urban RENEWAL

a teamwork of private enterprise and government
for SLUM CLEARANCE and REDEVELOPMENT

...... of the Old Pueblo District

Tucson, Arizona
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Urban Renewal
On the soaring but sobering 60's the revitalization of the nation's cities has emerged as a monumental problem that must be solved. Urban Renewal has indeed become "urgent.

The Citizens' Advisory Public Information Subcommittee has asked S. Lenwood Schoon, Urban Renewal Director and Assistant City Manager, to research and prepare this text. It is thought that by briefly relating the background and mechanics of urban renewal, the Citizens of Tucson will be in a better position to understand what Tucson's Urban Renewal program is -- what it is not -- and how it affects them.

The assistance of Munday Johnston, Citizens' Advisory Committee Chairman; C. Edgar Goyette, Chairman, Dean Sidney W. Little, Emile Hoffman, Lois R. Nelson, and the members of the Citizens' Public Information Subcommittee; and the City-County Planning Department, its staff and its Director, Andre Fauer, is hereby acknowledged with deep appreciation.

Citizens' Advisory Public Information Subcommittee

September 18, 1961
This is the City

The city is a living thing - not merely a mass of architecture. It is a pulsating entity not a series of suburban clusters held together by a Name and a system of arterial streets emanating from a central core. The city lives today and plans for tomorrow - never content with tradition alone. The city is people - not simply a system of living or a government unit.

Every part of the city must grow, thrive and progress with equal vigor or the city as an entity will collapse leaving its fragments inevitably to die. The urban core is the heart of the total city and supplies to its fringes and its suburbs visual and cultural amenities, a basis for broad business enterprise and an economic stability that must be maintained so the whole complex may be easily and pridefully accepted as the City.

S. W. Little
Dean of the College of Fine Arts
University of Arizona
The growth of Tucson has become increasingly more significant to astronomical studies throughout the western world. Kit Peak becomes increasingly more national stature continuing to grow. When only yesterday, there was one, the University of Arizona's Green, soon, modern air terminal facilities will serve several major airlines. Office buildings are silhouetted against the painted mountains, and tall telephone poles look with pride upon this development. Signs of progress are evident everywhere as homes are built by the thousands and tall in the United States, and to the third largest city in the Rocky Mountains. With the exception of the fast-growing municipal areas of new Spain, while most of the old cities of our country are just about holding their own, Tucson has evolved from a 17th century outpost of new Spain.
Despite these (and many other) signs of progress, we still have in the heart of our city, the Old Pueblo District, an area with the highest crime, fire and juvenile delinquency rates of any area of comparable size and population in the community. It is difficult to place a dollar value on the cost of this social liability to the community but municipal services, i.e., police, sanitation, fire, to this section exceed $200,000 per year. There was a time when the Old Pueblo District contributed more than its share but its decline is unceasing. In the last two years alone, the assessed valuation has declined over $450,000 with the property tax yield to the city decreasing from $30,000 to about $23,000.

The renewal of this area is of serious concern to each Tucsonian as all citizens of the city, living in all parts of the city, will pay during this decade more than $1.25 million to support this area.

The people of Tucson have a choice of how to spend this sum. They can spend it to continue to subsidize, and thus perpetuate this blight, or they can vote that this same amount be authorized to carry out the renewal of the Old Pueblo District. If they choose urban renewal, they do so with the knowledge that the program will not raise the fixed city property tax rate and moreover that the city's investment will be returned many times and in many ways.
After World War II, the U. S. Senate Special Subcommittee on Housing

"...The funds..."

...ability of state and local governments and private enterprise to put up
the gap between urban renewal needs and the
security of the nation depends on winning the battle (against slums and blight) and because the welfare and
This role became necessary because urban areas had been losing
slums and blight was enacted by the Congress.

was not until 1949 that a comprehensive attack on the problems of
measures in the 1930's dealt in one way or another with slums, but it
other forth laws aimed at stimulating the construction of housing. Other
funds to investigate city slums. The Great Depression of 1929 brought
these problems dates back to 1892 when Congress first appropriated
as far in history as the cities themselves. Official recognition of
The problems of urban blight now facing American cities go back
Nationally

HISTORY OF URBAN RENEWAL AND REDEVELOPMENT
by America's cities.* The committee found that any plan for urban redevelopment would have to recognize that certain necessary losses would have to be absorbed if the program were to be successful. The Taft Committee's recommendations were subsequently adopted in the 1949 Housing Act.

In 1953, President Eisenhower appointed a Citizens' Advisory Committee on Housing. "Federal assistance," President Eisenhower said, "is justified for communities which face up to the problem of neighborhood decay and undertake long range programs directed to its prevention."** Congress responded with the Housing Act of 1954, broadening and strengthening the slum clearance program. It was in this 1954 Act that the term "urban renewal" was coined to describe the total approach to city blight. The recently enacted Housing Act of 1961 has further strengthened the concept of urban renewal.

Today, urban renewal programs are underway in 45 of the 50 states. Twenty-three of the nation's twenty-five largest cities have one or more urban renewal projects. Altogether, there are approximately 475 local governments engaged in 870 renewal programs.

A comparative population analysis of the 475 local governments shows that 56 are in the 100,000 - 249,000 population group, 23 in the

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of less than 10,000.*

How the State of Arizona Encourages Urban Renewal -

The Arizona State Legislature has passed enabling legislation which permits cities to seek "financial assistance from the Federal Government" for the purpose of urban redevelopment. The Legislature has recognized that "slums and blighted areas constitute a growing menace" to the public health and welfare of all Arizonans and contribute greatly to the spread of disease, crime and juvenile delinquency. The law further declares that slums and blighted areas "constitute an economic and social liability" and that they "cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided"

by Section 36, Article 3.**

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** Arizona Revised Statutes, Section 36, Article 3, Slum Clearance and Redevelopment.
In 1942, planning consultant Ladislas Segoe, as a part of his recommendations for a comprehensive plan for Tucson and its environs, pointed out that this area needed serious attention. The matter had to be deferred because of the war, but in 1949 a Citizens' Housing Committee submitted to the Mayor and Council another study reiterating the need for redevelopment in the Old Pueblo area. In 1952, the Planning Department was asked by the City Manager to study the feasibility of redevelopment and the blighted conditions prevalent in this district were again pointed out in 1954 when the City Building Inspector reported on unsafe and substandard housing in the city.

In addition to these and other studies, a number of private groups tried to redevelop this area, but their efforts were fruitless. One of many reasons for their failure was that the properties in the "Old Pueblo District" are held in many ownerships. It requires the assemblage of many small lots to create a parcel large enough for revision of the existing inadequate street pattern and still permit feasible development. If only one lot in a block is not acquired the development fails. Moreover, financing is not available unless the entire neighborhood is assured of renewal. Indeed, some owners may well have improved their properties except for the fact that economically it would be a step against the tide in the area. Naturally, financial institutions, in making improvement loans available are even more sensitive to the hazards of neighborhood blight and, therefore, satisfactory financing is unavailable.
of various community facilities.

Once a plan is developed, the next step is to implement it. The City is responsible for the planning and administration of the Community Redevelopment Project. The City, in turn, is responsible for the development of the land. The City must ensure that the project is approved by the Municipal Planning Board. Once the project is approved, the City can begin the development process.

The City, through its Community Redevelopment Agency, is responsible for the administration of the project. The City is also responsible for the planning and implementation of the project. The City must ensure that the project is approved by the Municipal Planning Board. Once the project is approved, the City can begin the development process.

In summary, the Urban Renewal Program is a comprehensive plan that involves various community facilities. The City is responsible for the planning and administration of the project. The City must ensure that the project is approved by the Municipal Planning Board. Once the project is approved, the City can begin the development process.
A few housekeeping facts about the Old Pueblo District:

1. Law enforcement services

About 57 per cent of the structures in the District are occupied only one bedroom and 40 per cent of all those substances are 1/4 of the structures, or 96.9 per cent of all those some of whom own more than one structure in the District. Recent about 200 are now vacant. Involved are about 900 property owners.

About 1,500 structures in the area of which own homes.

area are non-white. Of all the families, about 37 per cent own their Mexican-American ancestry. About 15 per cent of the families in the About 850 families live in this area. They are predominantly of the F reeway on the west, Stone-Sixth Avenues on the east, Congress Street on the north, Twenty-Second Street on the south.

The District includes 92 acres. Its boundaries are generally

FACiS CONCERNING THE AREA
Don Scheelie

Tuesday, August 1, 1961

"Is Meyer Street an avenue of trees, of schools, of doors?"

"Is Meyer Street an avenue of cafes, of saloons, of doors?"

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OLD PUEBLO VILLAGE - One facet of the land use plan calls for a

uses to be developed

the over-all plan.

With the city to improve or redevelop their property in conformity to
development plans, retain their ownership by entering into an agreement
existing owners of properties who wish to participate in the re-

owner participation agreements

includes 44 acres for the civic center site.

development and owner participation agreements. These 44 acres
33 acres are not to be acquired; leaving 247 acres available for re-
or the 392 gross acres in the district, 112 acres are in streets and

size of the district -

exercise authorities, Inc.

appraisal and marketability studies conducted by the firm of Real
almost two years of work and was presented upon the re-use; value,
approved a land use plan for the Old Pueblo District. The plan took
an informed cross-section of Tucson's citizenry has recommended and

The Citizens' Advisory Redevelopment Committee, representative

OLD PUEBLO DISTRICT LAND PLAN
money it would cost the city to redevelop the
will spend during the 1960's the same amount of
fact that the urban renewal is NOT undertaken we
are faced with the
paves about $23,000 a year in property taxes from
service the Old Providence District. The city de-
Tucson taxpayers spend over $200,000 a year

Urban Renewal Can Pay for Itself

The experience of these and other cities points out the multiplicity
are already estimated at $205,000.
year in city taxes and with redevelopment not yet completed city
taxes in Providence, Rhode Island, an urban renewal area produced $29,000 per
in an urban renewal project area
in Perth Amboy, New Jersey, taxes rose from $35,000 to $178,000
from $16 million to $40 million dollars in a six-year span as the result
In San Antonio, California, taxes prior to redevelopment in a project
of urban renewal activities.
25 times that received in 1974.
additional facilities are completed it is expected that the revenues will be
finished, tax revenues have increased ten times since 1974. When ad-
project was paid off in four years. Although redevelopment is not
in Richmond, California, the city's $600,000 cost of the Harbor Gate
$200,000 a year to $100,000.

In New Haven, Connecticut, tax income as a result of redevelopment,