

SUBJECTS SUGGESTED FOR RESEARCH WORK FOR DISSERTATIONS

1. DETERMINATION AND CLASSIFICATION OF THE TOTAL OF LAND VALUES IN THE UNITED STATES. Classifications in general use should be employed, including: urban; agricultural; forest; mineral; transportation (including railroads, airports, docks, etc.); water power; public utility sites and ways other than sites at water power sources; franchises based on land privileges, such as radio franchises; publicly owned land. The subject is large enough to warrant subdivision into several theses. Importance is attached to the proper sub-classification. If the investigation discloses a lack of information in any sub-classification, it should explore the possibilities of formulating a method and procedure for gathering the information. If it discloses inadequacies in existing information, this should be shown. It may be necessary to resort to some sampling method to overcome the lack of information; if so, an effort should be made to obtain an index of statistical value that will make possible a suggestive estimate of the value of lands for which adequate data are not available.
2. RATIO OF CAPITAL TO LAND VALUES OF LARGE INDUSTRIAL CONCERNS. In this investigation a strict definition of Capital must be first established because of the constant tendency in financial statements to include the value of land holdings, franchises and other items of "good will", which can be traced to location advantage, with actual capital - goods and equipment. The study of the securities held by these concerns would be necessary, and the investigator must keep in mind the same distinction between real capital and land values. This study would require an analysis of financial statements, and of the structural background of bonds and other securities.
3. MECHANICS OF TAXATION. A historical study of the transition in tax technique from personal taxation to taxation IN REM. Which is the more equitable? Which is productive of greater social benefits? Which results in greater revenue? A review of the theory and practice of assessing land value separate from improvement value. Preparation and use of land title maps and land valuation maps.
4. RELATION OF SITE VALUE TO IMPROVEMENT VALUE. An investigation of comparative values that would lead to a determination of what should be an adequate improvement on a given site. This would involve a consideration of city planning and zoning, and their relationship to taxation. What is the average cost of residential buildings compared with the value of the sites on which built? What is the ratio between commercial buildings and site value? To what extent does the disproportionate tax burden on homes discourage home ownership? Also, the effect of inadequate improvement on land values, on speculation, on slum clearance proposals, on the development of cities, etc.
5. THE INFLUENCE OF HENRY GEORGE'S THEORY OF WAGES ON ECONOMIC THOUGHT. Alvin Johnson, in the New International Encyclopedia, declares that the theory that labor creates its own wages is generally accepted and he attributes this theory entirely to Henry George. This must probably be qualified, since Walker, at least, anticipated it. But to what extent is it true that George's theory of wages has passed into the content of general economic thought? What was the direct effect of George's formulation on his contemporaries? His successors? What were the origins of this theory in George's thought and experience? What was the historical development of the theory, apart from George? Was George's formulation related to this development or independent of it?
6. THE RELATION BETWEEN GEORGE AND CONTEMPORARY AMERICAN ECONOMISTS. This could take advantage of the results of the previous study showing George's connections with Francis Walker in the matter of the wages fund doctrine. It would show, for example, what George's influence was, if he had any, on the waning of Malthusianism in American economics, etc.
7. A COMPARISON OF THE CENTRAL IDEAS AND THE SYSTEMS OF THE SOCIO-ETHICAL ECONOMISTS OF THE UNITED STATES AND EUROPE. Was there any direct relation between George, Adolf Wagner and his school, Walras and the Lausanne school, Achille Loria, Franz Oppenheimer, etc? To what extent does the social reform orientation color the systems of each of these economists? To what extent was this orientation responsible for their original contributions to economic thought? To what extent did their emphasis on land reform correspond? Compare their proposals for land reform.
8. THE POSITION OF PARTICULAR NATURAL RESOURCES OF THE UNITED STATES IN THE HIERARCHY OF LAND VALUES AND LAND USES. What is the relation of particular natural resources of the United States in the hierarchy of land values? Of all the natural resources which are important in the national economy?

In the hierarchy of land uses, what is the place of natural resource land? Does it fit into the pattern of forest to agricultural to suburban to urban land? Historically, has it changed the pattern, or do the usual transitions take place side by side with the development of resource land from worthless (because undiscovered, etc.) to valuable land?

9. THE APPORTIONMENT OF REVENUE FROM PROPORTIONAL LAND VALUE TAXATION OF LAND OTHER THAN URBAN AND SUBURBAN LAND. If it be granted that the owners of natural resources, (mineral deposits, timber land, certain agricultural land, etc.) have a privilege for which non-owners should be recompensed by socialization through taxation in proportion to the unimproved value of such resources, for what public purposes should such tax revenue be used? To maintain the federal government? Are the values of these resources created within the whole national economy? The economic regions? Or within the developing world economy? If the latter, what are the present limits of the world economy? According to the areas determined, what are the possible public purposes for which the revenue could be used? In what ways could the apportionment be made within the present framework of archaic political divisions?

10. THE APPORTIONMENT OF REVENUE FROM PROPORTIONAL LAND VALUE TAXATION BETWEEN CITY AND SUBURBS IN METROPOLITAN AREAS. According to George's development of the Ricardian theory of rent, the rent fund in New York is created not merely by the seven million residents of the five boroughs but also by the many million more who reside in the suburbs outside and are "residents" during the working day. The presence and activities of all these people, not merely the New Yorkers proper, determine the level of the rent of business sites, particularly retail business sites.

Under the present land value tax within the real estate tax, is not New York obtaining a share of revenue which properly should go toward the needs of its unincorporated suburbs?

Georgists (particularly in Pittsburgh) in advocating that community-produced values should go to the community, for its communal needs, have overlooked George's emphasis in Social Problems on his statement that his use of "community", "public" and "State" was loose and not intended to correspond with existing political divisions. If rent were socialized, as Georgists propose, would it not be necessary to know what economic area or areas corresponds to the "community" to effect equitable distribution of revenue?

(This study should be made in conjunction with the corresponding one dealing with other forms of land rent than urban and suburban land rent.)

11. HISTORY OF LANDED ESTATES IN NEW YORK CITY (any large city or section of the country.)

Tracing the development of those estates which show a continued existence since either colonial times, or a definite date, say 1837. The differentiation between land values and improvement values is essential. As an example of this kind of study, Hundred Years of Chicago Real Estate, by Homer Hoyt, University of Chicago - although in this research the investigator confused building with land values.

12. HISTORY OF LAND SPECULATION IN NEW YORK CITY. This may be handled as a separate subject or as part of #10.

13. COMPARATIVE STUDY OF RENT AND TAXATION AS METHODS OF RAISING PUBLIC REVENUE. (a) Historically (b) Theoretically (c) In social effects.

14. WHAT IS THE LAND VALUE COEFFICIENT PER PERSON. (a) Residential (b) Commercial. This study is an extension of the studies made by chain store concerns to determine the desirability of locations. The economic rent of a site is determined by both the density and productivity of population. The coefficient of land value per person is therefore the annual rent of the site divided by (a) the number of persons residing on the site ("night time" population) (b) the number of persons working on the site ("day time" population.) One result of this investigation would be to establish a definite figure as the guide to the desirability of a given location for a home, a factory, a store building, a theatre, an office building. Another would be to show how this coefficient indicates the capital value of unimproved or partially improved land. Finally, this coefficient should be helpful to the study of assessments for taxation purposes.

15. COMPARISON OF LAND VALUES TO BUILDING VALUES - OF HOMES. An investigation of this ratio should disclose also the ratio between home owners and renters - between home values and equities - between equities and mortgages. The effect of the disparagement between the number of renters and owners, between mortgages and equities, should reveal facts of vital importance to the building industry. The consequent effect on social

and political conditions should be interesting. The "slum" problem is involved in this study. The relative effect of building and land value taxation is also involved. The tendency toward apartment and tenement house living, as against private homes, with the resulting change in social conditions, should be explained by the results of this study. This investigation may be undertaken for several typical communities, so that a comparison would reveal a principle.

16. THE RATIO OF LAND RENT TO WAGE INCOME. What part of wages is paid for economic rent (not the rent of homes)? To what extent is this amount increased by speculative rent? How does an increase of rent by speculative advances affect the purchasing power of the worker? The effect on commodity prices? Incomes of industries should be the second part of this study.

17. HENRY GEORGE'S INFLUENCE ON THE MODERN THEORY OF MONOPOLISTIC COMPETITION. Does George's theory state or imply all the modern developments? (In Chamberlain, Robertson, Kahn, etc.) What was his influence on this development? Compare his theory, with all its implications, to these. Criticize aspects of his theory which are not included in the work of the modern theorists; if they withstand critical study, what revisions of modern theory are suggested? In the development of his analysis of competition, how did George compare with Marx? To what extent, if any, did he contribute to the breakdown of the classical school, or that portion which assumed the existence of free competition? With this, or as a separate study, there should be an historical study of competition in connection with development of the economy from feudal times.

18. HISTORICAL STUDY OF STATE OWNERSHIP OF PRIVATELY USED LAND. What effects have State ownership had on industries operating on privately-used land (as in the case of Texas oil lands, etc.) What forms have such State ownership taken? To what extent has the State received the economic rent of such land? Where the State did not receive the full rent, why did this happen? Who obtained it? What effect did this have on the prices of the products? On the value of the securities of the companies? What are the relations between landlord and tenant where the landlord is the State?

19. COMPARE THE RELATIONS OF LANDLORD AND TENANT WHERE THE STATE IS THE LESSEE AND WHERE A PRIVATE OWNER IS THE LESSEE. (under 99 year leases). Compare these with the relations where a private owner is the lessee under short term leases and where the private owner supplies the improvements. Is the concept of absentee ownership too general to fit these forms? If so, suggest revision of the concept.

20. PRODUCTION CONTROL BY INDUSTRIES CONTROLLING THEIR RAW MATERIAL RESOURCES. Veblen, in "Absentee Ownership", argued that socialization of the rent of raw materials sources would prevent industries controlling them from resorting to production control in place of elastic pricing in slump periods. To what extent was this the result of George's influence on his thought? From an inductive study, is it true that control of raw material resources has been responsible for industrial price rigidity and production controls? To what extent would this be affected by socialization of rent?

21. HENRY GEORGE'S THEORY OF PRIVILEGE. What are the sociological implications of this concept? What are its economic bases? What is the relation between his theory of ground rent and of privilege to his theory of the distribution of wealth? To his business cycle theory? Place the theory within the development of the idea of unearned increment. Colm, in the Encyclopedia of the Social Sciences, says Marx's theory of surplus value was the widest development of the idea of unearned increment. In the light of study of George's theory of privilege, is this true? To what extent are modern developments of the concept privilege, such as in the theory of monopolistic (duopolistic) competition, implied in George's system? Are any outside his system? Which of the monopoly rents of privilege other than in ground rent, would be socialized under George's system? Which abolished? To what extent have economists mistakenly considered George's theory of ground rent the sole content of his theory of privilege? How did this arise, out of George's work? What part did George play in the modern generalization of the theory of rent?

22. HENRY GEORGE'S THEORY OF SPECIAL AND VESTED INTERESTS. Trace the development of the theory in English thought, (Macaulay and his predecessors). In American populism before George and during his lifetime. What were the sociological implications of George's ideas? The political? The economic bases? What is the application of the theory today? What development did George's ideas undergo in the work of Veblen? From an institutional viewpoint, give an historical study of the development of outstanding special interests into vested interests in various periods of economic development

23. THE DEVELOPMENT OF VALUE THEORY BY HENRY GEORGE. What were his original contributions to classical value theory? Compare with the value theories accepted and developed by his contemporaries. Trace the develop-

ment of value theory in America and in Europe in the twentieth century (with greater detail than Suranyi-Unger). Compare the results of the modern development of value theory, including the suggestions of H.G. Brown and G.R. Geiger, and the British displacement cost theory, with George's value theory. What is the relation between the displacement cost theory and George's reproduction cost theory? Compare Pantaleoni's reproduction cost theory and George's; show their relation. To what extent was Davenport's theory of marginal disutility developed from the work of George? Compare the theories. Compare Davenport's also with the Brown-Geiger synthesis and with the displacement cost theory.

24. SOCIAL THEORY OF PUBLIC EXPENDITURES. Determine the economic effects of types of public expenditure of various political subdivisions. The social effects. Can criteria be set up to determine the proportions of public revenue, under the benefit theory, which should be assigned to types of public services. Criticize theories of objective need of social services in the light of the inductive studies of Wagner, Brecht, Colm, Shoup and others, and the Twentieth Century Fund's. Using International Labor Office and other materials, determine the economic and the social effects of public works expenditures. Does the direction of the expenditures have cyclical importance? What is the secular effect of the direction of the expenditures? The result should be a development of Guest's theoretical approach.

25. GEORGE'S INSTITUTIONAL INTERPRETATION OF HISTORY. Compare with Nordau's, Marx's, etc. With modern approaches. What dependence did George place on his theory in the construction of his social philosophy? Of his economic system (that is, his synthesis)?

26. THE ORIGIN AND DEVELOPMENT OF MODERN ABSOLUTE PRIVATE OWNERSHIP OF LAND. Did this arise with the origin of capitalism? If so, why? What legal sanctions for the conception exist? Is it outside legal sanction? Compare the popular and prevailing theory with the statutory theory. Is it true that this was a totally different conception than the prevailing moral and legal conception of land tenure in pre-capitalist times? See especially Brinckmann's article in the Encyclopedia of the Social Sciences of Land tenure, and Ryan's articles, for suggestions on approach. As the historical chapters in Geiger's "Theory of the Land Question" suggest, investigations could be made in the various periods of the development of land tenure.

27. THE OWNERS OF THE LAND OF THE UNITED STATES. Taking the land by types, what proportion is owned by individuals? What is the range in the sizes of their holdings? By corporations? What types of corporations? What are the ranges in the size of corporate holdings? Has there been any movement toward or against concentration in ownership?

28. SURVEY AND ANALYSIS OF POST-WAR AGRARIAN LAND REFORM IN VARIOUS COUNTRIES OF THE WORLD. Classify programs, determine statistically their effectiveness and their results. Where the programs broke down, trace the causes. Suggest changes in the programs in the light of experience, alternative programs.

29. LAND VALUE TAXATION IN THE PROGRAMS OF THE BRITISH LIBERAL AND LABOR PARTIES. What were the economic conditions when such clauses were introduced? What was the existing local rating system; what were its social and economic effects? What was the history of the planks? What support do the planks have within the parties? What is the social background of this support? What influence has economic development in England had on this support? Political changes? Should Labor come back into power, what are the prospects that this plank of its program will be applied? What are the probable forms the applications will take? What are the advantages, what are the limitations of these probable forms?

30. GEORGE'S THEORIES OF PROGRESS AND OF CIVILIZATION. Their origin? Relation to the theories held by his contemporaries? Place in modern social philosophy (with particular reference to the work of Robinson)? Relation to the central ideas of his system? To his emphasis on the socialization or the abolition of privilege?

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