

corner, valued in the *Blue Book* at \$60 a front foot; he offered the landholder \$300 a front foot, and was spurned, the owner demanding \$1,000 a front foot! The most valuable business corner in the vicinity is a mile away, \$250 a front foot.

The judgment of conservative appraisers is that with the complete freeze of all civilian building, instead of a rise in land values, the values are depressed, whether the tax assessor and speculator agree or not. The Buick plant, the Central Manufacturing District and the Clearing Industrial District have been in operation for some time now, but have failed to raise values of nearby vacant property. Subdivisions failed to sell lots. Lots still sell in these areas for \$4 to \$10 a front foot. Reason: Population has not followed the factories.

Until now, employees were able to commute by auto. Gas rationing and the reduction of local transportation service will again force the laborer to live close to work. The construction of adjacent emergency war-housing is probable. The effect is to be seen later.

This has been an attempt to report the passing scene. The landholder is assured there will be no confiscation of land, or a raise in his tax on land values, regardless of burdens heaped upon capital and labor. Taking the long view, perhaps twenty years from now, today's speculator hopes to reap his harvest.

The business corner mentioned earlier, fairly appraised at \$60 per front foot, can serve as an example of how controversial land values can be. A year ago the owner may have had difficulty getting a buyer at \$40; he may have accepted an offer of \$10 or \$15. He refused today's offer of \$300, which may never come again, because he thought the other man might actually pay \$1,000. Both men had lost their reason: one, for bidding \$300, the other for not taking the money quickly. Tomorrow he may be willing to sell for \$40.

If full ground rent were collected, there would be a very definite price set: the owner's actual opinion of its value, based on assessed ground rent. The buyer's evaluation is based on the net he can derive from the type of business or building he will develop.

The market for vacant lots in Chicago is dead, due to the building freeze. The closing of many small stores has, of course, lowered land values in business districts.

The land values picture is one of constant change. We may have a prolonged war, with further social changes, or an early peace, with building bans removed. Thus, prophecy and conclusive statements are impossible. About the only definite prediction is that Uncle Sam will probably be overcharged for land purchases, in peace or war.

* * *

In a case wherein three co-owners of property in Boomtown, California, expected to derive an extra award from a jury beyond that which the Government offered, the U. S. Supreme Court has just handed down a ruling that compensation to which landowners are entitled will not include the enhancement in value resulting from the announcement of a project.

WASHINGTON'S CRUCIAL TEST

By Benjamin C. Marsh

THIS year will be the hardest test democracy has ever met in America.

The outstanding antagonism in Washington this year will be between the two ends of Pennsylvania Avenue, and this antagonism is as bitter as that of British university towns, which gave rise to the expression, "Town versus Gown"; the Harvard influence is stronger at the White House end of Pennsylvania Avenue.

There will be a bitter conflict between consumers, the little professional people, preachers, teachers, people on small pensions, and small fixed incomes—and the two great bodies of organized producers, labor and farmers.

Many years ago Samuel Gompers remarked that America didn't need consumer organizations, because all producers are consumers. He was tragically wrong, but unfortunately the big owning farmers and skilled labor still take this view.

We shall have (and we might as well be frank about it), within the next few months, a regimentation that America would not have thought ever possible a year ago. There will be rationing of all foodstuffs, not only as to quantity, but as to items. The Government will determine the diet of every American citizen, although it has not yet any plan to enable all American citizens to buy what they need. We are facing shortages of foodstuffs primarily because of bad organization in agriculture.

Recently the Department of Agriculture in a release, which has not received publicity in the daily press, stated:

"There are about 2,900,000 farmers, exclusive of strictly seasonal workers, with a gross income of less than \$900 a year. Of these, about 1,600,000 are bona fide farm producers, who devote more than half of their work time to farming. Most of the work on their farms is done by the farmer and members of his family. These farmers, however, are underemployed. In some cases their soil is too poor for efficient production, or their tracts too small to employ their full-time labor. Or they may lack the knowledge and skills to make the best use of their land, or the working capital to finance an adequate farming plan.

"On such farms there are wasted every day man-hours of labor which in terms of farm production equal the manpower needed to produce 200 million pounds of pork, or 25 million gallons of milk, or two million dozen eggs. To reach our production goals, we must make better use of this great reserve of manpower."

This illustrates the individualism in agriculture which must be overcome, at least for the duration.

The Secretary of Agriculture has now a dual function as Food Administrator over the production and distribution of foodstuffs.

He should promptly bring about consolidation, for the duration, of inefficient farm units, and make pro-

cessors and distributors of farm products, particularly foodstuffs, agencies of the Government; first, to get more efficiency in distribution; second, to reduce prices to consumers.

Britain is doing substantially this, but here, the opposition of entrenched food trusts, and of some labor unions—which might be affected thereby—will be bitter; farmers who have been subsidized will not hesitate to bite the hand that feeds them, unless it feeds them enough out of the Federal Treasury.

Both in the White House and on the Hill American labor is in the doghouse. The basic reason is that American labor has no program to end unemployment, except war. When "labor" here and abroad gets a constructive program, wars will be over.

Congress is likely to pass legislation requiring the incorporation of labor unions, publicity of their accounts, and regular elections. Although legislation will be introduced to prohibit strikes, and make the work week 44 to 48 hours before overtime, such bills will not pass without difficulty.

FIRST REFORM YOURSELF

(Continued from page 21)

We must recognize in retrospect that every effort at extensive proselytizing has failed, that every appearance of a flourishing movement has been as delusional as Coolidge prosperity. If this is not obvious to some Georgeists it is because, in their steadfast and futile devotion, they refuse to recognize their incompetence to cope with the obstinate anomalies of human nature.

I have contributed nothing in this essay to an understanding of those anomalies, unless, of course, the reader is already quite familiar with the discoveries of psychoanalysis. I prefer to point out some insufficiencies of the Georgeist outlook, rather than describe some of the achievements of the psychoanalysts.

It is important to note here that not every psychoanalyst has made any direct and vital contribution to the democratization of education, welfare and freedom. Most practitioners enter the field of psychoanalysis by way of medicine, and their interest seldom transcends its special therapeutic utility.

It has remained for Dr. Theodore Schroeder, whom I previously quoted, and from whose researches I have based much of my criticism of Georgeist methods, to apply the discoveries of genetic psychology to social problems. From the nature of these discoveries Schroeder found it necessary to apply what might be termed the psycho-evolutionary perspective, whereby all human problems are seen as problems of our defective and tortuously evolving human nature. Both individual and social maturing are seen in this perspective. Schroeder would apply present knowledge to accelerate this maturing process. The importance of Schroeder to Georgeists becomes apparent when we remember that society is not yet mature enough for Georgeism, and that, briefly, is why it has met with so little acceptance.

It has been said that he who has reformed himself has done his share toward reforming the world. Each must do his share before he can do more than his share.

A BUILDER, A

By Pvt. Walter McC. Maitland

[Concluded from the November-December issue]

THE economic and social pathologies of today are too often viewed in relation to the existing political or class structure. Internal and foreign conflicts reflect the absence of a basis for understanding the principles of free spiritual and economic thinking. In a society where such understanding is lacking, the dominance of one class or one nation over another will make little difference in the course of human events.

Until an economic balance between classes and nations can be realized, war is inevitable, and only serves to aggravate the very problems it is meant to relieve. The outcome is a planned economy under governmental control,* with its inevitable restrictions on both free enterprise and the spiritual development of the individual. No man or group of men, no matter how intelligent, can prepare a blueprint or over-all plan to govern the economy of a free people. Such economic planners are no different in their outlook from the developers of private monopolies, and their world-wide cartels. One is planning for private gain and security, while the other furthers a scheme to abolish want and fear through government control.

Such a concept presupposes a rigidly regimented economy to which all nations must conform under the coercion of economic pacts, and the armed might of allied forces. It is hardly conceivable that the democratic cartel outlined in the Atlantic Charter will insure any better guarantee of world peace and security than did Wilson's Fourteen Points after the last war. To what extent can we expect nationally crazed people, acting under the impulse of patriotic motives, to recognize the two cardinal principles of economic freedom?

That all men have equal rights to the use and enjoyment of the elements provided by nature.

That all men have the exclusive right to what they produce by their own labor or its equivalent exchange value.

To what extent can we hope for spiritual freedom when the average person's constant thought is that of freedom from economic insecurity? In practically all discussions on post-war planning the means of preserv-

*A distinction should be made here between city planners and social planners. The former are technicians usually hired by municipalities, or other divisions of government to develop an engineer's layout for the proper development of streets, parks, and other land or water surfaces. There are also many privately endowed agencies servicing communities with land-plans.

A social, or economic planner, in the sense I use it here, endears himself into a government position whereby the daily lives of people are blueprinted in all their activities. Such a scheme is envisioned in "The World Republic," reviewed elsewhere in this issue.—W. McC. M.