

Talk to Unitarians, CREAC

LVT solves pol. problem.

Look at Dem's policy in light of ghetto problems. (at risk of sounding like elephant & Polish gen.)

1. Struggle of poor has been fought before -- and won.

Continuing struggle, repetitive, throughout Am. Hist.

~~The~~ Reason the nation has survived, the establishment has accommodated -- grudgingly -- to demands of poor.

Requires pressure -- that we have.

" know-how -- that we lack.

Pressure not enough. ~~But~~ If poor cd. rout police, loot stores, what wd. they have? One shot gains. Stores close; capt. flees from risk. (Because instant solutions: may be as long as they last.)

But know-how! Permanent revolution, built into system. Not destructive. Not vs. police, but by law, w. police on side of the poor.

What is the method? Every new wave of poor must discover for itself.

Mr. Phelps.

2. Method is tax.

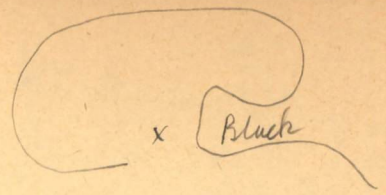
"Orderly looting." But became orderly, not looting.
Legal, moral. If used wisely, constructive. Makes
city a magnet.

~~You~~^{Black} as a citizen own a share of all prop'ty. in
city. Larger share than ~~you~~^{he} thinks. New apt.
20-25% gross goes in taxes. After int. & recovery of
capl., share going to landowner may be much less.

\$346 m., '68, City of Milw., (school & allied city.)
190 m. of that from prop'ty. tax.

cf. what we give to CREAC.

Great power. How to use it?



3. Prop. tax & basic

Some want to abolish -- say it hits poor.

But look who pays.

Wm. Plunkington Trust. E. side CBD.

Assd. \$3m. Worth \$6m. Same as 1200

poor persons \$5,000 homes.

E. side CBD only. Who knows what they have elsewhere.

E.g. Schlitz. \$1.4m assd. (2.8m net.)

Just along Ave. Omits Brewery, Bayside, Polo Field, ---

cf. d.u.s of poor. > Half pre-1919. > 50 yrs old.

Total W. side CBD, assd. \$49m. Net. \$98m.

— (Half is land.)

— Among CBD owners, top 10% have $> \frac{1}{2}$ the value.

Read names.

— Also, plugs loophole in inc. tax.

So don't believe it when they say prop. tax hits poor.

Still, some shifting. How to stop the shifting, make it more ~~for~~ stick on the rich?

4. Lvt.

No shifting. How does shifting occur? If ~~discourages~~ slows bldg. tight mkt., rents rise. Like looting.

Lvt is method to prevent shifting. No tax on ~~land~~ ~~new~~

bldg. But tax land as though it had a good bldg. - whether it does or not.

Thus, get as much money as now -- more, if raise rate, & Nihil Obstat. Tax the all...

But encourage bldg. & renewal

Now, fear of interurban compr. keeps rate down. Then, no such fear.

Advantages:

A. A supply bldgs.

40% are tents. They gain.

Plenty land, 31% City is vacant. Much is ~~down town~~ near in.

Opt. densities, create big surplus on exist'g vacant land before densities crush the bldg.

✓ Largest 34 apts. in Milw., 244 d.u. per acre.

100 acres gives 24,400 d.u. -- way above yrlly. rate.

✓ B. Make tax more progressive.

Downtown, 50% value is land.

✓ Slums, hardly any is. (map)

✓ New housing. Kaiser frgs.

8-10,000 13% land.

> 30,000 27%

Land is a luxury. Bad neighborhoods, large lots.

Eichler - Kaplan.

✓ Milw, 23% occupy 3% resid. area -- & poor land. Rich have large lots, near lake.

Singles take land; multiples house people.

(Watch that "Conservation Ethics". You're more important than the birds.)

✓ Inside downtown, smallest 10% owners, 36% is l.v.; largest, 73%.

C. Stabilize neighborhoods by continual renewal,
piecemeal.

Vs. bulldozer approach

Upwardly mobile renew right where they are -- bcs.
older bldgs. not allowed to go so far downhill before renewal.

D. Shorten hiways.

More M for real services

✓ E. Δ Indy. jobs.

F. ^{Raise} ~~At~~ limit on what you can get from land
in taxes.