

**LAND REFORM IN EISENACH.***(For the Review.)***By DR. F. KÜHNER.***(Translated for The Review by Grace Isabel Colbron.)*

Luther's old city is in sore need of dwellings for the working population. Its few unsanitary old barracks are overfilled and rents are very high. There is no one who can suggest any solution for the problem except the Land Reformers, of whom however, there are very few among the municipal authorities. Finally the city decided that it ought to do something: an order went forth to sell small pieces of land and to aid those who would build with loans of money. One Councillor even stated that if the workman who built could sell his place later at an increase, the profit should certainly be his.

But the Land Reformers arranged a meeting in protest, and it was surprising to see how favorably our theory was received. Out of seven speakers, six were against the sale of the land. The City Council followed the trend of public opinion and decided to keep a portion of the land under contract. Certain parcels were to be given for half price for fifty years, then the land would return to the city at the present price, and the city would buy the houses at their assessed value. Both parties to the contract would risk nothing. But it is the task of the Land Reformers to enlighten the workingmen as to the far more favorable aspect of this type of contract over that of complete sale. Once they understand it, they will all demand these terms and the city will be obliged to give all the land in the same way.

This Eisenach type of land contract is very slightly different from that in use in Ulm. The difference lies mainly in the length of the term, in the amount of the loan and in the restriction of the building to three-family houses. The cheapest rent is set at 110 marks a year, the rent to be fixed only after an understanding with the city.

A workman, say 40 years of age, building a house under this term of contract, can leave it to his family until his grandchild has reached the age of forty. In this way we see that the term of 50 years lease is quite long enough. Also there is no compulsion for the city to use its right of condemnation at the end of this period. If these contracts go through the social problem need not worry us quite as much for the next half century as it has done.

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IF you will notice none of the leading lawyers of Oregon are antagonizing the Single Tax. It is nearly always a land speculator or grabber of some kind who rushes in to prove that a tax on land values can be shifted to the tenant, and that a cow increases in value in proportion to the number of people within a mile of her.—Portland (Oregon) *Labor Press*.