
Courses set for spring term

A full complement of courses is scheduled for the spring term at the School, with three ten-week series based on George's *Progress and Poverty*.

Other classes that deal with George's concepts and approach to political economy include *Man and His Land* that looks at the land question in an historical perspective, *Reform for Our Time* that uses game stimulations to construct an urban model from a rural one and, thereby, enables participants to see the development of the land question and apply remedies. In addition, *Money and Banking* takes a

private enterprise view of credit and fiscal affairs.

There are two courses in Securities Markets scheduled. One is on an elementary level and deals with personal financial planning; the other is more advanced and involves the ins and outs of security analysis. A course in Small Business Management is designed for the budding or would-be entrepreneur.

The registrar's office reports that early pre-registration activity presages an active spring season.

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Finkelstein talks to economists

Johannsen gets award

New D. C. league

Notebook

Spring term courses

Tax authority broadened

Finkelstein addresses economists convention

The panic in Manhattan real estate will be as unreal, and as damaging, as the frenzy of the boom a decade ago, Philip Finkelstein, director of the School's Center for Local Tax Research, told the National Tax Association's panel at the American Economic Association annual convention in Dallas on December 30.

"Even with the long-term prospects for the city and the regional economy as grim as they now appear, the value of a New York City location will not disappear unless the city itself does. It is these location values, and not the transitory values of its most extravagant buildings, that the city must tap for its own survival ..." he told the economists.

'Headquarters City'

New York's fiscal problems have been aggravated, he said, by too heavy reliance on Manhattan's position as "the corporate headquarters city of the nation," which has distorted the tax burden and heightened the vulnerability of municipal revenue to external economic forces.

Much of the city's current difficulties Mr. Finkelstein traces to long-term problems that were accelerated by the building boom of the 1960's. "It is significant that in the New York of the sixties not a penny of urban renewal funds and very little of New York's capital budget was invested in new economic activity. New York renewed itself with new neighbor-

hoods of upper middle class and even moderate income housing and millions of square feet of new office space leased even before built, at some of the highest rentals in the world. This spectacular private building boom lent New York the illusion of growth in its tax base that could almost match its needs for more revenue ...

"Even the Comprehensive Plan drafted for New York City in the late sixties called the headquarters function of New York the 'engine' that would continue to pump resources and vitality to the rest of the city and its metropolitan region. But the engine soon stalled. Headquarters ... are no substitute for broad economic activity. There were fewer headquarters jobs and fewer factories for those without skills and higher training. Nor did the services and profits of headquarters city flow to the neighborhoods ..." He explained that in designing its taxing base to fit the headquarters city philosophy, New York was sowing the seeds of its current problems.

Unchallenged Pre-eminence

"In the decade or so of its unchallenged pre-eminence as headquarters city, New York gained a one-third addition to its real property tax base, from about \$30,000,000,000 to under \$40,000,000,000 of assessed value. Almost all of this gain represents the value of new

construction. Almost none of it represents the additional value of existing properties and locations in all parts of the city. The tax base grew by one-third, the tax rate doubled in that same period, yet New York City, even now is a relative bargain for many property owners. While Manhattan, with its smaller land mass and shrinking population, pays nearly one-half of the property tax bill, property in the other New York boroughs of Queens, Brooklyn, and Staten Island enjoys the lowest level of assessment; in many instances one-half the assessment-to-value ratio as Manhattan ...

Political Power

"There are nearly 600,000 one and two family homes in New York City, and they are powerful politically and economically. In one of the better neighborhoods, where a house might sell for in excess of \$50,000, the tax bill is under \$1000 per year even at the current rate of 8.18 per hundred. Their assessments, in many cases, remained unchanged for 40 years. There are at least as many New Yorkers enjoying below market rate living through lower assessments as there are those enjoying the same subsidy through rent control ...

"Land in New York is valued at a much lower level than improvements on it. The speculative bidding up of land and