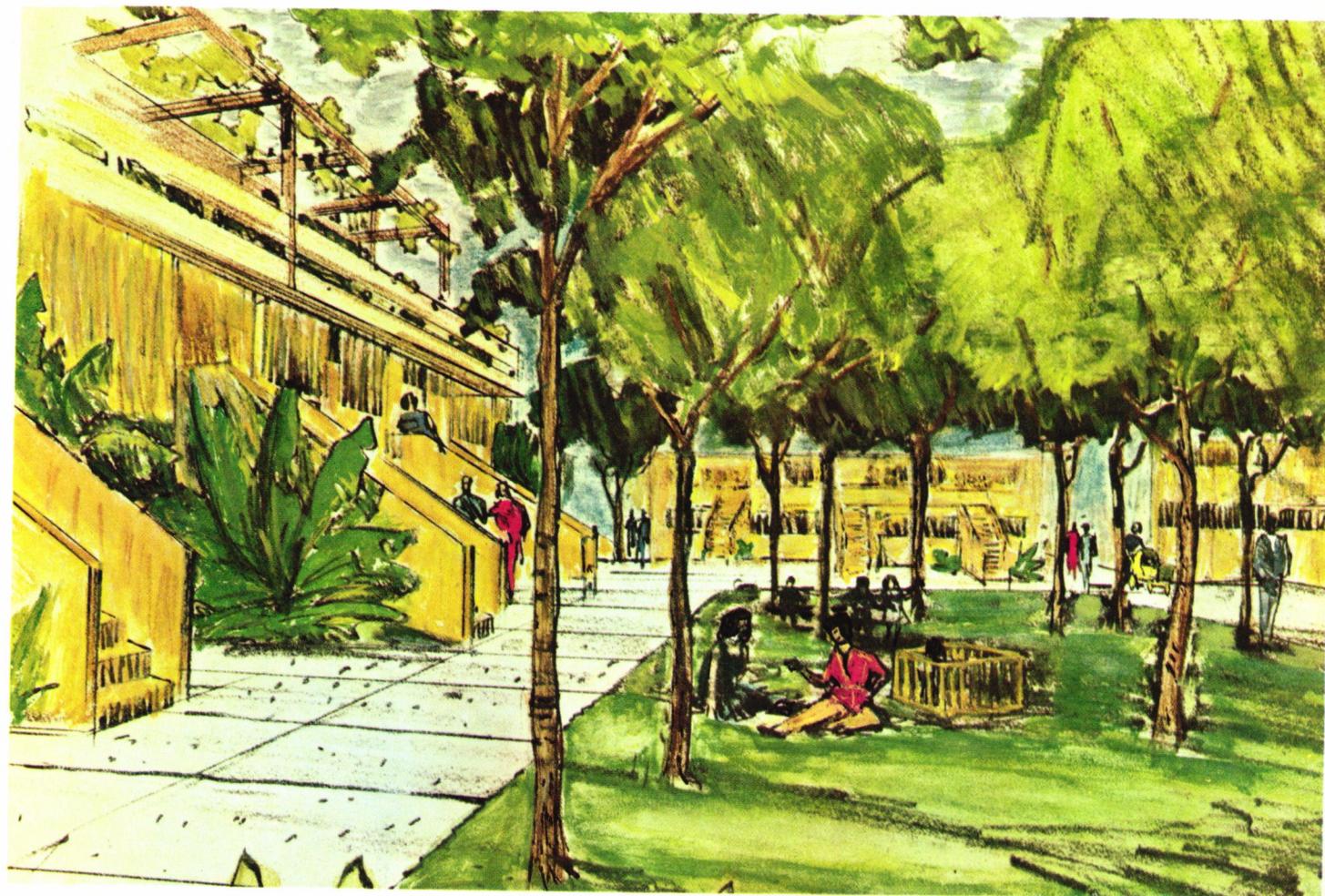


HONOLULU
REDEVELOPMENT
AGENCY

1967

ANNUAL REPORT



HT177
H6
A377
1967
COPY 3

MUNICIPAL REFERENCE & RECORDS CENTER
City & County of Honolulu
City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

FOREWORD

1967 was a year of progress for the Honolulu Redevelopment Agency and its renewal programs. Progress which began with the early January announcement of a developer for a multi-family housing complex in Kukui and continued through the November announcement of Honolulu's selection for a Model Cities Program in Kalihi-Palama and Waianae Coast districts. Because these events also point up a degree of transition in urban renewal emphasis—from pure and simple removal of physical blight to a broad approach encompassing community-wide sociological improvements—their significance is much greater than just 1967's opening scene and third act curtain.

In addition to reviewing the material progress of 1967, the following report explores this trend and some of the less tangible—and thus often overlooked—opportunities which renewal programs offer for progress in achieving high community goals.

HT177
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TARGET:
BETTER LIVING

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City Hall Annex, 558 S. King Street
Honolulu, Hawaii 96813

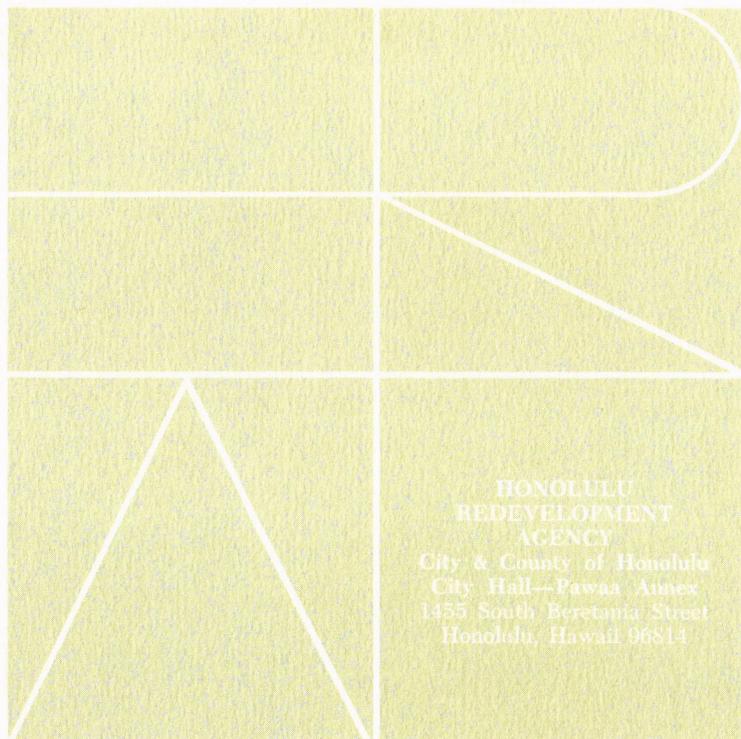


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Preparation of this report was financed in part through a Federal loan and grant from the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended.



HONORABLE NEAL S. BLAISDELL, MAYOR
AND MEMBERS OF THE CITY COUNCIL
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

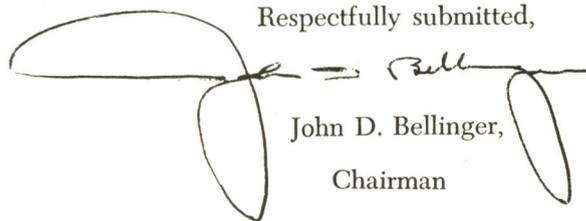
The Members of the Honolulu Redevelopment Agency submit herewith their report for the year ending December 31, 1967.

For Honolulu and the Agency, 1967 was a year manifesting encouraging increases in the active participation of private citizen and developer alike, with resultant material gain in urban renewal progress. Kewalo-Lunalilo brought a partial answer to critical needs for moderate-income housing and highlighted a successful pooling of public and private resources. Kapahulu landowners launched their rehabilitation efforts. Relocation and acquisition moved steadily forward in Kauluwela, as did land disposal in Kukui.

On the horizon are requests for redevelopment projects in the Central Business District and the Civic Center; an auxiliary redevelopment project in Halawa; a concerted effort to halt the creeping shabbiness in Waikiki; and a Model Cities Program that presents a challenge to meet urban problems with imaginative new methods primed by the lessons of experience.

HRA Members and staff gratefully acknowledge the support, understanding and cooperation tendered by our city's Administration and the many dedicated citizen organizations. For in the final analysis, it is this community pride and spirit which enabled us to progress in 1967 and in which rests the hope of attaining our high community goals for tomorrow.

Respectfully submitted,



John D. Bellinger,
Chairman

AGENCY MEMBERS



STANLEY N. BURDEN

HUNG LEONG CHING, *Vice-Chairman*

PAUL M. KURATA

JOHN D. BELLINGER, *Chairman*



JOE LUNASCO



FRANK M. MENDOZA, JR.

ADMINISTRATION

LEE MAICE, *Manager*

DANIEL D. S. MOON, *Deputy Manager*

CITY COUNCIL MEMBERS

HERMAN G. P. LEMKE, *Chairman*

CLESSION Y. CHIKASUYE

EUGENE F. KENNEDY

FRANK F. FASI

GEORGE KOGA

KEKOA D. KAAPU

YOSHIRO NAKAMURA

BEN F. KAITO

MATSUO TAKABUKI

PROJECTS FOR BETTER LIVING

KUKUI PROJECT, 75 acres.

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

Status: In Execution

Estimated Total Gross Project Cost: \$27.4 million

KAULUWELA PROJECT, 29.9 acres.

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

Status: In Execution

Estimated Total Gross Project Cost: \$6.6 million

KAPAHULU-PAKI PROJECT, 43.3 acres.

Bounded by Hollinger Street, Mid-block between Esther and Duval Streets, Campbell Avenue, and mid-block between Makini, Kaunaoa Streets and Leahi Avenue.

Status: In Execution

Estimated Total Gross Project Cost: \$4.5 million

KAPAHULU-HINANO PROJECT, 107.5 acres.

Bounded by Alohea, Wauke and McCorriston Streets, Monsarrat and Leahi Avenues, Mid-block between Makini and Kaunaoa Streets, Campbell Avenue, and mid-block between Esther and Francis Streets.

Status: In Execution

Estimated Total Gross Project Cost: \$11.4 million

KAPAHULU-HOOLULU PROJECT, 126.9 acres.

Bounded by Olu Street, 6th Avenue, Alohea Avenue, Francis Street, Kapahulu Avenue, Esther and Duval Streets, Leahi and Campbell Avenues, Date Street, Palani Street and Lukepane Avenue.

Status: In Preliminary Planning

Preliminary Cost Estimate: \$17 million

QUEEN LILIUOKALANI PROJECT, 89 acres.

Bounded by Kalakaua, Kaiulani and Kapahulu Avenues and Ala Wai Boulevard.

Status: In preliminary Planning

Estimated Gross Cost: \$106 million

KIWILA WAENA (Civic Center), 155.2 acres

Status: In preliminary Planning

Estimated Gross Cost: \$104 million

CENTRAL BUSINESS DISTRICT, Estimated 30 acres.

Status: In Preliminary Planning

Estimated Gross Cost: \$50 million

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

Completed

Estimated Total Gross Project Cost: \$177,000

AALA TRIANGLE PROJECT, 4.1 acres.

Completed

Estimated Total Gross Project Cost: \$2.4 million

QUEEN EMMA PROJECT, 73.8 acres.

Completed

Total Gross Project Cost: \$11.4 million

KALIHI TRIANGLE PROJECT, 8.5 acres

Completed

Project Cost: No cost to Agency except technical staff assistance

KOKEA PROJECT, 3.7 acres

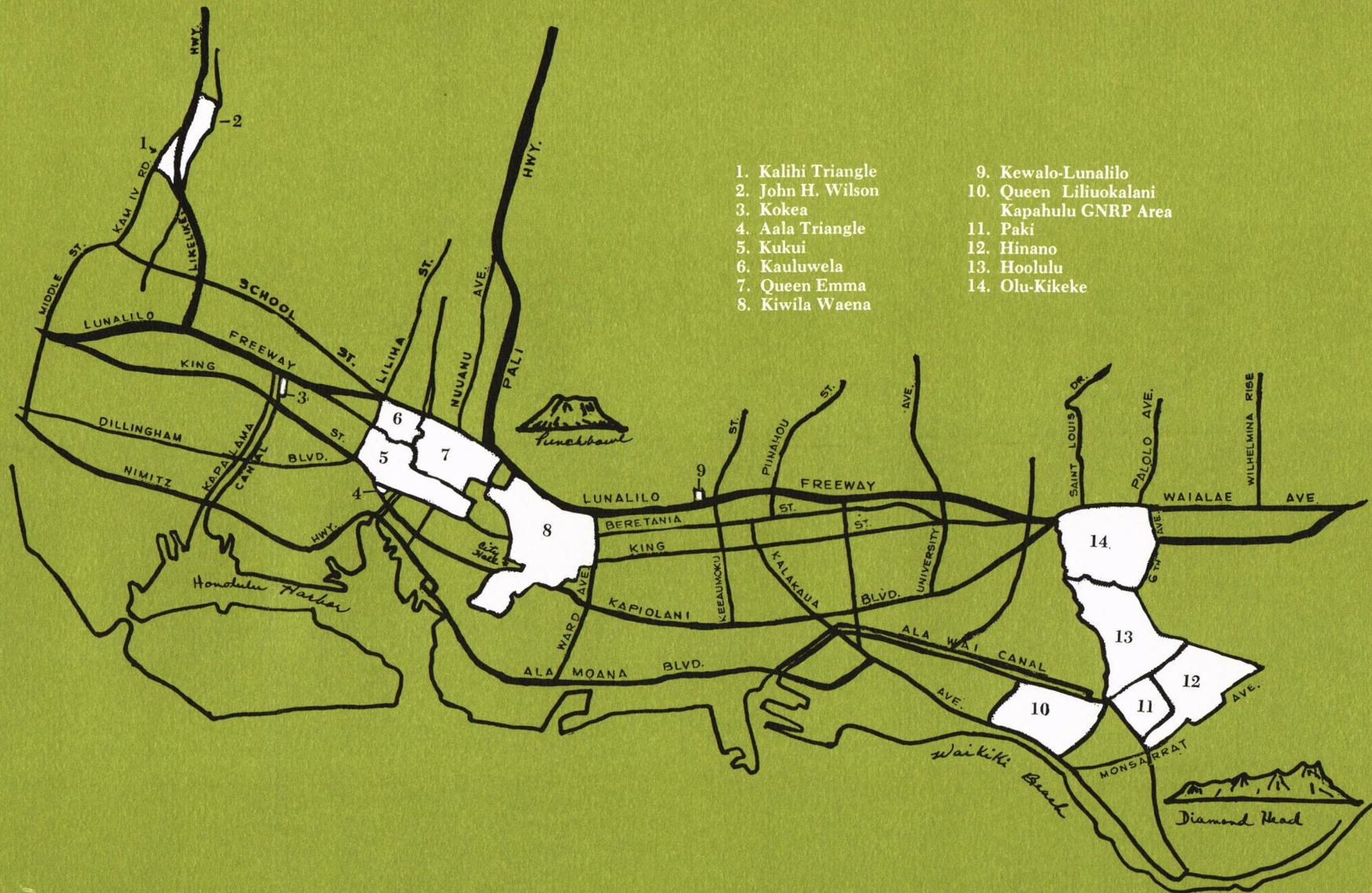
Completed

Project Cost: No cost to Agency except technical staff assistance

MAYOR JOHN H. WILSON PROJECT, 29.9 acres.

Completed

Net Project Profit: \$176,012



- | | |
|--------------------|------------------------|
| 1. Kalihi Triangle | 9. Kewalo-Lunalilo |
| 2. John H. Wilson | 10. Queen Liliuokalani |
| 3. Kokea | Kapahulu GNRP Area |
| 4. Aala Triangle | 11. Paki |
| 5. Kukui | 12. Hinano |
| 6. Kauluwela | 13. Hoolulu |
| 7. Queen Emma | 14. Olu-Kikeke |
| 8. Kiwila Waena | |

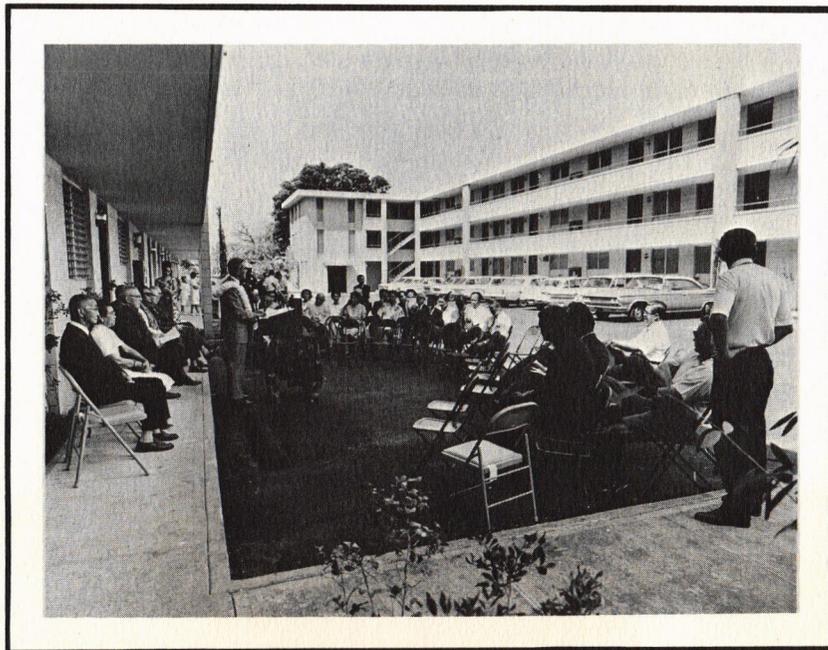
URBAN RENEWAL PROJECTS, CITY OF HONOLULU

1967 PROGRESS FOR BETTER LIVING PROJECTS IN EXECUTION

KEWALO-LUNALILO AUXILIARY REDEVELOPMENT PROJECT

Early this year, there were an additional thirty-eight two-bedroom apartments renting for a modest \$100 per month available to those families relocating from Kauluwela and other government sponsored activities. A family of two whose income does not exceed \$7,600 is eligible for occupancy, as is a family of three or more whose income is less than \$8,700 annually. Conveniently located near town, the building is casually integrated with the neighborhood's existing environment.

Lionel Wong, owner-developer of Kewalo-Lunalilo Apartments, has provided—in concurrence with HRA approved plans—every economically feasible convenience and amenity from all-electric kitchens to ample parking and landscaping. That the units were ready for occupancy in just two years from conception to completion is both a tribute to cooperation between public agency and private enterprise, and an outstanding measure of success in providing one answer to critical relocation and moderate-income housing demands.



Kewalo-Lunalilo Dedication Ceremony.

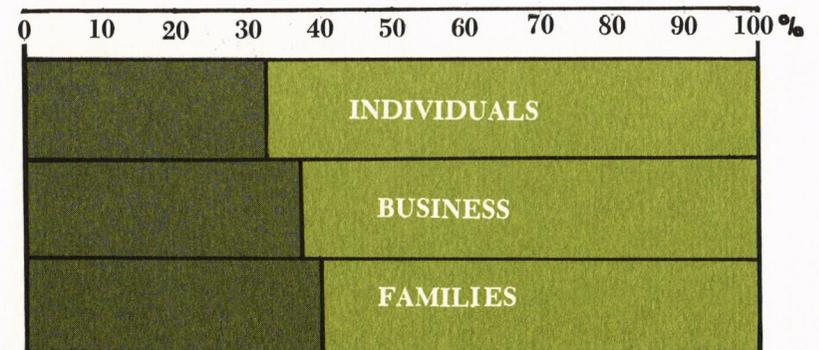
KAULUWELA REDEVELOPMENT PROJECT

Kauluwela project area is small compared to Kukui, but for its 201 single individuals, 199 families and 50 businesses, the prospects of moving from the familiar neighborhood are just as emotion-packed as they were for those in the larger ones. And move they must, because most of the structures there are little more than shacks which have out-lived their usefulness for providing even the rudiments of shelter, much less comfort.

During the past eighteen months, quietly and without fanfare, but with the help and understanding of the Site Relocation Staff, 39.7 per cent or eighty-eight families moved to other parts of the city along with 32.8 per cent or seventy-six individuals and 37.5 per cent or nineteen of the businesses.

Hopefully, those who desire may be able to return before too long. A good portion of Kauluwela's thirty acres has been planned for residential use. Public meetings have been held since October to discuss plans presented by the Hawaii Council for Housing Action, a non-profit organization, who is negotiating with HRA to construct 221(D) (3) housing units. Incorporated in their plans are: senior citizen housekeeping units; cooperative housing for families with annual incomes between \$6,000 and \$12,000; and mixed income housing for low and moderate income families under the rent supplement program.

Acquisition of land is all but complete now, and if all goes according to schedule, there will hardly be time for the dust of demolition to settle before rebuilding in Kauluwela begins.



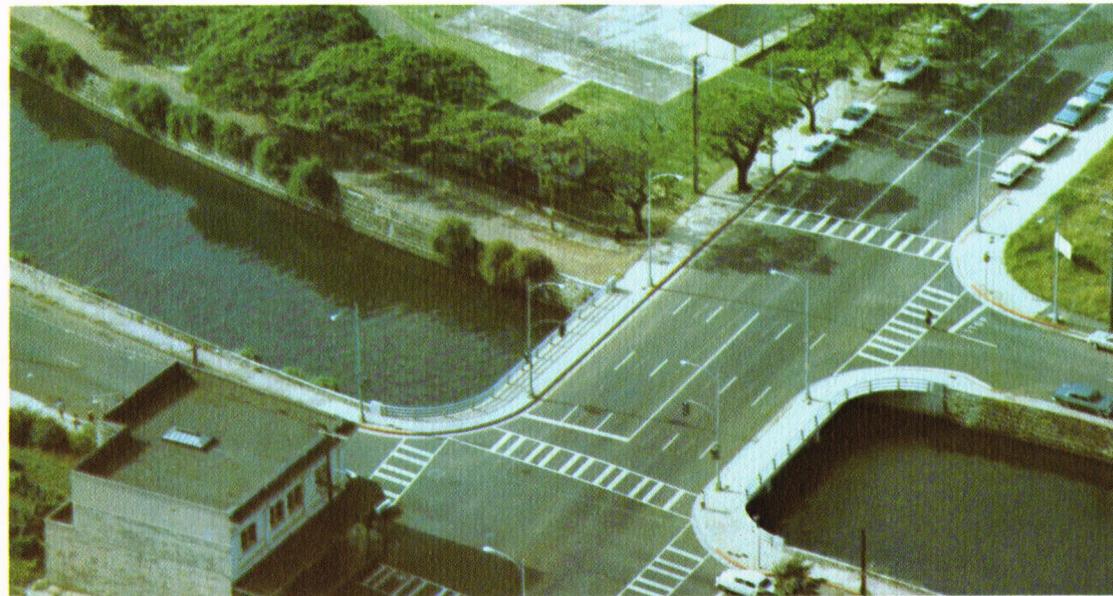
Relocation progress in Kauluwela as of 12/31/67

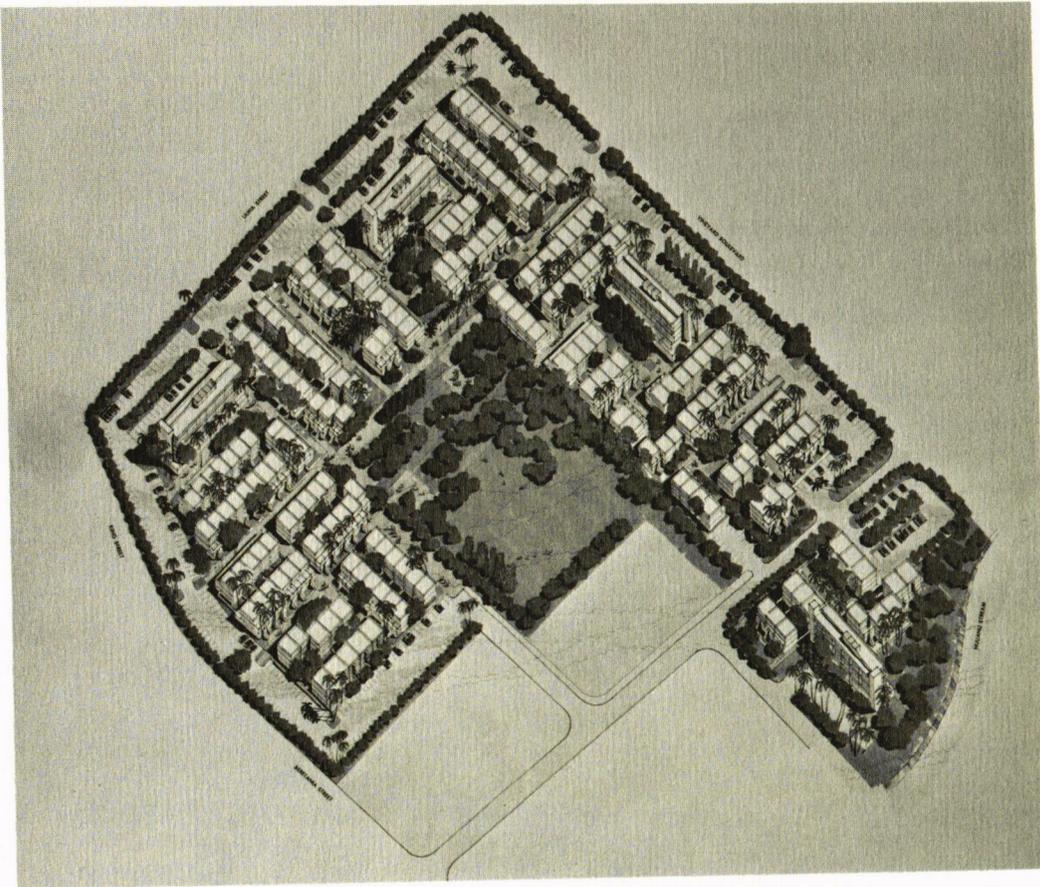
KUKUI REDEVELOPMENT PROJECT

The most obvious physical accomplishments in Kukui were completion of a wider and safer Beretania Street Bridge; widening of Beretania Street to King Street; and the Nuuanu Street widening. The significant activity however, took place in the offices and conference rooms of architects, contractors, planners, developers, financial institutions and all the others who are involved in first conceiving and then executing a design for restoring a former slum district to a productive and attractive, well-balanced neighborhood of homes, businesses and institutions.

As a result of this effort, approximately one-third of Kukui's seventy-five acres have been sold; plans for ten parcels ranging in size from a few thousand square feet to almost twenty acres have been approved; and three of the ten should see construction finished by the end of 1968.

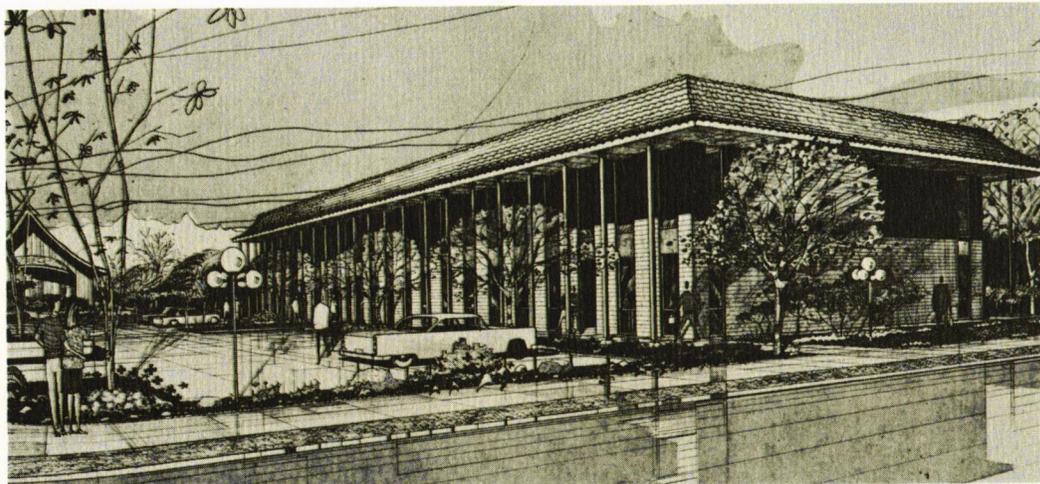
A proposal to sell the 4.5 acre 'block G' (bounded by Beretania, Kukui, Fort and Nuuanu) to the City for a parking garage and possibly the eventual development of a mass transit terminal has been approved by the City Council. Preliminary plans call for use of the ground floor for shops and stores and the next few floors for parking and possibly a later sale of air rights for offices or apartments.



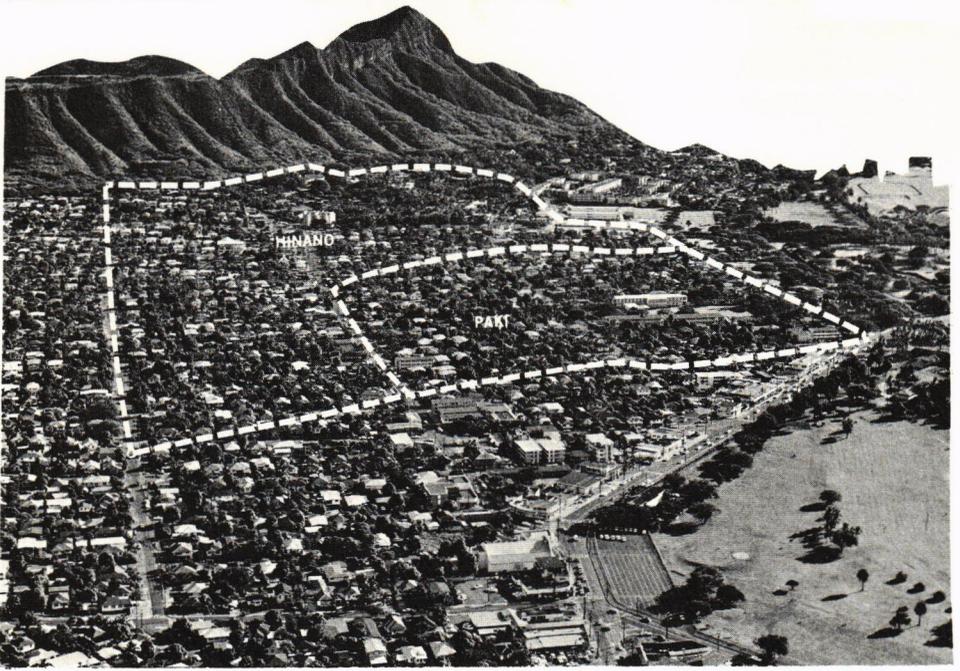


Admittedly, the reconstruction pace in Kukui has often been less than breathtaking. However, preparatory problems have, for the most part, been ironed out. Negotiations with developers of the proposed Pacific Cultural and Trade Plaza for the purchase of blocks E & F are nearing culmination. This, the first 'planned unit' redevelopment project is one of the few in the entire nation and promises to grow into a strong and healthy community where people can work, live, shop and follow cultural pursuits. In addition, the Cultural Plaza has important potential as a visitor destination area in the heart of downtown Honolulu.

Delays early in the project notwithstanding, progress in Kukui during 1967 has been sure and steady.



Hawaii Tuberculosis & Health Association Building now under construction.



KAPAHULU GENERAL NEIGHBORHOOD RENEWAL PLAN

Action was the watchword in Kapahulu this year.

At the late February Kick-Off Ceremony officially launching the Paki and Hinano Rehabilitation projects, predictions were: "Progress is about to come out from behind the paperwork." And come out it did. HRA Rehabilitation Specialists were solidly booked for inspections right from the start and the enthusiasm didn't stop with "let's see what needs to be done."

During the first six months, improvements were completed by five property owners and work was begun on twenty-five more, including several 'do-it-yourself' projects. Cost to those property owners who completed repairs ranged from \$1,800 to \$3900 for very substantial demonstrations in support of the neighborhood rehabilitation program.





That progress has exploded from behind the paperwork is a tribute to those ambitious people who completed their individual projects and to those in the various preparatory stages. It is also a graphic and dramatic preview of events to come. For it proves rehabilitation-conservation programs do work. That communities and government agencies *can* work together to realize the goals of better homes and more attractive neighborhoods which can provide opportunities for growth physically, materially and in the end, the most important way, socially.

1967 PROGRESS FOR BETTER LIVING PROJECTS IN PRE-PLANNING

QUEEN LILIUOKALANI PROJECT (WAIKIKI)

The proposed combination clearance-redevelopment/rehabilitation-conservation project involving Hawaii's primary visitor destination center consists of approximately 89.8 acres and is expected to cost in excess of \$100 million over a ten year period.

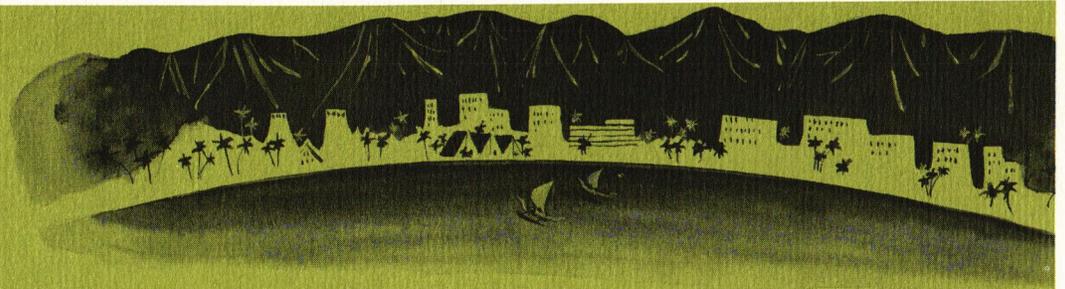
In addition to the surveys and studies normally conducted prior to formulating detailed project plans, a feasibility survey relating to the various types of leases and possible resultant acquisition problems was deemed necessary. The survey report indicated that problems in this area were not insurmountable despite much of the property being leasehold. In August, a Survey and Planning Application was submitted to the Federal Department of Housing and Urban Development (HUD) for their review and approval.

1967 will be remembered as the year in which positive action was initiated to halt the creeping shabbiness of one of Hawaii's economic bulwarks and of an internationally acclaimed vacation paradise: Waikiki.

KIWILA WAENA PROJECT (CIVIC CENTER)

Situated within the State Capitol and Honolulu Civic Center Complex, this project promises to be one of special interest. At the request of the State's Policy Committee on Civic Center Development, work was begun on the Survey and Planning Application in June, and submitted to the City Council in August. Before approving the application for \$745,100 in federal planning funds, the Council recommended a restudy be undertaken to consider adopting a new plan that would somewhat limit the scope of the project and insure full coordination with anticipated expansion of governmental facilities.

Because the area is a focal point of statewide activity and tradition, the need for action to correct contradictory land use and either replace or restore vintage and dilapidated structures is obvious. Proposed renewal treatment would be rehabilitation where-ever possible and clearance-redevelopment where deterioration was beyond repair.



Common signs of blight in the Queen Liliuokalani Project area.



CENTRAL BUSINESS DISTRICT

The need for urban renewal assistance in the rejuvenation and the enhancement of the Central Business District has been under consideration for some time. In September, the Agency received a formal request from the Downtown Improvement Association to initiate and file a survey and planning application with HUD for this downtown district adjacent to Aala Park.

Planning Department studies indicate that there is sufficient evidence of physical deterioration, obsolescence and environmental deficiencies to warrant renewal treatment. The project, while still in its earliest stages, would most certainly involve consideration of its distinctive historic and cultural aspects. Preparation of the requested survey and planning application is now in progress.

HALAWA AUXILIARY REDEVELOPMENT PROJECT

An estimated 1,000 families will be displaced by the proposed Honolulu Stadium and the H-1 Federal highway in the Halawa area. As the Agency is responsible for the relocation of persons displaced by government acquisition, it has been studying the feasibility of an auxiliary redevelopment project similar in nature to the recently completed Kewalo-Lunalilo Project and the Kokea Project completed in 1962.

The site is an 8.5 acre parcel, formerly designated military reservation and now privately owned, in Halawa. Preliminary plans call for HRA and a private developer to build a maximum of 250 units for moderate income people who will be displaced. Cost of land and improvements and layout schemes are now being reviewed.

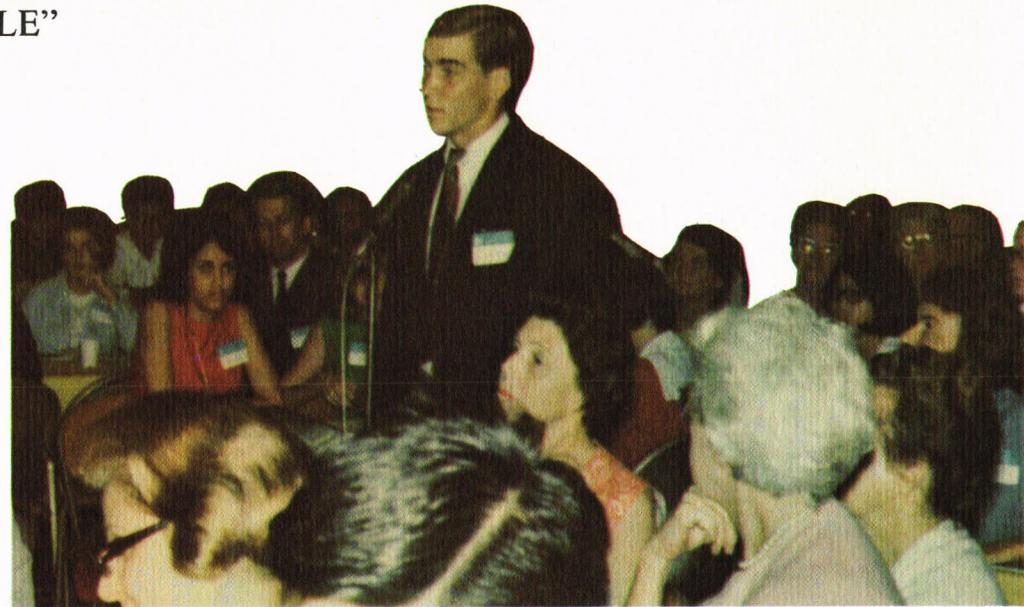
Other plans for the area include a convenience shopping center; a public park; and additional low and moderate rent replacement units proposed by the Hawaii Housing Authority and the Hawaii Council for Housing Action.

CITIZEN PARTICIPATION MEANS "INVOLVED PEOPLE"

Fortunately, Honolulu can point with pride to many dedicated people and organizations who give freely of their time and energy. People who want to help build and preserve the good life, not for themselves alone, but for the shopkeeper down the street and the families across town whom they may never meet. In short, people who do not hesitate to become involved.

In addition to HRA's formal Citizen Advisory Committee, there are neighborhood associations which unite citizens at the 'grass-roots' level; community councils which embrace several smaller groups sharing a common interest; and city-wide groups. All render the invaluable service of two-way communication between government agencies and the public-at-large and in assisting to develop realistic yet high objectives and goals for Honolulu.

The very real, cohesive and enthusiastic contributions to urban renewal from pre-planning through execution which are made by these and other actively involved citizens and community leaders are sincerely appreciated, as is their advice, approval and cooperation. The organizations listed below are but a few of many deserving both recognition and acclaim.



MAYOR'S URBAN RENEWAL ADVISORY COUNCIL
MAYOR'S COMMUNITY RENEWAL PROGRAM
ADVISORY COMMITTEE
KAPAHULU COMMUNITY ASSOCIATION
PLANNING COMMITTEE FOR KAPAHULU GNRP
PAKI PROJECT CITIZENS COORDINATING COMMITTEE
HINANO PROJECT CITIZENS COORDINATING COMMITTEE
KALIHI-PALAMA COMMUNITY COUNCIL
CITY PLANNING COMMISSION
THE OUTDOOR CIRCLE
OAHU DEVELOPMENT CONFERENCE
HONOLULU CHAMBER OF COMMERCE

CITIZEN'S ADVISORY COMMITTEE OF THE HONOLULU REDEVELOPMENT AGENCY

Dr. Harold Jambor, Chairman
University of Hawaii

Arthur Akinaka (Appointed October 1967)
Oahu Development Council, Member, Model Cities Advisory Board,
Kalihi-Palama Community Council

Mrs. Harlan F. Benner
Mayor's Urban Renewal Advisory Council

Jack Benson (Retired October 1967)
HRA Public Relations

Paul Chopard
Ex-Housing Manager

Alan J. Delpech (Retired October 1967)
Oahu Development Conference

Mrs. Evelyn Freeth (Appointed October 1967)
Member, Alvisory Board, Public Welfare Division
Department of Social Services

Mrs. Ruby Hargrave (Appointed October 1967)
Honolulu Council of Social Agencies, Coordinator, Aiea Community
Action Program and Member, Community Renewal Program

Miss Leatrice Lee (Retired October 1967)
Department of Social Services

John H. McAuliffe, Jr. (Appointed October 1967)
Department of Transportation

Mrs. A. Q. McElrath (Appointed October 1967)
Social Worker, ILWU

Raymond B. Milici (Appointed October 1967)
Board Member, Department of Planning and Economic Development

Mrs. Elaine Mullaney (Retired October 1967)
Waikiki School PTA

Edward K. Ochiai (Retired October 1967)
Department of Transportation

The Reverend Ted Ogoshi (Appointed November 1967)
Hawaii Council of Churches

Wallace Okamura (Appointed October 1967)
Department of Education

Peter Sakai (Retired October 1967)
Department of Health

Constantine Samson (Retired October 1967)
ILWU

Edwin Sato (Retired October 1967)
Hawaii Housing Authority

O. C. Soares
Urban Renewal Coordinator's Office

Karl Steinwascher
Hawaiian Electric Co., Inc.

Robert Takamori
Former Kukui Land Owner

Frank Thatcher, Jr.
Chamber of Commerce of Honolulu

Lionel Tokioka
Hawaii Savings & Loan League

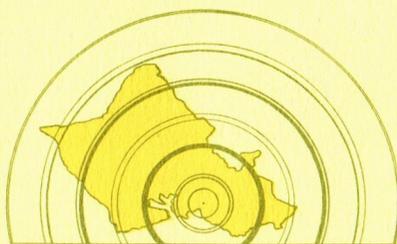
Henry Tsuyemura
Kalihi-Palama Community Council

Henry Tubbs
Kapahulu Community Association

Francis Y. Wong
Home Builders Association of Hawaii

Theodore Kwock-Tai Wong (Appointed October 1967)
Liberty Bank Executive, representing Department of
Social Services, Hawaii Housing Authority

George Y. Zane (Appointed October 1967)
Department of Health



employment opportunities: a RENEWAL BONUS

Honolulu's well-being depends on jobs and income derived from jobs. Because of this fact, a major HRA target which is rarely discussed in public or neighborhood meetings is the provision of greater job opportunities. Citizens, faced with the more pressing issues of the moment—such as rehousing families, re-establishing small businesses and of getting enough funds to start and carry through specific projects—seldom focus on this important side effect.

To create and maintain employment requires the application of capital, preferably private, enhanced on occasion by public job producing activities. It follows that suitable environments with favorable operating conditions for these pursuits would be necessary. By its very nature, renewal stimulates construction, commerce, industry and the creation of many types of employment.

...WITH REDEVELOPMENT PROGRAMS

To illustrate, construction in Queen Emma totaled some \$14 million. That meant people working in every trade and level from bricklayers and carpenters to corporate officers. And, it meant supplies and products, predominately Hawaii-made, from paper-clips to pipeline. Now that it is finished, it still offers employment to people of various skills to operate the new stores and supply services to the new residents.

Although on a somewhat lesser scale, and on a more temporary basis—in so far as construction is concerned—the building of new housing units at Kokea, and Kewalo-Lunalilo and the clearance-redevelopment of Kalihi Triangle and Mayor Wilson Homes cannot be ignored as sources of employment.

Publicly financed clearance of Aala Triangle, Kukui and eventually Kauluwela has, and will continue to, put thousands of dollars into the pay envelopes and budgets of scores of Honolulu wage-earners.

Over the past three years alone, contracts for engineering services, survey work, title services and site-preparation have been let which poured another almost \$2 million into Honolulu's economy. Such services are still in demand as rebuilding continues.

For the most part, redevelopment in Kukui and Kauluwela will be accomplished by private enterprise. Here again, the dollar values of proposed projects soar into figures which tax the imagination beyond meaning for most of us. However, if we translate all those zeros into men and women working and dollars earned over a period of from two to five years and longer, it becomes more personal. Literally hundreds of jobs will need to be filled, from pile-driver operators to painters and from secretaries and time-keepers to loan officers. When completed, retail clerks and waitresses, accountants and service operators are but a small sampling of who will be needed to turn the wheels of commerce in the new stores and office buildings and to service the new residential neighborhoods which will be a part of Kukui and Kauluwela.

...WITH THE BUSINESS COMMUNITY

While an opportunity for a decent home and a suitable environment for every American family is a prime objective of urban renewal, accomplishment entails more than just building better housing. Commerce and industry both large and small are equally important. To make the most of the good life encouraged by improved housing, goods and services must be produced and buying power must be available. By assembling sufficient land area in proper orientation to transportation facilities, labor force and marketing centers, sections appropriate for business and/or industry are aided in their development as a direct result of urban renewal. Another aspect which is seldom considered is a very real incentive for satisfied employees and better production: the safer, more healthy working conditions which new or rehabilitated stores, offices, factories and such, offer to workers.



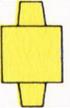
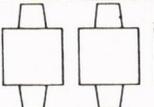
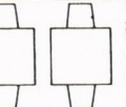
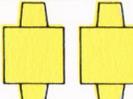
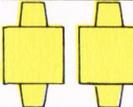
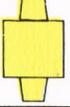
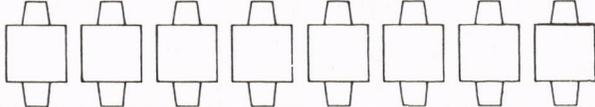
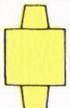
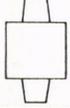
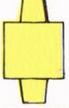
In the decade between 1954 and 1964, approximately 60 million government dollars were spent on Urban Renewal projects in addition to \$50 million in private building and renovating. Construction put in place in 1966 totaled a record \$343 million or five times the volume of 1950. Even with an uneasy money market, the figures continue to climb.

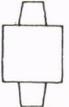
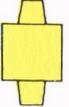
But what do the figures mean to employment and sales? In a six month period in 1967, an average of 18,580 people were working in contract construction compared with 17,600 in 1965; wholesale figures reached \$422.5 million compared with \$470 million in all of 1965; and retail sales for the same 1967 six-month period were \$649.8 million and promise to surpass the fantastic \$1.2 billion record of 1965.

How much of the general prosperity and obvious buying power reflected in the figures above can be attributed solely to urban renewal? A look at the accompanying chart offers graphic proof that the impact of urban renewal on Honolulu's economy is both a forceful and stabilizing factor in giving all her citizens an opportunity for a cleaner, healthier and more affluent way of living.

Traffic movement, parking and room for expansion: prime considerations in selecting new sites for commercial development.

URBAN RENEWAL IN HONOLULU HAS CREATED SOME 7,075 MAN YEARS OF LABOR, i.e. JOBS THROUGH DIRECTLY-CAUSED CONSTRUCTION ALONE.¹

PROJECT	EST. CONSTRUCTION COSTS	MAN YEARS OF LABOR
JOHN H. WILSON ¹	\$2.4 million	243.  
QUEEN EMMA	\$16.3 million	1,629   
AALA TRIANGLE	\$1.2 million	120.8  
KOKEA	\$1.04 million	104.6  
KALIHI TRIANGLE	\$692,268	69.2  
KEWALO-LUNALILO	\$465,000	46.5 
KUKUI	\$40.2 million	4,018  
KAULUWELA	\$546,000 *	54.6 
KAPAHULU PAKI	\$2.23 million **	229.9  
HINANO	\$5.6 million ***	559.4   

KEY:
 = 500
 = 50
 = 10

¹Source: 1966 estimates of public and private construction converted to man years of labor utilizing the U.S. Bureau of Labor Standards statistics: One man-year in on-site and off-site functions per \$10,000 of construction contract costs.

* Estimated site improvements construction costs only.

** 265 parcels at an estimated average of \$3500 per parcel based upon inspections to date.

*** 677 parcels at an estimated average of \$3500 per parcel based upon inspections to date.



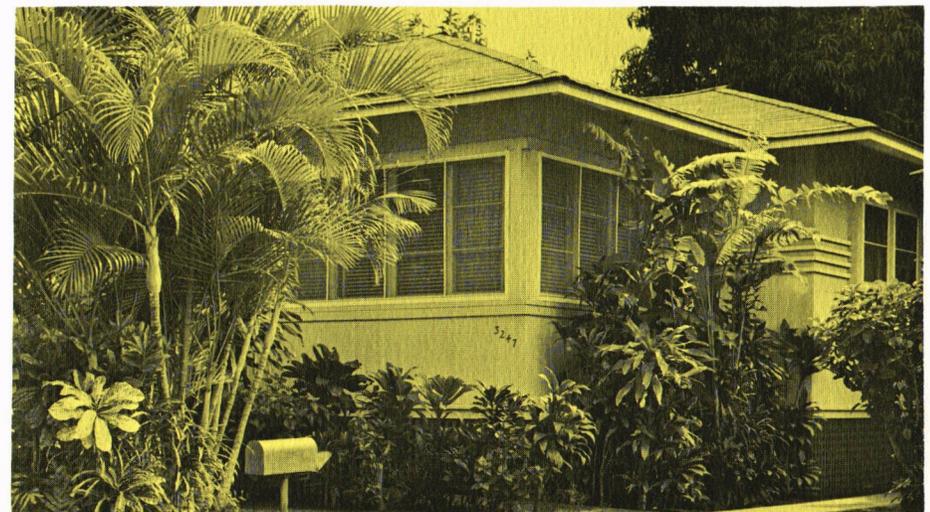
...WITH REHABILITATION-CONSERVATION

Rehabilitation presents yet another source of job opportunities, as well as increasing the housing supply and demand for home building and other structural products. With increased demand for supply comes an increased demand for the human element: men to produce and market the required materials.

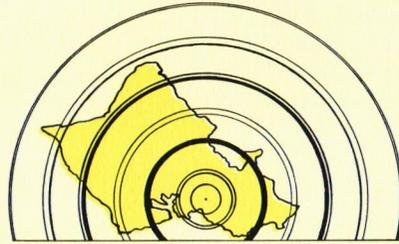
The first such program in Honolulu, in Kapahulu, is expected to require ten years for all work in the four-project, 400-acre area to be completed. In the first projects, Paki and Hinano, there are an estimated 361 dwelling units in Paki, and 944 dwelling units, 9 commercial buildings and 14 business establishments in Hinano. If only one man were employed in each unit that is to undergo corrective and/or improvement measures, it would represent 1378 separate jobs.

Such opportunities are unlimited in either scope or time. As programs begin elsewhere, more and more people will be needed to carry them through their various stages. And there will be need for conservation measures until such time as a totally indestructible building material replaces those we now know and favor.

Employment opportunities are indeed a renewal bonus . . . and ever increasing them is certainly a worthwhile and attainable renewal goal.



notes



WELL-BALANCED PROGRAMS: a renewal goal

The Agency, alert to the needs and problems of those affected by the changes which coincide with urban renewal, constantly strives for balance in programs directed toward eliminating blight and providing housing for all income levels; upgrading and modernizing commercial areas; and providing for the civic and cultural life of the community. In addition, it tries to be aware of possible weaknesses and to actively seek stronger community support in these areas.

BETTER LIVING MEANS CONSERVING AND EXPANDING THE HOUSING SUPPLY

Priority consideration is given to the development of housing expressly designed to meet the needs and pocket-books of moderate-income families. It seems almost inconceivable that a shortage of housing for this group exists. But it does.

A part of the reason lies in the fact that this is an income group whose numbers grow at a pace equalled only by Honolulu's spiraling economy. Another part is the limited amount of land area and therefore the premium which is placed upon that land which is available. Through urban renewal, it is both economically feasible and socially necessary to develop attractive housing, conveniently located, which is priced within the means an average family can afford.

However, in order to gain the needed support and attention of private resources and the community at large, and thus be successful in this field, it is imperative to know just who constitutes the so-called moderate-income group.

Using Federal Housing Administration guidelines, Honolulu's moderate-income families annually earn between \$5,000 for a single person household and \$12,300 for seven or more person households. According to private enterprise conducted marketing surveys and the State Department of Planning and Economic Development, families with an average annual income between \$5,000 and \$10,000 or more account for seventy-four and two-thirds per cent of the 141,200 households in metropolitan Honolulu. (More than one-half of those families earn in excess of \$7,000 per year.)

So the moderate income family is not part of a small minority. They are, in a very literal sense, the heart and soul of Honolulu and the mainstay of her economy.

Just about every family that most people know or could think of—with certain obvious exceptions—is a moderate-income family.

With the help of a few more statistics, it is possible to define the profile more sharply. Of a total work force of some 283,000 people, approximately 176,000 are employed in of three categories: retail trade, the service industries—including self-employed, and civil service.* While every individual employed in these occupations may not earn \$7,000 or \$8,000 a year, the fact that most Honolulu households have more than one income producer easily qualifies the majority for moderate-income status.

Every resident of Honolulu, regardless of his own particular degree of prosperity, is apt to come in contact with a member of these families everyday of his life, because they are the sales clerks, milkmen, grocers, service station operators, policemen, teachers, secretaries, waitresses, receptionists, office managers, bus drivers . . . the list is almost endless.

*Source: First National Bank, Economic Indicators: November 1967.

Despite phenomenal construction activity since 1960, not only are within-budget rental units scarce now, but Oahu housing need projections indicate that there will be a demand for 9,250 new housing units per year for the next several years. (Breakdown: 3,500 single-family units and 5,750 multi-family units.) These projections are based upon the anticipated creation of some 11,000 new jobs annually due to increased tourism and military activity. Primarily these jobs fall into moderate-pay brackets. It follows then that the ranks of the moderately affluent will also continue to swell. There was only a net gain of 8,650 housing units from September, 1965 to April 1967—far short of present needs. What will the situation be five years from now if there is now positive program designed to eliminate that shortage now?

Because of existing urban renewal laws, the Agency can help solve housing problems only for people who are to be displaced because of government construction and land needs. These are the people for whom Kokea and Kewalo-Lunalilo Apartments were built and the people to whom Kukui Gardens and the residential sections of Kauluwela will be dedicated.

HRA has also launched a continuing campaign to encourage active participation by private enterprise in joint Federal, local and private development of other moderately priced housing projects. Extensive investigations are being conducted to ascertain how the needs of relocating moderate-income families can best be served as well as where the tools such as Auxiliary Redevelopment Projects and FHA 221 (D) (3) financing can be put to work most effectively.

Legislative action is needed however, before HRA can extend these programs to include housing for those other than displacees regardless of how great the need may be.

HEALTH, EDUCATION AND SOCIAL SERVICES

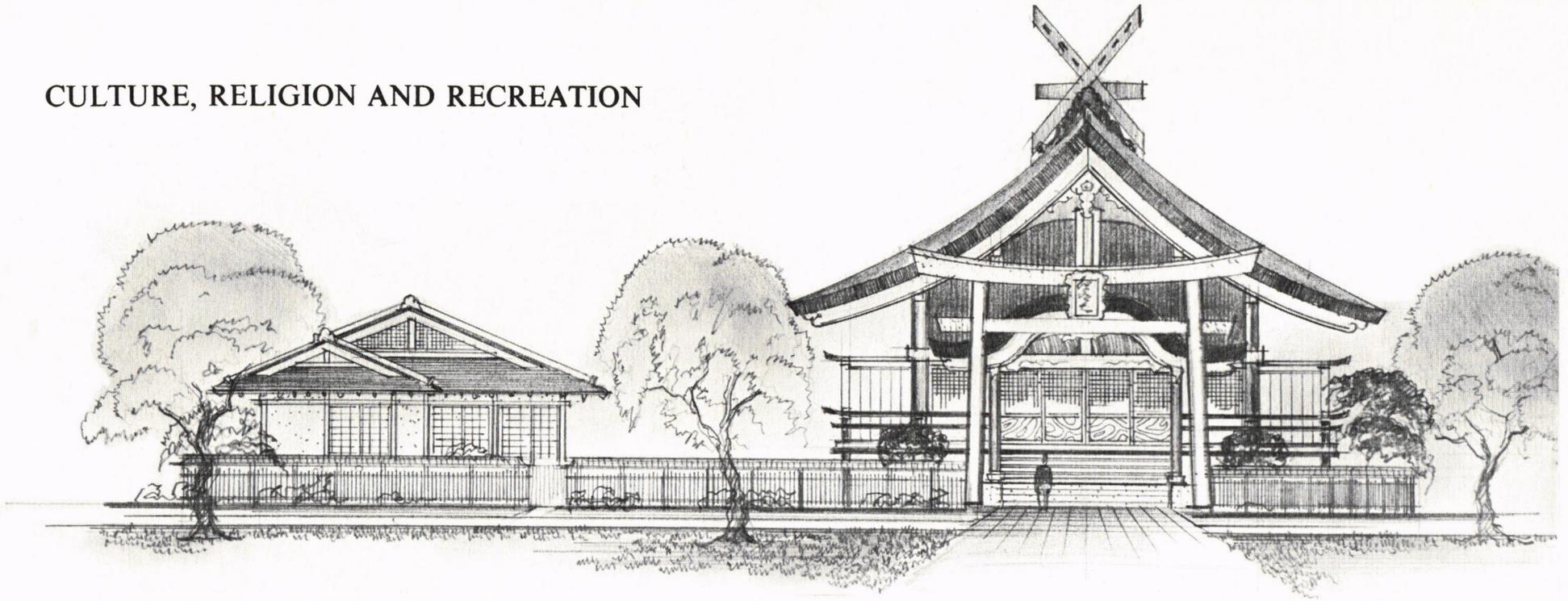
Attractively designed, within-budget housing is not the entire solution to providing better living conditions. It can provide little more than shelter if no thought is given to the physical and mental health of the men, women and children who will make their home there. This means adequate and up-to-date medical facilities; schools, libraries and vocational education facilities; neighborhood community centers; and the availability of professional help in solving family and other problems.

Again, HRA cannot create, build or maintain these requirements. However, renewal programs are dedicated to the best and highest use of land and community resources. Through directed renewal, these benefits accrue to the city and its people as a whole. The planning for, and ultimate provision of, these facilities and services is a product of flexible thinking and coordinated action between various community agencies—both public and private.

Kukui and Kauluwela, as projects now underway, offer exciting challenges to those planning and building the foundations for better living. Among the proposals specifically included to enhance this foundation are: a major Medical Plaza proposed in Kukui in addition to the professional buildings already located there; the Hawaii Tuberculosis and Health Association's new quarters now under construction; and the housing for elderly citizens which will have all the amenities necessary to permit comfortable, convenient living and social activities. In Kauluwela, there is already a new library, and improvements are to be made to the existing school and playground-park. All will compliment the new residential and commercial areas of these downtown locales.



CULTURE, RELIGION AND RECREATION



Finally, the well-balanced program calls for rejuvenation designed to fulfill the spiritual need for beauty and tranquility, a place in society and leisure-time activities. This does not mean that some remote being in an ivory tower mandates how the individual shall fill his needs, spend his time or guide his thoughts. The key word here, as in all areas of renewal, is *opportunity*.

The opportunity to worship in the manner of individual choice in buildings such as Kwan Yin Temple and Harris Memorial Church in Queen Emma, and the Izumo Taisha Kyo Mission to be rebuilt in Kukui which have been made safe from the hazards of fire and those wrought by time or neglect. Land area for restoration or rebuilding of religious institutions have been important parts of past renewal plans and space provisions continue to be included in present and future plans.

The opportunity to learn the cultures and traditions of other worlds and other times in Hawaiian history. Through encouraging the preservation and renovation of existing institutions and providing space for the rebuilding of those which may be beyond repair, well-planned renewal programs insure that the vibrant fabric of our heritage will be neither destroyed nor forgotten.

The opportunity to enjoy the serenity of lush green parks, open waterways and majestic mountains. Honolulu is rich in natural assets: Urban renewal is aimed at preserving these assets intact.

In Alala Triangle, where haphazard construction once crowded structure against structure—barring light, beauty and air—an attractively landscaped public park is being groomed. Parts of Kukui will also have quiet places where trees and flowers and grass offer welcome relief from concrete and stone. Toward realizing full benefit from a natural resource, imaginative plans for developing pedestrian promenades and recreational adventures along the banks of Nuuanu Stream are taking shape. Equally important, are the pains which are being taken to avoid nullifying the advantages of parks and malls by allowing cement to sprout from every other square inch of land. Potential building plans are carefully screened for open space provisions.



All told, the Agency's success in attaining yesterday's goal and in achieving tomorrow's aims rests in the challenge of well-balanced programs which pave the way for opportunity.

notes



STRONGER NEIGHBORHOODS: THEIR RESPONSIBILITY AND THEIR REWARDS

We have in Honolulu today, a challenge which should not be ignored. We have an unprecedented opportunity to begin again . . . to fashion strong, healthy neighborhoods in which to live and as a legacy for our children

This challenge cannot be met by government alone. It can, as HRA has done, eliminate the breeding grounds of serious social disorder by removing the worst of physical blight, and it can lend financial and technical support. However, urban renewal—or any other improvement program—can only breathe new life into a city when all of its segments are brought into the mainstream of community life to enjoy the rewards of self respect, respect for law and order, and respect for the property and well-being of fellow citizens. To accomplish this means a community consciousness of responsibility and involvement.

In order to strengthen, and repair where necessary, the social fabric of our neighborhoods, there must be involvement. Involvement of community leaders, of government and social agencies, and of neighborhoods themselves. Moreover, the neighborhoods self-determination must be matched by the assumption of neighborhood responsibility. It isn't enough to demand reform. The hard work element of the reform process must also be undertaken.

AN OUTSTANDING EXAMPLE of neighborhood responsibility and involvement in building a richly rewarding environment is the rehabilitation-conservation program now in full swing in Kapahulu.

Public discussion shaped much of the General Neighborhood Renewal Plan as the program is called. Stimulated by the Kapahulu Community Association, and encouraged by HRA, more and more Kapahulu residents came to not only accept, but to enthusiastically endorse, the idea of taking action before the blight and expense of correcting it multiplied. Highly effective in Kapahulu has been the active participation of citizens' committees organized on a block-by-block basis to serve as two-way communication channels between individual landowners and the government agencies involved.

ALTHOUGH property owners in Kapahulu are voluntarily responsible for their own property, public improvements such as sidewalks, curbs, utility system and street paving will be provided by the HRA at no cost to residents. Federal and local agencies also stand ready to help financially, with information and with consultation services in design, construction, repair and landscaping.

This is the kind of cooperation, grass-roots participation and assumption of responsibility that pays dividends in a continuing awareness of neighborhood attractiveness; improved community facilities and relationships; and protected property values. That these benefits were made possible by individual paint-smudged blisters and bank books will endow them with a personally satisfying sense of accomplishment, respect and pride.

In Kapahulu, the established is being rejuvenated. In newly redeveloped areas we face a different kind of task. Here the worn-out has been eliminated in order to rebuild from the bare earth. However, this approach in no way removes the need for involvement and responsibility. Indeed it offers residents the opportunity to paint bold strokes with a broad brush.

The area ewa of Nuuanu Stream in Kukui, Kukui Gardens, is on the threshold today. It will have all the elements necessary to produce a strong neighborhood which can be supplied by physical design and architecture. It will have all the support and assistance which public and social service agencies can provide. However, whether or not Kukui Gardens lives up to its full potential as a desirable place to live will ultimately depend upon one group alone:—Those who make their homes in the new residential complex.

Queen Emma Gardens and Wilson Homes began with the same advantages and opportunities. Today, both areas are successful, productive neighborhoods with a strong sense of unity and pride. In these districts, as it will in Kukui and Kauluwela, the opportunity is present for responsible self determination to improve individual living standards and to maintain an attractive community identity.

Another segment of Kukui which promises to be a strong cohesive community is the proposed cultural center. Again, the physical elements will be there: pleasant surroundings and carefully planned buildings designed to include consideration of social, cultural and economic needs.

THE CONSTANT SEARCH FOR NEW AND BETTER METHODS

Urban renewal constantly seeks the attainment of high returns on our goals. It is easy, but unnecessary to be complacent when with little or no additional effort, many more benefits may be attained. For example, there is an understandable insistence on rehabilitation rather than clearance, yet we should not shortchange ourselves when clearance is clearly indicated. By the same token, we must be prepared to explore every realistic new avenue which presents itself.

One such avenue is the Model Cities Program. This is a comprehensive approach to solving social, economic and physical problems in selected demonstration areas. Kalihi-Palama and the Waianae Coast have been designated areas in need of just such an approach. That Honolulu was selected for Federal aid in this type of overall program reflects a high degree of concern and cooperation on the part of all agencies—public and private—in preparing the application for a planning grant. This same concern and cooperation will be necessary to achieve success in strengthening and transforming these target areas into eye-pleasing, well-balanced neighborhoods.

This section opened with the premise that neighborhood self determination must be matched by responsibility and involvement. Proof that the theory is not only sound, but that it can produce remarkable results lies in the story of Waipahu, its beautification campaign and its community improvement program.

Waipahu, founded in 1897, is among the oldest of rural Oahu towns and for many years was economically dependent upon the sugar industry. But times and conditions change: So has Waipahu. It's no longer a sleepy plantation town, but a dynamic community enjoying a growth in population and prosperity that borders on the phenomenal.

Some time ago Waipahu community leaders formed the Waipahu Community Association in order to cope with common problems. Aided by their enthusiastic leadership, the people of Waipahu organized and carried out an extensive beautification campaign that included cleaning up vacant lots

and planting hundreds of trees and shrubs. Residents, speaking and working for themselves, demonstrated beyond doubt that *they cared* what kind of community they lived in and that positive enthusiasm was a key element in successful group efforts.

In August 1967, the Association sponsored a meeting attended by representatives of various neighborhood associations, schools, service clubs and social agencies to discuss how Waipahu could best plan and work together for a program of community improvement. At their invitation, an HRA staff member talked to the group about his specialities—citizen participation in planning, and how to effectively marshal government and community resources. A formal request for his continuing professional services followed soon after.

With HRA lending technical support and advice, an Ad Hoc Committee of the Association is now engaged in a thorough study and analysis of the historical, economical, sociological, political and educational background of the community in preparation for making definite recommendations as to how Waipahu citizens can logically and systematically work toward making their's a community to be proud of, and one that is second to none in Hawaii.

To our thinking, Waipahu has already achieved a large measure of its goal and is an inspiring example of a strong neighborhood enjoying both responsibility and reward. The Agency stands ready with encouragement and support to assist in any way possible all other Oahu communities and neighborhoods with similar goals and determination.

1967 ANNUAL REPORT—ALL PROJECTS

STATEMENT OF CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1967 AND CASH BALANCES AS OF DECEMBER 31, 1967

CASH RECEIPTS:

Cash Balance and Investments, 1/1/67	
Local Cash Grants-in-Aid	
Federal Grants	
Proceeds from Sales of Land	
Proceeds from Loan	
Transfer from PTLR or S&P Fund	
Real Property Tax Assessments	
Other Income and Receivables	
Return of Cash Local Grants-in-Aid	
Federal Advance	

TOTAL CASH BALANCE AND RECEIPTS
AVAILABLE FOR EXPENDITURES

CASH EXPENDITURES:

Adm. costs including Travel and Publication	
Office Furniture and Equipment	
Legal Services	
Survey and Planning	
Land Surveys and Appraisals	
Acquisition Expenses	
Temporary Operation of Acquired Property	
Relocation and Community Organization	
Site Clearance	
Site Improvements	
Disposal Costs	
Rehabilitation and Conservation	
Interest Expense	
Real Estate Purchases	
Project Inspection	

TOTAL PROJECT COSTS

Relocation Payments	
Rehabilitation Grants Payments	
Payment of Loan	
Accounts Payable	
Transfer to Kauluwela PE Fund	
Transfer to Paki PE Fund	
Transfer to Hinano PE Fund	
Transfer to Survey and Planning Fund	
Transfer to UR Coordinator Fund	

TOTAL CASH EXPENDITURES FOR THE YEAR

CASH BALANCE AND INVESTMENTS, 12/31/67

Kukui, Hawaii R-2		Paki Hawaii R-5
PE	PTLR	PE
\$1,776,176	\$ 556,870	\$ 531,573
		9,970
	175,755	
	931,900	
	13,650,000	1,510,000
546,800	(546,800)	
65,400	36,184	39,318
2,388,376	14,803,909	2,090,861
66,453		146,016
		3,472
		8,272
		31,943
		5
261,752		102,350
37,971		1,000
		5,381
461,148		
320,050		119,355
8,726		744
1,156,100		418,538
495		122
		9,000
	13,855,000	
51,903		(3,161)
1,208,498	13,855,000	424,499
\$1,179,878	\$ 948,909	\$1,666,362

Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Survey & Planning Fund	Urban Redevelopment Fund	Total
PE	PTLR	PE	S&P		Ineligibles & Local Projects	All Projects
\$2,930,699	\$	\$ 176,430	\$106,810	\$	\$1,344,556	\$ 7,423,114
315,925		235,000		31,500		592,395
	1,825,665					2,001,420
	2,800,000	1,240,000				931,900
		22,915	(22,915)			19,200,000
91,348	11,716	36,986			617,516	617,516
			(76,395)	(31,500)	51,273	332,225
				33,150	107,895	
						33,150
3,337,927	4,637,381	1,711,331	7,500	33,150	2,121,240	31,131,720
103,861		175,501			208,622	700,453
541		3,185			3,101	10,299
7,161		10,869		450	23,198	49,950
			4,000	31,500	43,000	74,500
17,594		18,703			4,500	8,500
(87,274)		5			8,186	76,426
					26,506	(60,758)
8,169						8,169
25,800		81,070			161,250	632,222
17,700					5,817	62,488
		5,474				10,855
167,877						629,025
2,149,551		608,599				3,197,555
		1,675				11,145
2,410,980		905,081	4,000	31,950	484,180	5,410,829
40,922						41,539
		3,000				12,000
	4,405,000					18,260,000
(13,974)		(69,671)	3,500	1,200	5,323	(24,880)
					327,555	327,555
					9,970	9,970
					235,000	235,000
					31,500	31,500
					159,475	159,475
2,437,928	4,405,000	838,410	7,500	33,150	1,253,003	24,462,988
\$ 900,044	\$ 232,381	\$ 872,921	\$	\$	\$ 868,237	\$ 6,668,732

1967 ANNUAL REPORT—ALL PROJECTS
STATEMENT OF ESTIMATED CASH RECEIPTS AND EXPENDITURES FOR THE YEAR 1968

	Kukui, Hawaii R-2		Paki, Hawaii R-5	
	PE	PTLR	PE	PTLR
ESTIMATED CASH RECEIPTS:				
Cash Balance and Investments, 1/1/68	\$1,179,878	\$ 948,909	\$1,666,362	\$
Local Cash Grants-in-Aid	167,680		66,065	
Federal Grants		1,512,880		
Proceeds from Sales of Land		2,153,900		
Proceeds from Loan and/or Transfer from PTLR Fund	917,970	9,009,311	477,435	1,510,000
Federal Advance				
Real Property Tax Assessments		25,000	44,998	
Other Income and Receivables	35,000			
ESTIMATED TOTAL CASH RECEIPTS	\$2,300,528	\$13,650,000	\$2,254,860	\$1,510,000
ESTIMATED CASH EXPENDITURES:				
Adm. costs including Travel and Publication	\$ 51,790	\$	\$ 211,640	\$
Office Furniture and Equipment			5,045	
Legal Services			27,460	
Survey and Planning				
Land Surveys and Appraisals				
Acquisition Expenses			50,940	
Temporary Operation of Acquired Property			6,410	
Relocation Costs			20,165	
Site Clearance	25,000		35,000	
Site Improvements	1,384,505		622,570	
Disposal Costs	146,040		10,860	
Rehabilitation and Conservation			104,120	
Interest Expense	351,945		42,400	
Real Estate Purchases	200,000		952,330	
Project Inspection	5,000		5,000	
TOTAL PROJECT COSTS	2,164,280		2,093,940	
Relocation Payments	125,000		54,720	
Rehabilitation Grants Payments			87,000	
Payment of Loan		13,650,000		1,510,000
Accounts Payable	11,248		19,200	
Transfer to Kukui PE Fund				
Transfer to Paki PE Fund				
Transfer to Hinano PE Fund				
Transfer to Survey and Planning Fund				
Transfer to UR Coordinator Fund				
ESTIMATED TOTAL CASH EXPENDITURES	\$2,300,528	\$13,650,000	\$2,254,860	\$1,510,000

Kauluwela, Hawaii R-7		Hinano, Hawaii R-9		Survey & Planning Fund	Urban Redevelopment Fund	Total
PE	PTLR	PE	PTLR		Ineligibles & Local Projects	All Projects
\$ 900,044	\$ 232,381	\$ 872,921	\$	\$	\$ 868,237	\$ 6,668,732
11,630		565,000		312,775		1,123,150
	528,400		1,431,600			3,472,880
	129,664					2,283,564
1,030,720	1,903,205	2,661,284	(146,285)	523,895		17,363,640
					1,615,800	523,895
20,000	6,350	17,810	200		90,828	1,615,800
						240,186
\$1,962,394	\$2,800,000	\$4,117,015	\$1,285,515	\$836,670	\$2,574,865	\$33,291,847
\$ 151,425	\$	\$ 259,855	\$	\$106,900	\$ 222,435	\$ 1,004,045
1,890		6,880		5,020	3,435	22,270
23,335		43,520		3,720	24,220	122,255
				256,190	237,625	493,815
				262,720	70,800	333,520
22,590		151,795			1,500	226,825
(14,175)		11,295			183,860	187,390
1,750		53,610		178,420	44,485	298,430
200,955		30,000			10,000	300,955
481,000		1,316,825			323,905	4,128,805
34,370		19,580			12,400	223,250
		170,420		15,000	16,195	305,735
84,795			45,515			524,655
718,700		1,831,955			15,000	3,717,985
7,500		9,500		8,700		35,700
1,714,135		3,905,235	45,515	836,670	1,165,860	11,925,635
218,570		76,750			18,500	493,540
		53,000				140,000
	2,800,000		1,240,000			19,200,000
29,689		82,030			63,030	205,197
					167,680	167,680
					66,065	66,065
					565,000	565,000
					312,775	312,775
					215,955	215,955
\$1,962,394	\$2,800,000	\$4,117,015	\$1,285,515	\$836,670	\$2,574,865	\$33,291,847

1967 INFORMATION PROGRAM

While the Agency seeks to meet with all organized groups, and invites their suggestions and comments, there remains a large segment of the public unallied with such organizations. So that all may have an intelligent voice in determining the direction of planning for the development of their community and environment, public hearings, general meetings and a continuing information program are a vital part of urban renewal.

The hearings and meetings are open forums where every individual is given a chance to speak up and be heard. The public information program uses all available media—daily newspapers, radio, television, periodic and regular bi-monthly newsletters, booklets, graphic presentations and bus tours.

During 1967, more than seventy-five articles, photographs, editorials opinions and comprehensive news reporting appeared in general circulation newspapers. In the last two weeks of January alone, approximately 536 column inches (27 separate stories) were devoted to renewal programs. Following the announcement of Honolulu's selection as a participant in the Model Cities approach to curbing urban problems, the press again served as an invaluable means of conveying, and clarifying, proposals both to those affected by this bold new concept and to the community at large.

The Home Builders Association included 1500 copies of a special HRA Rehabilitation Workshops Report in their January issue of Builders Report Pacific and the September issue of that publication contained a capsule summary of HRA activity to date. The Association also continued to demonstrate their concern for, and cooperation with, Kapa-

hulu's program by donating 6000 complimentary Home Show tickets to project residents. The HRA booth there explained the current market for moderate-income housing; how the Agency is attempting to alleviate the shortage of such housing; and the need to preserve the existing housing supply. The pentagon-shaped display, featuring color photography, three-dimensional illustrations, charts and maps was also on view during the 1967 Conference of Mayors held in June.

In January, an urban renewal workshop for Kalihi-Palama residents was sponsored by the Kalihi-Palama Community Council and the Urban Renewal Coordinator in which Agency staff were active participants. Other highlights of the year included the Mayor's Urban Renewal Workshop and the 11th Annual Urban Renewal Conference.

There were public ceremonies in Kapahulu—celebrating the kick-off of physical improvements in Paki and Hinano; dedication of the new bridge across Nuuanu Stream in Kukui and of the 38-unit Kewalo-Lunalilo Auxiliary Housing Project; and groundbreaking ceremonies in Kukui by the Hawaii Housing Authority for their elderly housing project and for the Hawaii Tuberculosis and Health Association facility.

There is also now available a comprehensive information kit which contains booklets covering the broad spectrum of renewal activity completed and underway and which answers most of the commonly asked questions regarding the technical machinery or urban renewal.

Publication issued during 1967 were as follows:

1966 ANNUAL REPORT, January 31, 1967

RENEWAL REPORT

Volume IV, No. 1—Jan.-Feb. 1967

Volume IV, No. 2—Mar.-Apr. 1967

Volume IV, No. 3—May-June 1967

Volume IV, No. 4—July-Aug. 1967

Volume IV, No. 5—Sept.-Oct. 1967

Volume IV, No. 6—Nov.-Dec. 1967

GENERAL INFORMATION KIT (which included the following publications):

FROM BLIGHT TO BEAUTY—1950 TO 1967

HONOLULU DEVELOPMENT AGENCY COMMUNITY RELATIONS PROGRAM

URBAN RENEWAL MAKES SENSE . . . AND DOLLARS

WHO'S WHO IN URBAN RENEWAL

MACHINERY FOR PROGRESS

SOME ANSWERS ABOUT URBAN RENEWAL

WHERE DO THE PEOPLE GO?

THE REHABILITATION-CONSERVATION PROGRAM

SOUVENIR PROGRAM AND STORY OF KAPAHULU—
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URBAN RENEWAL IN HONOLULU 1950-1967

REDEVELOPMENT AND HOUSING RESEARCH
SUPPLEMENTS TO No. 26, July 1966:

SUPPLEMENTAL RESEARCH NOTES

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