

# The NEW LEAF

"EQUAL OPPORTUNITY FOR ALL SPECIAL PRIVILEGE FOR NONE"

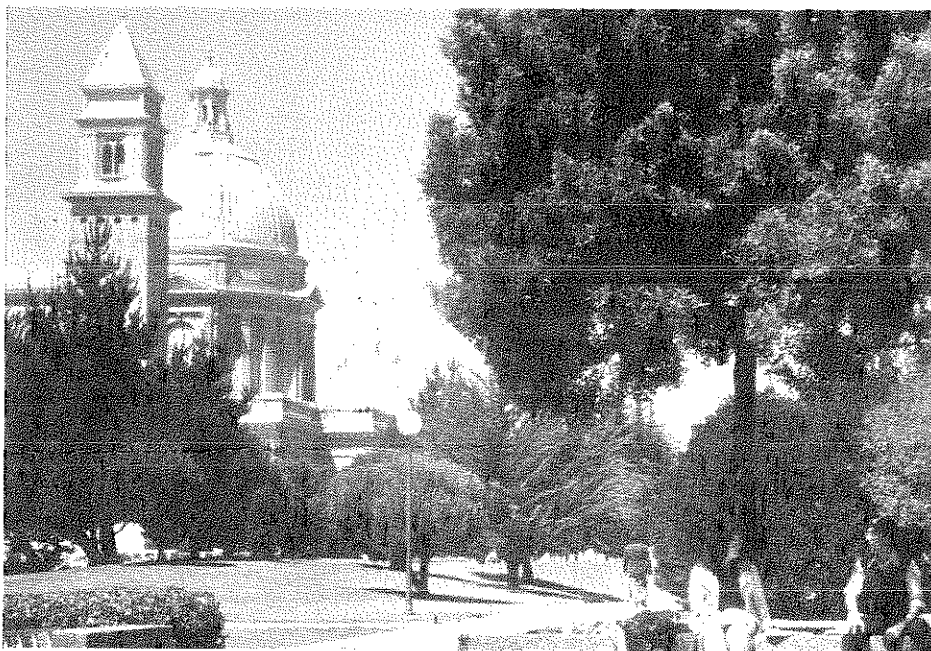


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## Ted Gwartney Speaks at July 3rd Banquet



UNIVERSITY OF SAN FRANCISCO. Site of LEAF's 2nd Annual Convention, July 3, 4 and 5.

### Morrow and Becker Elected to Board

The results of the election to fill two vacancies on LEAF's Board of Directors, due to two one-year terms expiring, are now in. Floyd Morrow, who was a candidate to succeed himself, led, with 65 votes. Arthur Becker, a professional economist and a member of LEAF's Advisory Council, was second with 30 votes. Morgan Harris was a close third, with 29 votes.

Next, in order of numbers of votes were Cathy Covell, 20; Louis Freeman, 19; Bob Colonna and Bob Scrofani, with 17 each. The remaining candidates, with less than 17 votes each, were: Arch Gerard, William Newcomb, Stanley Sapiro, and Louis Weitzman.

The two newly elected directors will be installed at the annual Convention in San Francisco.

#### GET YOUR RESERVATIONS IN PROMPTLY

In order to take advantage of the low, low rates for dormitory rooms at the University of San Francisco, for LEAF's national Convention, it is essential to get your reservations in promptly. There are only a limited number of rooms available for our group, and it is strictly first come, first served. Otherwise, you may have to stay at a hotel, with the rates many times those available at the dorms.

See You in San Francisco  
in July

### Convention Highlight

J. Ted Gwartney, head of the British Columbia Assessment Commission, will be the featured speaker at the LEAF banquet on the evening of July 3rd, at the University of San Francisco. Gwartney is engaged in a reassessment program throughout the province.

He was formerly City Assessor of Southfield, Michigan, and was responsible for bringing the assessed value of land, much of which was considerably under-assessed, up to full market value. He engaged in an annual reappraisal of land values. As a result, real estate developers were drawn to Southfield, and it became one of the fastest growing cities in the United States. The City doubled in assessed value over a five-year period.

Before going to Southfield, Gwartney was Deputy Assessor for Sacramento County, under Irene Hickman. After his Southfield tenure he was City Assessor of Hartford, Connecticut.

It is necessary to get reservations in for the banquet promptly, as a firm estimate must be given. It may be too late if one waits to arrive in San Francisco. See the choice of menu on p. 3, as well as the program for the entire Convention, as it exists at press time.

Among other well-known personalities who have been invited to participate in the Convention program are: Jane Fonda, William Hearst, Supervisor Dan McCorquodale, and Ralph Nader's Raiders. In addition, appropriate personnel from the academic community will participate in panels on urban problems.

But above all, the Convention is for LEAF members. In addition to a business meeting on Monday afternoon, July 5, members will have an opportunity at the Monday morning

## CALIFORNIA LEAGUE OF WOMEN VOTERS STUDYING ASSESSMENT PRACTICES

The League of Women Voters in California is engaged in a two-year study of the property tax and assessment practices.

They have just completed the first year, on the property tax. Data and arguments are contained in a booklet entitled "Let's Look at the Property Tax," available for \$1.95. It contains arguments pro and con on land value taxation.

The League, through its statewide chapters, is compiling a bibliography now on assessment practices. They will complete this sometime during the summer, and get up study material on it in the fall. They will probably evaluate both the property tax and assessment practices together, after the material on the latter is compiled.

Anyone having anything to offer on assessment practices may send it to the State Chairman, Kit Drollinger, whose address is: 22832 Costa Bella Dr., El Toro, Ca. 92630.

## YESTERYEAR PUBLIC TRANSPORTATION IN SOUTHERN CALIFORNIA

(The following is excerpted from an article, "The Big Red Car," by Pat Neisser, in the January, 1976, issue of the AirCalifornia Magazine.)

Long-term residents of the Los Angeles area may remember wistfully the days of the big red car, providing an efficient interurban transit system to many suburbs, as well as to Hollywood. In the 1870's, however, long before Henry Huntington consolidated his Pacific Electric interurban system, a forward-looking civic leader in Los Angeles, Judge Robert Widney (who was instrumental in organizing the University of Southern California and the Chamber of Commerce), persuaded his neighbors to make land value contributions on his and their property--50 cents per front foot--to build a horse car line, considered the epitome of luxurious city travel. Widney, who lived "way out" in the country at 3rd and Hill Streets, lived to see his one horse street car system become the biggest interurban operation in the world.

Later, at the turn of the century, Huntington's big red cars began connecting downtown L.A. with first one suburb and then another. As a result, land values boomed. We quote from the article by Pat Neisser:

"... the residents of Orange

County were eagerly awaiting their 'connection.' In anticipation, new subdivisions sprang up around Newport, waiting for the first PE train to bring in buyers. Finally, on August 3, 1905, the first Red Car reached Newport, bringing Huntington and other dignitaries. . . Three days later the first crowds of passengers arrived, after taking a little over an hour's trip from L.A. [It takes about the same length of time today by car, via the crowded, smoggy, Santa Ana Freeway].

"Visitors were taken to view the bay by boat, agents showing them future lots, some still under water. In the Spring of 1906, came the good news that the Red Car would be extended as far as the Balboa Pavilion and a new hotel was built, called the Balboa. The boom was on and prices [for land] went sky high up and down the coast."

LEAFers are probably reflecting right now that it is a pity the far-sighted land value funding method introduced a generation earlier by Judge Widney was not used to recoup for local government some of the increased land values created by the public transportation system. And some may be wondering why such a simple plan isn't used today.

## Tax Expert Recommends Land Tax to Developing Countries

Norman D. Nowak, Director of the University of Southern California's Institute for Tax Administration, recommended to the head of the Dept. of Internal Revenue of Thailand, that the Tais install a "modified Henry George program," whereby land would be taxed more than buildings.

Dr. Nowak actually installed such a program in Chile in the 1960's, when he was called in as a consultant by the former (Frei) regime.

## Letters to the Editor

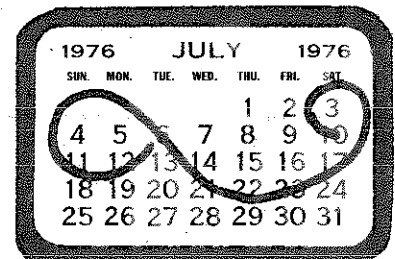
Dear Editor:

I disagree with Morgan Harris re California Senate Bill 1375, authored by Senator Peter Behr. As Harris points out, this bill would be less slum-creating than the current property tax, and in addition it would unhook the land tax rate from the building tax rate and people might then start thinking of the two separately, which they simply are not doing now.

Then again, LEAF could make studies which would show that a land tax is more based on ability-to-pay than the sales tax, and then we could get real support to shift from sales toward land. And from the income tax, too, for the same reason.

I note that with the current property tax, homeowner pressure for tax reform has been near zero; maybe a change toward SB 1375 would get the land tax out there all by itself where we can make clear incidence comparisons, and thus get the tax increased.

--Steven Cord



Mark Your Calendar for LEAF's 2nd National Convention, July 3, 4, and 5, at the University of San Francisco!

## How to Join

It's simple, just check the membership level you desire and fill in the form below. Send it to LEAF's national headquarters or turn it in to your local branch.

## Membership Form

You can count on me as a LEAF member at the level checked below:

- |  |  |
|--|--|
| <input type="checkbox"/> Regular . . . \$15 Yearly   | <input type="checkbox"/> Friend of LEAF                                  |
| <input type="checkbox"/> Sustaining (\$5. monthly)   | <input type="checkbox"/> Contribution \$ _____                           |
| <input type="checkbox"/> \$60. Yearly                | <input type="checkbox"/> Check Enclosed <input type="checkbox"/> Bill Me |
| <input type="checkbox"/> Contributing (\$10 monthly) |  |
| <input type="checkbox"/> \$120. Yearly               |  |

Name: \_\_\_\_\_ Branch: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Convention Program at Press Time

(Subject to possible change)

## Friday Evening, July 2:

Reception and cocktail party

## Saturday, July 3:

9:00-10 a.m.: Registration and room assignments.

10:00 a.m.-12 noon: Movie, "The Incredible Broad Machine," followed by discussion.

12:00-1 p.m.: Lunch

1:10-2:00 p.m.: PROGRESS REPORT on LEAF's accomplishments by panel of Board members, with questions from the audience. Tom Sherard, moderator.

2:15-3:55 p.m.: "THE RICH GET WATER AND THE POOR GET SOAKED"; WESTLANDS and the POLITICS OF LAND. William Hearst; Nader's Raiders.

4:10-5:50 p.m.: LEAF'S FIVE PROJECTS FOR ENDING TAX RIFFS.

(1) Assessments: Bob Colonna; William Wish.

(2) Charging Cost of Government Improvements to Increased Land Values: Bob Scrofani.

(3) Government Leasing of Land, Instead of Selling or Giving It Away: Floyd Morrow.

(4) Shifting Taxes off Improvements onto Land: Dan McCorquodale.

(5) Opposing All Other Forms of Taxation: Bob Tideman.

6:45-7:00 p.m.: Cocktails

7:45 p.m.: BANQUET - Ted Gwartney, Speaker; Floyd Morrow, Toastmaster.

## Sunday, July 4:

9:00-10:00 a.m.: Board Meeting, including brunch. Open to members.

10:00-11:30 a.m.: Brunch

11:40-1:10 p.m.: URBAN PROBLEMS: Steven Cord; faculty members from University of California, Berkeley, Institute of Regional and Urban Development.

1:20-3:05 p.m.: Lunch

3:20-5:20 p.m.: LEAF ROAD MAP: Board members, 8 minutes each, to answer the question, "How to Achieve Land Value Taxation, Starting in California." 55 minutes for audience questions.

## Monday, July 5:

9:00-10:30 a.m.: ALLIES and OPEN SPACE, Freedom, the Libertanan Approach, Environmental Concerns.

10:30-12 noon: OPPORTUNITIES FOR LEAF: Proposals, Strategy, Ideas, by LEAF members. Noal Alper, Bill Newcomb, and others. Marion Sapiro, moderator.

12:00-1:00 p.m.: Lunch

1:00-2:00 p.m.: Small groups discussing proposals presented in previous session.

2:10-4:10 p.m.: Business Meeting. President William Filante, presiding.

Adjournment

4:20 p.m.: Board meeting to implement plans and decisions made at Convention. Open to members.



## Cord Teaching Henry George Class at University

LEAF Board member and Vice-President Steven Cord, who teaches history at Indiana University of Pennsylvania, writes that he is sharing the teaching of a class in "The Economics and Appraisal of Real Estate" at the University with an appraiser. Dr. Cord's economic presentation is based on the economics of Henry George.

The class is part of Indiana University of Pennsylvania's "Community-University," no-credit adult education program for which the students pay. He reports that he has a number of community leaders in the class.

## Banquet

*Continued from page 1*

session to give their ideas and suggestions on "Opportunities for LEAF." Morgan Harris, Convention Coordinator, would like to know in advance who wants to present ideas at this session. Drop him a line at 3959 Shedd Terrace, Culver City, Ca. 90230.

The University of San Francisco is located at the corner of Parker and Golden Gate Avenues, two blocks east of Golden Gate Park.

## CONVENTION RESERVATION FORM

(Send to National Headquarters)

Second Annual LEAF Convention/University of San Francisco; cor. Parker & Golden Gate Avenues: July 3 - 4 - 5, 1976

Please register me for the Second Annual LEAF

Convention at the registration fee of ..... \$7.50

Please reserve room for me/us nights of Friday, July 2 ( )

Saturday, July 3 ( )

Sunday, July 4 ( )

Monday, July 5 ( )

Double: \$13.50 per night per person ( )

Single: \$15.50 per night ( )

Reserve \_\_\_\_\_ banquet tickets for Saturday evening. Choice

of entree is indicated: 8 oz. N.Y. steak . . . . \$9.00 ( )

Beef burguignonne . . . . 6.50 ( )

Roast chicken supreme . . 6.00 ( )

Check (Payable to LEAF--herewith) - Total - - - - - \$ \_\_\_\_\_

Name \_\_\_\_\_

(Please print)

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## BRANCH NEWS

### BOSTON

Mike Lurio writes that Dr. Ernest Kahn and Craig Lundquist are working on some worthwhile activities for the Brookline branch of LEAF. A meeting was held at the Henry George School on the evening of May 7.

As this goes to press, we do not have details of this meeting, but we know that our friends in the Boston area are working on applying the principles of fair assessment and land value taxation to the monstrous urban problems facing Boston.

### CEDAR CITY, UTAH

The Steering Committee of the Cedar City branch has gotten off to a flying start, headed by indefatigable LEAFer, Earl A. Hanson. In addition to holding monthly LEAF meetings, and weekly breakfast meetings (open to the public), they have begun a series of weekly articles in the local paper, The Iron County Record.

The first article, appearing on April 22, gave an overview of LEAF's objectives, the specific activities and proposals of the Cedar City branch, local property tax information, and an analysis of taxes, using Henry George's canons of taxation.

The second article called for a Utah State constitution amendment, phasing out the tax on improvements over a seven-year period, removing the various taxes falling on personal property one by one, and increasing the levy on land values to recoup the loss in revenue. The proposal included a provision that the land value component of utility, railroad, and mining properties, the total assessment of which is currently handled by the State Tax Commission, be delegated to local county assessors.

The article cited data showing that, of total property taxes currently charged, land values (other than those

assessed by the State Tax Commission) amount to only 18.1 percent of the total, buildings represent 31.5 percent, and personal property 10.3 percent. The balance, assessed by the State Tax Commission, breaks down as: utilities and railroads 21.6 percent, and mining companies, 18.5 percent.

The Tax Commission is currently engaged in a task of reappraisal, which Mr. Hanson thinks will result in a more realistic appraisal of land values, which he says are assessed much lower than improvements. He says, in the first weekly newspaper article: "In 1974 the assessed value of my lot was about 3.5 percent of market value and my home about 12 percent of market value."

### CHICAGO

Chicago LEAF members will play a role in the forthcoming Conference of Affiliated Henry George Groups to be held in the Chicago area July 15 through 18.

LEAF member Mina Olson has been asked by the Henry George Foundation, sponsor of the Conference, to form a Chicago committee to make arrangements for the 1976 Conference. Mrs. Olson selected Henry George Club President Jane Klinkenberg, and LEAF members Bill Ranky and Sam Venturella to assist her.

Arrangements have been made to hold the Conference at Kendall College in Evanston, which abuts Chicago on the north.

Illinois State Representative Cal Skinner has introduced into the General Assembly a constitutional amendment permitting cities to levy on land values only. The significant part reads:

"Any home rule municipality may designate certain specific contiguous

areas within its boundaries to be taxed on the basis of site valuation assessments, without regard to the value of improvements, provided that: such designation is reasonable; and the site valuation assessments result in an amount of tax revenue in the designated area equal to the amount that would have been raised in the designated area without site evaluation assessments."

### LOS ANGELES

Marion Sapiro, President of the Los Angeles Westside Branch of LEAF, announces that the branch is offering a prize of \$25 for the best suggestion for a new name for the organization.

"Both members and non-members have expressed dissatisfaction and bafflement with the name LEAF. Strangers to the organization get the idea we are a trade organization of greenhouses and nurseries in the business of growing plants," says Ms. Sapiro.

"The kind of a name we would like to see should give the person who hears it or reads it some idea of what the organization is about, or what it stands for. And it should have a favorable connotation."

The judges in this contest will be the members of LEAF and others who attend the San Francisco Convention. The prize will be awarded at that time for the name they like best.

The contest is open to all, and anyone may submit as many entries as desired. Send your suggestions to: Ms. Marion Sapiro, President, Los Angeles Westside Branch, LEAF, 4561 Round Top Dr., Los Angeles, Ca. 90065. Entries should be received before July 1st.

### THE NEW LEAF

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Wm. B. Truehart . . . Editor

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Land Equality And Freedom

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