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HONOLULU

REDEVELOPMENT

AGENCY

CITY AND

COUNTY OF

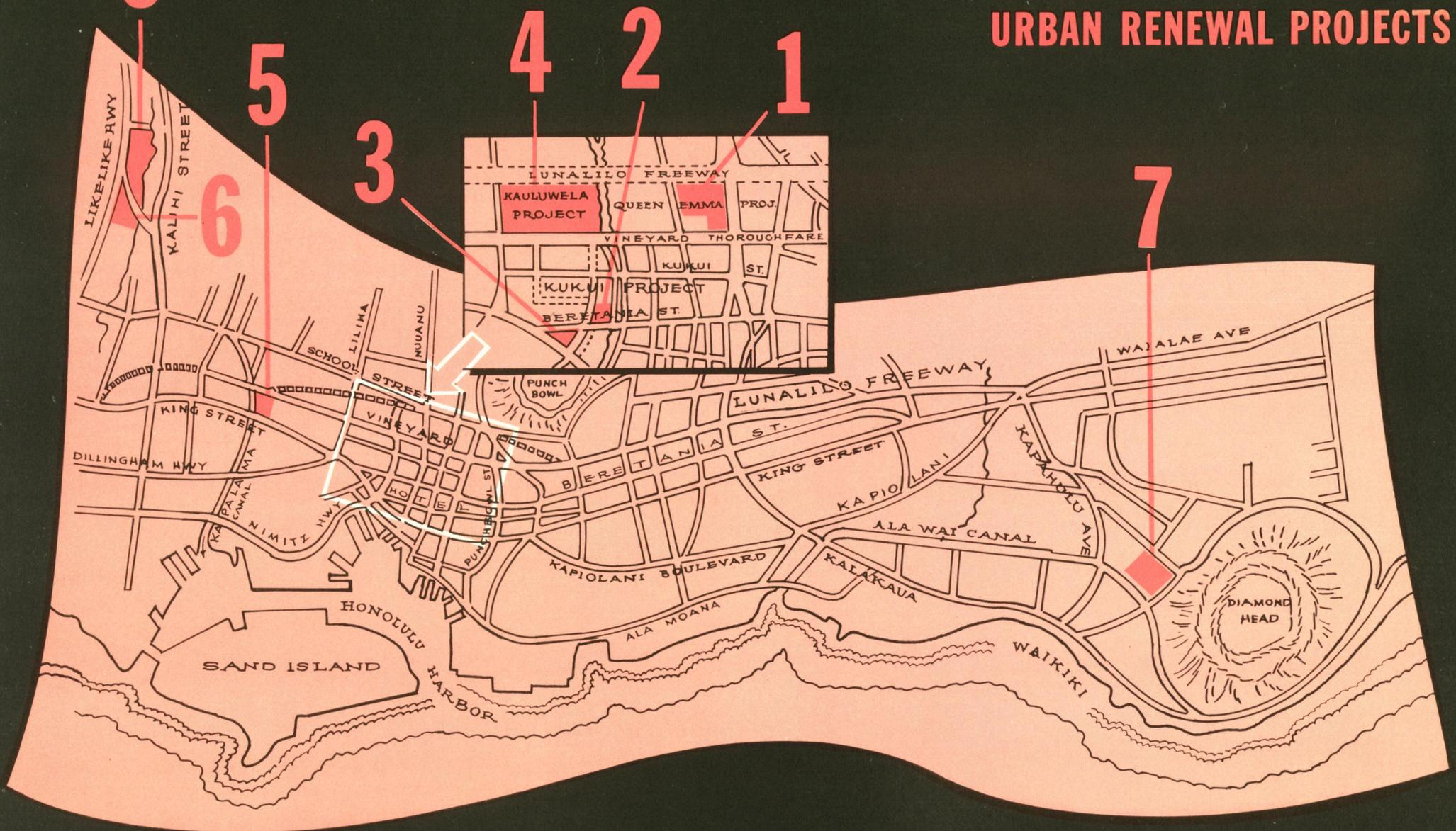
HONOLULU

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ANNUAL REPORT

1961

HONOLULU'S URBAN RENEWAL PROJECTS



HT 177
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#3

1. QUEEN EMMA, 73.8 acres, bounded by School and Queen Emma Streets, Vineyard Thoroughfare, Fort, Kukui and River Streets and Nuuanu Stream. Status: In execution. Estimated Total Gross Project Cost: \$11,421,266.

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

3. AALA TRIANGLE, 4.1 acres, bounded by Beretania and King Streets and Aala Park. Status: Execution pending. Estimated Total Gross Project Cost: \$2,412,011.

4. KAULUWELA, 30 acres, bounded by School and Liliha Streets, Vineyard Thoroughfare and Nuuanu Stream. Status: In Final Planning Stage. Estimated Total Gross Project Cost: \$3,927,370.

5. KOKEA, 2.8 acres, bounded by Kokea and King Streets, Vineyard Thoroughfare and Kapalama Canal. Status: Completed. Project Cost: No cost to Honolulu Redevelopment Agency.

6. KALIHI TRIANGLE, 8.5 acres, bounded by Pali Highway, Kamehameha IV Road and Kaewai Stream. Status: In execution. Project Cost: No cost to Honolulu Redevelopment Agency.

7. KAPAHULU-PAKI, Kapahulu: 402.4 acres, bounded by Kapahulu, Waialae, Sixth and Alohea Avenues, the north boundary of Fort Ruger and Campbell, Monsarrat and Leahi Avenues. Paki Pilot Project: 43.3 acres, bounded by Esther and Duval Streets, Leahi and Campbell Avenues and mid-block between Makini and Kaunaoa Streets. Status: In Survey and Planning Stage. Preliminary Cost Estimate for Paki: \$1,204,353.

8. MAYOR JOHN H. WILSON PROJECT.

July 73 6

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**city and
county of
HONOLULU**

Mayor Neal S. Blaisdell

Managing Director Charles G. Clark

City Council:

Clesson Y. Chikasuye

Masato Doi

Ernest D. Heen

Richard M. Kageyama

Herman G. P. Lemke

Eileen K. Lota

Matsuo Takabuki

letter of transmittal



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

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

Gentlemen:

The Commissioners of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1961, with grateful acknowledgment of the help which has been extended to the Agency, its program and its staff.

This has been one of the most active years since the Agency's inception, marked by an increasingly evident public interest and participation. Inevitably there has been trial and error; there has also been very considerable progress towards our established goals.

The advances outlined in this report constitute urban development in the fullest sense — the development of all the City's human and physical resources to make Honolulu a better place in which to work, to live and to play. There remains much yet to be done. With your continuing help and guidance, we know that it can and will be accomplished.

Respectfully submitted,

Clarence Chun Hoon

Clarence Chun Hoon
Chairman
1/1/61 to 10/12/61

Frank M. Mendoza, Jr.

Frank M. Mendoza, Jr.
Chairman
10/13/61 to 12/31/61



SLUMS AND SUB-STANDARD DISTRICTS

comprise about



20% of an American City's residential areas .

... BUT slums account for:



33% OF THE POPULATION



45% OF THE MAJOR CRIMES



55% OF THE JUVENILE DELINQUENCY



50% OF THE ARRESTS



60% OF THE TUBERCULOSIS VICTIMS



50% OF THE DISEASE



35% OF THE FIRES



45% OF THE TOTAL CITY SERVICE COSTS.

These areas swallow up almost half of every tax dollar. Despite this tremendous drain, they return



only 6% of the city's real property tax revenues.

Compiled by Federal Works Agency Public Buildings Administration.

PAST

Honolulu's vigorous battle against blight — a massive effort of slum clearance and rebuilding, conservation of decaying neighborhoods and relocation of displaced families and businesses — had its beginnings in 1949.

In May of that year, Hawaii's Territorial Legislature passed the Urban Redevelopment Act, noting the existence of slum areas in the islands and empowering the counties to establish agencies to eradicate them.

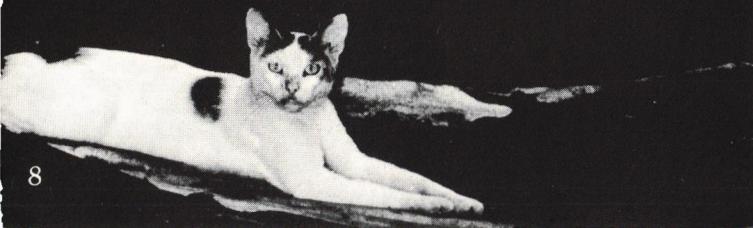
This was enacted in anticipation of a Federal law — the United States Housing Act of 1949 — signed by the President in July. It stated that the Federal government would help cities bear the cost of buying up slums, tearing down the rotted buildings and selling the cleared land to private developers for the creation of new and modern communities on the same sites.

The City and County of Honolulu accepted the Territorial invitation in October and adopted a resolution forming the Honolulu Redevelopment Agency. It was organized as a five-member commission, appointed by the Mayor, Governor and Judge of the Land Court.

For the first two years, all the HRA's technical functions were accomplished by the City Planning Commission. Then a full-time manager was hired, forming the nucleus of what today is a 46-member administrative, technical and clerical staff.

During the first years of its existence, the HRA devoted its efforts to the important and time-consuming groundwork necessary to insure efficient operation when projects were undertaken. This involved getting properly organized, determining primary objectives, reaching operational understandings with the City and County departments with which it would work, investigating in detail the housing and development needs of Honolulu and obtaining the legal authority necessary to carry out programs.

In 1954, Congress passed legislation requiring each city applying for renewal funds to submit a Workable Program, showing plans for an over-all strategy and including code enforcement, satisfactory financing and rehousing arrangements and citizen participation.



This meant that Federal funds were available for the prevention of slums as well as for their eradication. But stiff requirements had to be met to insure that Federal money would be used to aid communities willing to help themselves and to avoid careless expenditure and waste.

The HRA drafted an intelligent assault on the total problem of blight in Honolulu — the causes as well as the effects. The Workable Program was developed as a practical, comprehensive, coordinated, logical plan to banish slums and block their return. It sets forth both the action to be taken and the time schedule for progress and is designed to bring about lasting community improvements.

The Program must be approved by the City Council and once Federally-certified, must be recertified annually by the Housing and Home Finance Agency which reviews progress made and surveys the statement of new goals.

The Honolulu Redevelopment Agency has advanced in all elements of its part of the Workable Program which has meant, to Honolulu, more than \$18 million in grants from the Federal government which pays from two-thirds to three-fourths of the net loss of each project. These monies are not reimbursed.

Honolulu's Workable Program also defines the three types of urban renewal which may be undertaken, depending upon the degree of neglect in the project area.

If intensive investigations show that proper usefulness can be extended for 25 years, a program of conservation is initiated. If decay can be halted and the area restored for at least ten years, the project is called reconditioning.

Should the area be blighted beyond redemption, a program of redevelopment is put into effect. The HRA purchases the property, relocates the occupants, completely clears it and consolidates and re-subdivides the lots. Streets and utilities are installed and the parcels of land are then sold to private developers. All construction must conform to the HRA's plans.

For each redevelopment project, application for aid must be filed with the Federal Housing and Home

Finance Agency. Next the HRA sends a program to the City Planning Department. The project also must be approved by the City Council which holds public hearings.

When local approval is obtained, the HRA completes application to the Federal government for a Loan and Grant Contract. Generally, about two years pass between inception of the project and the beginning of land acquisition.

Today, 13 years after its creation, the HRA looks back on remarkable progress in urban renewal, a field fraught with long, complicated procedures and slow in many phases.

The first HRA project completed — the 30-acre Mayor John H. Wilson development in Kalihi Valley — attracted nation-wide attention. Not only was it the first Federally-guided project completed in the Western Region of the United States, but a profit was realized through an increase in property values between the time of acquisition and sale. Profits are an extreme rarity in redevelopment.

Between 1955 and 1961, the value of the land in the Wilson project area increased from \$39,341 to \$1,823,952; buildings, from \$6,278 to \$1,792,065 and the amount of real property taxes realized from \$2,304 to \$42,829. This economic evidence that urban renewal is good community business confirms Federal estimations that most projects will more than pay for themselves through additional taxes, etc. within 10 to 12 years.

A second project — Kokea — was completed during 1961. Significant advancement has also been made in three of the down-town projects — Queen Emma, Kukui and Aala Triangle — while the fourth, Kauluwela, is in the planning stages. Kalihi Triangle is nearing completion and the Kapahulu-Paki conservation program is underway.

With HRA leadership — and through the coordinated efforts of civic-minded and aggressive citizens, private enterprises and the City, State and Federal governments — Honolulu is well on its way toward the goal defined in the United States Housing Act of 1949 "... a decent home and a suitable living environment for every American family."



QUEEN EMMA

When 1961 rolled in, the 73.8 acre Queen Emma project — start of a massive, metropolitan face-lifting — generated considerable controversy. As pressure built up, the public began taking sides, a healthy indication that Honolulu was seriously concerned about the future of its downtown area.

The issue was the HRA's selection of one of six proposals for a high-rise apartment complex to be located on 361,441 square feet of land, roughly bounded by Pali Highway, Vineyard Thoroughfare, Nuuanu Avenue and Lunalilo Freeway. This project was of great importance for the choice of design would set an example for future construction in the downtown district.

The controversy quieted when the project was reopened to all six bidders who were allowed to update their submittals and present them for fresh consideration. Since the original proposals were all found to be deficient in some respect, the HRA decided to permit each of the six to resubmit.

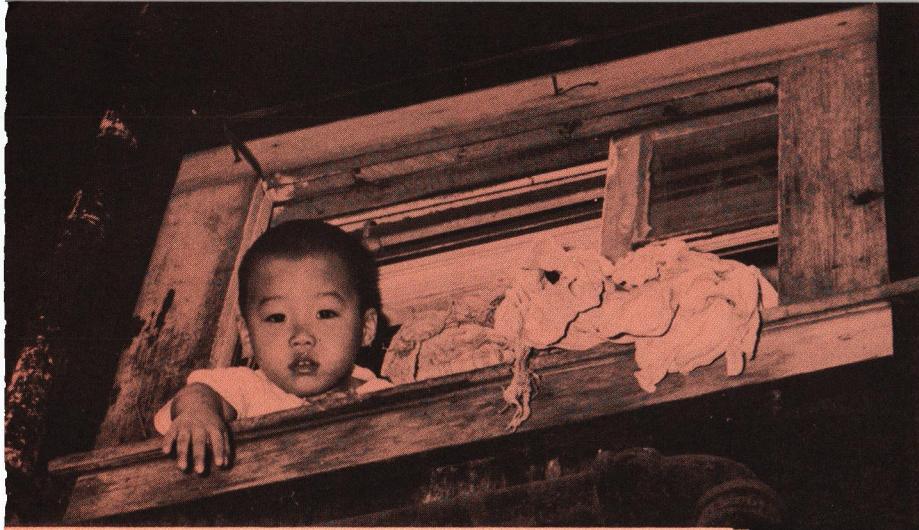
The HRA hired two nationally known California architects, Mario Ciampi and John L. Reid, to act as consultants. Western Real Estate Research Corporation was also employed to study the economic feasibility of the six proposals.

Following intensive analysis by the consultants who reported at a public meeting, HRA members made their final choice: Queen Emma Gardens, submitted by E. E. Black, Ltd. and Castle and Cooke. The consultants had unequivocal praise for the design, calling it a "symphony" and "a most excellent solution to all parts of the problem."

Principals in the combine included the Michigan firm of Almin, Inc. (composed of Architect Minoru Yamasaki and Honolulu's Alfred Yee and Associates), E. E. Black, Castle and Cooke and engineers and special consultants, Harland Bartholomew and Associates and Nathaniel Keith.

Yamasaki's design provides three slab-type towers, two of 22 stories and lobby and one, 12, and lobby. It will have 582 units including studios, one-bedroom and two-bedroom apartments. Rents will range from \$115 to \$177 monthly, including utilities. Land acquisition, at \$4 per square foot, will total \$1,446,000

PRESENT



and the entire project cost will exceed \$10 million.

Formal contracts were signed on April 27. Preparation of detailed plans and negotiations for financing and other details with the Federal Housing Administration which must thoroughly review the project occupied the rest of the year. Ground breaking for Queen Emma Gardens is expected early in 1962. Completion of construction by E. E. Black is scheduled to take four years.

Meanwhile, other structures began to take shape in the project area, as shown on pages 16 and 17, while the HRA reviewed plans for other buildings to be located within the boundaries.

In September, Queen Emma again made the news as the Agency announced that four large sites, zoned for commercial use, would be disposed of. The HRA is inviting bids for purchase of the lots, marking the first opportunity in years for developers to acquire fee simple, commercial land in central Honolulu. Brochures giving detailed information and packets containing all necessary data and documents were being prepared at year's end. These will be available early in 1962 and bids will be received until May 7, 1962, for the parcels on sale.

KUKUI

The adjacent, 75-acre Kukui project, declared blighted in 1950, also came in for its share of controversy during 1961. The primary problem concerned approximately 25 Chinese societies, organizations and language schools, long established within the area.

Originally formed to provide free care and housing for ill, needy and aged Chinese, the functions of the societies dwindled with the advent of social security, welfare and other programs. At present, most engage in some type of revenue-producing activity such as the rental of apartments or commercial space. Nearly all require such supplemental income in order to finance operations.

Many of them wish to relocate within Kukui in the same place. Regulations, however, require that the multi-family residential areas be limited solely to that use and the societies' commercial activities preclude relocation in the blocks set aside for residential purposes.

Another problem was the demolishing of picturesque shrines and headquarters which many consider part of Honolulu's cultural heritage. Although a few could be retained if brought up to code requirements, the majority are dilapidated beyond rehabilitation. Saving the aged, termite-ridden and dry-rotted structures would require such major renovation that it would be cheaper to rebuild.

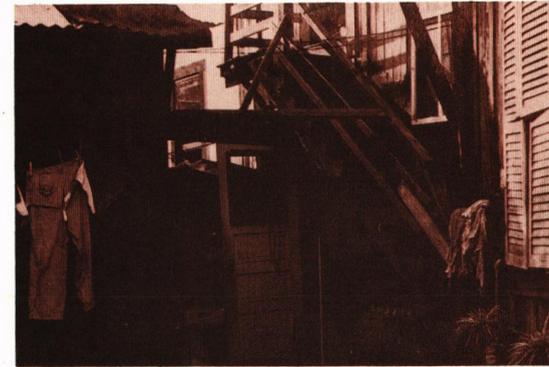
The HRA was also confronted with the question of continued need for and support of these groups. Only 11% of the 1,235 families currently residing in Kukui are Chinese although the area was once home to most of these immigrants who spoke no English. As second, third and fourth generation Chinese are absorbed into Honolulu and live all over the island, however, the organizations and schools have already found it necessary to rent space to others in order to operate. Although original use of the facilities appears to be diminishing, the directors are quite naturally opposed to relinquishing them.

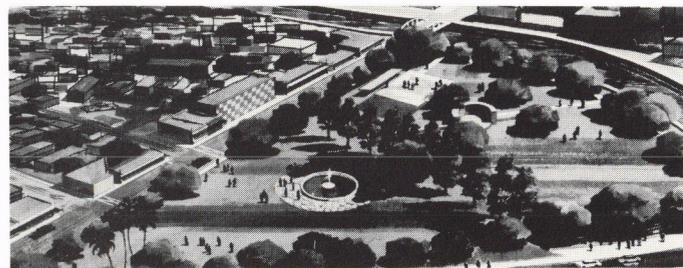
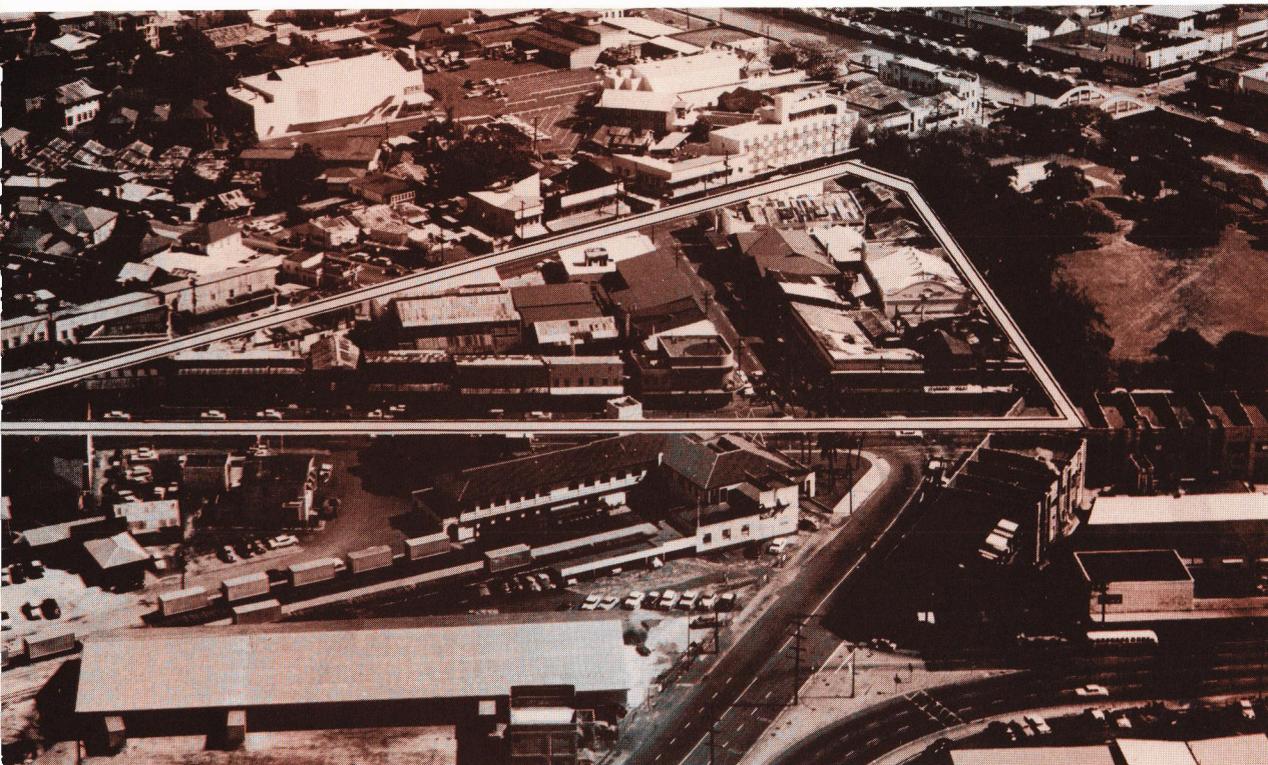
While recognizing the historic and cultural value of these groups, the HRA's first responsibility is to all the citizens of Honolulu rather than to any special interests.

Also, there is some doubt as to whether the Federal government, which provides up to three-fourths of the net loss of redevelopment, will approve of the retention of old buildings.

Although Kukui has been previously studied and approved by the City Planning Department, City Council and Federal government, with ample opportunity for discussion at public hearings during every step of the process, the HRA ordered a re-evaluation of the project in September.

The consulting team, composed of Sasaki, Walker and Associates, Western Real Estate Research Corporation and Honolulu architects Lemmon, Freeth, Haines and Jones, will review the Redevelopment





Aala Triangle, as it now is (above), and an artist's concept of how the area will look when the present urban renewal project is completed.

Plan, updating data, in order to permit inclusion of provisions of a Federal law passed in June.

The law now provides for increased Federal assistance to private industry in developing low and moderate-rental family housing within urban renewal projects. It also includes use of Federal funds for construction of public housing within a project.

The team will also conduct an ethnic group study of all Honolulu areas, projecting present and future requirements for such activities as the societies and schools.

The original consultants were re-hired (with the exception of one member who died last year) to assure maximum utilization of data compiled during the original study and to avoid duplication.

The re-evaluation is expected to be completed by March, 1962. During this time, normal procedures towards completion of the project — land acquisition, demolition and clearing and relocation — will continue as usual.

AALA TRIANGLE

Conversion of the blighted 4.1-acre Aala Triangle into a public park was scheduled for public hearing before the City Council in May of 1961. Originally intended as a site for accommodations for single men, the Triangle's proposed use was changed to a park, a plan which received Federal approval.

About 60 persons attended the meeting to hear a review of the HRA's plans for clearance and redevelopment and to inquire about relocation processes which will affect 39 families, 231 individuals and 77 businesses located within the project.

Landowners, residents and neighbors presented a petition at the hearing, asking that the Triangle become a business and residential area. Seven of the 252 signatures were made by "x" marks. Several Aala businessmen maintained that the Triangle was a thriving commercial area and should be preserved as such. In 1960, however, the site contributed only \$15,000 in real property taxes and more than 85% of the structures were considered dilapidated.

The City Council approved the park project on May 23, authorizing the HRA to apply for some \$1.6 million in Federal funds. A large portion of the total \$2.4 million involved will be used to widen Beretania and King Streets.

Acquisition of land is not expected to begin until 1962. Value for acquisition purposes will be based upon the existing commercial uses while value for sale as a park site will be based upon private apartment use. This will save the City approximately \$150,000.

Demolition is scheduled for late 1963 and the Department of Parks and Recreation will take over in 1964. Businesses will not have to move for two years after approval by the City Council.

The Parks Department has indicated that Aala Triangle will be a beautification project and will provide much needed open space in the central part of the City.

KAULUWELA

Kauluwela, another multi-million dollar slum clearance project in the downtown area, will be a complete redevelopment like the adjacent Kukui, Queen Emma and Aala Triangle, with land purchased by the HRA, residents relocated, areas cleared and improved and then resold to private developers.

Preliminary surveys by the HRA were completed last year. The 30-acre project was found to contain 229 buildings, 199 of which were judged "deficient." Half the 365 dwelling units, housing 300 families and 150 individuals, were substandard. Approximately 50 businesses were located within the boundaries.

The first stage of the Kauluwela project was initiated in February when the City Council adopted a resolution which approved the survey results and officially declared the area blighted. The resolution also authorized HRA to apply for Federal funds for planning and additional surveys, plus a City expenditure of \$128,210. In July, the Federal government approved the project and the Urban Renewal Administration advanced \$85,400.

Early in December, the HRA selected Community Planners, Inc. as the planning firm for Kauluwela. This marks the first time a local firm has been selected to plan a redevelopment project.

Other members of the project team include Western Real Estate Research Corporation as market analyst and Lemmon, Freeth, Haines and Jones, a Honolulu architect firm.

The design group will study the land market, designate land use and establish standards of compatibility within the project. This work is expected to take a year and a half. Land acquisition and relocation will not begin for at least two years.

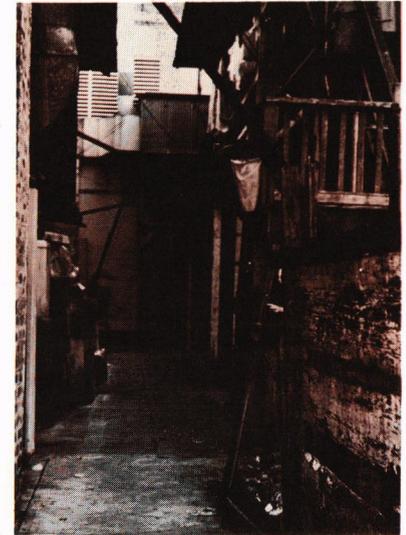
KOKEA

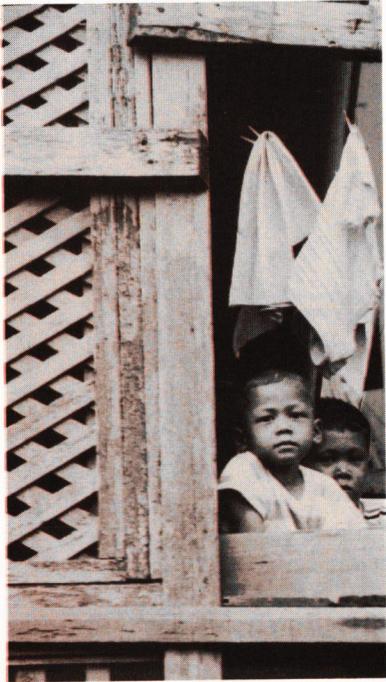
Dedication ceremonies in March marked the HRA's second urban renewal project to achieve completion as Mayor Neal S. Blaisdell presented keys to the Kokea Apartments' "First Family," former residents of the Kukui area.

Fronting on Kapalama Canal, mauka of King Street, the 108-unit Kokea project was constructed through a unique joint agreement between the Honolulu Redevelopment Agency, the Bishop Estate and Hirano Brothers, Ltd., a private contractor.

The 1957 Territorial Legislature, recognizing Hawaii's housing problem, added a chapter to the State's Urban Renewal Law, authorizing the HRA to acquire vacant land for development into predominately residential areas for persons displaced through redevelopment or other government condemnation projects.

Hirano Brothers leased the 2.8-acre Kokea site from the Bishop Estate after the HRA helped secure the necessary rezoning and arranged for low-interest financing through the State Employees Retirement System. This arrangement permits the HRA to refer tenants to the low-rent development. Hirano Brothers may reject them, but only after stating its reasons in writing to the HRA. This will be binding for seven years, after which the Agency will have no further connection with the project.





The entire Kokea development was completed in less than a year because condemnation proceedings, razing and other government steps were avoided. Financing is entirely by private capital with no tax money involved.

Lease rental on the site is \$7,500 per year for 20 years, followed by a 20% increase.

Profits to the investors are governed by HRA-imposed rent controls and regulations for the seven years the Agency is connected with the project.

The development consists of nine three-story buildings with one, two, three and four-bedroom, all-electric units. Rent ceilings range from \$65 to \$93 and cannot be raised or lowered during the first three years in order to assure a profit to investors. They may be increased at any time, however, to meet normal and reasonable operating expenses and mortgage payments.

Parking is provided at the ratio of three stalls for four units and nine play areas have been fenced for children.

Nearly 300 applications had been received when the apartments were dedicated and almost 75% of the units were rented to displaced families.

In May, Hirano Brothers received approval to begin the second phase of construction on the \$800,000 project, adding another 36 units. Contractors began work early in September.

HRA officials are pleased with the results of the three-way undertaking and are seeking more suitable property on which to negotiate similar terms. The Kokea project, they believe, is an excellent example of what can be achieved when government and private enterprise work together.

KALIHI TRIANGLE

Kalihi Triangle drew closer to completion during 1961, after six years of planning and preparation. A first-in-the-nation project of its type, it permits the owners to carry out slum clearance while retaining title to their property throughout the process, benefiting ultimately from the improved land. No Federal,

State or City financial assistance will be required.

In June, the 12 owners in the wedge-shaped, 6.9-acre parcel signed the HRA's Owner-Redevelopment Agreement and Trust Indenture. These documents will permit submittal of a File Plan for resubdivision of lots to the City Planning Department and a 100% Improvement District Petition to the City Council.

The Trust Indenture temporarily places all lands in the hands of one owner, Hawaiian Trust Company, Ltd., for consolidation and resubdivision. Hawaiian Trust then petitioned for an Improvement District for construction of streets and installation of utilities. The 40 new File Plan lots will be assessed annually for 20 years to pay these costs.

Upon completion of improvements, owners will demolish and clear substandard and dilapidated structures from the area and relocate the seven buildings judged suitable for retention within the limits of the new File Plan lots. Within two years, a single-family dwelling must be erected on each new lot, with plans and specifications submitted to the HRA for prior review and approval.

Kalihi Triangle has been beset by postponements and technical problems out of proportion to its size. Begun in 1954, it was delayed for four years by negotiations with one recalcitrant owner. Court proceedings were finally required to obtain his property.

Other complications involved eliminating two existing Improvement Districts, clearing title to property by paying off several mortgages, establishing a procedure for the land exchanges necessary when a new lot will be composed of portions of two or more of the original parcels and determining land values for the swaps, as well as the necessary surveying and engineering services.

Preparation of the legal documents to effectuate the owner-redevelopment method, without any precedents to follow, was also a lengthy and complex process.

Nevertheless, the project has been observed with keen interest throughout the United States as a worthwhile experiment in urban renewal, accomplished by the affected owners themselves without government acquisition of land.



KAPAHULU-PAKI

Honolulu's first General Neighborhood Renewal Plan, the 402.4-acre Kapahulu GNRP, was in planning stages at the beginning of 1961. Once a thriving, self-contained community with a bright future, Kapahulu showed dangerous signs of decay. Immediate action was necessary to prevent encroaching blight.

During the year, the project was approved by the necessary local and Federal agencies. The first major hurdle was surmounted in February when the City Council okayed a survey for a pilot plan, the 43.3-acre Paki, which makes up about one-tenth of the total Kapahulu area. It is bounded by Esther and Duval Streets, Leahi and Campbell Avenues and mid-block between Makini and Kaunaoa Streets.

The 18-month survey, during which every family in the 353 structures will be contacted, comprises the first stage of the HRA's program for Paki. Two more stages will follow.

Correcting zoning and code violations and bringing existing structures up to acceptable standards will be the owners' responsibility. Without cost to residents, the government will provide curbs, sidewalks, street

widening and grading, sewer installation, utility relocation and other public improvements.

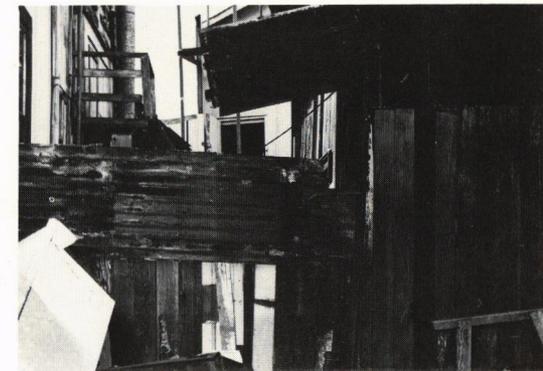
The Urban Renewal Administration advanced \$87,477 for survey and planning of Paki in July. An additional grant of \$55,477 was also received for the preparation of less detailed plans for the balance of Kapahulu which will be subject to similar improvements on a parcel-at-a-time basis.

The Honolulu Redevelopment Agency and Urban Renewal Coordinator's office have had several public meetings with the Kapahulu Community Association to explain the necessity for the project, the requirements of the rehabilitation program and the detailed plan of what is to be accomplished.

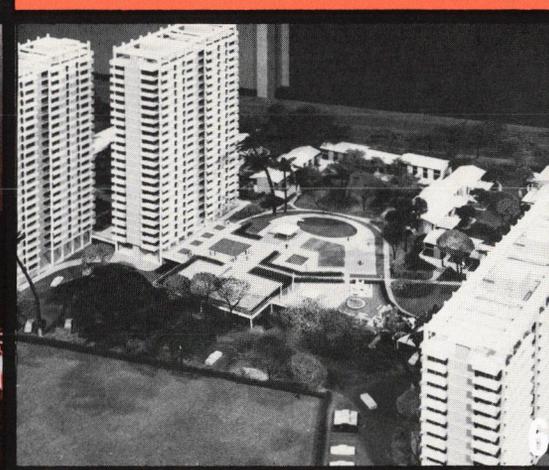
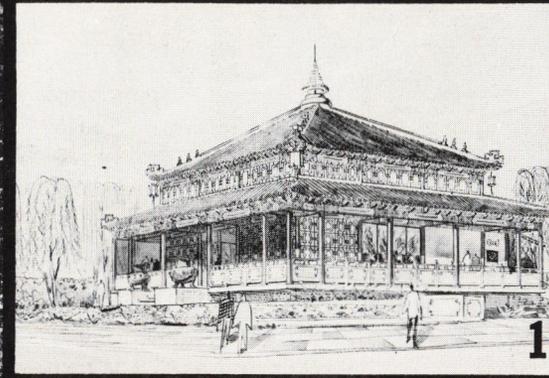
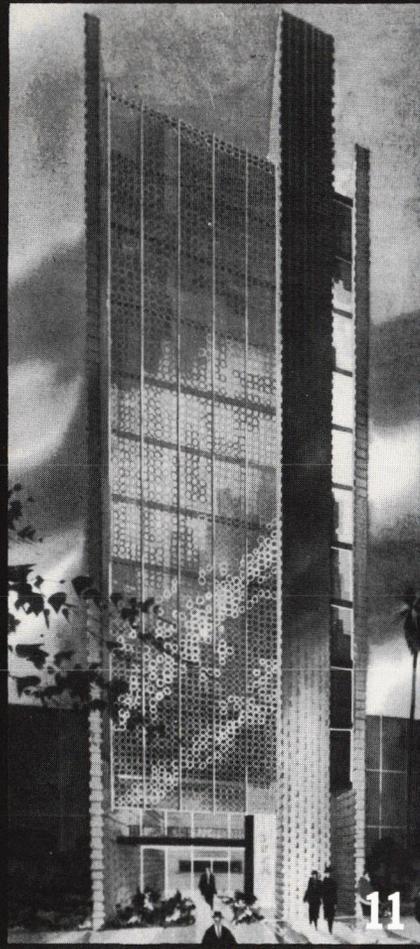
The various building, electrical, plumbing, housing, zoning and fire codes have been jointly reviewed with City departments for adequacy or improvement, with particular applicability to the project.

The next step is the preparation of application for Federal assistance to carry out the actual construction of improvements within the Paki area.

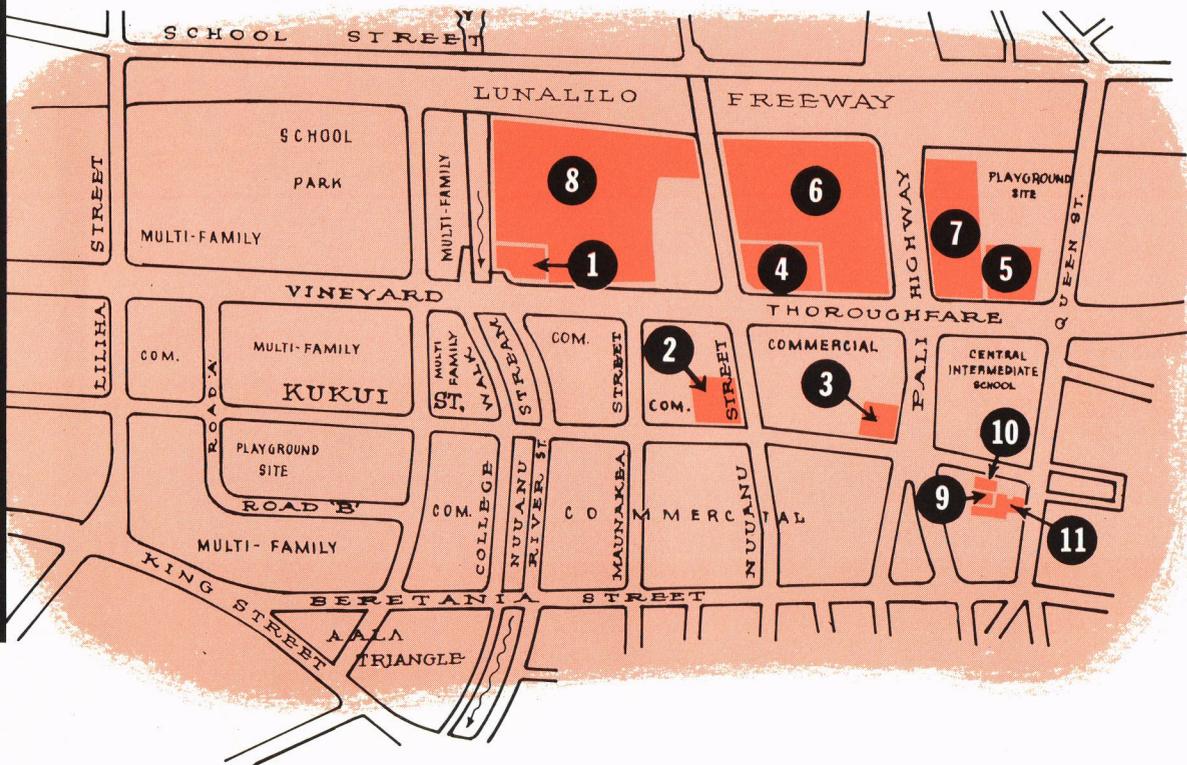
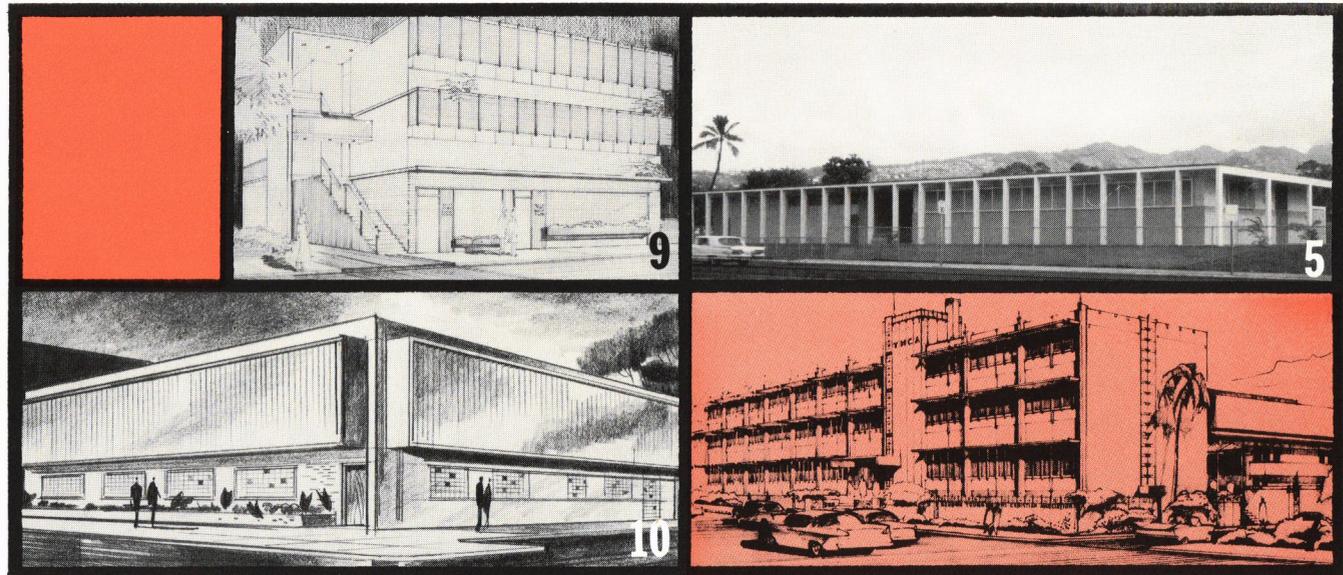
Working together, Kapahulu residents and the HRA can achieve an effective improvement and maintenance program that will wipe out ugly signs of blight and decay and insure against their return.



CONSTRUCTION IN THE QUEEN EMMA-KUKUI

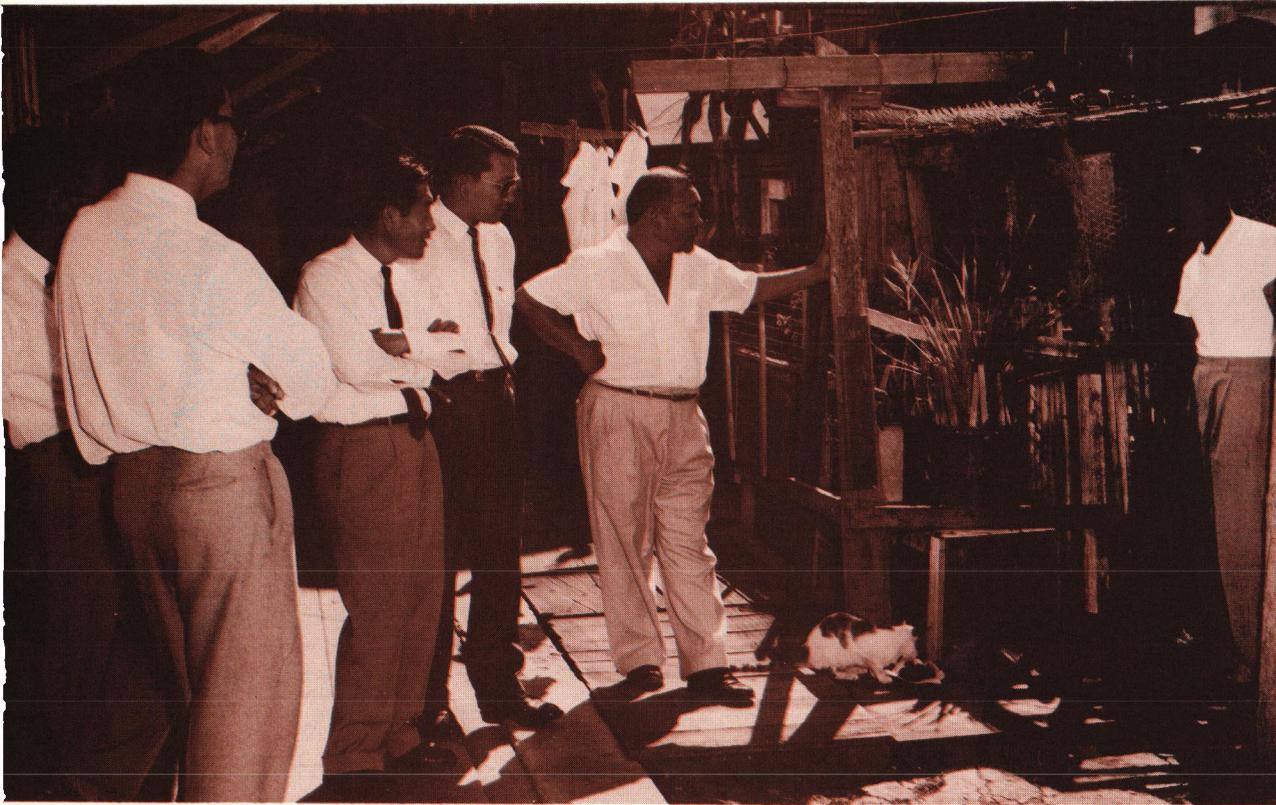


PROJECT AREAS



1. KOON YUM TEMPLE
2. HOSOI GARDEN MORTUARY, INC.
3. SEE DAI DOO SOCIETY
4. HARRIS MEMORIAL
METHODIST CHURCH
5. CENTRAL INTERMEDIATE
SCHOOL ANNEX
6. QUEEN EMMA GARDENS, INC.
7. NUUANU YOUNG MEN'S
CHRISTIAN ASSOCIATION
8. FOSTER BOTANICAL
GARDEN FACILITIES
9. CHAR PROFESSIONAL CENTER
10. MIRIKITANI MEDICAL BUILDING
11. YORK INTERNATIONAL BUILDING

RELOCATION



Citizen participation, an important part of Honolulu's Workable Program, is exemplified here as members of the Site Relocation staff guide a tour for the Relocation Advisory Committee. Members of the Committee represent various public and private agencies and community groups. They meet regularly with the HRA, assisting in obtaining suitable housing for those displaced by the urban renewal process. The Committee also keeps the Agency informed of public reaction to its plans and progress.

There are two basic reasons for slum clearance. The most generally known is that the action clears areas of blight, deterioration and dilapidation. Not as widely known is that slums cost the taxpayer more in terms of government support, but contribute less in tax revenues than do other areas of a city.

In clearing a slum, care must be taken to prevent recreating conditions which will eventually generate another slum. Redeveloped areas must change characteristics as well as appearance if they are to be prevented from again deteriorating and becoming a burden upon the community. Such a change, however, will almost invariably necessitate the relocation of slum tenants.

Relocation presents as many problems as there are people affected by it. Some slum dwellers simply cannot afford better housing. Others have incomes too high to qualify for public housing, but too low to afford private housing. Some are families too large to appeal to prospective landlords in better neighborhoods; others are those who cling to a familiar environment.

There are marginal businesses able to exist only as long as the owner can continue to live on the premises. Others cater to a clientele which must disappear with any upgrading of the neighborhood.

Numbered among the occupants of slum areas are ethnic societies which say they must operate rental units for income. This element, too, is being displaced and must be considered in the relocation load.

Who is charged with the responsibility for relocating the inhabitants of such areas?

The Federal government requires the HRA to assist in the relocation of families displaced by its redevelopment projects. According to the law, this responsibility is defined as referring each family to a decent and adequate dwelling.

Actually, the HRA's Relocation staff goes far beyond these limits, often referring families to two, three or even more rental possibilities in an effort to find the one home that best meets their physical and financial requirements. The Relocation staff persists even in the most discouraging relocation prob-

lems until satisfactory quarters are obtained and the families moved in.

Although legally required to assist only families, the Relocation staff's services are also extended to single persons. Businesses, too, are given all possible aid in re-establishing in new locations.

Financial assistance to defray the cost of moving is given in amounts of up to \$200 per family or individual and \$3,000 per business. All monies spent by the HRA for this activity are reimbursed by the Federal Urban Renewal Administration.

Cases which come over the desks of Relocation staff members are often complicated and sometimes almost unbelievable so. Considerable ingenuity is necessary in solving these problems, not to mention a genuine concern for the people involved.

One of the most complex cases handled in 1961, for example, involved a Samoan family occupying a single room with communal bath and kitchen facilities for \$26 per month. The family, consisting of the father, an unemployed carpenter by trade, the mother and two school-age children, was living on welfare payments. The F's were advised by the relocation specialist to apply at the Hawaii Housing Authority (HHA) for public housing and their case appeared near conclusion.

Suddenly, with no forewarning to the HRA, the family increased by four members — two sons and two daughters, also of school age — who arrived from Samoa to join the others. The first the HRA knew of this development was when Mr. F contacted the Site Relocation Office at the Nuuanu YMCA to ask if he might house the new arrivals in an empty room adjacent to his apartment. Temporary permission was granted while the Relocation staff explored every source of public and private housing available.

The problem was now more difficult because of the family's increased space requirements. Mr. F was urged to check with the Samoan chiefs at Laie since Hawaii's various religious and ethnic groups often have resources available to them that are unknown to the Agency.

Finally, some four months later, the HHA reported the availability of a five-bedroom unit in Kalihi Valley

Housing at a rental the F's could afford. Within a month the family was settled in the new home.

Occasionally a family is relocated through its personal contacts. This means too is part of the Agency's total relocation effort which includes (1) public housing if the family is qualified, (2) referral to available private units, (3) providing Federal Housing Administration forms and advice regarding this service if the family might be able to purchase a home and (4) urging that the displaced persons inform their friends and relatives of their search for new accommodations on the chance that something might be found in this manner.

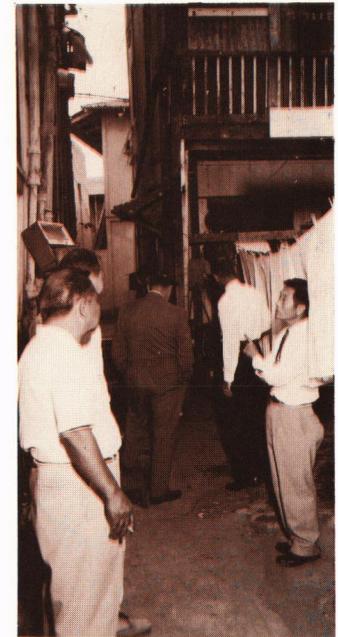
Variances in family formations have compounded the normal difficulties of relocation due to unusual unit requirements. The A's, for example, had three sons but their family also included both the husband's sister and the wife's sister. They preferred to continue living together, sharing expenses and found a new home, through an Agency referral, in the recently completed Kokea Project.

Some families living in urban renewal areas are financially capable of purchasing homes. Such a case involved the I's who had owned their house in Kukui. With the money Mr. I received from the Agency for his condemned property, he purchased a lot and informed the Relocation interviewer in April that construction would soon begin with the help of a contractor-relative.

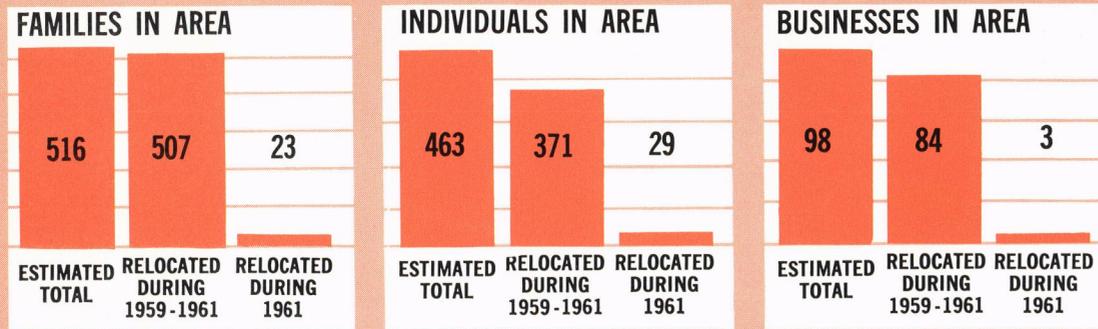
Even this fairly simple case, however, became lengthy and complex. Mrs. I was involved in an automobile accident and required surgery and extensive hospitalization. Later the contractor was hospitalized which further delayed the moving date.

Unfortunately, the dwelling in which the I's lived in Kukui (the one condemned by the government) and in which they hoped to remain until their new house was completed, was located in front of a large tenement complex. To facilitate the demolition of the entire complex, the I home was originally scheduled to be demolished first.

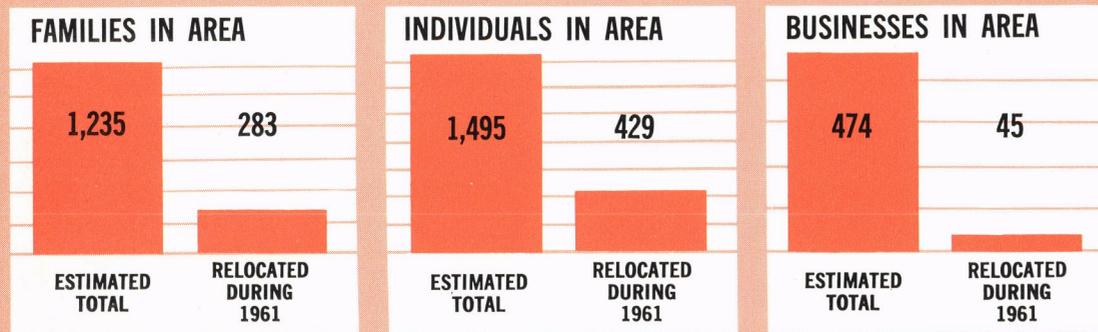
With the cooperation of the HRA Engineering Division, the Relocation staff managed to delay demolition of the I's home by placing their resi-



QUEEN EMMA PROJECT AREA



KUKUI PROJECT AREA



dence at the very end of the demolition contract, thus enabling them to live in Kukui until completion of their new home.

Sometimes displaced families are extremely difficult to please. Richard Y, for example, a painter and divorced father with four children, was referred to four private rental units as well as to the HHA before he found a dwelling he considered satisfactory for his family. It turned out to be the second unit he was shown.

Some of the Kukui families live in the same quarters in which they conduct their businesses. A case in point is the S family who operated a small printing office on North Kukui Street and lived in several rooms at the rear. They were content with this arrangement and asked the Relocation staff for assistance in finding another single location for the combination business-dwelling.

During the search, the S's two eldest sons returned home and with this additional income, the family was not eligible for public housing. They were, however, able to pay more for a private unit. Finally, through their own efforts, they found a two-bedroom apartment to their liking. Mr. S now intends to incorporate his business and let the officers handle its disposition. The Relocation staff also suggested that he contact the Small Business Administration for further assistance.

Even business relocations are often fraught with complications. The O's, for example, had found a new location for their market just a few blocks away from its Kukui address. Moving day was delayed for quite a while, however, while the transfer of the liquor license was being processed.

Seeking satisfactory solutions to numerous problems similar to these, the Relocation staff this year relocated 306 families from the Queen Emma and Kukui projects. The statistical graphs on this page show the degree of progress that has been accomplished towards achieving the HRA's objective of relocating every displaced family, single person and business from its urban renewal areas. Mere figures, however, cannot tell the story of dedicated effort, patience and human understanding which are expended by the Relocation staff in attaining this goal.

FUTURE



Armed with important community concern and participation, the Honolulu Redevelopment Agency has taken a thorough look at the years ahead to determine what work remains to assure sound growth and a healthy environment.

The HRA's plans for 1962 provide for continuing to lift the decay and neglect that marked the first half of the century, guiding Honolulu toward a new, brighter and more prosperous future. The scope of the program is illustrated by the variety of projects in the mill at the start of this year.

In *Queen Emma*, acquisition of land is expected to be completed by July, with relocation of residents and demolition of all dilapidated structures also finished by that time. An exception will be the Nuuanu YMCA which is to remain at the present site until new facilities have been constructed. Dedication of the Mauna Kea Street extension will take place early in 1962 and both Nuuanu Avenue and Kukui Street will be widened. All other site improvements will be completed during the year.

In the *Kukui* project area, 80% of the land will be acquired by the HRA in 1962 and site improvements and street widening are scheduled to begin. Relocation will be 45% completed during the year. Kukui

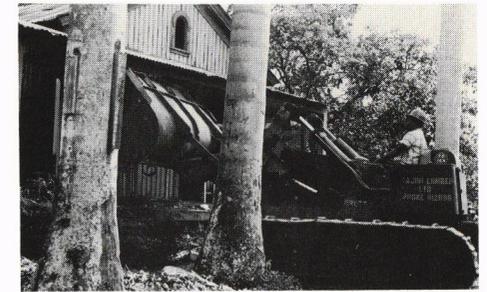
is currently being restudied by a professional team whose recommendations might well lead to revision in the Urban Renewal Plan. If such changes are promptly approved by both local and Federal authorities, sale of land will proceed in the latter part of the year.

Final plans for *Aala Triangle* will be completed in 1962, as will a contract for Federal financial aid.

Kauluwela, now in Survey and Planning, will enter final planning stages early next year. Toward the end of 1962, an application for Federal financial assistance will be submitted.

Final plans for *Paki*, the pilot project of the *Kapahulu* General Neighborhood Renewal Plan, will be completed during 1962, paving the way for application for Federal aid early in 1963.

These important advances and those outlined earlier in this report constitute urban renewal in its fullest sense — the development of all the City's human and physical resources. This is a sound investment for Honolulu for it improves the over-all economy and also expands the City's tax base. Perhaps most important, the work of the HRA makes Honolulu a better place in which to work, live and play.





At dedication ceremonies for the Kokea Apartments, Mayor Neal S. Blaisdell presented the keys to the "First Family," Mr. and Mrs. Andres Fajardo and their four children. This development, completed in less than a year, was constructed through an agreement between the Honolulu Redevelopment Agency, the Bishop Estate and Hirano Brothers, Ltd. There was no cost to the taxpayer.

Municipal Reference & Records Center

MUNICIPAL REFERENCE LIBRARY

CITY AND COUNTY OF HONOLULU

PUBLICATIONS issued during 1961

1960 ANNUAL REPORT.

January 31, 1961. 28 pages, map.

REDEVELOPMENT AND HOUSING
RESEARCH, No. 19

REDEVELOPMENT AND HOUSING
RESEARCH, No. 20

"SOMETHING TO THINK ABOUT,
A NEW CONCEPT IN URBAN
RENEWAL," A Report on the
Redevelopment Plan for the
Kalihi Triangle Project and on
the Property Owner-Redevelopment
Method for Accomplishing the
Plan. October 1961, 10 pages.

HRA COMMISSIONERS



Clarence Chun Hoon



Frank M. Mendoza, Jr.



Hakumasa Hamamoto



Herbert K. Keppeler



John D. Bellinger

HRA ADMINISTRATIVE STAFF



Lee Maice, Manager, and
Robert A. Nui, Deputy Manager

STAFF MEMBERS

SECRETARIAL AND CLERICAL

- Mrs. Betty Torigoe Agency Secretary
- Mrs. Dorothy Katsuyama Clerk-Stenographer
- Mrs. Sueko Sakahara Clerk-Stenographer
- Mrs. Ruby Hirano Clerk-Stenographer
(Appointed February 3, 1961)
- Mrs. Muriel Nakahara Clerk-Typist
- Mrs. Priscilla Sadanaga Clerk-Typist
- Mrs. Karole Kaneshiro Clerk-Typist
(Appointed May 1, 1961)

FISCAL

- Miss Taeko Suzuki Departmental Fiscal Officer
- Mrs. Catherine C. Hoo Accountant
- Mrs. Jane Nushida Account Clerk
- Albert Corpuz Account Clerk

PLANNING AND ENGINEERING DIVISION

Hon Hoong Chee . . . Principal Urban Renewal Engineer
Megumi Kon Urban Renewal Engineer
Willard Lee Urban Renewal Engineer
William K. Liu Civil Engineer
Harold Furukawa Civil Engineer
(Appointed April 3, 1961)
Clement Chikuma Engineering Draftsman
Gordon Ching Engineering Aid
Henry Isara Engineering Draftsman
Mitsuyoshi Sugiyama Engineering Aid
Takami Aoki Assist. Construction Inspector
(Appointed May 1, 1961)
Robert S. Sakai Engineering Draftsman
Jerry Kim Engineering Draftsman
Michael Liu Engineering Aid
Ronald Choo Engineering Aid
(Appointed October 1, 1961)
Roy Nakamura Engineering Draftsman
(Appointed February 1, 1961)

LAND DIVISION

John E. Jenkins . . . Principal Land Management Agent
Thomas E. Armstrong . Senior Land Management Agent
Leo P. Manol Land Management Agent
James Miyagi Land Management Agent

RELOCATION DIVISION

Francis M. Okita Principal Relocation Specialist
(Appointed March 1, 1961)
Mrs. Beatrice Ing Senior Relocation Specialist
Kam Man Leong Relocation Specialist
Richard Imahiro Relocation Specialist
Hiromi Shiramizu Relocation Specialist
(Appointed April 17, 1961)
Thomas Yoshimura Relocation Specialist
(Appointed September 5, 1961)
Mrs. Toshiko Yamakawa Clerk-Stenographer
Mrs. Phyllis Van Verst Clerk-Typist
(Appointed April 16, 1961)
Mrs. Florence Gay Clerk-Typist
(Resigned March 15, 1961)
Eugene B. Paoa Supervising Property Manager
Charles Okimura Building Maintenance Man
Licarion Balmores Clerk
Robert Teramoto Clerk
(Appointed July 10, 1961)

CONSERVATION DIVISION

David Lyum . . . Urban Renewal Project Administrator
(Appointed August 1, 1961)

SERVICES BY CONTRACT:

Seichi Hirai Agency Counsel
Ted T. Tsukiyama Agency Counsel
Harry T. Tanaka Agency Counsel
Vernon Tashima Agency Counsel
Mitsuo Fujishige Land Acquisition Negotiator

HIGHLIGHTS OF THE HRA YEAR

- February 8, 1961: Legal advertisements announce start of condemnation proceedings in Kukui project area.
- April 11, 1961: John D. Bellinger, vice-president of First National Bank, appointed as HRA Member with term expiring October 12, 1965.
- April 13, 1961: City Planning Commission approves capital improvements budget allotting \$2.2 million to the HRA.
- May 22, 1961: J. Stowell Wright, assistant manager of the HRA, resigns to accept position as director of the Federal Housing Administration.
- July 6, 1961: Federal planning advances approved including \$355,477 for preparation of a general neighborhood renewal plan for Kapahulu; \$87,237 for survey and planning for Paki; and \$85,400 for survey and planning in Kauluwela.
- September 6, 1961: Honolulu's Workable Program for County Improvements recertified by US Housing Administration.
- October 5, 1961: Frank M. Mendoza, Jr. elected chairman of the HRA, succeeding Clarence Chun Hoon, with Hakumasa Hamamoto to serve as vice-chairman.
- October 19, 1961: Robert A. Nui named deputy manager of the HRA.
- December 13, 1961: City Planning Department reports on urban renewal analysis of Kalihi, recommending initiation of conservation and rehabilitation programs.
- December 27, 1961: HRA moves to new quarters on the second floor of Pawaa Annex.

HF177

H6 Honolulu. Redevelopment Agency.

A377 Annual report: Honolulu. Redevelopment Agency. Honolulu.

1961

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Annual.

Library holdings: 1951 thru 1970.

Continued in Departmental and agency reports of the city and county of Honolulu.

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

FINANCIAL STATEMENTS

HONOLULU REDEVELOPMENT AGENCY
City Hall Pawa'a Annex, 1455 S. Beretania St., Honolulu, 14, Hawaii



The illustration on the cover is a detail from the proposed new See Dai Doo Society building, to be constructed on the mauka-ewa corner of Kukui and Fort Streets at an estimated cost of \$450,000. Architects for the structure, pictured above, are George K. C. Lee and Associates and Arthur J. K. Hee.

