a Survey and Planning application was forwarded to the Urban Renewal Administration for approval on October 1, 1957. This is the first step necessary to qualify a project for Federal financial assistance.

The Kukui Project area contains a total of 105.8 gross acres, and is probably the most congested section of Honolulu. It is estimated that there are 1,611 families and 2,266 unrelated individuals, or a total population of 8,923 persons. Of the 1,704 occupied dwelling units, 83.3% are dilapidated and unfit for human habitation according to modern standards. The lots are for the most part small, irregular and poorly platted. Interiors of blocks are served only by narrow, crooked and poorly paved alleys and in some instances only by footpaths. There is overcrowding of structures on lots, and inharmonious mixed uses.

It is proposed that this project be a redevelopment or slum clearance undertaking. With a few exceptions, all the land would be acquired by the Agency, the buildings cleared off, new streets and other public facilities installed where necessary, and the land then resold for private development in accordance with an approved reuse plan and appropriate covenant provisions. While no formal reuse plan has yet been developed, it is expected that the area immediately makai of the Queen Emma Project will be

put into commercial use, while that portion from King Street to School Street, and from Liliha to River Street will be developed with multi-family apartment structures, with the exception of a few parcels where existing commercial structures and uses would be retained. Provision would be made for the enlargement of the present playground and Kauluwela School.

PRELIMINARY FISCAL DATA

Estimated Gross Project Cost	\$24,983,500
Estimated Revenue from Land Sales	<u>11,400,000</u>
Estimated Project Deficit	<u>\$13,583,500</u>
Estimated Federal Capital Grant	\$ 9,055,700
Estimated Local Cash Required	\$ 4,527,800

ESTIMATED REAL PROPERTY TAX BENEFITS

1957 Assessed Tax Value	\$12,580,500
Estimated Assessed Tax Value After Redevelopment	<u>18,710,150</u>
Estimated Increase in Assessed Value	<u>\$ 6,129,650</u>



M. Justin Herman, Regional Administrator of HHFA, and Edward J. Burns, Agency Manager, inspect the Kukui Project area.

Dark alleys and overcrowding are typical of Kukui Project area.



Flimsy make-shift construction found in Kukui Project area.

## V. THE KALIHI TRIANGLE PROJECT

The most recent activity pertaining to the proposed redevelopment of the long delayed 8.53-acre Kalihi Triangle Project was the filing of a condemnation suit by the Agency on November 15, 1957 in the Circuit Court against the one hold-out property owner in the project. What promised to be an innovation in an urban renewal venture, because the project was to be undertaken jointly among the property owners and without Federal financial assistance, failed to get started when it met with resistance by this property owner. The filing of the suit culminated numerous efforts by the Agency to induce the unwilling property owner to sell his property to the Agency or to jointly undertake the redevelopment of the blighted area.

The triangular-shaped project area is situated at the junction of the Kalihi Tunnel approach road and Kam IV Road. It lies adjacent to the Mayor John H. Wilson Project. The Redevelopment Plan for the former piggery site consisting of 22 original parcels envisions a modern subdivision of 40 fee-simple residential lots and a neighborhood shopping center. The project is to be carried out under the city's improvement district statutes, with the Agency furnishing technical planning advice and supervision. By putting all the land into the hands of a trustee, the lots, after subdivision, would be deeded back to original owners, under appropriate deed restrictions as to use, setback lines, types of structures, etc. The owners would be free to dispose of their new lots as they saw fit, subject to the restrictions.

In spite of the delay resulting from one land owner's refusal to cooperate, the Agency anticipates that the project will get underway in 1958 upon settlement of the condemnation suit.

## VI. CAUSES AND EXAMPLES OF URBAN BLIGHT

Cities throughout the nation, with Federal encouragement and assistance, are spending or planning to spend billions of dollars of local and Federal funds in curing urban blight and preventing its development and spread. What has happened to American cities that necessitates such an expenditure of effort and money to eradicate urban decay and prevent its occurrence in the future?

This is a very complex problem, but at the risk of over-simplification, we list here some of the major contributing factors, which alone or in combination cause blight, along with examples of the results. Also, in the following two pages, are photographs of typical examples of urban blight, taken from Honolulu's two redevelopment project areas, the Queen Emma and Kukui Projects.

In most instances blighted areas are found in the older sections of a city, which grew "like Topsy" without benefit of proper planning. So lack of comprehensive city planning and land use controls in the early years have led to improper development of these areas, poor lot layout, inadequate street patterns and access, resubdivision of original lots into small, irregular-shaped and uneconomical lots, and the presence of inharmonious land uses.

Inadequate or improperly enforced housing, health and sanitation codes have resulted in the development and continuance of excessive lot coverage and over-crowding of structures, inadequate light and ventilation, improper sanitary facilities, excessive fire hazards, and over-crowding of persons in structures. Improper layout of streets with widths inadequate to handle modern traffic has resulted in traffic congestion.

Failure of owners to properly maintain and repair their properties has resulted in excessive deterioration, dilapidation, make-shift construction and increased fire and health hazards.

Failure of the community to provide an adequate supply of decent low-rent housing has forced low-income families to live in substandard accommodations in blighted neighborhoods, thus making it profitable for landlords of such properties to continue to operate them.

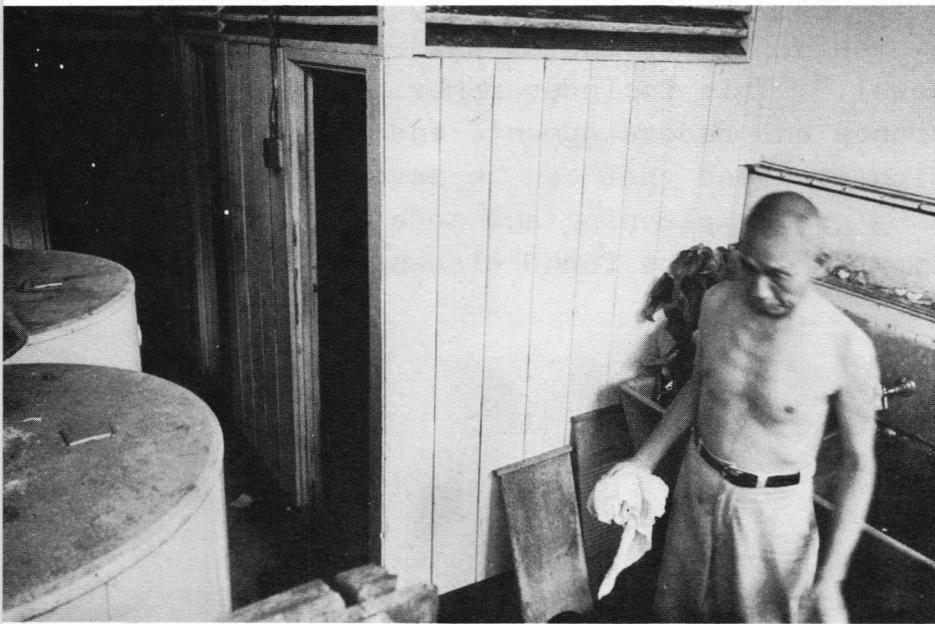
A disease cannot be cured by attacking only the symptoms without also treating the cause. Nor can the disease of urban blight be cured by clearing slums and redeveloping such areas, without at the same time correcting those situations which lead to decay in our cities. Fortunately the time and money being spent from local and Federal sources in this battle against blight is for the most part being expended in an intelligent attack on the total problem, -- causes as well as effects. This is being done under "Workable Programs," which develop properly integrated community efforts toward comprehensive city planning and land use studies, adequate code and ordinances vigorously enforced, and coordinated teamwork by public and private bodies. These "Workable Programs" result in a three-pronged attack on the entire problem, a process known as "urban renewal." This includes removing the effects of the disease by slum clearance and redevelopment, and attacking its causes thru rehabilitation of areas that can be saved and prevention of future blight by proper planning and code enforcement. More about this "Workable Program" will be found elsewhere in this report.



Example of inadequate access and overcrowding of structures, the result of no zoning or subdivision controls in early days of Honolulu's growth.



Mixed residential and commercial uses in Kukui Project illustrates inadequate land use controls and construction standards, resulting in blight.



Communal bathing facilities in downtown blighted area rooming house exemplifies lack of adequate sanitary standards.



A typical slum area bedroom in the Kukui Project, hardly a modern concept of "standard" living accommodations.



A fire in the Queen Emma Project destroyed one building and endangered several others. Poor construction, overcrowding of structures, improper maintenance contribute to fire hazards in slum areas.



A Queen Emma Project kitchen illustrates lack of adequate housing standards, one of the causes of blight.

Combination bathroom-laundry shows antiquated plumbing facilities indicative of weak codes, another cause of blight.



Traffic congestion along Kukui Street illustrates one element of blight resulting from lack of adequate street planning.

## VII. WHAT THE WORKABLE PROGRAM MEANS TO HONOLULU

The significance of the term "Workable Program" as used in connection with urban renewal and kindred activities is frequently not fully understood. It means a well conceived and coordinated program adopted by a municipality to chart and formalize its plans for the development and preservation of a properly planned community with well-organized residential neighborhoods of decent homes and suitable living environment. This community program requires coordinated activities of various public and private agencies all working towards the goal of eliminating the causes of urban blight, preventing its spread, restoring older neighborhoods to acceptable standards, and clearing and redeveloping hopelessly blighted areas. A chart depicting the seven requirements of an acceptable Workable Program and the departments and agencies responsible for carrying out the several elements of the program, and one showing the three types of urban renewal programs and the agencies responsible for each will be found on the next two pages.

Development of an appropriate Workable Program acceptable to the Housing and Home Finance Agency is required by Federal law if a municipality is to be eligible for Federal financial assistance under a variety of programs sponsored by the Federal government. These programs are designed to encourage and assist local communities in their fight against urban decay, their efforts to provide housing for the low income groups, and their desires to provide proper housing for families displaced by various types of government action.

Honolulu's first Workable Program was approved by the Administrator of the Housing and Home Finance Agency in December of 1956. Since the law requires that the program be reviewed and recertified each year, to be sure that proposals are being carried out by the municipality and shortcomings in previous programs have been corrected, the Mayor submitted his request for review and recertification of Honolulu's Workable Program in December 1957.

The importance of developing and maintaining Honolulu's Workable Program in a manner satisfactory to Federal authorities will be better appreciated if it is realized what we would lose if our program is not accepted by Federal authorities. During the next three to five years, if the Workable Program is not recertified, Honolulu would lose more than \$13,000,000 in direct Federal grants, and in addition it would result in stopping both the Queen Emma and Kukui slum clearance projects, involving expenditures of over \$35,000,000; the Hawaii Housing Authority's new construction program for 1959 amounting to \$7,100,000; and loss of the benefits of FHA assistance under Sections 220 and 221 of the National Housing Act, and Federal assistance in possible future rehabilitation and conservation programs.

**CITY AND COUNTY OF HONOLULU  
URBAN RENEWAL PROGRAM**  
ADMINISTRATION - MAYOR  
LEGISLATION - BOARD OF SUPERVISORS

**OBJECTIVE**

Honolulu's Urban Renewal Program is dedicated to the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life.

This objective will be achieved through coordinated activities under the Workable Program which will: a) eliminate the causes of urban blight; b) prevent its spread; c) restore older neighborhoods; and d) clear and redevelop badly blighted areas.

**WORKABLE PROGRAM  
ELEMENTS AND RESPONSIBILITIES**

**REQUIREMENTS OF PROGRAM**

**PART I**  
ADEQUATE CODES AND ORDINANCES  
Vigorously enforced to assure adequate Health, Sanitation and Safety Standards for Dwelling Occupancy.

**PART II**  
COMMUNITY PLAN  
To give official recognition of a comprehensive general community plan detailing programs for land uses, streets and highways, community facilities and public improvements, together with a modern zoning ordinance and subdivision regulations.

**PART III**  
NEIGHBORHOOD ANALYSIS  
To identify neighborhoods and indicate intensity of blight and types of urban renewal treatment indicated for developing healthy neighborhoods.

**PART IV**  
ADMINISTRATIVE ORGANIZATION  
To establish administrative responsibility and capacity for code enforcement and execution of renewal projects and programs.

**PART V**  
FINANCING  
To develop adequate financial resources to carry out urban renewal activities.

**PART VI**  
Relocation of families displaced by government action, into decent safe and sanitary housing.

**PART VII**  
CITIZEN PARTICIPATION  
To secure individual and civic organization understanding and support of urban renewal program.

**RESPONSIBILITY FOR EXECUTION  
OF PROGRAM REQUIREMENTS**

**PART I**  
C&C Bldg. Dept.) - Building, Plumbing, Gas, Pub. Prosecutor) and Electric Codes  
Pub. Prosecutor - Zoning Ordinances  
T.H. Dept. of Health - Territorial Housing and Sanitation Codes  
T.H. Fire Marshal ) - Fire Regulations  
C&C Fire Dept.)

**PART II**  
City Planning Commission

**PART III**  
City Planning Commission

**PART IV**  
Urban Renewal Coordinator  
Chief Engineer  
Building Superintendent  
Manager, Redevelopment Agency  
Director, City Planning Commission  
Controller  
City and County Attorney  
Director, T.H. Division of Sanitation  
T.H. Fire Marshal  
City and County Fire Chief

**PART V**  
Mayor  
Board of Supervisors  
Urban Renewal Coordinator  
Controller  
Honolulu Redevelopment Agency

**PART VI**  
Honolulu Redevelopment Agency (For families displaced by HRA projects)  
Urban Renewal Coordinator (For families displaced by other governmental agencies)

**PART VII**  
Mayor  
Urban Renewal Coordinator

**URBAN  
RENEWAL  
COORDINATOR**  
Prepares Workable Program, coordinates departmental programs and activities to carry out objectives of the workable program.

TYPES OF URBAN RENEWAL PROJECTS  
AND RESPONSIBLE AGENCIES

**SLUM CLEARANCE  
AND REDEVELOPMENT**

Projects planned, financed and carried out by Honolulu Redevelopment Agency with Federal assistance, after determination of blight by City Planning Commission, and approval of plans by City Planning Commission, Board of Supervisors and Federal H.H.F.A.

**REHABILITATION**

Projects planned by H.R.A., and after approval by City Planning Commission, Board of Supervisors and Federal H.H.F.A., H.R.A. carries out public improvements. Individual properties within projects are brought up to standards by their owners through voluntary action or Code enforcement by C&C Building Department, C&C Fire Chief, T.H. Department of Health, and T.H. Fire Marshal.

**CONSERVATION**

Code enforcement by City and County Building Department, Public Prosecutor and Fire Chief and by Territorial Department of Health and Territorial Fire Marshal to prevent areas from becoming blighted.

An Urban Renewal Project may involve one of the three specific activities mentioned above, or any combination of such activities necessary to renew a blighted, deteriorated or deteriorating area.

Prepared by the Honolulu Redevelopment Agency

January 1958

## VIII. MEDIUM RENTAL HOUSING FOR DISPLACED PERSONS

Probably the most important legislation affecting the Agency passed by the 1957 Legislature was Act 101. This authorized the Agency to condemn "undeveloped vacant land" for development for predominantly residential use to provide dwelling units for families displaced from areas acquired by governmental agencies for public purposes. The Agency is authorized to sell or lease such acquired land to private developers who would be required to construct rental units at rents which such displaced families could afford. In order to achieve these medium rents, the Agency is authorized to impose restrictions, including control of rents, and to "write down" the price or ground rent for the land to a point where development by private capital of rental units within the desired rental range is economically feasible.

Since May, when Act 101 was passed, to the end of the year, the Agency had diligently sought eligible sites which it could acquire to carry out the desires of the Legislature. The Territorial Land Commissioner has been asked to make available any suitable Territorial land, but at year's end had found no parcel to recommend to the Agency. Nine privately owned sites, suggested by the City Planning Commission and other sources, have been studied by the Agency to determine feasibility. Three of these appeared suitable, but the Agency's requests for consideration of rezoning to multi-family use were rejected by the City Planning Commission in two instances, and in the third request the Planning Commission had not taken action by the end of the year. Three sites were found to be unfeasible, one was dropped because it did not qualify as "undeveloped vacant" land since it was in agricultural use, one was taken by the City for a new jail site, and the last was still under study by the Agency at the end of the year.

Having about exhausted the possibilities of large sites of 10 to 20 acres within or near the city, the Agency has begun a study of smaller sites, 5 to 10 acres in size, and sites on the Windward side of the Island close to the two main trans-island highways.

The various sites studied and the results of such studies were as follows:

Salt Lake site (a), found to be feasible, Agency's first choice; request for rezoning rejected by City Planning Commission.

Red Hill site, found to be feasible, Agency's second choice; request for rezoning not yet acted on by City Planning Commission.

Three sites in upper Kalihi Valley were found to be infeasible because of the terrain.

Halawa Valley site (a) was earmarked for City jail before study was completed.

Halawa Valley site (b) was dropped for legal reasons, as it was in agricultural use and would not qualify as "undeveloped vacant land."

Kapalama Canal site, found to be feasible, but request for rezoning was rejected by the City Planning Commission.

Salt Lake site (b), was still under study at end of the year.

IX. SUMMARY OF PRINCIPAL ACTIVITIES FOR 1957  
BY DIVISIONS

A. Planning and Engineering Division

I. Mayor John H. Wilson Project No. T.H. UR 1-2:

- a. Planning and supervising construction of dry rubble wall on the northwest bank of Kalihi Stream along the project boundary was accomplished. The construction was by contract and was completed on July 9, 1957.
- b. Home construction by redevelopers was begun in October and inspection by the staff to assure compliance with requirements was undertaken. As of December 31, 1957, five homes were completed and six were under construction out of 141 plans approved by the Agency.

2. Queen Emma Project No. T.H. R-1:

- a. Completion of planning requirements and documentation for Final Project Report on the Urban Renewal Plan for subsequent submission with Part I of Application for Loan and Grant.

3. Kukui Project:

- a. The initial survey and planning necessary to complete the Survey and Planning Application was accomplished by October 1.

4. Surveys:

The following surveys were conducted by the staff under the Research Division's supervision for the Queen Emma Project, Kukui Project, Civic Center and the Palama-Kapalama renewal area:

- a. Housing Survey
- b. Land Use and Dilapidation Survey
- c. Business Survey

5. Vacant Site Studies Under Act 101:

Feasibility Studies were made of the following areas as possible sites for Act 101 development (auxiliary redevelopment areas):

- a. Site No. 1 -- Salt Lake area
- b. Site No. 2 -- Red Hill area
- c. Site No. 3 -- Upper Kalihi Valley area  
(Mendonca Estate, et al)
- d. Site No. 4 -- Upper Kalihi Valley area  
(St. Anthony's Home)
- e. Site No. 5 -- Upper Kalihi Valley area  
(Bishop Estate)
- f. Site No. 6 -- Halawa Valley area  
(Queen's Hospital)
- g. Site No. 7 -- Halawa Valley area  
(Queen's Hospital, Bishop Estate)
- h. Site No. 8 -- Kapalama Canal area  
(Bishop Estate, et al)
- i. Site No. 9 -- Salt Lake -- Hotel-Apartment area  
(Damon Estate)  
(Territorial Investors) A/S

• B. Land Division

1. Mayor John H. Wilson Project:

- a. Prepared schedule of sale prices for individual lots and blocks of lots for approval of Agency and concurrence of Urban Renewal Administration.
- b. Revised "Minimum Prescribed Qualifications for Redevelopers" thus completing the Land Disposition Plan for the project.
- c. Developed the interest of brokers, contractors, material supply houses, lending institutions, and others in sale of project land.
- d. Assisted prospective bidders in preparation of bid documents.
- e. Reviewed bid proposals received for sale of project lots and made recommendations for acceptance or rejection.
- f. Closed agreement of sale transaction with successful bidders.
- g. Assisted attorney in drafting title documents, bonds, and other documents incident to sale of lots and construction thereon.

2. Queen Emma Project:

- a. Prepared contracts for acquisition appraisals, analyzed appraisal reports, and prepared acquisition cost estimates.
- b. Prepared reports on land acquisition, management and disposition for inclusion in Final Project Report as part of Part I, Loan and Grant Application.

- c. Collaborated with Territorial Highway Department officials in working out arrangements for acquisition of land needed in part for highway purposes and in part for redevelopment purposes.

3. Kukui Project:

- a. Prepared preliminary estimates of cost of land acquisition, management and disposition, and anticipated proceeds from land sales.

4. Kalihi Triangle Project:

- a. Consumated acquisition from the City and County of 21,546 square feet of land involved in joint acquisition of land for the project and the Kaewai Elementary School.
- b. Arranged for and reviewed appraisal of Nakama property in project area in preparation for condemnation suit.

C. Relocation Division

1. Mayor John H. Wilson Project:

- a. The division supervised the issuance of preference certificates to displaced persons and the adherence of Wilson Project redevelopers to the terms of the agreement with the Agency wherein persons with preference certificates were to be given priority to buy during the initial 30-days after redevelopers inform the Agency they were ready to sell their properties.

2. Queen Emma Project:

- a. A complete survey of families and businesses in the project area was made early in the year, with the

assistance of two engineering aids, and the Research Division, for the purpose of determining relocation needs in order that adequate planning could be finalized for the project.

- b. The Relocation Plan for the project was prepared and completed for submission to the Agency Members and by them to the Urban Renewal Administration Regional Office with Part I of Application for Loan and Grant.

3. Miscellaneous:

- a. The Agency's Relocation Manual was completely revised to reflect the changes in applicable Federal laws, regulations, and policies.
- b. The Relocation Specialist was assigned to the Urban Renewal Coordinator's Office on a half-day basis commencing February 26 for a period of one month to assist in the relocation functions of that office until a similar position was created and filled.
- c. Prepared the Civil Defense Preparedness Plan for the Agency.

D. Research Division

1. Queen Emma Project:

- a. Prepared analysis of population and housing data for Part I of Loan and Grant Application.
- b. Prepared availability of housing study for Relocation Plan of Relocation Division which was incorporated in Part I of Loan and Grant Application.

2. Kukui Project:

- a. Prepared analysis of population and housing data for Survey and Planning Application.

3. Redevelopment and Housing Research Reports:

- a. Gathered data, prepared and edited four quarterly reports.

4. Miscellaneous:

- a. Prepared questionnaire on housing and population for Honolulu Star-Bulletin's 1958 consumer analysis.
- b. Took photographs from ground and air of the three Agency projects.
- c. Supervised gathering of population and housing data for the Queen Emma and Kukui projects.
- d. Prepared special studies for the Agency and for publication in various technical journals as reported under "Publications Issued" elsewhere in this report.

X. 1957 FINANCIAL STATEMENTS

Honolulu Redevelopment Agency  
Statement of Cash Receipts and Expenditures for the Year 1957  
and  
Cash Balances as of December 31, 1957

	<u>Urban Redevelopment Fund</u>	<u>Wilson Project Expenditures Fund</u>
<b>Cash Receipts:</b>		
Cash Balance, 1/1/57	\$161,687.71	\$74,774.75
1956 Real Property Tax Assessment (Balance)	\$ 14,415.00	-
1957 Real Property Tax Assessment	492,497.00	-
1956 Accounts Receivable from Wilson Project Expenditures Fund	723.76	-
Interest Income from Agreements of Sale	-	\$ 3,421.02
<b>Total Receipts During the Year</b>	<u>507,635.76</u>	<u>3,421.02</u>
<b>Total Cash Available for Expenditures</b>	669,323.47	78,195.77
<b>Cash Expenditures:</b>		
Queen Emma Project, Surveys and Plans	60,668.81	-
Kalihi Triangle Project	4,574.05	-
Other Local Projects	70,858.08	-
Payments for Account of Wilson Project	418.58	-
Increase in Petty Cash Fund	50.00	-
Urban Renewal Coordinator's Office, Portion 1957 Real Property Tax Receipts	60,000.00	-
Accounts Payable, 1956	203.51	2,334.76
Project Development Costs	-	<u>31,040.67</u>
	196,773.03	33,375.43
Less a/c Payable, 12/31/57	<u>1,400.52</u>	<u>418.58</u>
<b>Total Expenditures for the Year</b>	<u>195,372.51</u>	<u>32,956.85</u>
<b>Cash Balances, 12/31/57</b>	<u><u>\$473,950.96</u></u>	<u><u>\$45,238.92</u></u>

Honolulu Redevelopment Agency  
Statement of Estimated Cash Receipts and Expenditures  
For the Year 1958

	Urban Redevelopment Fund	Wilson Project Expenditures Fund
Estimated Cash Receipts:		
Cash Balance, 1/1/58	\$ 473,951	\$ 45,239
1957 Real Property Tax Receipts (Balance)	42,201	-
1958 Real Property Tax Assessment	425,000	-
Interest Income from Investments	11,557	-
Interest Income from Agreements of Sale	-	63,180
Proceeds from Sales of Project Land	-	454,644
Repayment of Loans to Wilson Project Expenditures Fund	509,000	-
Repayments of Misc. Advances for Account of Wilson Project, 1957	555	-
Anticipated Borrowings - Federal Government and/or Private Sources with Federal Government Guarantee for Queen Emma Project Development Costs	<u>2,637,995</u>	<u>-</u>
Estimated Cash Available for Expenditures	<u><u>\$4,100,259</u></u>	<u><u>\$563,063</u></u>
Estimated Expenditures:		
*Queen Emma Project Development	\$3,399,030	
*Kukui Project, Surveys and Plans	177,790	
Kalihi Triangle Project, Planning and Land Purchases	20,000	
Act 101 Projects, Planning and Land Purchases	234,925	
Miscellaneous Activities	21,000	
Urban Renewal Coordinator's Office, 1957 (Balance) and 1958	116,000	
Reserve for Estimated Requirements, First 1/2 1959	123,840	\$ 18,205
Net Accounts Payable and Commitments, 1957	7,674	555
Mayor Wilson Project Development	-	35,303
Repayment of Loans to UR Fund	-	<u>509,000</u>
Total Estimated Expenditures	<u><u>\$4,100,259</u></u>	<u><u>\$563,063</u></u>

\*These estimated expenditures include local costs totaling \$65,000.00 not eligible for inclusion in computations for Federal grants-in-aid.

## XI. PUBLICATIONS ISSUED DURING 1957

Redevelopment and Housing Research. No. 7. January 1957. 55p., tables, maps. Multilithed. \$1.50. Contents: "Census Tract Studies for Hawaii, 1956," pp. 3-5; "Trends in Assessed Valuation in the Honolulu Central Business District," pp. 6-14; "Population and Housing Characteristics of 'Reverse Commuters' in Honolulu," pp. 15-20; "Retail Trade and Substandard Housing in Honolulu Census Tracts," pp. 21-28; "Business Establishments in the Consolidated Project Area, 1956," pp. 29-36; "Recent Publications," pp. 37-38; "Current Statistics," pp. 39-53.

1956 Annual Report. January 31, 1957. 30 p., charts, maps, photographs. Multilithed.

Redevelopment and Housing Research. No. 8. April 1957. 46 p., tables, maps. Multilithed. \$1.50. Contents: "Honolulu Household and Housing Survey, 1957, Part I: Trends Since 1950," pp. 3-21; "Changes in Hawaii's Housing Supply During 1956," pp. 22-27; "The Availability of Housing on Oahu in March 1957," pp. 28-31; "Recent Publications," pp. 32-34; "Current Statistics," pp. 35-44.

Redevelopment and Housing Research. No. 9. July 1957. 72 p., tables, maps. Multilithed. \$1.50. Contents: "Honolulu Household and Housing Survey, 1957, Part II: Place of Residence," pp. 3-20; "Population and Housing Characteristics of the Queen Emma Project Area, 1957," pp. 21-34; "Assessed Valuations of Oahu Census Tracts, 1940-1957," pp. 35-42; "Residential Density Standards," pp. 43-46; "Research Notes," pp. 47-59; "Recent Publications," pp. 60-61; "Current Statistics," pp. 62-70.

Redevelopment and Housing Research. No. 10. October 1957. 71 p., tables, maps. Multilithed. \$1.50. Contents: "Honolulu Household and Housing Survey, 1957, Part III: Detailed Characteristics," pp. 1-25; "Household Estimates for Oahu Census Tracts, 1957," pp. 26-32; "Population and Housing Characteristics of the

Kukui Project Area, 1957," pp. 33-46; "Research Notes," pp. 47-60; "Recent Publications," p. 61; "Current Statistics," pp. 62-69.

Summary of Population and Housing Statistics for the Territory of Hawaii, Island of Oahu, City of Honolulu, and Various Honolulu Redevelopment Areas (Revised October 30, 1957). October 30, 1957  
3 p., tables. Mimeographed.

NOTE: Agency research was also reported in the following articles, published by technical journals during 1957:  
"Population Densities and Mental Disorders in Honolulu," Hawaii Medical Journal, vol. 16, no. 4, March-April 1957, pp. 396-397;  
"Density, Delinquency, and Crime in Honolulu," Sociology and Social Research, vol. 41, no. 4, March-April 1957, pp. 274-276;  
"Mobility, Turnover, and Vacancy Rates," Land Economics, vol. 33, no. 3, August 1957, pp. 261-264; "Areal Mobility and Mental Health on Oahu," Sociology and Social Research, vol. 42, no. 2, November-December 1957, pp. 115-118; "Rent-Income Ratios Surveyed in Honolulu with Newspaper Help," Journal of Housing, vol. 14, no. 10, November 1957, pp. 386-388.

## XII. HISTORY AND ORGANIZATION OF THE AGENCY

The Urban Redevelopment Act was passed by the Territorial Legislature on May 23, 1949, thus enabling the Board of Supervisors of the City and County of Honolulu to create the Honolulu Redevelopment Agency by adoption of Resolution No. 359 on October 11, 1949. The Act passed by the Territorial Legislature followed closely the enactment, by the Congress, of the Housing Act of 1949. These Acts and subsequent amendments thereto provide the legal and financial means for the Agency to undertake its program of eliminating blighted conditions in Honolulu. The expressed public purpose of the Agency is (1) to acquire blighted areas, eradicate the blighting conditions, and resell the property redevelopment in accordance with sound plans and principle and with governmental assistance, guidance and control, and (2) to conserve existing standard dwelling units and rehabilitate, through voluntary action or code enforcement, deteriorating and dilapidated structures. Financial assistance to undertake any such project is available from the Federal government under Title I of the Housing Act of 1949, as amended, which authorizes the Housing and Home Finance Agency to furnish repayable loans and provide capital grants to finance up to two-thirds of net costs or deficits which may be realized in such undertakings. Funds for the remaining one-third share is derived from the local real property taxes.

The first meeting of the Agency Members was held on March 24, 1950. An Agency Manager was employed on October 16, 1951, and other administrative and technical workers were added during 1952 and thereafter. The Urban Redevelopment Act stipulated that two of the five Agency Members be appointed by the Governor, two by the Mayor, and one by the Judge of the Territorial Land Court. In 1957 the 29th Legislature amended this law so that appointment of Agency Members now rests solely with the Mayor with confirmation by the Board of Supervisors.

Mr. Thomas F. McCormack, who, with Mr. Glen Knight served continuously since the Agency was first organized, relinquished

the chairmanship in October 1957 after serving in this capacity for twelve months. He continued to serve as a member until a replacement was named on December 17, when Mr. Frank Mendoza, Jr., was appointed. Mr. Tadashi Fukushima, formerly vice-chairman was elected to succeed Mr. McCormack as chairman on October 13, 1957 and Mr. Glen Knight was voted in as vice-chairman. Mr. Frank D. Gibson and Mr. Clarence Chun-Hoon constitute the balance of the five-member Agency. Mr. Chun-Hoon was appointed on April 9, 1957 replacing Mr. Hung Wo Ching, whose term expired the previous year.

The Agency's first project located in Kalihi Valley met with resistance when an injunction suit was filed in the Circuit Court of the First Judicial Circuit by F. J. H. Schnack, one of the property owners in the Mayor John H. Wilson Project. After a lengthy trial the Honorable Judge Calvin C. McGregor, in his opinion rendered on August 31, 1954, upheld the constitutionality of the Hawaii Urban Redevelopment Act and dismissed the suit against the Agency.

Mr. Edward J. Burns completed his sixth year as Agency manager, and Mr. J. Stowell Wright finished his first year as assistant redevelopment manager. Staff changes which have occurred during the year were as follows: Mr. Joseph Woo, relocation specialist, was hired to replace Mr. Harry Lee who transferred to the Urban Renewal Coordinator's Office; Mr. Robert Sakai was employed as Engineering Draftsman I; Mrs. Muriel Nakahara replaced Mrs. Vivian Santos, clerk-typist, who resigned; Mrs. Jane Nushida was employed as account clerk, filling a new position; and Mrs. Grace Uyemura became a temporary employee in place of assistant clerk-stenographer Mrs. Dorothy Katsuyama, who was given an interim promotion as administrative secretary pending return from leave of absence of redevelopment secretary Mrs. Betty Torigoe. Robert C. Schmitt, redevelopment research analyst, resigned effective December 31, 1957. The accompanying organization chart delineates the various divisions, levels of authority, and positions of the Agency staff. A list of Agency Members and staff personnel follows:

HONOLULU REDEVELOPMENT AGENCY  
Agency Members and Staff Positions  
1957

AGENCY MEMBERS

Thomas F. McCormack	Chairman 1/1/57 to 10/12/57
Tadashi Fukushima	Vice Chairman 1/1/57 to 10/12/57
	Chairman 10/13/57 to 12/31/57
Glen O. Knight	Vice Chairman 10/13/57 to 12/31/57
Hung Wo Ching	Member (replaced 4/9/57)
Clarence Chun-Hoon	Member (appointed 4/9/57)
Frank Gibson	Member (appointed 7/10/53)
Frank M. Mendoza, Jr.	Member (appointed 12/17/57)

STAFF MEMBERS

Administrative:

Edward J. Burns	Manager
J. Stowell Wright	Assistant Redevelopment Manager

Secretarial and Clerical:

Mrs. Betty Torigoe	Agency Secretary
Mrs. Dorothy Katsuyama	Assistant Clerk-Stenographer
Mrs. Muriel Nakahara	Clerk-Typist
Mrs. Grace Uyemura	Assistant Clerk-Stenographer (temp.)

Fiscal Division:

Miss Taeko Suzuki	Department Fiscal Officer
Mrs. Jane Nushida	Account Clerk

Planning and Engineering:

Hon Hoong Chee	Redevelopment Engineer
Tooru Murakami	Project Engineer
Megumi Kon	Assistant Project Engineer
Clement Chikuma	Engineering Draftsman
Gordon Ching	Engineering Aid
Roy Hakikawa	Engineering Aid
Henry Isara	Engineering Draftsman
Robert Sakai	Engineering Draftsman

Land Division:

John E. Jenkins	Land Management Agent
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Relocation Division:

Harry Lee	Relocation Specialist (transferred to Urban Renewal Coordinator, 3/15/57)
Joseph Woo	Relocation Specialist (appointed 5/1/57)

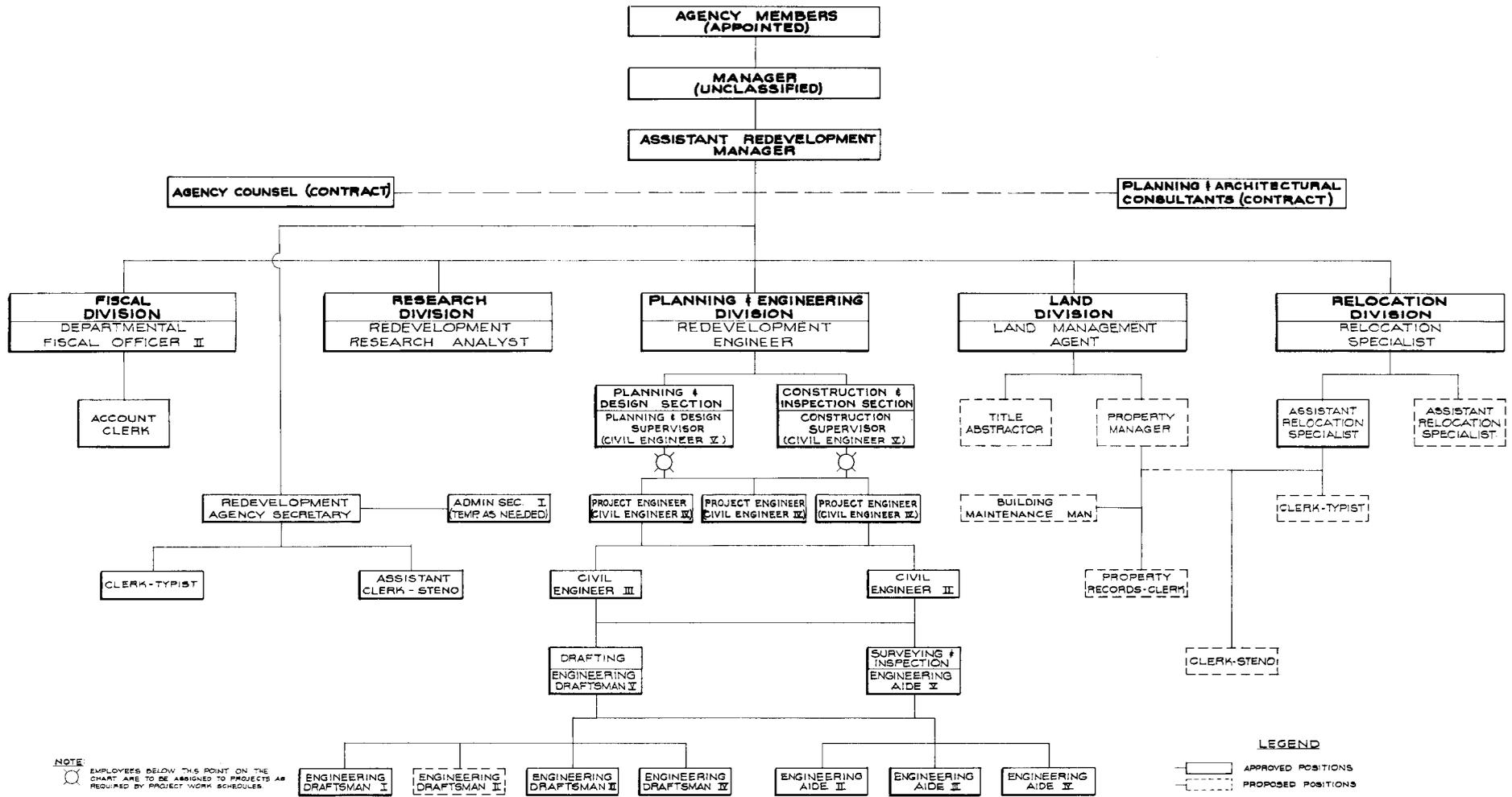
Research Division:

Robert C. Schmitt	Redevelopment Research Analyst
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Agency Counsel (Contract):

Taro Suyenaga
Ted T. Tsukiyama

# HONOLULU REDEVELOPMENT AGENCY ORGANIZATION CHART



NOTE:  
 EMPLOYEES BELOW THIS POINT ON THE CHART ARE TO BE ASSIGNED TO PROJECTS AS REQUIRED BY PROJECT WORK SCHEDULES.

**LEGEND**  
 APPROVED POSITIONS  
 PROPOSED POSITIONS  
 LINE OF SUPERVISION  
 DENOTES NO SUPERVISION



Top: Agency Members. Left to right: Thomas F. McCormack, Chairman 1/1/57 to 10/12/57; Clarence Chun-Hoon; Tadashi Fukushima, Chairman 10/13/57 to 12/31/57; Frank Gibson; Glen O. Knight, Vice Chairman 10/13/57 to 12/31/57.



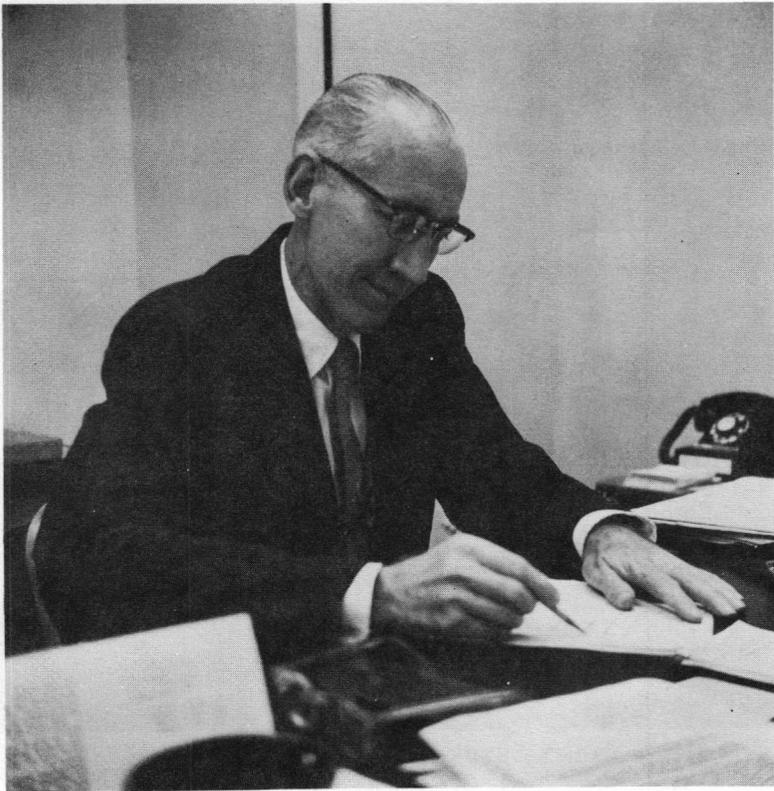
Frank M. Mendoza, Jr.  
appointed 12/17/57



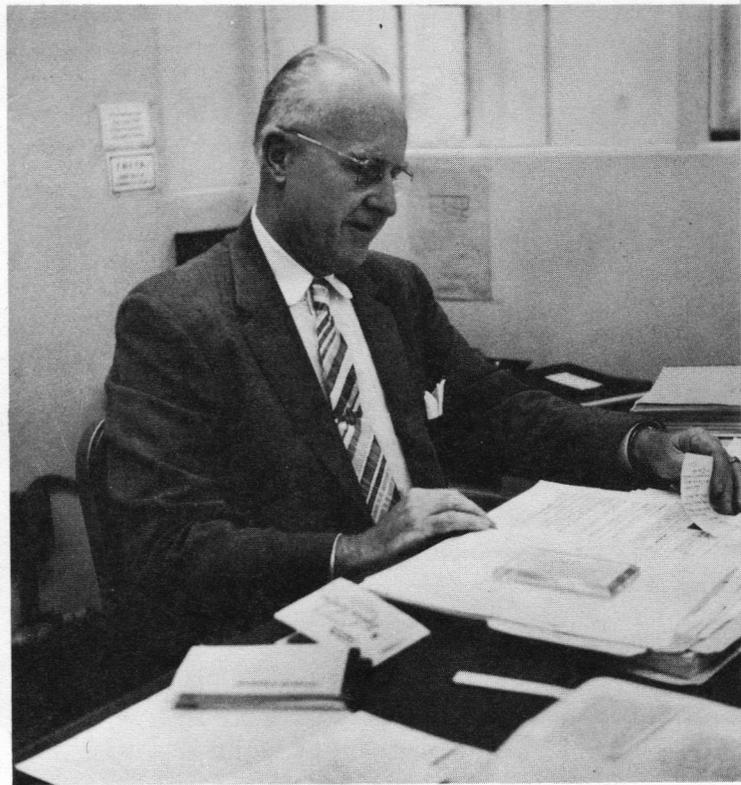
Tadashi Fukushima  
Agency Chairman



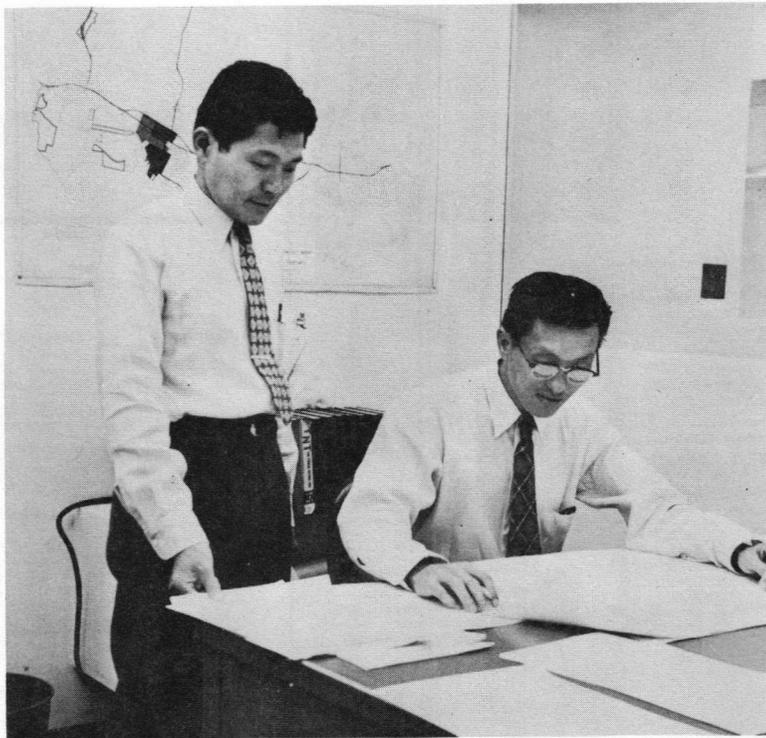
Mrs. Betty Torigoe  
Agency Secretary



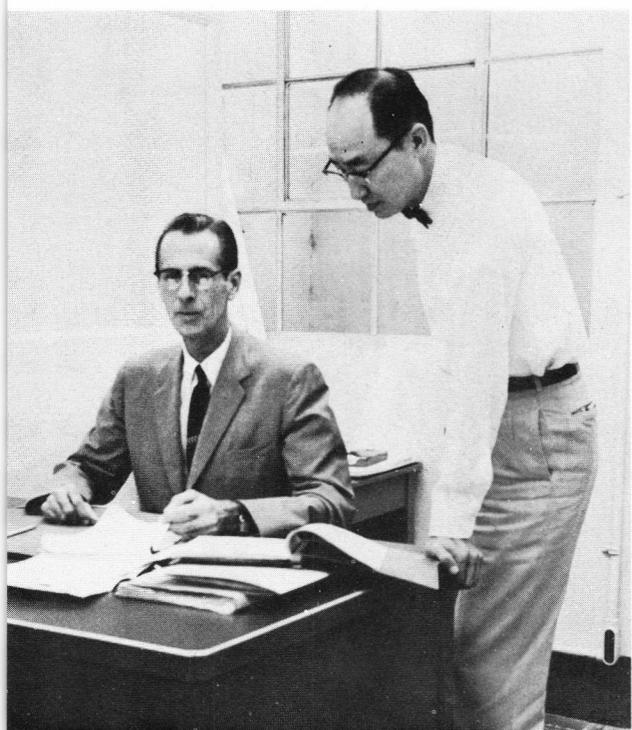
Agency Manager  
Edward J. Burns.



Assistant Manager  
J. Stowell Wright.



Hon Hoong Chee, Agency Rede-  
velopment Engineer, (seated)  
and Tooru Murakami, Project  
Engineer.



Land Management Agent John Jenkins (seated) and Relocation Specialist Joseph Woo.



Miss Taeko Suzuki, Departmental Fiscal Officer; Robert C. Schmitt, Research Analyst; Mrs. Jane Nushida, Account Clerk.



Ted T. Tsukiyama, Agency Attorney, gives final legal review of documents required for Part I, Loan and Grant Application for Queen Emma Project. They weighed 54 pounds!



Clerical Staff: Left to right--seated: Mrs. Muriel Nakahara, Clerk-Typist; Mrs. Grace Uye-mura, Assistant Clerk-Stenographer (Temporary); Mrs. Dorothy Katsuyama, Assistant Clerk-Steno-grapher. Standing: Mrs. Jane Nushida, Account Clerk.

Agency's Engineering Staff:  
Left to right: Clement Chikuma, Megumi Kon, Gordon Ching, Roy Hakikawa, Tooru Murakami, Hon Hoong Chee, and Henry Isara, Not shown: Robert Sakai.



### XIII. CHRONOLOGY

- March 24, 1947: "An Act to Authorize the City and County of Honolulu to Provide for the Planning, Redevelopment and Rehabilitation of Slum, Blighted and Other Areas of the City of Honolulu" (H.B.470) unsuccessfully introduced into Territorial legislature.
- May 23, 1949: Urban Redevelopment Act (S.L.H. 1949, Act 379) passed by Territorial legislature.
- July 15, 1949: Housing Act of 1949 approved by President Truman.
- October 11, 1949: Honolulu Redevelopment Agency created by Resolution 539, adopted by City and County Board of Supervisors.
- March 24, 1950: First meeting of Agency Members.
- July 23, 1950: Five staff positions, to be under administrative direction of City Planning Commission, created.
- July 18, 1950: Territorial Enabling Act of 1950, authorizing slum clearance and urban redevelopment in Alaska, Hawaii, and Puerto Rico, signed by President Truman.
- May 28, 1951: Urban Redevelopment Act amended (by Act 244, S.L.H. 1951) to provide for eminent domain and other powers.
- October 16, 1951: Agency Manager (Edward J. Burns) first employed, thereby beginning formation of an independent staff. Secretary added on January 1, 1952; Planning Engineer and Draftsman, May 1, 1952.

- January 2, 1953: Redevelopment Plan for Mayor John H. Wilson Project approved by Board of Supervisors after Public Hearing held December 23, 1952.
- February 7, 1953: Injunction suit against Agency filed by F. J. H. Schnack.
- May 29, 1953: Urban Redevelopment Act amended (by Act 147, S.L.H. 1953) to provide for joint land acquisition with other governmental agencies.
- June 8, 1953: Urban Redevelopment Act further amended (by Acts 209 and 210, S.L.H. 1953) to exempt Manager from Civil Service membership and repeal requirement that Agency hire three appraisers to value lands prior to redevelopment.
- December 31, 1953: Contract executed with HHFA for undertaking Wilson Project, providing for \$1,276,852 loan and \$387,582 grant.
- August 2, 1954: Housing Act of 1954 signed by President Eisenhower.
- August 31, 1954: Legality of Hawaii Urban Redevelopment Act upheld in opinion of Circuit Court Judge Calvin C. McGregor rendered in decision on Schnack suit.
- November 22, 1954: District of Columbia Redevelopment Act upheld by U. S. Supreme Court.
- December 30, 1954: Condemnation suit filed in First Circuit Court to acquire title to five "Wilson Project" properties.
- February 28, 1955: Resolution 73 of the Board of Supervisors, "To provide for an Urban Renewal Program for the City and County of Honolulu," signed by the Mayor.

- June 20, 1955: Urban Redevelopment Act amended (by Act 271, S.L.H. 1955) to authorize urban renewal activities by local redevelopment agencies and otherwise clarify the original law.
- July 12, 1955: Redevelopment Plan for the Kalihi Triangle Project approved by the Board of Supervisors.
- October 18, 1955: Official groundbreaking for the Mayor John H. Wilson Project.
- November 1, 1955: Resolution 623 of the Board of Supervisors, creating position of Urban Renewal Coordinator, approved by the Mayor.
- May 28, 1956: The revised Survey and Planning Application for the Consolidated Project (now known as the "Queen Emma Project") was transmitted to the Urban Renewal Administration Regional Office.
- July 27, 1956: The City Planning Commission amended their minutes of October 2, 1952 to more clearly establish the block bounded by Fort, School, Emma and Vineyard Streets as blighted. It also voted to include Foster Gardens and Kauluwela School as blighted areas for Redevelopment Area No. 3.
- October 1, 1956: Mr. J. Stowell Wright, formerly director of the Honolulu office of the Federal Housing Administration and a real estate consultant and appraiser, was appointed to the newly created position of Assistant Redevelopment Manager.
- October 10, 1956: A capital grant fund reservation in the amount of \$2,884,624 for the Consolidated Project (Queen Emma Project) was established by the Urban Renewal Administration Regional Office.

- November 21, 1956: Received from Urban Renewal Administration Regional Office authority to proceed on final planning for Consolidated Project (now officially designated the Queen Emma Project).
- December 6, 1956: Housing Conference called by Governor Samuel W. King to discuss housing problem in Honolulu resulting from government public improvement programs such as urban redevelopment and renewal, highway construction, and airport expansion. Conference participated in by Federal Housing officials, Territorial and City and County administrators, armed forces representatives, and interested persons from the local financial institutions, supply houses, and building firms.
- December 6, 1956: The certification of Honolulu's seven-point "Workable Program" by the Federal Government was announced at the Housing Conference by Miss Annabelle Heath, Deputy Administrator, Housing and Home Finance Agency.
- December 6, 1956: HHFA Administrator Albert M. Cole's action in certifying to Commissioner Norman P. Mason of FHA an initial program of 1,100 Section 221 units to aid in the rehousing of displaced persons in Honolulu was revealed at the Governor's Housing Conference.
- January 22, 1957: David K. Bent, Executive Director of the Hawaiian Homes Commission, a member of the City Planning Commission, and a long-time realtor, was appointed as Honolulu's first Urban Renewal Coordinator.
- March 23, 1957: Mayor John H. Wilson lots advertised for sale.
- April 9, 1957: Redevelopment areas heretofore known as "Consolidated Project" and "Redevelopment Area No. 3" redesignated "Queen Emma Project" and "Kukui Project."

- April 9, 1957: Mr. Clarence Chun-Hoon was appointed as a member of the Agency, replacing Mr. Hung Wo Ching, whose term expired October 12, 1956.
- May 6, 1957: Act 64 of the 1957 Legislative Session amended Session 143-3(a) of the Revised Laws of Hawaii 1955 by placing with the Mayor the sole authority for appointment and removal (for cause) of the five members of the Redevelopment Agency, with concurrence of the Board of Supervisors.
- May 7, 1957: The acquisition by the Agency of undeveloped vacant lands suitable for development for residential use (also called an auxiliary redevelopment project) at rents displaced families can afford, was authorized by Act 101.
- May 28, 1957: Act 163, which amended the first sentence of Section 143-6(d) of the Revised Laws of Hawaii 1955, clarified the responsibility of the City Planning Commission with respect to determination and declaration of areas as being blighted, and permitted the Agency to include in its budget funds to operate the Office of the Urban Renewal Coordinator and the Central Relocation Office.
- June 18, 1957: Seven previous owners of land in Wilson Project were awarded a total of 56 lots.
- July 10, 1957: Eight qualified mass developers who had bid on Wilson Project lots participated in an Agency-sponsored drawing of lots held in the City Hall Assembly Room to dispose of the remaining Wilson Project properties.
- October 1, 1957: The Agency's Survey and Planning Application for its second major downtown slum clearance undertaking, the Kukui Project, was submitted to the Regional Office of the Urban Renewal Administration.

- November 13, 1957: The City Planning Commission, at a special meeting, gave tentative approval to the Agency's proposed Land-Use Plan for the Queen Emma Project.
- November 15, 1957: A condemnation suit was filed in the Circuit Court of the First Judicial Circuit by the Agency against the one property owner in the Kalihi Triangle Project who had held up the project for two and half years.
- November 19, 1957: Part I of the Federal Loan and Grant Application for the 73.8-acre downtown Queen Emma Project was submitted to the Urban Renewal Administration Regional Office for formal approval.
- December 17, 1957: Mr. Frank M. Mendoza, Jr., an employee of Castle and Cooke Terminals, was appointed for a term of 5 years as an Agency Member to replace Mr. Thomas F. McCormack whose term expired October 12, 1957.

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1. Urban renewal - Honolulu. 2. City planning - Oahu. 3. Honolulu - City planning.