

## **HOW THE MAYOR CAN CREATE REAL AFFORDABLE COMMUNITIES**

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April 13, 2016  
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If you really want to encourage denser new home construction and other improvements, untax those, and make up the difference with just the Single Tax on location, basically a tax on inefficient land use. This will reward people for building, punish people for hoarding and speculating, and return the fair share of the property tax to those whose demand created it, instead of the land-owner, who did nothing to increase the value of the land, but was just in the right place at the right time.

To see how this works, take a look at this 8-minute video: [http://www.youtube.com/watch?v=itO7OoKiNUc&feature=player\\_embedded](http://www.youtube.com/watch?v=itO7OoKiNUc&feature=player_embedded) made by some Single Taxer graduate students. Or read Professor Mason Gaffney's: "The Taxable Capacity of Land: Enough and to Spare" [economics.ucr.edu/papers/papers08/08-12old.pdf](http://economics.ucr.edu/papers/papers08/08-12old.pdf)

Reward speculation and that is what you get. Reward production and that is what you get instead. <<

## **ATTEMPT TO AMEND NEW YORK CONSTITUTION** The Freeman, November, 1932

(The following item was sent to GroundSwell in Feb. 2016 by archivist Ed Dodson, [edodson8024@comcast.net](mailto:edodson8024@comcast.net), of Cherry Hill, NJ. The article describes the progress of an attempt to amend the New York State constitution to permit the taxation of land values. It is reprinted below.)

NEW YORK — The Henry George Legislative Committee, Walter Fairchild, Chairman, 15 Park Row, New York, N.Y., comments as follows on the Joint Resolution (H. J. Res. 338) proposing a Constitutional Amendment to provide for a tax on land values and intangible franchise rights, which was introduced in the House of Representatives July 27, last, by Congressman Jerry Voorhis of California. (The text of the Voorhis resolution was published in the September Freeman.)

"The land tax would raise five billion dollars yearly. Congressman Voorhis points out that Congress is now powerless to prevent private holders of ground leases, oil leases, coal, mineral rights and power concessions from reaping the benefit of the tremendous increase in the demand for raw materials due to the war.

"Rents and royalties on private holdings of natural resources have gone up by leaps and bounds. War demands have multiplied the value of private holdings ten, twenty and thirty fold. There is no way to put 'ceiling' prices on land value. Wild cat speculation in land values for sites for Army and Navy encampments, training fields, airports, defense plants, and for homes and business sites adjacent to these locations has become a national scandal. For instance, Virginia farm land worth \$50 an acre in the farmer's hands, now near a defense plant, are held at \$1,600 an acre by land speculators. This causes of prices and at present is unchecked. Land value speculation absorbs war workers' wages.

"Sales taxes on food, clothing and necessities raise prices and come out of the daily wages of the workers. This reduces their buying power and forces new wage increases. Committees of Congress are seeking new sources of public revenue. The taxation of land values is the answer to their problem." <<