

lus. The REVIEW is costing us very little. It has a fair circulation and gives us all the news. It should be made the organ of our clubs and besides the organ of our differences of opinion and a forum for the discussion of those questions about which our people need information.

Just now conservation, especially of forests, is a burning question in the club.

How many have we who can show how Single Tax is applicable to that and defend the position?

Truly "theoretical discussion" is not too abundant yet. The discussion of this question was suppressed at a recent conference because "we differ on it."

IS RENT PART OF PRICE?

EDITOR SINGLE TAX REVIEW.

Many years ago, this question was raised in the Chicago Single Tax Club by one of its keen witted members, and it would seem that it is like "Banquo's Ghost," it will not down, even to this day.

I believe that rent is a part of price, and here are a few reasons.

If not a part of price, where does the tenant, merchant, who has no income outside of his sales, get his rent from to pay his landlord for the particular location he occupies, whether it be State street, or away on the city outskirts?

Why does the State street merchants pay higher rents than those on West 48th St.?

Is it not because he can sell more goods and hence there are a far larger number of rent units to make up the grand total than there are on 48th St.?

Some Single Taxers claim that the cost of living is high because we have, by reason of inflation, forced the margin of cultivation away out beyond the normal, and that we are now paying the high prices for everything we buy that it costs to produce at the point of least economic advantage.

This at first blush seems true; but it is only true of foodstuffs. Nearly everything else is produced today at the point of greatest advantage. As competent evidence of this, we select Pittsburgh and

Gary for steel. We make brick next door to the clay hole, and we get stone from the nearest and most available quarry; to say nothing of coffee from Brazil, bananas from Bocos Del Toro, rubber from Borneo and Para, tin from the Straits of Malacca and Cornwall, coal from the 20 ft. seam, coke from Connellsville, and wood from the nearest forest; where else could we get these things to such advantage?

Even today with economics in a perfect whirl, we do lots of sane things because we have to; we cannot do otherwise. Multitudes of things are produced at the center rather than on the margin of cultivation.

There are two kinds of values and only two; they are labor values and monopoly values.

More than half of the property values in this country are monopoly values, created and sustained by the law, as every Single Taxer knows.

If monopoly values were obliterated, there would be but one kind of values we would purchase, when we bought goods upon the market, and they would be labor values; and labor values, being less than one half of all the property values, the cost of living would be less than one half what it is now. If this is not clear, the term clear does not mean anything as applied to economics.

Attack the problem from another angle and the net result is the same.

Labor, capital and land produce everything; wages, interest and rent get everything; 100 per cent. of all that is produced.

Wages and interest were never so low as they are today, relative to production.

The high cost of living is not due to high wages, nor to high interest rates because both labor and capital are more abundant than ever before; in fact the market is always glutted with men looking for good safe jobs and capital looking for safe investments.

If wages and interest do not get the high prices, rent does.

Rent is the only other factor, it is the only other direction in which the abnormally high prices can go, and if this does not prove that rent is a part of price, what

does it prove?

We Single Taxers felicitate ourselves upon our ability to dissect economic problems, and each other, with a grace and skill that shame the vivisectionist, and we do it with rare good humor.

Mr. George White of Hackensack, N. J., has facility of expression and he has announced to my fellow conspirators that I have given vent to some "astonishing" statements, but I will be very much "astonished" if he can demonstrate in logical fashion the unsoundness of some of the queries and statements herein propounded. Here are a few.

Land speculation inflates land values.

This in turn inflates rent.

If increasing and inflated rent does not increase the cost of living, by increasing the price of goods, where is its effect registered in society?

If laborers buy only wages and interest when they buy goods, from what source do merchants get their rent? Where does it come from?

If rent is not a part of price, and wages and interest are low (as they are) why is not the cost of living low? Where is the leak?

Now I am not captious, I am honestly looking for information; that is the way I grow. I try to keep the front door open wide all the time, and if Mr. White, or anyone else, can show me I am willing to see.

Meanwhile I will promise to preserve my unbanity for future use, and I never oil the hinges of the door; I keep it open all the year around.

I am perfectly aware of the fact that rent absorbs from 25 to 35 per cent. of the gross earnings of labor in direct payment, and probably half of that is ground rent; but it has never been less than 25 per cent. for many years. This does not explain the abnormally high cost of living of today.

The farmer who lives on the margin and sends to the mail order house for goods helps to pay the rent in the city and contributes his share in cash to urban land values; even when he lives on no rent land, and the cross roads merchant in-

cludes in the price of everything he sells a contribution to rent, just as does the merchant prince in New York city.

Rent is like the air, it is ever present, there is no escaping it, nor is it necessary; we must recognize it in its numerous connotations and utilize it. As a nation we have not recognized the reach and influence of these vast subterranean, subtle, powerful and universal forces, and now we find ourselves caught in the toils of an invisible yet irresistible monster.

It is the great modern "dragon," and we, whether we wish to or not, will in the very near future, be compelled to play the role of St. George. We must slay it.

CHICAGO.

HENRY H. HARDINGE.

NEWS NOTES AND PERSONALS.

The Pacific Builder and Engineer of July 11, 1914, has an admirable article entitled "The Engineer's Future Solved by Single Tax," by Charles S. Goldberg. Mr. Goldberg is a consulting engineer of Portland, Oregon.

HON. GEORGE FOWLDS spoke in Toronto on August 15 and the *Globe* of that city gave a fair report of his address. Mr. Fowlds' speaking tour has been very successful.

CHAS. H. SHIELDS has challenged W. H. Kaufman, of Washington State, to a series of debates, which challenge has been promptly accepted. This will help the high school debates now in progress throughout the State.

LEGISLATIVE candidates of the Democratic party organization in Cleveland, Ohio, stand this year on a platform one plank of which reads: "A gradually increasing exemption of every one's total assessment of dwelling house, household goods, machinery, etc., used by him in making a home or earning a living." This plank together with home rule in taxation make a pretty good Single Tax beginning.

THE Superintendent's report of the Vacant Land Cultivation Association of Phil-