

STATEMENT BY THE HONORABLE PETE WILSON
Mayor of the City of San Diego, California

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It has become increasingly obvious to the Mayors and other municipal officers of America that in community development -- just as in social service programs -- the focus must be upon the citizen user: the consumer.

Community development is doomed to failure if viewed as a set of physical problems divorced from human considerations.

The Republican Party is to be commended for recognizing that proper community development in many areas of the nation has become a metropolitan or even regional problem.

In Secretary Romney's own words, the land-use and transportation problems of the "real city" do, in fact, extend beyond the boundaries and capabilities of individual municipalities.

We, therefore, urge federal legislation and policy which requires metropolitan or regional planning. And where it is appropriate, we further urge the implementation of that planning by providing appropriate incentives through federal grant administration.

Again, as in the area of "people programs", the most urgent national priority in the area of community development is the strengthening of the authority and resources of local governments to deal with the increasing complexity of modern urban problems.

The Republican Party, with deserved pride in the record of the Nixon Administration, must pledge to renew the unyielding efforts of the last four years to achieve both greater local authority and greater local resources.

Specifically, the Republican Party must press for legislation and policies which through appropriate incentives apply pressure to the states to

grant to local governments the clear and express authority under state law to control the timing and location of community development of all kinds -- public and private.

It must be explicitly recognized that the basis for this authority plainly is the pressing need of America's cities to place a check upon uncontrolled urban sprawl. For it is such sprawl which gives rise to increasing problems of transportation, pollution and taxes for services which outweigh increases to the tax base.

It must be recognized that such authority is needed to be able to save the central cities from the blight which degrades not just real estate, but human values, as well; from the blight which gives rise to the abandonment of property, the loss of housing stock, and the escalation of crime and other urgent social problems.

It must be recognized that such authority is needed to provide in the cores of America's cities an alternative to urban sprawl. That alternative can and should be new communities which present a rich mix of housing, commercial, recreational and cultural uses.

And it must be recognized by the Republican Party that federal policy or statute which requires citizen participation should also clearly reflect that the citizen's role is an advisory one and that managerial responsibility rests with local elected officials.

Otherwise, we could very well repeat the tragic errors of past administrations which have promoted the waste of billions of federal tax dollars in America's cities without visible, successful results, and without accountability when the conduit for such funds was not highly visible elected officials directly accountable to their electors.

In addition to strengthening the authority of local governments there is as well the need for the American people to give commitment to good

intentions by increasing the material resources available for local governments to solve the problems of modern urban America.

The Republican Party must commit itself to providing greater federal assistance to cities for the acquisition of open space which is badly needed to provide respite from what may otherwise be unrelieved development. The Republican Party can well be proud of the Nixon Administration in acting to provide recreational areas near metropolitan population centers, both by the Legacy of Parks program and by individual actions to dispose of excess federal lands of a high recreational potential. The President has indicated a keen awareness of the critical modern day urban need.

It must recognize the difficult dual role imposed upon the Federal Housing Administration in reconciling the apparant conflict between the requirement that FHA respond to the need to meet low income housing needs in the central city and the requirement that low income housing be decentralized to avoid the creation of ghettos and to provide housing near employment. Increasingly employment is remote from employee residence giving rise to critical transportation problems.

In that regard it must recognize and urge the Congress to recognize that perhaps the most urgent of specific urban priorities after money and authority is assistance to public transit. Not only will adequate public transit systems help combat air pollution, and provide an alternative to the automobile, but they also will permit full mobility and independence of action to the young, the old, and to all who by reason of poor health, low income or other limitations are denied the mobility of the private automobile.

The Republican Party can well applaud the record of the Environmental Protection Agency, created during the Nixon Administration, for its vigorous

and even-handed enforcement of anti-pollution laws and policies against both public and private polluters. But it also is important to note that whereas private industry can pass along the costs of environmental reform to consumers, many local governments already at the limits of their bond and taxing capacity will require substantial federal financial assistance to achieve prescribed environmental reforms. I refer particularly to those reforms dictating the construction of expensive new major facilities for liquid and solid waste processing.

Finally, the Republican Party must recognize that the historic dependency of local governments upon the property tax has not only placed severe limit upon its revenue-generating capabilities -- and therefore its ability to respond to an ever-increasing set of urban needs -- but also has permitted both urban sprawl and the decay of the inner city.

Therefore, both the pursuit of special revenue sharing for community development and the replacement of the cities' dependency upon the property tax through general revenue sharing is no less than vital for the survival of America's cities.

It is not enough for the federal government simply to set national goals -- specifically, the Congress has in the past imposed increasing mandates upon the cities of America without beginning to provide the money to achieve them. And, I repeat, without providing the necessary authority and flexibility to achieve them.

This Administration by contrast has made a commitment in terms of resources and decentralized authority which indicates a fundamental faith in America's cities and in those who govern at the level nearest the people. Those of us who bear that heavy responsibility are not turning from the challenge. We are asking for what we so desperately need -- the tools to continue the work of this Administration