Box-0097-007-019.003

CURE
CITIZENS UNITED FOR RACIAL EQUALITY
Room 502, 820 E Street
San Diego, California 92101

A CALL FOR COMMITTMENT

Housing is badly needed in San Diego. But should it be provided with no plan that will insure freedom of choice for everyone——with no thought of the consequences of perpetuating the pattern of segregation now existing in our community? Read the following and decide whether you wish to participate in the decisions affecting this development, and ultimately, the whole city.

South Bay Terraces is a development planned to be built on 875 acres east of Paradise Hills near Paradise Valley Road and the South Bay Freeway. In an area less than 1½ by 2½ miles, 32,700 people will be housed in the next five years. Of the 8,170 living units, 6,750 will be multi-family.

Twelve elementary schools and one junior high school will be required to serve the residents. As shown on the South Bay Terraces Master Plan from which these figures are taken, three of the elementary schools are within two blocks of each other.

The natural, rolling terrain of this area is being flattened in a massive grading operation resulting in steep cuts and slopes. In order to do this and prepare the sites, the developer obtained a sixteen million dollar loan which has been insured by FHA under Title X of the 1965 Housing Act.

The South Bay Terraces Master Plan was approved by the Planning Commission and City Council in 1968. Grave concern was expressed by CIC, the Urban League, the School District and many others that because of the magnitude of the project, the proximity to Southeast San Diego, and the high percentage of rental housing, this area would become racially and economically segregated.

More information was repeatedly requested from the developer by the Planning Commission, the Planning Department and other citizens regarding the number of bedrooms in each living unit, a detailed price range of both homes and apartments, and how much, if any, Federally subsidized low-income housing would be in the project. The developer was requested to present specific methods aimed at assuring a racially and economically balanced community. No such information was presented at the hearings.

In recent weeks, the Board of Education has again expressed concern that the schools in this project will become racially imbalanced. In a statement to the Board, CURE voiced its fears that the schools would become segregated without proper safeguards, and asked that action be delayed on school site options so the community could be involved in the decision-making process. The School Board has met with the City Council and Planning Commission to discuss the need for social planning as well as land planning, and has passed a resolution which says in part: "The Board of Education declares its intention to evaluate most carefully the impact upon the educational program of each new housing development proposed to be constructed within the School District..." It goes on to state that "no person associated with the planning, building or selling of housing in new housing developments...should advise any other person that a public school will be built in any specific location."

The City Council passed the following resolution when it approved the South Bay Terraces Master Plan: "That in view of the magnitude of this proposed development and its proximity to an area of the City increasingly occupied by minority groups, and in recognition of the City's responsibility for anticipating and minimizing

potential human relations problem areas, it is the objective of the City to insure as far as possible that a balanced community will result and that racial, ethnic, and economic imbalance will be avoided."

Even though the rezonings needed for the development of South Bay Terraces were approved by the City Council in 1968, until the final subdivision map is recorded (a process now underway), changes can be required. Thirteen preliminary or tentative maps will be the subject of a public hearing before the Planning Commission on Wednesday, March 4, at 2:00 p.m.

Neither the Planning Commission nor the City Council has yet established procedures or specific requirements to achieve the objectives of the Council resolution. Consequently, it is fully appropriate for citizens to appear at the Wednesday hearing to suggest methods and insist that the council's resolution is met.

1. Will a balanced community result if no safeguards are taken to prevent economic and racial segregation?
2. Will there be any Federally subsidized low-income housing in this project, and if so, where and how much?
3. How will the requirement of Title X (under which the 16 Million dollar land development loan was insured by FHA) for "the inclusion of proper balance of housing for families of moderate or low income" be satisfied?
4. Is housing being provided in all parts of the City in all price ranges to allow freedom of choice?
5. Will efforts be made to conduct advertising campaigns designed to interest citizens of the majority community in living in South Bay Terraces?

If you have these or other questions, express your concerns to the Planning Commission on Wednesday. It might make a difference.

For further information
attend a briefing session Tuesday 8 p.m. March 3rd
3027 Admiral Avenue - Telephone 279-8809

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