



Hawaii Conference of the United Church of Christ

TELEPHONE 537-9516

2103 NUUANU AVENUE

HONOLULU, HAWAII 96817

3 January 1975

Dear Brothers and Sisters in Christ:

The purpose of this letter is to inform all the churches associated with the Conference what we are doing and planning to do with the Mission Memorial grounds at 2103 Nuuanu Avenue in Honolulu.

This 5-acre parcel of land formerly was owned by Iolani School. It was purchased by the Hawaiian Evangelical Association of Congregational Christian Churches (HEA) for \$190,000 in 1951 after the HEA lost its headquarters site on King Street by eminent domain proceedings started by the City of Honolulu. The former Iolani School buildings were used as Conference headquarters from 1949 to 1960. The present Headquarters buildings were built in 1959-60, and the offices occupied by the staff in February, 1960.

Later in 1960 the Trustees started studying the question of what is proper stewardship of this property. Opening of the Pali Highway in 1962 made the old deteriorating buildings more conspicuous. However, these buildings were generating income to defray the expenses of operating and maintaining the headquarters buildings and grounds.

In 1964 bids were accepted for the construction of what is now the Craigsides, its purpose being both to fulfill a social need and to produce income for the Conference program. The Craigsides was completed in 1966, containing 48 apartments on 8 floors. In 1974 the Craigsides net income was a little over \$4,000 per month, and grants totalling about \$1,000 per month were given to certain residents. It is in this manner that assistance is given to individuals, including retired church workers and their widows.

In 1967 the Trustees engaged a planning engineer to master-plan the entire area. Consideration was first given to improving the old Iolani football field portion along Nuuanu Stream, and in 1969 bids were received to do this. For various reasons they were not acceptable and all were rejected. Later, consideration was given to subdividing the property and improving by increments the lots formed by subdividing. This did not prove feasible because of subdividing difficulties and also because of a change in general economic conditions.

THE REVEREND DOCTOR CHESTER TERPSTRA *General Secretary and Conference Minister*

THE REVEREND WILLIAM H. KAINA *Coordinator, Hawaiian Ministry*
MRS. CAROL SONG *Christian Education Enabler*
MR. BRIAN OGAWA *Manoa Campus Ministry*

MR. HENRY MAUNAKA *President*
MR. WALTER NOMUGA *Secretary*
MR. CLARENCE GARD *Treasurer*

In the meantime the value of the property appreciated considerably, particularly when this and adjacent properties were rezoned A-4 Apartment which permitted construction of the Craigsides. The land is probably worth one million dollars on today's market. This further emphasized the basic question the Trustees were working with all these years: What is proper Christian stewardship of this very valuable property, probably the last large and beautiful parcel in metropolitan Honolulu that could be used for housing?

In 1973 the Trustees decided that improving only one portion of the property at a time was a piecemeal approach that diminished the potential value of the property as a whole. Thus the decision was made to seek proposals to improve the property not by subdividing but as a whole. What form these improvements will take has not yet been determined. Invitations for proposals for improvement were issued in August 1974. Other than giving broad, general guidance, it was the intent of the Trustees to let the developers use their best imagination and ingenuity in proposed plans and design so that we would have a wide choice of proposals to select from. The invitations contained the following guidance:

"The purpose of the improvement is to further the work of the Hawaii Conference of the United Church of Christ. Thus the proposed improvement must produce rents that are in keeping with the purposes of the Christian church, and at the same time reflect considerations of the total social impact of the improvement upon the community."

Eleven replies were received to the invitations. One firm later withdrew, and after considerable study, including extensive interviews with representatives of the firms, six of the ten were eliminated. The remaining four firms were then invited to submit detailed proposals. In all four plans most of the big monkeypod trees are kept, and some of the plans keep all of the big trees. Two of the proposals keep all of the permanent buildings in their present locations. Two plans remove and relocate the chapel and headquarters buildings elsewhere on the grounds. One plan removes the Craigsides.

At its November 1974 meeting the Board of Trustees spent considerable time discussing the purposes and objectives of the Mission Memorial improvement, and by unanimous agreement went on record with the following policy statements:

"The Board of Trustees recognizes its responsibility to the community in the improvement of the Mission Memorial property. In recognition of this responsibility, the Board does not desire to have placed on the property the maximum number of units that may be permitted, but rather does desire to have the property improved to a reasonable level with due consideration given to the purposes and objectives of the Conference, the Foundation and the community. The Board is concerned with esthetic qualities and does want the improvement to be within reason from a social standpoint. The Board recognizes that in exercising its fiduciary

responsibility there are balances to be maintained, including the need to provide housing, to provide income for the primary beneficiary, and that this income produced may well be seed money for projects located elsewhere that may have far more important social impact. The Board recognizes the objective, as more income from the property is received, that the Craigside can be used more and more for persons who have a church connection and need housing and need some form of subsidy."

This in brief is how we got to where we are and what we are planning to do. We plan to improve the property to fulfill our Christian purposes to include fulfilling social needs and producing income to help finance our expanding Christian program.

One of our Trustees has already discussed the four plans at a recent Mokupuni meeting. We will be happy to have representatives discuss them with individual churches or other Mokupunis.

In Christian fellowship,

Henry C. K. Maunakea

Henry C. K. Maunakea, President
Hawaii Conference of the United Church of Christ