

plots, costs are pushed up so that poor families are automatically excluded from the neighbourhood.

Poor people, of course, have neither the organisation nor the resources to fight back. So they fester on in the ghettos, carefully contained in sharply-defined territorial units—the modern equivalent of the reserves on to which the native Indians were herded by the conquering settlers in the nineteenth century.

The racial problem is not, however, one towards which we in Britain can be complacent. For the inward flow of immigrants in the past two decades has resulted in several alarming trends which are aimed at a similar spatial segregation. Some councils (and that means elected councillors) are operating policies aimed at concentrating families on to particular council estates.<sup>2</sup> And according to David McKay,<sup>3</sup> some estate agents are accepting instructions from clients unwilling to sell to blacks: with the result that we have the beginnings of a dual market in the private housing sector.

The concept of spatial segregation in industrial

society is one which needs much more elaboration and research, the better to understand the nature of the problem. As to the solution—there can be only one: the destruction of those legal rights which vest monopoly power in the hands of the few, thereby enabling them to fashion the destinies of the many.

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## A First Step to Reform

FOR perhaps fifteen years, I have been urging my Tax Map Plan, a programme designed to bring to public attention the actual assessed valuations of land and improvements—as well as tax exempt parcels—of each individual plot of property in the County. The intent is to bring to light the quite chaotic kind of assessing now existent, without any seeming pattern, formula or equitable design for bringing tax procedures within the State statutes. It has been a most discouraging effort not only to get encouragement or support, but even to evoke a glimmer of understanding or interest.

Recently however, I did get word from a newly-elected County Supervisor that while there would be no assistance for such a Tax Map Plan, there would be no objection to my undertaking it at my own expense and effort. I have now proceeded to do this. Very shortly, we will have at least two model maps, covering a section of land, each one square mile. On these will be noted the assessed valuations of each parcel for land and for improvements. These will be submitted to the governing body of the County, as well as placed in a suitable public place for easy inspection by any interes-

ted citizenry. And then, we hope, the move for reform will be on its way. It seems like such a logical, uncomplicated way of attacking this problem, that it is to be wondered at that it has not happened sooner.

During the same period of the last few months, a land zoning matter came up which indicated the entrenched hold which inequitable practices have and against which the general public seems so unable to protect its rights. A parcel of 220 acres, owned by a

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JOSEPH ZASHIN reports from  
Pima County, Arizona, U.S.A.

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large developer, was presented for a zoning change to increase its density for building purposes three-fold or more. Located in a very desirable area, it brought out a large number of protestors, concerned that the increased density would be detrimental to the services of water supply, sewer, schools, roads, etc. They made very telling arguments. Nonetheless, the Board of Supervisors voted five to none to grant the change. A possibility of compromising on a lesser density was

ignored. The political influence of the land-holder was clearly demonstrated.

Curious about this, I examined the hearing record and discerned that the acreage was assessed largely at \$1,100-\$1,300 an acre—a third or fourth of its conservative market value. The State Law requires that it be assessed at full market value annually. When I presented this fact to the Board, they did nothing. When I publicized this by contacting all the interested parties I could involve—the two newspapers, the School Boards in the area, the chairmen of the Democratic and Republican parties, the Pima Bar Association, the Local Consumers Council, the Ecumenical Council, the League of Women Voters, the County Assessor, Treasurer, Presiding Judge, County Attorney, State Attorney, Governor of Arizona etc, I had one reply—from the Assessor that he would sue me for libel if I did not desist. Not a peep out of any of the others. In the recent period, an adjacent parcel has come to light for a County improvement and the value is given as \$10,000 an acre so that my estimate of under-assessment might be an eighth or a ninth of market value.

My hope is that the Tax Map will be the end of such outrageous inequity.