



# NEWSLETTER

## HENRY GEORGE SCHOOL

3410 19th STREET S.F. 94110

SEPTEMBER 1983

NORTHERN CALIFORNIA

CONGRATULATIONS TO OUR NEW  
BOARD OFFICERS !



Fred Foldvary

5-1054

A NEW BOARD OF DIRECTORS IS READY to launch a program of action and education for the fiscal year 1985-84. Fred Foldvary was re-elected as President by the Board.

Fredell Fitzgerald, past director of the school, an awareness counsellor is the secretary.

Itto Grimm, Co-Op Director, member of the World Order Society, a long time member and contributor is the new Treasurer.

Fred attended UCLA and UC Berkeley. A Berkeley resident, he is a libertarian, an author, and former candidate for local office.

The new Board appointed three committees to manage the year's program. The Budget COMMITTEE includes Otto Grimm, Clarence Burger and Mary Francis Smith. The Personnel Committee includes Roger Somers and Jay Berling. The Program Committee includes Wendell Fitzgerald, Clay Berling, Dave Damery, and Dale Buscher. Pat Hollingsworth is coordinating the Fall Picnic.

COMMITTEES ARE OPEN TO THE MEMBERSHIP OF THE SCHOOL. THE POST OF VICE PRESIDENT IS NOW OPEN FOR NOMINATION.

IGHLANDER LEADER SOMES TO SAN FRANCISCO

ILES HORTON, founder of the Highlander Folk School in Tennessee will meet with the members of the School November 8th. The topic: 'PROGRESS AND POVERTY IN APPALACHIA'

SPECIAL CLASSES PLANNED FOR FALL TERM:  
Bay Area Program for Humanists

A series of targeted classes in PROGRESS AND POVERTY will highlight the fall term of basic classes in economics.

Veteran teachers, Clay Berling, Robert O'Donnell and Alanna Hartzok will lead the classes in Alameda, Marin and San Francisco.

The new targeted classes is an experimental program to focus the work of Henry George for particular groups. The first is for members of World Federalists, Association of Humanistic Psychologists, environmentalists and others.

Independent study programs in the Bay Area with tutors and occasional group sessions was pioneered by the school last year with some good results according to Education Director, Alanna Hartzok. "We are continuing the program this year," she says.

"We urge our members to tell their friends about the classes or to ask for brochures to be sent to them."

GEORGISTS GATHER IN GOLETA  
LARGE LOCAL DELEGATION ATTENDS

PRESIDENT FRED FOLDVARY led the Northern California delegation to the annual membership meeting of the Council of Georgist organizations which was held in Goleta, Santa Barbara in Southern California, July 12-17.

Bob Scrofani and Alanna Hartzok led a number of the sessions during the meeting. The SF 'Outreach Program' was described and a new national series of outreach responsibilities were established by the directors. San Francisco is asked to coordinate Adult Programs and outreach to Peace, Environment and World Order groups.

Fred, Bob, Alanna, Clay and Mrs. Ruth Berling, Otto Grim, Ben Malia, Evelyn Friend, Clarence Burger attended the meeting.

The California Caucus met to discuss how to handle new LVT legislation proposed. Otto and the Berlings participated in a new Methodist Caucus which resulted from a banquet keynote call by columnist Mike McManus to reach out to churches.

NY TIMES SAYS LVT A USEFUL TOOL TO PRODUCE  
JOBS AND HOUSING-

In two recent editorials, the NY Times has urged public officials to consider the use of LVT to solve urban problems.

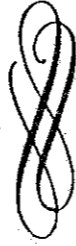
## Friends of the Earth

### ENVIRONMENTALISTS ADOPT ECONOMIC RENT POLICY - RESOLUTIONS:

"Friends of the Earth, Scotland, recognizes that economic forces, propelled by human greed and envy, are at the root of environmental problems, and that it should therefore adopt an attitude towards national economic policy based on justice.

"Friends of the Earth, Scotland, recognizes the ideas of Henry George as providing the basis for a more environmentally beneficial economic system, and therefore favours the full collection of land rents for government revenue in place of all taxation."

Further discussion included in their document covers themes of "land as a marketable commodity," "land monopoly," "war," and "economics and psychology." An important point: "In the final analysis we cannot stop exploitation of the environment without first putting an end to human exploitation of the environment without first putting an end to human exploitation. Both problems have the same origin."



### Libs See Cities

The film One Way to Better Cities was shown by board member Clarence Burger on June 8 to the Contra Costa Libertarian Club meeting in Lafayette.

Clarence reports that a keen concern was the question, "If this is such a good idea, why hasn't it been put into effect?"

Clarence responded that "the metric system is a good idea, so why hasn't it been put into effect in the U.S.?" And he reminded them about Galileo's discovery, which took a long time for Christianity to accept. Questions were still coming when it was time to leave!

Clarence Burger reminds you to send him your pre-addressed postage paid envelopes 'junk mail' which he will then fill with interesting Georgist propaganda: 2520 Ryan Rd. #83, Concord, Ca 94518.

### British Visitor

Harry Ball Wilson recently visited with us from England, where he works to promote land value taxation. He also develops employee share ownership plans with his organization Participation Consultants Ltd. Mr. Wilson is a friend of Richard Attenborough, who produced the movie GANDHI. He asked for a copy of the filmstrip that has been developed on Henry George and will conspire to call it to the attention of Attenborough.

## Letters

"Thanks for the card notifying of Bill Moyers program on the Kentucky coal mining country. Would not have known about it otherwise. Certainly hope it starts a lot of folks thinking."

F. J. Stevenson, Oakland

\* \* \*

"Congratulations on your Annual Report. I am enclosing a contribution. In return, I wish you would please tell me all about your program 'Education for Activism.'"

When I saw the listing of this program I was enthusiastic, believing that you are doing there what I would like to see done here. I am particularly interested in answering the question, 'how can we apply these principles in a state which does not permit differential taxation of land and improvements?'"

Morgan Harris, Culver City

Ed: Efforts towards enabling legislation are already underway in Sacramento through the initiative of Assemblyman William Filante of Marin. He's going for 'local option' and deserves some good strong support.

"re: your reprint of my 'War Jobs', I am pleased, honored and gratified, and thankful. All efforts against war must be disseminated."

Jack Schwartzman, editor of FRAGMENTS, Garden City, N.Y.

Ed. Jack's article from Fragments is one of the reprints in the new series, ECONOMICS FOR A PEACEFUL PLANET.

\* \* \*

The some 19 projects listed on page three of your current mailing looks promising. I will be interested in your next mailing, if you can list some of these projects as part of your accomplishments."

Bill Newcomb, Media Foundation for Land Economics, Melbourne, Florida.

Ed. Progress continues on most of the fronts reported in the report. Several are described in this newsletter.

\* \* \*

Thank you for your Spring Newsletter with all its encouraging news items and developments. Our congratulations to all concerned.

We have made good use of your (F.O.E. Scotland) statements here.

Thank you also for the excellent leaflet, "Economics for Peaceful Planet."

Your progress is a stimulation to our efforts here."

Geoff. Forster, Honorary Sec.  
Henry George League, Melbourne  
Australia (Victorian Division)

## A Few Fine Graduates

Two classes taught by Mike Trigg in San Francisco, and Clay Berling in the East Bay have added some more quality personalities to the list of those versed in Geologist economics. We welcome:

Betsy Fitzgerald  
Janet Schweiss  
Randy Maynard  
Roger Perez  
Cathe Smeland  
Michael Tejada

CONTRIBUTIONS GRATEFULLY ACCEPTED !

The following contributed \$50 or more to the work of the School so far in '83:

Clarence Burger  
Richard Paul Campbell  
Elizabeth McQuiston  
George Amberg  
Otto Grimm  
John Garver  
Robert Roelofsen  
Clay Berling  
Dr. Duval Jaros  
Marion Sapiro  
F. J. Stevenson

The financial support of these folks was also of great help:

Loren Gerstein  
Mr. & Mrs. Charles E. Grant  
Bettina M. Dobrin  
Dena Vogelsand  
Dr. Lillian S. Wong  
Edward K. Wachsman  
Janice Macomber  
Roland Ballen  
Elizabeth Devere  
Helene Mayne  
Woodrow Williams  
Wendell Fitzgerald  
Roger Somers  
James Strong  
Lillian Hillman  
Ward Lamon  
Elizabeth Grimes  
Ed Tاملer  
Richard Deshaes  
Basil Taylor  
Ben Mallia  
Jon Stedman  
Charles Turner  
Wm. Newcomb  
Morgan Harris  
Arnoldine Berlin  
Arch Woodruff  
John A. Jung  
Dale Buscher  
Mike Lurio  
Eric Moncur

THANK YOU! THANK YOU! THANK YOU!

In Memoriam: Henry Sommer, Noah Alper

# NEWSLETTER

This newsletter is published by the Henry George School of Northern California, 3410 19th Street, San Francisco, CA 94110. (Chartered by The Regents of the University of New York.)

Editor: Alanna Hartzok  
Co-Editor: E. Robert Scrofanii  
Typeset: Fred Foldvary

Manuscripts and letters on economic subjects and the School are invited, but the editors bear no responsibility for publication or return. All opinions expressed are those of the authors and not necessarily those of the School.



## Henry George Stamp

by Fred Foldvary

I attended the public meeting held by the Citizens Stamp Advisory Committee at San Antonio, Texas, on June 19, 1983. This was held as a USPS seminar, in conjunction with a philatelic [stamp] exhibition. I learned that this was the first ever public meeting of the Stamp Committee! This Committee is none other than the one we have all been mailing requests for the Henry George stamp to!

I had a chance to speak with several of the Committee members. (Unfortunately I was barely able to shake James Michener's hand, since he was bombarded with autograph requests.) We have good news. The Committee will be actively considering a stamp for Henry George! The not-so-good news is that the decisions of the Committee are confidential and we will not know of any decision to produce the stamp until the public announcement. The Committee also told me that we should no longer send them letters requesting the stamp, since it is on their agenda, thanks to your letters.

Thanks to all of you who did send letters on the stamp, showing wide support. Also, thanks is due to the Henry George Foundation for assisting my travel, and to the Robert Schalkenbach Foundation for supplying literature which I have given to the Committee. They now have plenty of information to work with. Steve Cord of the HG Foundation has been an enthusiastic supporter of the stamp.

We now move on to Phase II of the Stamp Campaign! Laraine Stiles has been contacting notables such as W.F. Buckley and Tom Hayden to get endorsements, and these are being forwarded to the Stamp Committee. Please coordinate any such endorsements with me or the School. I will also be writing to some foreign post offices for stamps from them.

The Astronomical Society of the Pacific is offering deeds to land parcels on the Planet Mercury in return for \$25 donations. While this world-wide scientific society does not actually own any land on Mercury, it points to the fact that neither does anyone else yet.

Washington

President Reagan, saying that he was "perplexed" to hear of soup kitchens and food lines around the nation, established a group of experts yesterday to examine the reports of increasing hunger and to propose remedies if they are needed.

MARTIN LUTHER KING:

"SO LONG AS WE HAVE AN ECONOMIC SYSTEM THAT IS DESIGNED TO TAKE CARE OF THE SMALL GROUP WHO CONTROL THE WEALTH, THERE WILL BE HUNGER, JOBLESSNESS AND DESPAIR. WE MUST TAKE A NEW LOOK AT THE PROFIT SYSTEM, FOR, THERE IS SOMETHING BASICALLY WRONG."

HENRY GEORGE:

"Like those who oppose us, or at least fail to go with us from sheer inability to see how the taxation of land values (or land rent) can abolish poverty, their mental gaze seems to be concentrated on what we propose to do, ignoring what we propose to do away with. The great benefit the appropriation of ground rent, or land values to public use would not be in the revenue that it would give, so much as in the abolition of restrictions upon the free play of productive forces that it would involve or permit. It is not by the mere levying of a tax that we propose to abolish poverty; it is by securing the blessings of liberty."

FERDERICO GARCIA LORCA:

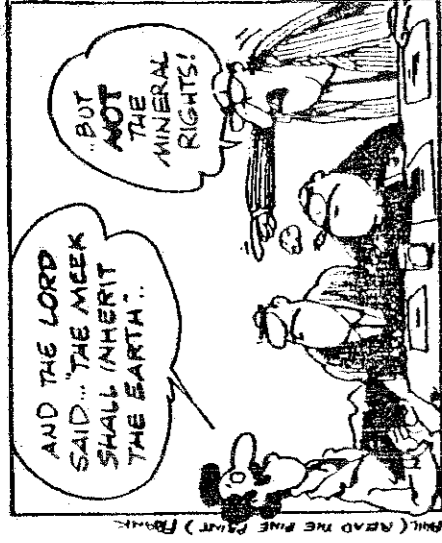
"The day that hunger is eradicated from the earth, there will be the greatest Spiritual explosion the world has ever known. Humanity cannot imagine the joy that will burst into the world on the day of that great revolution."

V. Tarzie Vittachi

"There is now a simple, self evident truth - only the poor are hungry. Have you ever seen anyone with money who is hungry? It is so simple a fact that it is generally forgotten. Only the poor are hungry. Poverty then, is the cause and it is poverty which must be attacked."

ANN CRITTENDEN (N.Y. Times)

"Even at the height of the food crisis in 1974, the world was producing two pounds of grain a day - more than 3,000 calories - for every man, woman and child on earth. The cause of hunger, it is agreed, is poverty and poor income distribution...the higher the food prices, the greater the incidence of hunger, for in developing countries the poorest people already spend some 60 to 80% of their income on food."



APPALACHIAN STORY IN E. KENTUCKY REVEALED ON CBS' 'OUR TIMES'

A revealing one hour presentation of life in Eastern Kentucky where a handful of coal companies own the land and control the lives of the people was shown in prime time nationally on August 8th by CBS news team. It was presented on the Bill Moyers "Our Times" Journal.

The program focused on a straight talking local journalist who believes that the companies should pay their fair share for government services. In a milieu where most people are dependent on mineral companies for work, this courageous journalist joined by members of the Appalachian Alliance is working for an "unmined mineral tax" law.

The local school was particularly pleased and alerted its members to the program. The school has supported the efforts of the people of Appalachia and has worked by mail and phone to focus CBS' attention on the area. (see 'Landlink page 7").

Stan Rubenstein and Bob Scrofani are now developing a 16 page tabloid for teachers on conditions in Appalachia. It will be distributed at National Council of Social Studies teachers meeting in November in San Francisco.

#### OUTREACH TO RELIGION

#### GEORGIST MAKE ECUMENICAL MOVES

Georgists are reaching out to religious groups all over America.

A resolution was presented to local Unitarian Churches and then taken to the national meetings of Unitarian.

At the Goleta Conference, Georgists who are Methodists met for an initial planning session for outreach to their church societies.

In North Carolina, a major outreach program is spearheaded by the New York School. A land stewardship Council formed by the hierarchy of the Churches and synagogues there is receiving support from the New York school. Georgist volunteer Jerry Schliecher made the initial contacts. The use of some of George's ideas to conserve the environment will be shared in a new church booklet.

The San Francisco school has some filmstrips and slide shows prepared by ecumenical organizations articulating the need for a new land ethic. They are available for loan.



# A Friendly Amendment to Henry George's Principles

by Alfred F. Andersen  
1155 So. Dora St., Ukiah, CA 95482

## PART I

I agree wholeheartedly with Henry George's basic concern: to discover the root cause of increasing poverty in the midst of "progress" and to remedy it.

George attributes this situation to the inequitable distribution of income from land. I agree that economic inequities have their historical roots there, for those who first obtained a monopolistic advantage in land ownership could then use the power which this advantage gave them to entrench themselves in other special privileges.

They did this primarily by one or both of two means: (1) outright seizure, and (2) establishing governments which were structured so as to favor their present power position and even to improve it in the future.

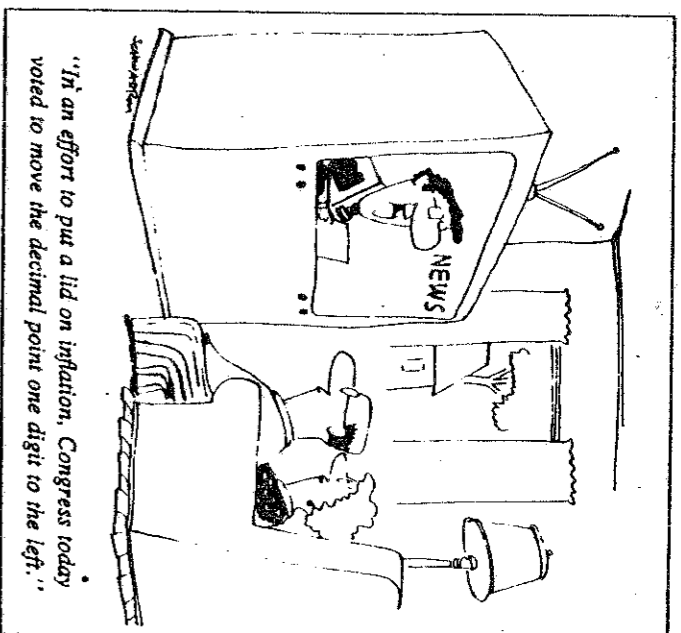
The person or family most skillful at such manipulation emerged as king or royal family, often seeking and achieving religious sanction as well. It was common for such royal families to pirate other lands and claim huge territories by simply sending an exploration party to traverse it. Thus were formed the first monopoly capitalists.

In addition, those who had used their seized economic power and presumed political legitimacy to gain dominance in an agrarian economy were in position to reap the economic benefits of the industrial revolution. Furthermore, they were in the position to give their offspring the best in education, from books and tutors as well as travel. In this manner powerful families tended to perpetuate themselves.

The bulk of the people were not in a position to benefit from educational and technological advantages. Through their protests and rebellions they were able to peck away at political inequities, but even the U.S. Constitution does not significantly restrain the upper class elite. Political reforms are always a few steps behind the newly found advantages discovered by power elites.

For instance, the U.S. Bill of Rights still does not guarantee each person born into this earthly life his or her obviously inalienable right to a fair share of that which no human has made and which, therefore, no human has more right to than any other. And there are many other loopholes in the Constitution whereby a small power elite can be assured of continued control and dominance.

Therefore, though that basic economic inequity in the area of benefits from land and its resources still remains, other inequities have been added to it, and all inequities are entrenched by means of inequitable political structures. Until these inequitable political structures are remedied or replaced, it is virtually impossible to remedy the economic inequalities.



"In an effort to put a lid on inflation, Congress today voted to move the decimal point one digit to the left."

PUNCH (England)

## Farm Land Astronomically Expensive

The OTC Stock Journal, July 15, 1983, has an article by well-known financial writer and TV's "Wall Street Week" host, Louis Rukeyser. His report on the farm situation includes the following quote by H.L. Tinley, an executive in a farm management firm:

"Midwest farmers will tell you that farmland is so astronomically expensive today that only a small percentage of farmers can own enough land to make a living. To stay in business, the majority of farmers must rent additional acreage. The typical Iowa farmer that you see on his tractor would be out of business if he was not able to rent that additional 160 acres...."

## Pay the Piper

You know the old fable of the Pied Piper, who rid Hamelin of rats, and then, because the city officials refused to pay him, led the children out of the town to vanish forever? It so happens that it is a true story, except for the rats. In fact, it is a very Georgist story, as told by the School's president Fred Foldvary in the May-June 1983 issue of Land & Liberty. German settlers were being recruited for settlements in what is now Czechoslovakia, with offers of new land and opportunity. Hamelin was a social pressure cooker, since the city patricians owned all the land around and speculators had driven farmers into the crowded town. The land-hungry youth were easily induced to flee to their promised land.

Pick up a copy of the issue at the School - or better yet, why not subscribe if you haven't yet? Send \$10 to 5 East 44th Street, New York, NY 10017.

In the next installment, I will indicate how Georgist principles must be modified if, even under reformed political structures, we are to achieve true economic justice.

**GEORGIST LIBRARY**

Need a good little booklet on Georgist economics? Than get your hands on a copy of THE TAX WE NEED by Berkeley author and historian Tertius Chandler. Contains good detail on successful applications of the land value tax in the USA and other places, sections on crime, sprawl, and business, and a bit of history on attempts at enabling legislation in California. 60 pages, \$3.00 from:

The Gutenberg Press  
P.O. BOX 26345  
San Francisco, CA 94126  
Tel. 415-548-3776

**THE NEXT STEP IS TO DECENTRALIZE**

Some questions in the struggle for Freedom which you may not have thought to ask:

- Who were the first decentralists on the American continent?
- In what 9 ways did Europeans misguide them?
- Why didn't the War of Independence, the Civil War and the Industrial Revolution result in real democracy?
- What are 6 major centralizations in Western culture?
- What U.S. groups are persistently working for liberty and security?
- Which group developed a private postal system so efficient the U.S. government stopped it?
- What American author on progress and poverty was so loved that it took a whole day for his funeral cortege to reach the gravesite? Why isn't he in American textbooks?
- Why is Ralph Borsodi called "America's voice for decentralism"?
- What is your role in the decentralist movement?
- Will you help form a 1984 non-Orwellian Decentralist Coalition Conference?

Answers Are In:

**ALTERNATIVE AMERICAS** by Mildred J. Loomis  
190 p., \$7.95 from School of Living Press,  
807 York, PA 17402

Copies of **ALTERNATIVE AMERICAS** are also available through the Henry George School in San Francisco. Highly recommended reading!

**YOU MAY LIKE TO ORDER SOME OF THE FOLLOWING INTERESTING BOOKLETS AND PAMPHLETS THAT WE HAVE IN STOCK:**

**LAND RUSH**, Harpers Magazing reprint detailing land ownership in America, 15 pp. 50¢

**WHO OWNS APPALACHIA?** Fascinating condensation of eight state regional reports on land tenure and tax. The best "who owns the earth" report yet! 24pp. \$1.50

**THE LAND QUESTION** by Scottish environmentalist Shirley-Anne Hardy. Source document for adoption of economic rent policy by Friends of the Earth, Scotland. 40 pages, \$2.00

**GLOBAL 2000 - GEORGISTS RESPOND** Lauded by Federalist Caucus Report and especially significant to world order and environmental efforts. 15 pp. \$1.00

**ECONOMICS FOR A PEACEFUL PLANET** A series of special interest for those working for world peace. Annual subscription \$5.00

**SHARE YOUR IDEALS AND EDUCATION**

Please send us names and addresses of your friends who will be interested in hearing about classes and projects of the Henry George School. We'll send them one of our brochures and an invitation to join with us. Please print or type.

Name	_____
Address	_____
City	_____
State	_____ Zip _____
Name	_____
Address	_____
City	_____
State	_____ Zip _____
Name	_____
Address	_____
City	_____
State	_____ Zip _____

**EDUCATION FOR ACTIVISM**

You've completed the Basics Course and you're wondering what to do next with the Henry George School? Then you might want to enroll in our advanced course entitled "Education for Activism" which covers some very practical information on the history of land tenure in America and successful applications of land value taxation around the world. You also can take some creative initiative in this course by developing your own special project.

**NEXT SESSION STARTS IN JANUARY** at the HGS office. Call or write for more details.

Independent Study courses are also available with book and written materials supplied, \$10 fee. Circle the one(s) you'd like:

- Social Problems
- Protection or Free Trade
- Science of Political Economy
- Fundamentals of Money
- The Condition of Labor
- Democracy Vs. Socialism

**CONTRIBUTIONS WELCOME!**

I chose to further the work of the Henry George School through my enclosed financial contribution in the following category: (check one)

- Affiliate (\$15 - \$25)
- Contribution (\$25 - \$50)
- Supporting (\$50 - \$100)
- Sustaining (\$100 - \$500)

# How the Public Rates Prop. 13 Now

By Merwin D. Field

## CALIFORNIA POLL

Five years after passage of Proposition 13, Californians take a mixed view of the effects the 1978 property tax cut amendment has had on them, according to a California Poll.

Forty-three percent of the adults polled say Proposition 13 left them neither better off nor worse off. Of the remainder, 29 percent say they are now better off, while 23 percent feel they are worse off.

Contributing to a positive appraisal of Proposition 13 is the large tax savings to homeowners. On the negative side is a growing public perception that government services have deteriorated and that there has been an increase in fees paid for a variety of government services during the past five years.

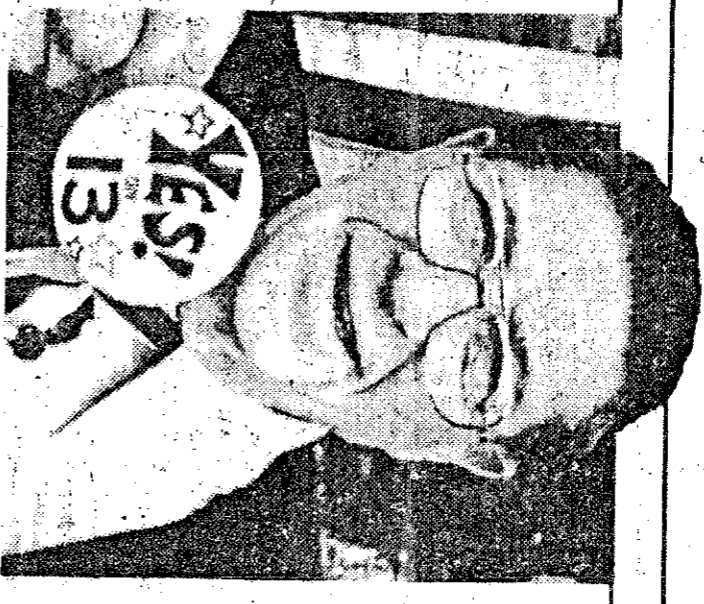
Proposition 13 was an initiative overwhelmingly approved by the

state's voters in June of 1978, after a vigorous campaign led by its authors, Howard Jarvis and Paul Gann.

These survey findings come from a series of three statewide studies completed by the Field Institute over the five years since. The last of the surveys was conducted from March 1 to March 9 of this year.

## CALIFORNIA POLL

### PROP. 13—FIVE YEARS LATER



OVERALL IMPACT	BETTER			NO			WORSE			NO OPINION
	OFF	EFFECT	OFF	OFF	OFF	OFF	OFF	OPINION		
Statewide	29	43	23	5						

IMPACT ON TAXES	Favorable			No Effect			Unfavorable			No opinion
Statewide	48	31	17	4						
Homeowner	63	21	13	3						
Renter	20	48	23	9						

QUALITY OF STATE AND LOCAL SERVICE	Declined			Remained same			Improved			No opinion
Overall	42	48	6	4						
Street and Highways	52	36	10	2						
Public Schools	51	32	8	9						
Aid to Elderly and Disabled	39	30	13	18						
Libraries	33	46	13	8						
Higher Education	33	42	13	12						
Air and Water Quality	28	53	14	5						
Aid to Low Income Families with Dependent Children	27	35	13	25						
Parks and Recreational Facilities	25	50	16	9						
Police and Fire Protection	24	54	19	3						

IMPACT ON GOVERNMENT SERVICES IN THE HOUSEHOLD	Favorable			No Effect			Unfavorable			No opinion
Statewide	12	50	31	7						
Have Children in Public Schools	11	42	41	6						
No Children in Public Schools	13	54	27	6						

IMPACT ON WAGES AND JOBS	Favorable			No Effect			Unfavorable			No opinion
Statewide	15	62	19	4						
Public Employee	13	54	31	2						
Private Employee	13	63	19	5						
Self-Employed	19	63	16	2						
Retired	24	68	4	4						

(Figures are percentages)

Following is a summary of other major findings from this research:

■ When Californians are asked to assess the overall quality of state and local government services since 1978, more than four in 10 (42 percent) say they believe quality of service has declined. This compares with 6 percent who believe quality of service has improved. Almost one-half (48 percent) have not seen any change.

■ Majorities of state residents note declines in the quality of the public schools and in street and highway maintenance during the past five years.

■ About one in three reports declines in service since 1978 in the areas of public assistance to the elderly and the disabled, local public libraries and public higher education.

■ Large proportions of the public are aware of fee increases in a number of government service areas since 1978. Majorities report they now pay more for public transportation and for public higher education than they did previously.

■ At least four in 10 report fee increases for housing or building permits, street and sewer construction and maintenance, and parks, campgrounds and other public recreational facilities.

■ About three in 10 report increases in fees for public medical care programs, bridge and highway tolls, and in special school fees for driver education and interscholastic sports during the past five years.

■ Most favorably affected by the tax reductions of Proposition 13 are homeowners (especially those who owned their present homes before 1976), those who are self-employed or retired, and upper-income Californians.

■ Most likely to report a negative effect of Proposition 13 on the government services they receive are those with children attending public schools or with family members enrolled in a state university, college or community college.

■ A large proportion of households whose chief wage earner is employed in the public sector and those with annual incomes of less than \$10,000 report that Proposition 13 has had a negative effect on their wages and jobs.

# Office Building Sales — Billion-Dollar Story

By Harre W. Demoro

In the biggest commercial real estate boom in San Francisco history, \$1 billion worth of office buildings have been sold in 15 months, according to a Coldwell Banker survey.

Nearly 5 million square feet of space are involved, the equivalent of about 10 Transamerica Pyramids.

At least five times more property has sold since April 1982 than in any similar period in San Francisco history, said Ronald G. Boyer, first vice president and San Francisco resident manager for Colwell Banker Commercial Real Estate Services.

There is no shortage of buyers, Boyer said last week in an interview.

Most of them pay cash, although lower interest rates have improved the overall investment environment.

Twenty bids were received for the International Building at 601 California Street, which Natomas Co. sold to the California State Employees Pension Fund in April for \$54 million.

Boyer attributed the boom to several factors, including a view by real estate people that San Francisco property is highly prized and in a stable market.

San Francisco land is in short supply because of the city's geography. Most sellers don't have to advertise that a building is available, because there are so many prospective buyers.

Also, insurance companies generally have been selling buildings to raise cash because their industry has become more competitive.

Another reason, Boyer said, is that rental rates are not increasing as rapidly as they did a few years ago.

This has persuaded some landlords to take their money out of buildings and invest it elsewhere, Boyer said.

"All of a sudden this is happening," Boyer said. "I think it has to do with the interest owners have in money management."

San Francisco leasing rates were increasing 20 percent annually until the economy slowed about a year ago.

However, for every owner who believes rental rates won't increase quickly again, there are several prospective buyers who think they will, he said.

## MAJOR DOWNTOWN PROPERTY SALES

### PAST 15 MONTHS

Date of Sale	Year Built	Building Price	Rentable Square Feet	Ownership
Dec. '82	1960	100 California \$44 million	221,000	Prudential to International Land
April '83	1962	601 California \$54 million	220,000	Natomas to California Public Employees Pension
Jan. '83	1922	China Basin \$41 million	492,000	Godfrey Jacobs to Coronada
Jan. '83	1965	44 Montgomery \$123 million	610,000	Equitable to AT&T Pension Fund
April '82	1972	50 California \$117 million	700,000	Flick to Metropolitan Sharestealers
July '82	1969	475 Sansome \$75 million	460,000	Wells Fargo to Morgan Guaranty Trust
June '83	1957, 1972	100-106 Pine \$100 million	455,000	Continental Insurance to Grosvenor Int'l
Aug. '82	1982	353 Sacramento \$62 million	239,000	Daon to Miller Klutznick & Davis
Jan. '83	1950	580 California \$25 million	68,000	American Express-Fineman's Fund to Gerald D. Hines
April '83	1982	Pacific Gateway \$100 million	488,000	Southern Pacific and Prudential to Winthrop Securities
April '83	1908	343 Sansome \$27.5 million	60,000	Wells Fargo to Gerald D. Hines
Jan. '83	1906	Morris Plan \$11.8 million	90,000	MIL to Nekir Establishment
March '83	1911, 1924, 1926	Two buildings, at 400 Sansome, 241 Battery; parking lot at 331-343 Battery**	270,000	Federal Reserve to Rockefeller Partnership
Nov. '82	1908	SF Federal S&L, Post and Kearny \$20 million*	10,000	SF Fed to A.K. Chin and T.K. Lim

NOTE: For comparison, the Transamerica Pyramid has 434,000 square feet of rentable space.

\* Building or buildings to be demolished for new projects.

\*\* Old Federal Reserve Building to be incorporated in new structure, other to be razed for new structure.

Source: Coldwell Banker Commercial Real Estate Service "Splendid Survivors."

Seventeen major properties have sold since April 1982 for more than \$800 million.

The biggest sale was 44 Montgomery Street for \$125 million; the smallest, \$12 million for the Morris Plan Building at 717 Market Street.

When smaller projects are added and buildings for which prices were not disclosed are included as estimates, the figure totals about \$1 billion, Boyer said.

"The simple point is... I don't know when there were more than two office buildings sold (before) in a given year," he said.

The sales have occurred despite the recession, which has hurt the San Francisco office space market, Boyer said.

About 7 percent of the city's prime office space is vacant, compared with less than 1 percent from September 1979 to March 1982.

The amount of unleased space would have been about the same as in the first quarter, 5.8 percent, if 101 California Street had not been added to the list in the second quarter, Boyer said.



## ECONOMICS FOR PEACE EVENT

On May 26 the School sponsored ECONOMICS FOR PEACE at the Croatian American Hall conveniently located beside our office building. About thirty participants viewed the Franciscan Communications Filmstrip The Gift of Land and heard panelists representing the following organizations:

Maryknoll Fathers, American Friends Service Committee, Citizens in Solidarity with the People of El Salvador, Northern CA Land Trust, Institute for Food and Development Policy, and Earthstar Radio which taped the event for possible broadcast. Earthstar's Shari Morgan provided some high-minded entertainment with her songs of peace.

The following is from the talk given by Maryknoll Father Jim Curtin who has spent most of his life working with the Indians of Guatemala and is deeply familiar with the brutal massacres that have been occurring in Central America:

The land is sacred to the Indians and there was a meeting of Indians of eight countries in Sept. 1979 in Mexico who echoed the thoughts of Henry George: "The land is a mother for us. It is our inheritance as a homeland. It includes the water, the trees, the mountains, all those things that make it function as the earth. The land is the farmworkers sustenance, as it is for the whole of society. It is the heart of the nation. The land is our life; it is the source and protection of our life. On it we stand, we walk, we rest. When we have land we are happy because we have food. We feel committed to its production. We feel we are persons. The land belongs to everyone, because its only owner is God."

After quotes from Popes Paul VI and John Paul II regarding landed property rights Father Curtin continued:

Peace is above all, a work of justice. It presupposes and requires the establishment of a just order in which men can fulfill themselves as men, where their dignity is respected, their legitimate aspirations satisfied, their access to truth recognized, their personal freedom guaranteed; an order where man is not an object, but an agent of his own history. Therefore, there will be attempts against peace where unjust inequalities among men and nations prevail.

Universal love is that which in solidarity with the oppressed seeks also to liberate the oppressors from their own power, from their ambition and from their selfishness. The liberation of the poor and the liberation of the rich are achieved simultaneously.

## LANDLINK PROJECT

The LANDLINK PROJECT was begun in September 1982 in response to interest by CBS News in the question of concentration of land ownership in America. The following organizations were contacted: Appalachian Alliance, Kentucky Fair Tax Coalition, National Catholic Rural Life Conference, Rural America, California Institute of Rural Studies.

Subsequently, CBS did a documentary which focused on the Appalachian region in particular. Purposes of the LANDLINK PROJECT are as follows:

- \* To continue to draw media attention to this challenging issue;
- \* To network with organizations and individuals who are working on issues of poverty and inequitable land tenure;
- \* To support their efforts in establishing a tax structure which would collect the economic rent of land and natural resources as the basis of public finance, while eliminating taxes on productive labor.

We are seeking funding to support the further development of the LANDLINK PROJECT. For more information please call the School at 415-864-1014.

## TUNE INTO THE GREEN QUARTER!

From time to time Earthstar Radio's GREEN QUARTER carries programming of special interest to HGS members. Recently board president Fred Foldvary was interviewed on his book THE SOUL OF LIBERTY. Vice president Eric Moncur created a dynamic program on the green belt along the Great Highway. Another show was developed from a telephone interview with Landlink Project participant Joe Szakos (did you know that one coal company in eastern Kentucky owns 81, 000 acres yet pays only \$74 a year in property taxes?) KFAX Radio 1100 AM dial every Saturday evening at 11:15 PM. For further information call school.

**MEMBER POLL:** Cable channel 25 has aired a videotaped portion of a panel discussion from our June '82 conference. We intend to do a few more programs for cable TV and so we're wondering how many of you get the cable system. If you do, please give us a call to tell us so at 864-1014.

## PENNY'S BUILDING LATEST NEWS:

**Chronicle AM:** August 16th SF Supervisor Carol Ruth Silver proposes to condemn and tear down the long empty building at 5th and Market and convert it to a mini-mall and park. Silver noted the key site pays only \$50,000 a year in taxes.

**Examiner PM:** August 16th Bob Lurie, owner announces plans to rehabilitate the 5 story Baroque-Renaissance building into retail and office space.

CALENDAR OF EVENTS/EVENTS  
HENRY GEORGE SCHOOL NORTHERN CALIFORNIA

SEPTEMBER

- 2 - HAPPY BIRTHDAY HENRY GEORGE
- 7 - Wednesday noon meetings begin at the school
- 19 - Meeting Board of Directors 3410 19th Street
- 23-25 - Booth 'Nuclear Disarmament-Moving Forward' Conference Fort Mason, 10 a.m. on
- 28 - Marin membership meeting Tamalpais High School Camino Alto at Miller

OCTOBER

- 1 - Picnic Petaluma Cheese Factory 12-5 p.m.
- 4 - Classes in SF, 3410 19th St. thru Dec. 6th.
- 5 - Classes in Marin, Tamalpais HS Camino Alto at Miller thru Dec. 9th.
- 7 - Classes in Berkeley-Albany State Farm Office 1551A Solano thru Dec. 9th.
- 17 - Meeting of Executive Committee at the school office

NOVEMBER

- 8 - MYLES HORTON, 'Progress and Poverty in Appalachia,' Croatian American Hall 3416 19th St (Mission) 7-9 p.m.
- 21 - Meeting of Board of Directors at the school office
- 24-26 - Presentations to teachers and Booth at National Council of Social Science Teachers, Hilton Hotel, SF

DECEMBER

- 15 - CLASS GRADUATION PARTY

Non-Profit Organization  
U. S. POSTAGE  
**PAID**  
San Francisco, CA  
Permit No. 5510

3410 19th Street  
San Francisco  
California 94110

HENRY  
GEORGE  
SCHOOL  
OF  
SOCIAL  
SCIENCE



ADDRESS CORRECTION REQUESTED  
RETURN POSTAGE GUARANTEED

Robert Clancy, Pres.  
Henry George Institute  
5 East 44th Street  
New York, NY 10017

When people first came to the West, particularly from the owned and fought-over farmers of Europe, and saw so much land to be had for the signing of a paper and the building of a foundation, an itching, land-greed seemed to come over them. They wanted more and more land—good land if possible, but land anyway. The early settlers took up land they didn't need and couldn't use; they took up worthless land just to own it.

