

# Colorado's Racial and Real Estate Contrasts

CERVI's Rocky Mountain Journal reported in a summer issue that according to the Population Reference Bureau in Washington, the world population would be 6 billion just 38 years from now, or an increase of 5 billion from 1850 to 2000.

Like other American cities, Denver is sensing this increase in "bumper-to-bumper living," and the above journal headlined, "no relief in sight." The urban sprawl is spreading in all directions, and Denver is trying to revitalize its lower downtown area. A run-down residence area called Westwood—when threatened with a public housing project—began an intensive renewal campaign with excellent results. About two miles distant is a plot of ground six blocks long that the owner is "holding out of use." The city would like to buy it for a park but considers the asking price too high. Meanwhile it is being used as an "unofficial dump site," with both the owners and the city objecting. Dumpers sneak in at night and deposit rubbish, ignoring the signs.

During the summer the city annexed a 2,400 acre Cherry Creek plot where the present population of 1,300 is expected to reach 12,600. An adjoining area of 9,000 acres will soon be provided with water and sewage facilities for thousands of new families. Colorado's manufacturing employment has reached a record monthly average of 91,000, a 47.7 increase over 1951, and is moving up toward 100,000 by the end of this year.

The population in a five-county area has been increasing by more than 3,000 a month since the 1960 census was taken, as indicated by figures taken from the Public Service records of new customers and the new telephone installations. By July the total real estate sales reflected by the volume of

mortgages in the five-county area rose to the highest level in its history, but in August the "real estate fever" abated somewhat.

House & Home, and other magazines directed to the building trades, have reported and encouraged better home building, with the result that new homes have not risen in cost, whereas land costs for a median priced home rose, according to FHA figures, from \$761 in 1946 to \$2,470 in 1960.

Leoane Anderson of Denver, volunteer extension director of the Henry George School, is an astute observer of real estate activity, and a selective newspaper "clipper." Indian customs lend an interest to the mountain states which she does not overlook. A series of articles with a Towaoc, Colorado dateline was especially colorful and informative. It described how a wealthy Indian Tribe, the Utes, learned how "to live with money."

This is a tribe living on land in Southwest Colorado, now valuable because of oil and gas discoveries, which has great per capita wealth. But unlike the "oil-rich Oklahoma Osage" the Utes are not spending their money at a "new Cadillac-a-month rate," states the Rocky Mountain News. Instead, their huge government moneys are controlled by a Tribal Council who have it invested at 4 per cent interest.

The Utes have a wise Chief, Jack House, who showed the people what had happened to other tribes when individuals had demanded large amounts of cash. They were soon reduced to poverty again. The Utes determined to have their own courts and welfare program. Many of them live in new ranch houses, having been told by the Council that they could build a house anywhere on the reservation. All the land belongs to the tribe—a sovereign nation with only federal and tribal

jurisdiction. The Tribal Council has adopted a rehabilitation program to help residents achieve economic independence, but is still "religiously devoted to keeping reservation land from falling into individual ownership." Under the old Ute Mountain system, land has always been held in common. The rehabilitation program has only two more years to run. Let us hope they do not "bow to civilization" and depart from this old system.

The new Navajo Trails Highway from Garden City, Kansas to Flagstaff, Arizona will bring a vast motoring public into a closer acquaintance with

the scenic beauty of the Southwest, and with the Indians, especially the Navajos, who have long lived in isolated poverty.

Impressive dedication rites were held on September 16th at "Four Corners"—the only point in the United States where four states touch: Utah, Arizona, New Mexico and Colorado. At this point governors of the four states faced each other, each on land of his own state. A monument inlaid with bronze and turquoise was unveiled at the dedication. It bears the inscription: "Four States Here Meet in Freedom Under God."

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## Henry George, Jr. Anniversary

"Did you know that the phrase 'let George do it' was coined over 450 years ago by King Louis XII of France?" This bit of research came to light in Christopher News Notes, October, 1962. "The king," we note, "had a prime minister, named George D'Amboise, who was so able that he delegated an increasing number of vexing problems to this trusted assistant. The monarch thus left himself free to attend to other royal duties.

"Down through the centuries countless persons have taken the 'let George do it' attitude about their family, religious, civic and other obligations—although they have little or no idea who 'George' might be.

"The tendency, for instance, to leave

it to others to provide good government has led to the weakening—and even disappearance—of free institutions everywhere.

"Those, however, who specialize in graft, corruption or subversion never 'let George do it.' They do it themselves."

We like the thought of having "George do it," but recognize the fact that we must do something about it ourselves. Incidentally, this phrase was used by Henry George, Jr. in his (successful) campaign for Congress. *He did it himself!* It will be a pleasure to memorialize him on November 3rd at a dinner meeting at New York headquarters. That will be the 100th anniversary of Henry George, Jr.'s birth.

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Have you ordered your reprints of the July Reader's Digest article, "Land Speculation, and How to Stop It" by Wolfgang Langewiesche? They are 5c each, but many are taking advantage of the quantity rate, 6 for 25c or 30 for \$1. Order from HGN, 50 East 69th St., New York 21, N.Y.

Urquhart Adams of Alberta wrote: "I must credit The Reader's Digest article with miraculous powers. One of my friends at whom I have been talking the Georgist argument for thirty years without the slightest effect, came to visit me last week. I showed him a copy of the article—he read it and asked if he could have it. I believe he's been sold. I had given him up long ago."

Fred Workman of Pacific Grove, California, too, like many others, believes it has "done our cause a lot of good."