

the average American today lives, whether he built it, or owns it himself, or rents it.

Keep in mind the fact that these apartment houses, costing \$6,100 and \$6,500 per family unit, are, under the law, to be occupied by families with \$60, \$70 and \$80 a month income, or annual incomes of \$720, \$840 and \$960. Houses built by private capital, costing \$6,100 and \$6,500, must necessarily be rented for 10 per cent of the entire construction cost—that is, \$610 or \$650 a year, respectively, to cover amortization of the cost, taxes, interest, repairs, insurance, upkeep and so forth.

To this Senator Wagner replied and sought to show that Senator Tydings was in error in his arguments as well as in his figures. In this he succeeded, by showing that the figures cited by Senator Tydings included the cost of buying and wrecking the buildings to be replaced. Senator Wagner went on to cite figures from the Annual Report of the U. S. H. A. that the estimated cost per dwelling unit was \$5,098 which was a "preliminary estimate used as the basis of loan contracts" and that "on the projects where construction contracts had been let, the actual cost had averaged 11.6 per cent less than the preliminary estimates."

However interesting these figures, or the dispute regarding them may be, one fundamental fact clearly stands out to Georgeists. It is unsound, aside from being one of the many frauds and shams constantly perpetrated on a long-suffering body politic.

There was something favorable to be said for the New York State law, which provided for Slum Clearance through the erection of new buildings by "Limited Dividend Corporations." Such new multiple dwellings were exempted from taxation, unfortunately however, for only twenty years after completion. The site, nevertheless, is taxed and as is customary, the City official Assessor increases its valuation on the assumption that the improvement greatly enhances the value of the site. The Assessments of the general locality are also increased by reason of the enhanced availability of the surrounding area. By this procedure the Municipality benefitted by increased taxes, but so also did the adjacent holders of sites, through the "Unearned Increment." The New York State law referred to, expired by limitation several years ago, but was re-enacted to apply to cities of the first class, at their option. Municipalities, notably New York City, have since voiced their disapproval of its adoption because of the "loss" of revenue from the taxes on the improvement.

It may well be, that the New York State law had its evils, yet, without attempting to differentiate as to which of the two is the lesser, some fundamental objections to the U. S. H. A. might be pointed out. In the first place, the outright gifts in the form of annual rent subsidies will be from $3\frac{1}{2}$ to 4 per cent of the cost of each project, thus, and to that extent favoring the few who may reside in better housing. Secondly, the tax exemp-

tion must be absorbed by others not so favored. If this absorption only had the effect of taking a higher percentage of the economic ground-rent, it would not be objectionable to Georgeists. But since it takes effect through the operation of a higher tax rate, it will bear most undesirably on improvements as well.

Believe It, or Not!

RUMMAGING among old clippings, one was espied which commanded especial attention. We could hardly believe our eyes when its source was noted. In fact, it could quite readily be used as our own, but that would be plagiarism. Therefore, we will quote it and duly accredit it:

"When Mr. Coolidge says that 'it took three generations of thrift, industry and intelligence to accumulate' the Wendel fortune he discloses the fact that he is unacquainted with its history. By violent exercise of imagination the family policy that resulted in the Wendel fortune might be conceived of as thrift of a sort, but that much-abused word in its worthy signification should not be applied to the process by which this typical product of unearned increment was assembled."

Pretty strong so far, isn't it? And flawless, too. But permit us to proceed by quoting further:

"Neither industry nor intelligence beyond the most commonplace marked the history of the Wendels. Their policy imposed a brake on progress.

"Their holdings of real estate stood in the way of city improvement. For three generations they reaped riches from the vision, the daring, the initiative of others and contributed nothing to the common fund. No act of civic disinterestedness, no deed of far-sighted constructiveness, no cooperation in community effort impairs the drabness of the record of the Wendel wealth; a town of Wendels would be a cemetery of civilization."

Aside from the foregoing being wholly acceptable to Georgeists, we can almost see the remains of what once was a perfectly good hair-brush but now quite useless, after having been so forcibly applied to administer a deserved spanking.

We had better, and before we forget in our enthusiasm, mention and give due credit for the quoted paragraphs to the editorial page of the New York *Sun* of March 27, 1931. And if you "see it in the *Sun*, it *must* be so!"

The author of the Editorial is not known to us (wish that he were) but nothing so outspoken on the "policy-page" of an important and conservative daily newspaper has ever before come to our attention. That is what makes it so noteworthy. At this point arises a compelling thought, that, perhaps the reason nothing like as good has since appeared from the pen of that particular writer, may be, that he has been consigned to obscurity;

perhaps to edit the sports, or the drama, or even the financial page. He most certainly should not have been dismissed; his power of analysis is by far too valuable; and a *good* newspaper can ill afford to dispense with the services of good writers and sound thinkers.

H. G. S. S. S. Activities

THE second public forum was held at the School Headquarters at 30 E. 29th Street, New York City, on Sunday afternoon, March 5, 1939. Mr. H. Elenoff again presided and the room was filled to capacity, over 150 being present despite the inclement weather.

The principal speaker was Mr. Robert E. Bauer, who is connected with the legal department of the Institute of Distribution, Inc., of New York City. Mr. Bauer is a member of the New York bar, and co-author of "Retailers Manual of Taxes and Regulations." His address to the Forum dealt with the effects of taxes on business. He pointed out there were 104 separate indirect taxes now being levied on all the ingredients and component parts, including tools, machinery, equipment, lands, buildings, etc., etc., requisite in the manufacture and sale of a 15 cent cake of soap! He also pointed out that there are 127 cunningly concealed taxes in a pound of beef bought by a housewife at the butcher's counter. He was roundly applauded at the conclusion of his address and consented to reply to the rather numerous questions from those in attendance.

It is most gratifying to note how vastly improved is the teaching staff at the Headquarters School. Many of the instructors are attending the advanced courses mainly under the personal instruction of the Director, Mr. Frank Chodorov. The teachers are advised to do a great deal of added reading, aside from their textbooks, and to inject their own experiences into their work. Ten new teachers have been appointed this term, all of whom have had at least forty weeks of study before assignment.

The Spring classes are expected to have about 1,100 students. It is interesting to note that the intellectual standard of the students seems to be higher than heretofore, many indicating collegiate training. It is observed that there is now a larger percentage of men than women, and that they both seem to have a keen intellectual curiosity.

The Speakers' Bureau, under the direction of one of the graduates, Miss Dorothy Sara, has succeeded in obtaining numerous requests from clubs, societies, etc., for speakers to address them. Aside from the general educational value of the lectures, such audiences always have great potential possibilities for enrollment as students.

It also is very valuable experience for the newer adherents in the movement in their training as public speakers.

The correspondence course continues to attract enrollments, due very largely to the generosity of a "Friend," who arranges and pays for the insertion of advertisements in various publications. He has also furnished a list of names which have been productive of enrollments.

LONG ISLAND GROUP

A most encouraging review of the educational work being done in Queens and thereabouts was given on Friday evening, March 31, at the third "Graduation Dinner-talk Fest" at the Diplomat Restaurant in Jamaica, L. I. There was an attendance of two hundred at the dinner, and thirty-three graduates of the ten-weeks course of the Queens Extension of the Henry George School of Social Science received their diplomas from the hand of Mrs. Anna George deMille.

The Society of Long Island Georgeists was co-sponsor of the affair and the Acting Chairman of that Association, Mr. Benn V. Blum, was first speaker. He explained that the Society was not an organization, but was formed to further the Georgeist educational movement on Long Island, and—in his own words:

"to acquaint the public through class and lecture work with the message that the principles expounded by Henry George offer the only true basis of economic freedom and social justice, and that their application will abolish involuntary poverty, promote industrial and international peace, and make all other reforms easier of accomplishment."

Then Mr. Blum turned the meeting over to Dr. S. A. Schneidman of Bellaire, to whose energy and ability the promising spread of the movement in Queens is very largely due. Dr. Schneidman having attended the courses at the Henry George School in New York, is now teaching in Jamaica, and acting as secretary of the Queens extension classes.

There are three new classes in "Fundamental Economics and Social Philosophy" to be started in Queens, besides the regular Tuesday evening class at Public School 109, 92d Avenue and 213th St., Queens Village. The new classes will be held Tuesday evenings, beginning April 11, at the Jamaica Y. M. C. A.; Wednesday evenings, commencing April 19, at the Community Center of Andrew Jackson High School, St. Albans; and Thursday evenings, commencing April 20, at the Community Center of Public School 109, Queens Village.

Dr. Schneidman has also succeeded in interesting the Queens Forum Community Center as well as other organizations, in taking up the study of Henry George. The fact that it is possible to hold classes in rooms of public schools, is a matter of importance. We may soon, perhaps, be able to catch up with Denmark in having the philosophy of Fundamental Economics and Social Justice