

Subscription 50¢ a year

Single copies 5¢

CONTENTS

	<u>Page</u>
Wilson Mills Southam -- H.T. Owens	2
HGSSS Classes in French Open -- Strethel Walton	2
America's Capitalism and Russia's Communism -- C. A. G.	3
The "Menace" of Communism -- Ernest J. Farmer	5
Land and Property in America -- J. Rupert Mason	11
Ottawa News -- Marion E. Minaker	12
Some Happenings	12
New Zealand League	13
Ancient Privilege Abolished	14

--oo00oo--

In 1946 a farmer in Cheshire was fined £10 for not growing enough potatoes. In 1939 a Dorset farmer was fined £300 for growing too many potatoes. If these penalties are proportionate to the seriousness of the offence for which they are imposed, the so-called overproduction of food may be regarded as a greater crime than underproduction in a time of famine. -- Manchester Porcupine.

There are in economics the law of rent and the law of value, both of them as well established as the axioms of our mathematics and astronomers! Yet out of six hundred odd members of parliament I know of only one who shows any sign of having ever heard of the law of rent; and he is not in the cabinet. -- George Bernard Shaw, quoted in The Standard, May, 1947.

THE SQUARE DEAL

Authorized as second class mail
Post Office Department, Ottawa

Published bi-monthly by the Henry George Society
Ernest J. Farmer, Editor

Temporary addresses:

THE HENRY GEORGE SOCIETY, 54 Mountview Ave., Toronto
THE SQUARE DEAL, 48 Fulton Ave., Toronto 6, Ont.

WILSON. MILLS SOUTHAM

H. T. Owens

With the passing of Wilson Mills Southam, at Ottawa, on August 24th, in his 79th year, the Henry George movement has lost one who has rendered it yeoman service. As managing director of the Southam Company, which publishes newspapers in Ottawa, Hamilton, Winnipeg, Calgary and Vancouver, the late Mr. Southam carried his own personal advocacy of the economic doctrines of Henry George into the editorial columns of the Ottawa Citizen, which the Southam interests bought in 1897. It was with this help that the Drury government enacted legislation which permitted municipalities in Ontario to decide by local option the system under which taxes should be levied -- the present capital value system or the taxation of site values only -- and had the charter of the City of Ottawa amended in accordance therewith. Under this legislation and by the Citizen's promotion, a plebiscite was held in Ottawa in January 1924, but the forces of reaction, aided by the limitation of the franchise to which it applied (to owners of real estate) defeated the proposal. This premissive legislation was one of the first measures to be repealed by the Ferguson regime.

However, despite this setback, which was a keen disappointment, the interest of the late Mr. Southam and his brother, H. S. Southam, present publisher of the Citizen, in the movement has never waned. They have continued to support it financially and have, for example, personally urged the present writer to submit articles treating public questions from the Georgist standpoint, which the Citizen has published at frequent intervals these past few years. Their help also made possible the survey undertaken by H. Bronson Cowan for the International Committee for Research in Real Estate Taxation, or at least enabled it to be much more complete than would otherwise have been possible. This survey gathered invaluable data from Australia and New Zealand on the benefits of land value taxation in practice as compared with other systems in present use. Many good causes, local and international, which he helped munificently will regret the passing of this eminently Christian gentleman.

HGSSS CLASSES IN FRENCH OPEN IN MONTREAL

Strethel Walton

Our first meeting for the season was early -- Sept. 5th -- as we had Ashley Mitchell to speak to us and he sailed next day.

Our first class started Sept. 26, a class of over 30, using the French translation of "Progress and Poverty". We are fortunate in having to direct it Mr. Marcel Sylvain, a person of very fine type with quite a following among the young intelligentsia of our French Canadians. Three classes in the English course in "Progress and Poverty" started the following week. The Public Speaking group started October 7th.

AMERICA'S CAPITALISM AND RUSSIA'S COMMUNISM

C. A. G.

While we are pleased to refer to Russia's ideology as communism enough has been written of the Russian pattern to demonstrate that it differs widely from the classic definition of communism.

Repeatedly we have expressed our allegiance to capitalism and have boasted of the great strides we have made. It is true that America has made great strides in the field of production, but it has also been scandalously wasteful of natural resources. It has had great economic disasters that were wholly unrelated to natural phenomena. These American economic disasters and our wastefulness of natural resources have caused human suffering and migrations that might compare quite closely with those of Communist Russia. The principal difference is that Russia's government ordered them in Russia and it would appear we just lacked the intelligence to keep out of ours.

Is America's capitalism a misnomer as is Russia's communism? Our definition of capitalism is that it is a system in which wealth produced by labor, instead of being sold to the consumer, is used to promote the production of more wealth. That is, it is the manufacturer's machinery and the structures that house them, it is the farmer's machinery and stock and the clearing and development on his lands. Confined to such uses capital would always be beneficent. Certainly it would tend to guard and protect us against depressions. In years of bumper crops it provides means for storing against lean years that nature decrees must come.

The use of capital reviewed above is profitable to all, to the capitalist, to the producer and to the consumer. It provides more abundant production at lower costs and makes possible lower prices. But there is another use to which capital can be put where the results are not beneficent. It can be used to buy land, the fundamental basis of all production, and so long as a relatively small tax is paid, government will defend and secure it in its title whether the land is productively used or allowed to lie idle. It can buy the processes and formulas and machine designs and possess the exclusive right to their use under the protection of government patent laws.

Armed with these possessions capitalism can and does become the master. It can control production, make supply low and prices high. By withholding good lands from use or at too high a price for primary producers to pay, they are driven to the wasteful practice of producing on poor lands. Thus dust bowls are created. Capitalism, operating in this field, brought communism to Russia, fascism to Italy and Spain and nazism to Germany, and is today weakening the

defense of legitimate capitalism against the onslaughts of communism and other equally undesirable isms in countries all over the world, including our own U. S. A. -- Fairhope Courier, September 4, 1947.

NEW ZEALAND LEAGUE

The report of the New Zealand League for the Taxation of Land Values is to hand, and shows that a considerable amount of work has been done during the past twelve months. A new pamphlet, "Why Rating on Land Values Should Be Made Mandatory," has been printed and extensively circulated, 645 copies having been used up in sending one to the secretary of every branch of the Labor Party in New Zealand. An effort is being made to get the Labor Party to write land values taxation back into its platform and policy. A second pamphlet, "Common Objections to Rating on Unimproved Values and Their Answers," is in the course of printing, and will be circulated within the month. These two documents should very materially assist in connection with the rating campaign now being undertaken.

The League is doing fine work in connection with its effort to secure land value rating as the basis for local rating. Propaganda is now being undertaken to secure an extension of the land value principle at Christchurch, and rating polls are pending at Akaroa, Nelson City, Tahuna, Camaru, Munt Albert, Waitemata County, Horowhenua County and McKenzie County. It will thus be seen that a change in the rating system from taxing improvements to unimproved land values is a live question in New Zealand. Arrangements are being made for a deputation to approach the Government with a view to urging the desirability of making rating on unimproved land values mandatory. A fair amount of literature has been sold during the period, and a new catalogue is to be distributed so as to increase the sales during the coming year.

The Auckland Branch recently held its annual meeting, when good work for the year was reported. Good work is also being done by Mr. T. E. McMillan, editor of "The Commonwealth of New Zealand," a journal that greatly assists the movement in the Dominion.

The League conveys its thanks to the Henry George Foundation for "its large and generous donation of pamphlets." The condition of its finances is reported as fairly satisfactory, and the League will benefit from a bequest from the late Mr. P. J. O'Regan.

We congratulate our New Zealand co-workers on the very fine work they are doing for a just revenue system. -- The People's Advocate (Adelaide)

--oo00oo--

It is not possible for one man to hold another man down in the ditch without staying down there with him. -- Booker T. Washington, in "The Story of the Negro" (1909)

THE "MENACE" OF COMMUNISM

Karl Marx was naive enough to believe that a revolutionary party, numerous and well organized enough to overthrow by violence a well entrenched government, and attaining a power which went so far as to control all means of production, would in due time relinquish this position and leave a "classless society". Such a thing has never happened in this world's history: individual dictators have abdicated, but not ruling classes. The Russian revolution was a matter, not of Lenin and Trotzky, but of a party, organized with ruthless efficiency, of over a million. The result of the Russian revolution has been, that the former Czarist territories are now ruled more despotically than ever before by a self-perpetuating oligarchy.

The domination of a tenth of the human race by such an irresponsible body involves an element of danger to those outside as well as to those inside the area directly involved. This danger, like the danger in water of more than wading depth, calls for intelligent consideration. It does not call for the arousing of such unreasoning fear as many have of water, a fear which paralyzing all capacity for thought has turned thousands of minor mishaps into drowning tragedies.

So far the Communist oligarchy has kept a good deal of its original character, that of a revolutionary Party devoted to the freeing of the masses from exploitation. It came into power in the most completely disorganized country in Europe. It set itself to organize government, industry, production, while defending itself against attempts, aided from outside, at counter-revolution. Its methods lacked the efficiency which can come only with flexibility and freedom, but it had two great sources of strength: it abolished the parasitic classes which enjoyed large unearned incomes, and its leaders, eschewing luxury and ostentation, were content with incomes which, though several times as large as those of the rank and file, were trifling compared with those of our own monopolists. Thus by about 1935 the masses under Communist rule were able with only a seven-hour day to enjoy a standard of living which, though not equalling our own, was higher than that of a large part of Europe and which was advancing at a rate seldom equalled anywhere. In order to build up military strength to cope with the Hitler menace, which the Communist leaders recognized while our own were still deluding themselves, the seven-hour day was abrogated and other cuts made in the living standard. (We may be eternally grateful that this was done.) The war, of which the Soviet Republics bore the brunt, reduced them to a condition of poverty little better than at the end of the first Great War. There was not the same disorganization as in 1918; recovery is proceeding rapidly. In the last few weeks, while the cost of living has been advancing on this

continent and the British people are called upon for fresh austerities the cost of living in the Soviet Republics has dropped considerably. The Communist Party makes free use of violence and deceit to keep the masses in line, but it trusts equally to the contentment which comes with continually advancing standards of living.

The Nazi-Fascist organizations in Italy, Germany and Spain and their imitators adopted much of the method of the Communists in gaining and holding power, but with a difference. The Nazi-Fascists increased private privilege enormously, giving landlords and other monopolists, and in Italy and Spain the leaders of the most important criminal organizations, high places in their government. Their ideal was an intensification of the old Tory ideal, still prevalent in this country, that the first duty of government is to keep the workers "in their place", by which they mean, in a condition of such poverty and insecurity that they dare not attempt any improvement. Their leaders, especially Hitler and Goering, spent untold sums on their private estates. While the Communists showed little of the spirit of military aggressiveness, aggressiveness was an integral part of the Nazi-Fascist creed.

Both Nazi-Fascists and Communists have labored to extend their influence in other countries. The Communists formed classes for the teaching of Marxian doctrines. Their method was at the opposite extreme from that of the Henry George Schools -- as far as possible they forestalled independent thinking by training the neophytes to answer all sociological and economic questions with set Marxian formulas. But particularly they tried to place adherents in leading positions in labor unions. Their representatives were highly efficient and energetic in organization work, and in obtaining benefits which would make an immediate appeal to the workers, but they were on the whole averse to obtaining important permanent benefits, preferring to keep alive a spirit of discontent. The Nazi-Fascists formed connections with monopolists; their intent was always increased concentration of wealth, with increased oppression of the workers. The Communists combatted race hatred; the Nazi-Fascists tried to gain advantage by aggravating it. On the whole the Nazi-Fascists were much more successful than the Communists. The Communists have at present little influence on this continent; the Nazi-Fascists were able even during the war to hamper military production through cartel agreements to a considerable extent and their influence is now increasing rapidly.

The dominant classes in the quasi-democratic countries have always maintained cordial relations with the most despotic governments. But a despotism which abolished ancient privileges was a different thing from despotism which enlarged them. These classes were as averse as possible to having the masses gain any real understanding of Communism. Controlling as they did nine-tenths of the press they set about arousing in the masses an unreasoning horror of Communism. They gave little attention to exposing the actual

evils of Communism, but a great deal to broadcasting fantastic fictions, which they did with little fear of exposure. They indulged in panegyrics of free enterprise -- at the same time they tried to make it appear that all advocates of genuine free enterprise are Communists, or at least tainted with Communism. Some went so far as to say that Single Taxers are Communists -- the ultimate in misstatement.

Before long these classes fell victims, in part at least, to the stupefying fear they were trying to arouse in the masses -- a fear like the terror of water previously mentioned. By calling friends of labor Communists they led many workers to reason that Communists must be their friends, and so did far more to advance Communism on this continent than active Communists were able to do. A more serious (and nearly fatal) error was that of giving active support to the Nazi-Fascists, who were praised as introducing an improved social order. Our Fascist sympathisers missed an important point -- the Fascists intended indeed to oppress and despoil the workers to the utmost, but so far from sharing the spoils with their supporters in France, Britain and the United States they intended to despoil the latter as well. The British and American officials who are now favoring the Nazi-Fascists wherever UNRRA is operating have not yet grasped this point. The British magnates who contributed some thousands of pounds to Hitler's expenses in the elections which brought him to power have doubtless repented of that particular error, but there is little evidence that they have renounced the spirit of Hitlerism.

During the '30s the international policy of the leading governments was fatuous and dishonorable. Through the League of Nations these governments were pledged to aid any nation the victim of aggression -- not necessarily by armed force but by so-called "sanctions". But in case after case they sided not with the victims but with the aggressors. Japan, attacking China, was allowed to buy war materials, especially scrap iron, long after it was apparent that every pound would be needed to resist the Germans. This export from Canada was halted, not by the government but by a strike of longshoremen, more enlightened than the government. Mussolini was supplied with every important thing needed for his attack on Ethiopia, while all sorts of obstacles were placed in the way of the Ethiopians in their attempt to obtain materials for defence.

There followed the sorriest chapter in the history of three great nations -- the betrayal of the Spanish people by the governments of Britain, France and the United States, in defiance of the wishes of a large majority of the people. The legitimate government of Spain was not a Communist government, not even a mildly Socialist government. It hardly deserved the name of a liberal government -- it corresponded rather to some of the more decent Conservative governments in Canada or Britain. But because it was not like the government which preceded it, violently

reactionary, it drew the fire of the monopoly-controlled press, which constantly referred to the law-abiding Spanish Republicans as "the Reds". At the outbreak of the Hitler-inspired Franco rebellion, the Spanish government had in France considerable supplies of war materials bought and paid for. Under pressure from the Chamberlain government the French government forbade delivery of these supplies. In 1938 the Spanish government sold in the United States \$15 million worth of silver; but (largely at the insistence of Cordell Hull) this money was tied up in the Riggs National Bank while German and Italian planes bombarded Spanish towns, until the war was over and a government vindictively hostile to the whole conception of democracy and Christianity placed in power. Franco, however, was allowed to buy (largely on credit) abundant supplies, including some of the best and latest British tanks. Franco's German friends naturally took these tanks apart, and found the information gained highly convenient when they came to fight against similar tanks in Belgium. Even the British fleet was pressed into service to supply Franco with information of ship movements, of substantial aid in his blockade (illegal by all standards of civilized warfare) of Spanish ports.

At all times the privileged classes have shared with the criminal classes a contempt of those who do useful work. To this contempt the Spanish Fascists added a psychopathic hatred. From the beginning of the Spanish rebellion, the Franco forces made a practice of shooting all prisoners found to carry union cards. Loyal union members soon learned to destroy their cards when in danger of capture; after which the rebels turned to shooting all prisoners whose hands showed evidence of manual labor.

The result of this policy of betraying friends and building up enemies was that in 1940 France had on her southwest border not a friendly, perhaps allied government, but a vindictively hostile one. During the time when the German hordes were smashing the French line and surrounding the British forces in the north, the French generals felt compelled to keep about 20 divisions along the Spanish border to prevent such a stab in the back as that carried out later by Mussolini. This was not the worst of it. The betrayal of the Spanish people led almost inevitably to the betrayal of the Czechs at Munich. This betrayal not only disarmed an allied army of two million men with the finest equipment in all Europe, but placed at the disposal of the Germans the marvellous Czech heavy tanks, which smashed the French line when the German tanks were unable to do so.

Recently discovered documents have made abundantly plain what the writer felt sufficiently convinced of at the time -- that if France and Britain had honored their pledges to the Czechs at the time of Munich that Hitler would almost certainly have backed down; but that if he had fought, France need never have been overrun, the Japanese would never have dared to challenge the United States, and that the more democratic countries would have been in an immensely stronger position even as against Russia than they are at present.

Had the Czardom persisted until 1940, undoubtedly the Nazi-

Fascist armies would have overrun the Ukraine and the oil-producing areas to the southeast. strengthened by the captured resources, they could easily have carried out the plans already arranged with Franco, captured Gibraltar and made the Mediterranean a Fascist lake. Of what would have happened then, it is hard to conceive a clear picture, but the situation would have been terribly worse than anything which actually happened. It was the Communist revolution which saved civilization as we know it -- not much of a civilization, to be sure, but the only one we have. The Soviet army did not only defeat the Nazi-Fascist army, far larger and many times more powerful than anything the world had previously known -- it destroyed it, leaving only a remnant for the British-American armies to defeat to occupy Germany.

The dominant classes in the quasi-democracies were in the embarrassing position of having been saved by the people they had been maligning. While the war lasted the monopoly-controlled press had little but good to say of the Reds; astonishing virtues were ascribed to Stalin in particular. But once the war ended the old tactics were revived. There was a brief period during which Communist agents gained sufficient influence in both the A. F. L. and the C. I. O. to provoke a reaction. The reaction however was strong enough to reduce their influence in the A. F. L. to a low point, and practically to eliminate it in the C. I. O. But because C. I. O. leadership is more enterprising than that of the A. F. L. it is the C. I. O. which is under constant attack as being "communist-dominated."

Up to the present the good done by the Communist revolution has immensely outweighed the evil. This is no reason for ignoring the danger inherent in the present situation, but it does suggest paying equal attention to the much greater danger of fascism, which lost little of its fundamental strength with the demise of Messrs. Hitler, Himmler, Goebbels, Mussolini et al.

Communist propaganda and infiltration on this continent do not constitute a menace. The people are of a decidedly individualistic type, with a good deal left of the old pioneer traditions. While they have too little understanding of the true meaning of the words "free enterprise" to be first-class opponents of Communism, they have an artificially cultivated prejudice against it which makes for temporary resistance at least. The only thing which could make such people adopt Communism would be such a lowering of living standards as would make those of the Communist countries, by that time greatly improved, so far superior that their superiority could not be denied. In this case Communism would not be a "menace" but a deliverance from something worse.

There are three real dangers. The most immediate is, that the rapidly growing Fascist groups may use the hysterical excitement they are trying so effectively to pump up, to throttle all independent thought. There are too many in the quasi-democratic

countries who hate only what is good in Communism, and are only too eager to adopt all that is evil. Among these are many of those who denounce Communism most vociferously, and of course practically all of those who say Single Taxers are Communists. They have millions to spend where the Communists have thousands. Their success, as shown below, would only lead to Communism in the end.

The second danger is, that the Communist rule may change its character for the worse, as is the rule with despotisms. The present Communist rulers need and want peace for the development of their territories. They would like to be on friendly terms with their late allies. But they have a deep distrust of them which is only too well founded. To insure their own power they are carrying on a campaign which may ultimately result in the succession to power of a Soviet government obsessed with hostility to the democracies.

The third danger is the greatest, although the most remote. The present Communist economy does not place any such limitations upon the development of the total strength of a people as does our own monopolistic economy. Eminent statisticians estimate for the United States (under the present economy) a probable maximum population of less than 150 millions; for Canada, of 15 to 16 millions; for Britain and France, of little more than the present population, with a considerable diminution to follow. The present tolerably rapid increase is due to temporary conditions. Fascism seriously and permanently weakens a nation afflicted with it: Mussolini offered to the Italian people all kinds of inducements to raise large families, but during his tyranny the Italian birth rate dropped by almost half. In the areas under Communism there is nothing to prevent the population from increasing rapidly to the saturation point, well over 1,000 millions and probably double that when recent scientific discoveries are practically applied. Should such a development take place, it will be easy and natural for the Communist peoples to take over the unused resources of this continent and establish here a mainly Slavic population with a Communist economy.

By far the best hope of avoiding these developments lies in the growth of the Henry George Schools. In these Schools people learn what free enterprise is, how it may be introduced and what it can accomplish. Nobody who understands this much will ever be victimised by either Fascist or Communist propaganda. And once there are enough graduates of these Schools to influence governmental policies for the establishment of free enterprise, depressions of any importance will be prevented, living standards will be so raised that the best the totalitarian states have to offer will have no appeal. And most important of all, the nations in which the Schools have the greatest influence will so develop in population, resources and (if necessary) military strength that any possible danger from Communism will finally disappear.

LAND AND PROPERTY IN AMERICA

I find among far too many sincere Georgists a startling and shocking failure to discriminate between land and property. Far too many have accepted the words "Landowner" and "Landownership" as having the same meaning, force and effect as in East Prussia before World War II, or in Czarist Russia, and Franco Spain today. Too few of our friends have read "The Epic of America" (1931) by James Truslow Adams, pp. 104, 105, or "Rise of American Civilization" (1930) by Charles and Mary Beard, Vol. I, p. 294, as follows: "...the destruction of landed privilege in America unchained in the War for Independence was perhaps as great and as significant as the change wrought in the economic status of the clergy and nobility during the holocaust of the French Revolution.

The people of this Republic have never delegated authority to any legislative body, state or federal, to enact discriminatory laws in respect of the private tenure of any land in the Nation. The Constitution of New York State, Art. I, sec. 10 recognizes that the ultimate title to all land within that State belongs to all the people. The sovereign powers of each of our 48 States are equal. Blackstone, in "Commentaries on the Laws of England" Bk. II #142 under "Fee Simple Estates", writes, "There is no foundation in nature or in natural law why a set of words upon parchment should convey the domain of land..." The Roman Catholic, St. Ambrose (340 A. D.) wrote: "How far, O rich, do you extend your senseless avarice? Do you intend to be the sole inhabitants of the Earth? Why do you drive out the fellow-sharers of nature, and claim it all for yourselves? The Earth was made for all, rich and poor, in common. Why do you rich claim it as your exclusive right?"

Henry George was one of the relatively few economic writers who distinguished clearly the kind of "property" which is justly private wealth, and the kind that is rightly common-wealth. Our present tax laws are written by skilful gentlemen, employed directly or indirectly oftener than not, by men or corporations that have gotten rich by special privileges or tax exemption and favors allowed them by the countless tax statutes that have now grown so numerous and complicated that the average person has no possible chance to read all of them, let alone understand them. In both Canada and the U. S. the legislative bodies have, in recent years, erected a tax Tower of Babel, which makes it all the more imperative that we do not lose sight of the base for all our laws, and be diligent to see that feudal interests never get in the position where they can "drive out the fellow sharers of Nature." I shall be happy indeed to correspond with any reader of THE SQUARE DEAL, and submit decisions by our highest Courts about this. -- J. Rupert Mason, in a letter to the Editor.

OTTAWA NEWS

Marion E. Minaker

The Annual Meeting of the Ottawa Branch of the Henry George Society was held on Monday evening, Sept. 15th, with a fine attendance.

The Secretary's report disclosed a good season recently closed, with two outstanding Georgists -- Messrs. H. B. Cowan and Ashley Mitchell -- as visitors.

Officers elected were: President, Herbert T. Owens; Vice-President and Corresponding Secretary, Miss Marion Minaker; Vice-President and Secretary-Treasurer, H. G. Barber. A Publicity Committee was also formed comprising Mr. Harry Given, Chairman; Mr. Alex Mack and Mrs. L. P. Boudler. This Committee will also arrange study classes and other activities.

SOME HAPPENINGS

Leamington, N. Z., recently adopted Unimproved Values Rating by a vote of 54 to 14. While Leamington is a small municipality, this vote is noteworthy on account of the unprecedentedly high proportion of votes in favor -- close to 80 per cent.

"Since 1942, when the Air Ministry requisitioned our small market garden land, I have attended more than fifty auction sales of similar property, hoping to get settled in our own home again. But I am always outbid, for £600 properties are fetching £2,000 to £3,000. The Government offered us only the pre-1939 price less depreciation; yet it allows prices at auction sales to run wild." -- William Davies, Rochdale, in the Daily Herald, July 9, 1947.

Buildings on five parcels of land in Conduit Street, London, were razed by bombs. The owners have joined forces by providing a composite area of 9,400 square feet which they have sold through Allsopp's for £75,000. This works out at £8 a square foot to £348,480 per acre. -- Evening Standard, May 23, 1947.

--oo00oo--

The recently defeated Wagner-Taft-Ellender bill was but another attempt to thrust the government into the housing industry; this time under the guise of veterans' welfare. Many Congressmen have forgotten that government housing projects are divided into two classes -- those which have failed and those which will fail. Construction and housing are especially ill-adapted to the flagrant stupidity, inexperience and incompetence that has characterized all American excursions into socialism. -- Stanley Sapiro, in "A Tax Program for Free Enterprise," reprinted from Apartment Industry News, San Francisco.