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By Alfred N. Chandler - Progressive League of New Jersey
206 Market Street, Newark, N.J.

The perplexing problem of insufficient public revenue, which is distressing legislators and public officials, is because of continuing to adhere to mistaken tax methods, and failing to draw upon a natural source of ample ~~xxxxxx~~^{aw} public revenue which has been scarcely touched.

Just as the earth produces vegetation, so does land value, or ground rent grow to provide the cost of government. But its collection is frustrated by man-made laws inherited from past generations.

Citing one State as an example, which applies to all States, when the first white settlers came to New Jersey there was no value whatever to land. Due solely to increase in population since then, land ~~management~~ in that state is now officially assessed at two billion dollars.

This is the capitalized value of the annual ground rent, which should be collected by the state and municipalities. This value is in and about centers of population, there being little or no site-value in rural farms.

This, on a six per cent basis, has a ground rent value of \$120,000,000 annually over and above what is being collected from it in taxes. Being a publicly-created value it belongs to the state and communities which have created it. What is more logical than that public expenses should be paid from that publicly-created source?

Yet, the state and local governments have been, and continue to be, perplexed as to how to provide ~~funds~~ for unemployment (CON

\$15,000,000 annually)

relief, and to do so have levied injurious taxes, and created millions of dollars of bonds as first liens on all homes, which must be paid by increased taxes.

Collecting the annual ground rent into the public treasuries through an increased tax on land value would not be a tax on privately-created property or wealth, or on production/^{and consumption}, as are most taxes now levied, because ground rent is not a privately-created value .

Ground rent is created automatically, by the mere increase in population, and therefore, should be treated as a public asset, to be drawn upon to pay public expenses. Of the total local, state and federal revenue in the United States a very small part is collected from land. Aside from what is levied on incomes and inheritances, # the most of it comes from economically unsound taxes levied on improvements, personal property, and largely on all consumers.

Collecting this ground rent would provide funds for public works, public services and public payrolls, and prevent further collapse of municipalities.

Public collection of ground rent would bring valuable sites now idle, or inadequately used, into use to replace slum housing with modern decent housing at low rents. See what that would do to increase building, all employment and buying-power,/reduce poverty and the great cost of unemployment relief and crime.

Inadequately used land can be defined as land on which the improvement thereon is of less value than the land.

There would be a greatly increased demand for desirable land in both city and country on which congested population could spread out. That would afford a ready sale for sites which are now virtually unsalable.

Too many holders of idle land have their minds centered on the prospective increase in land value inuring to their personal

no concern about the relation between high (CON benefit, and show

land cost, bad housing, unemployment and poverty.

Land and materials from land are the source of all employment and production. There can be no employment or production of any kind except by use of land.

Many persons who hold unused land say they are unable to use or sell it, which means they are holding it at a higher price than anyone can afford to pay. If they owned race horses or yachts which they could not use, or held them for sale at prices which others would not pay, it would harm no one, but since there is no way for people to employ themselves, or be employed, except upon land, holding land out of use restricts employment of idle men and idle capital. That perpetuates unemployment, poverty and crime and their great cost, which is injurious to public welfare and against public policy. With increasing population, and no increase in land area this is rapidly becoming more acute and dangerous.

Much of the land now held unused or poorly used, and not needed for building or cultivation, could be used for city, state and national parks, for slum clearance, wider streets, parkways, parking spaces, playgrounds, athletic fields, public golf courses, forestry, wild-life sanctuaries, artificial lakes, water supplies, flood control and other public purposes. Some tracts of great value are now often donated for such purposes by public spirited citizens. With shorter work week and more leisure, land for some of these purposes is urgently needed now, and can be had by breaking the strangle-hold of land speculation on unused land simply by collecting the annual ground rent for the public treasury. Unemployment and poverty would be vastly reduced, and city and country would be much more beautiful, and life more enjoyable.

Every attempt to use idle land for employment, and for public improvements, is met by a barrier of land cost. That means

fewer homeowners, means congested and indecent housing and (CON

means higher rents. Better housing is held back in all cities because the vast number of renters are unable to pay rents in privately constructed buildings based on exorbitant land prices, and on tax-inflated prices of building materials. That is why all the states are forfeiting their Sovereignty to the Federal government in consideration of subsidies to build an infinitesimal part of the needed housing, and for other local improvements.

It presently must dawn upon the public conscience that those who were born at an earlier period and got title to the land have no moral right to exact a price for unused land from those who happen to be born at a later period -- those who are now growing to young manhood and womanhood and must have land on which to live and work. The fact that the present holders of unused land inherited or bought it gives them no more moral right to hold it out of use to exact an increased price from those ~~of~~ of the rising generation than did similar acquisition of slaves give a moral right to hold slaves.

To concede the wrong of holding land unused, but to assert in extenuation that it would be unjust to press holders to either make use of it against their will, or to ~~resale~~ dispose of it to others who need it, the question arises, how long must this wrong, steadily growing worse, be continued upon the mass of humanity before the wrong is righted? To continue it means that each succeeding generation must pay to those of the preceding generation who hold land, an ever increasing proportion of its earnings for the right to live and work on land. The natural increase in population, with no increase in land area, makes that inevitable.

Astonishing as it may seem, the Atlantic ocean along the North New Jersey ~~XXXX~~ shore has recently become privately owned. Title holders of the sandy beaches have erected wire fences along the ocean edge and exact toll of everyone who goes into the ocean.

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The way to open up idle land to employ idle men and idle capital , open up ocean bathing beaches to free use, reduce taxes on homes and industry and obtain funds for unemployment relief, is to collect more public revenue from all valuable land held unused and inadequately used.

With this policy adopted there would be no more idle builders shut out from idle land, and no more slums/ where so much poverty exists, and crime is bred. Cities would no longer be disfigured and made unsightly by obsolete buildings, vacant lots, skyscrapers and one-story "taxpayer" structures in the same block -- visualize that -- all of which exists now by reason of our foolish and destructive land and tax policy.

Whoever may selfishly, and mistakenly for their own welfare, hesitate to approve this policy to relieve the tremendous burden of land cost, and to increase employment and reduce poverty, would do well to realize that until it is adopted all property, all business, all earnings, incomes and inheritances are certain to be drawn upon more and more by taxation -- and presently by capital levies -- to pay the enormous cost of unemployment relief, poverty and crime resulting therefrom.

Due to our absurd land and tax laws shutting idle men and idle capital out from use of idle/and inadequately used / land, the American people are bearing a terrific and unnecessary burden for unemployment relief and poverty, and for jails, reformatories and asylums/

Why not stop this great waste/ of money and man-power and, without further delay, levy a higher tax on land value -- especially on unused and inadequately used land -- to enable land to be brought into better use, and thereby remove the basic cause of these deplorable conditions?

The more that an increased tax on land value is advocated the quicker it will be enacted, and employment and buying-power increased, poverty, ~~charity appeals~~ charity appeals and crime reduced. (END