Harvard, Mass., Aug. 18, 1915.

Dear Mr. Mackendrick,

The addressed envelopes are just grand! I will use one right away.

I want some of the S.T. Leagues, like the enclosed, also, perhaps 25 or 50.

I enclose the name of Mrs. John Simmington of Ashland Mass. who ought to be invited to join the League. She is President of the Ashland Woman Suffrage organization & thorough single taxer whom Mrs. Johnson has run across in her labors. Please mention Mrs. Johnson in writing to her.

Chase's idea about interest rising under Single Tax I suppose is simply the usual Georgian idea that demand for capital will increase & interest will rise just as wages will. For my part, however, I am not at all certain that the *rate* of interest will rise. There will be more capital, much more; and even if the demand for it goes up, the rate may still fall. The capitalist may even then will - if he has the large increase in capital we hope we all shall have. I never say much about this point, for it seems to me there are more important ones by far.

I am much interested in your report of Hardie, jr. Is there any reason to make anything of him? I supposed his father was just a socialist or something like that and how come they think ~~so much~~ little about him.

For meeting Pres. Eliot's point, it seems to me that we must make clear that the ownership of a comfortable large house lot would be more likely under Single Tax than now, because

1. Present purchasers have to give up in interest on purchase price and taxes at least as much now as they would have to give up under single tax, usually more. They now have to buy from the owner the estimated present worth of the speculative opportunity besides the actual value of the land at the time. This extra charge would in time fade out. It would go just as fast as increasing taxes on sites and enhanced chances in use of capital in industry destroyed the inducement to speculation. Moreover the more heavily sites are taxed the less of his capital he would have to tie up in the purchase of his land. Moreover more good land coming into use (through use of the margin) the price of land would fall while its value gradually would rise. All to the good of the S.T. as against present conditions. Now he must give up a fancy price and face taxes on improvements and risk loss in site-value. Then he would pay only a fair price, be untaxed on his improvements & the public would shoulder the speculative risk — as well as the speculative gain.

2. The renter now pays the whole economic rent plus a speculative addition. The speculative side out he could rent a larger place, but he could buy before long and not have to rent. A more attractively worded exhibit of these points is what I have in mind.

Here at Harvard where we have the most "unlimited" kind of Sing[le Tax] and the selling value is actually nil, our new residents are taking ~~one~~ one of them 6 acres, [another] 5 acres, another 12½ acres for house-lots. The use value — due to certainty of permanency of improvements — is several hundred per cent above adjoining land outside the enclave and without this privilege. Cordially, F. J. Johnson