

FALL PROGRAM AT THE NEW YORK SCHOOL

The fall term at the New York School began September 25th and will run until December 21st.

There are four courses of Fundamental Economics. Alexandra Holubowich is leading the Monday sessions; Si Winters is conducting the Tuesday group; Sydney Mayers is teaching on Wednesdays; and Matthew Ossias is conducting the Thursday class in French.

Advanced courses include **The Many Faces of Fascism** taught by Dr. Harry Fornari; **Urban Politics in the United States** conducted by Philip Finkelstein; **A History of Social Reforms: from Henry George to F.D.R.** with Professor Bernard Bellush; **Money and Banking** taught by Oscar Johannsen

. . . and a SUMMER SEMINAR

Student requests stimulated a special summer series of Wednesday evening discussion groups at New York School Headquarters.

Mr. Kevin Radu, a member of the school's staff presided over the six sessions which included such guest speakers as Sydney Mayers, a member of the School's Board of Trustees; Glenn Weeks, former President in New York; and Philip Finkelstein, Director of the New York School.

The summer series proved to be so successful, plans are already afoot to produce another similar program for next year. Dates will be announced.

Cogent Comment

Dr. Samuel Scheck answered a WINS radio editorial on California Proposition 13. Dr. Scheck is president of Homeowners Association for Lower Taxes.

"The WINS editorial that California's Proposition 13, while cutting taxes, may result in public dissatisfaction with cuts in services, stated that taxpayers cannot have it both ways: low taxes and lots of services. However, you can have low taxes to one class of property owner and high taxes to another and still maintain essential services. We've always had low taxes to owners of vacant land and high taxes to owners of improved land. Why not reverse the situation? Perhaps we will also reverse the evil effects of inept taxation: the high cost of building due mainly to speculatively high land costs, and the stiff taxation of business which drives business and jobs out of the state.

Taxing land will force the speculator to use or sell it. With an increased supply of land on the market, land prices will fall, making it easier to acquire sites for building and farming. Untaxing buildings will further encourage building and employment.

Different rates of taxation between land and buildings are being used successfully today in many places in the world. In some areas, buildings have been entirely exempted from taxation, leaving all revenues to be derived from land value taxation.

Yes, the taxpayer can have it both ways. Shifting the burden of taxation from buildings to land is the way to go. It is a giant step ahead of Proposition 13."

Dear Gov. Carey:

Your advertisement in the Times of 8/2/78 "NEW YORK STATE HAS STOPPED GIVING BUSINESS THE BUSINESS" is excellent!

Why not go one big step forward? I'd appreciate it if you would give some thought to the philosophy involved, which seems statesmanlike to me.

The real estate of property tax consists really of two parts. Stop taxing the IMPROVEMENTS on land (the buildings, swimming pools, factories, capital, whatever) Why penalize and fine people for putting up and maintaining those things? They are helping, not hurting, society. (One method might be not to include those things in the assessment of the property.)

On the other hand, the part of the property "tax" which is on the site or land itself (or, similarly, on natural resources, oil wells, mines, etc.), should be collected fully; it might well be argued that it is not even a tax - for it is the community's collection of the economic rent of land, it is simply the receiving of payment for a kind of privilege or monopoly that is possessed by landowners.

Not only would this be complying with justice, it would increase the incentive to produce, it would thus tend to lower inflation, it would increase the demand for labor, it would tend to increase the real wages of the whole working population, and it would tend to decrease unemployment.

Cordially yours,

Charles Matthew Ossias

An Idea Whose Time Has Come?

"Proposition 13 is a loose cannon careening around the deck of the ship of state," Henry S. Reuss (Chairman - House Committee on Banking, Finance and Urban Affairs) told the National Association of Real Estate Investment Trusts.

He suggested some approaches to the problems of the Proposition 13 revolt, including, "rechanneling some of the money that is now bidding up the price of land . . . out of reach of a large part of our people. Some of this bidding-up comes from land speculators who buy the site for a freeway inter-

change or subway stop at bargain prices, and then hold it at low taxes until the time for an unconscionable killing. Up-taxing land and down-taxing homes and improvements is a reform whose time may be coming 100 years after Henry George."
