

new policy choices for city and country



Center for the Study of Economics
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Report to the Henry George School Social Science

July 2018:

1. Procured an invitation to host a panel at the Housing Alliance of Pennsylvania's annual conference from October 29-31. Subject: "Community Land Trusts and Tax Policy: Essential Partners." Participated in an advance Webinar: "Community Land Trusts in PA: From Vision to Implementation." CSE will also host an ongoing booth at the October conference. All materials and presentations to acknowledge the support of the HGSSS.
2. Chaired a roundtable on property assessments and citizen appeals. Francisville CDC, Philadelphia. CSE served as a respondent at District 5 meeting on citizens' tax appeals.
3. Provided CSE data analysis to Prof. of GIS systems at Temple University (Dr. Lee Hachadoorian) of mapped property tax and assessment data for fiscal year 2019/20 for Philadelphia.
4. Commenced study of the Baltimore property tax [with fiscal impact data, and forecasts for several options available to the city to reduce taxation of capital and labor.](#) Received the approval of several City Council members and CSE's longtime partner in contacting Delegate Clarence Davis to present the project to the Maryland Gen. Assembly at their invitation in March 2019.

5. Started a survey of the property tax base of Jersey City N.J. at the request of Mayor Steven Fulop's staff. CSE will travel to Jersey City in November 2018 to [present an LVT proposal](#).

August 2018

1. CSE attended the National Conference of State Legislatures in Los Angeles California. We provided educational materials and established contact with over 3 dozen elected officials and staff. Follow-up has been ongoing including a lecture at the University of Puerto Rico in San Juan scheduled for April 2019, on how land value taxation can help restore both the infrastructure and economy in the post-hurricane Maria aftermath.
2. CSE was interviewed and named and named for an article in [The Economist on the subject of land value taxation](#), and it's promising prospects.
3. CSE launched a unique project page on [Facebook, concentrating on the city of Baltimore](#). For the next few years, CSE expects this to be our educational and outreach tool for that troubled city. CSE's Facebook ads received nearly 2500 visitors in the 1st week.
4. Attended the Council of Georgist Organizations, and organized several panels with non-Georgist speakers. The purpose of these activities was to introduce the Henry George message to the greater Baltimore community and to try to instruct Georgists how to speak to the public with more significant impact and receptiveness.
5. Cohosted the Market Urbanism-Henry George meetup in West Baltimore, on August 29. About a dozen Baltimore planners and urbanists joined in the debate between the Georgist point of view and the Libertarian view (Scott Beyer).
6. CSE addressed finance managers and councilpersons from several communities in Delaware County Pennsylvania. For background, Delaware County had refused to provide land and building assessments separately for decades. CSE provided the officials with the relevant state administrative law requiring that they do so. Working with them, CSE finally achieved our goal (see attached communication to Millbourne). Delaware County includes one of the poorest cities in the United States Chester Pennsylvania. They need Henry George.

PARCEL ID: 03-00-00082-44 CLASS: 01 SALE PRICE: 495000 TAX DIST: 03
 ALT ID: 03-10-013-006 LAND USE: R-10 SALE DATE: 06/30/2014 SCH DIST: 803
 OWNER: BINDER GERARD J JR & ACT 319/515: DEED BOOK: 5513
 BINDER DANIELLE MARIE EFF DATE: 06/01/2018 DEED PAGE: 0388
 1054 BOOTH DR ACTUAL DATE: LAND SIZE: 0
 GARNEY VALLEY PA 19060 INTERIM BILLING: LAND & BUILDIN GRANTOR: STONE ANDREW J &

PROPERTY ADDRESS: 1054 BOOTH DR

	APPRAISED VALUE	ASSESSED VALUE	PREFERENTIAL ASSESSMENT	PREVIOUS ASSESSMENT	ASSESSMENT CHANGE	
LAND:	31,640	31,640	0	31,600	40	
BUILDING:	219,780	219,780	0	189,800	30,980	ADJG/EXON, *** ADJG ***
TOTAL:	251,420	251,420	0	220,400	31,020	REASON: NEW CONSTRUCTION

PARCEL ID: 03-00-00141-05 CLASS: 05 SALE PRICE: 884825 TAX DIST: 03
 ALT ID: 03-04-021-004 LAND USE: R-00 SALE DATE: 02/01/2018 SCH DIST: 803
 OWNER: MANDI WELLMAN & ACT 319/515: DEED BOOK: 4124
 MANDI ROBERT VALOR EFF DATE: 06/01/2018 DEED PAGE: 1884
 1075 MARSHON LN ACTUAL DATE: LAND SIZE: .7173
 GARNEY VALLEY PA 19060 INTERIM BILLING: LAND & BUILDIN GRANTOR: POOLK DEVELOPERS LP

PROPERTY ADDRESS: 1075 POOLK RD

	APPRAISED VALUE	ASSESSED VALUE	PREFERENTIAL ASSESSMENT	PREVIOUS ASSESSMENT	ASSESSMENT CHANGE	
LAND:	46,180	46,180	0	46,180	0	
BUILDING:	555,352	555,352	0	0	555,352	ADJG/EXON, *** ADJG ***
TOTAL:	601,532	601,532	0	46,180	555,352	REASON: BOARD DECISION

PARCEL ID: 03-00-00141-07 CLASS: 01 SALE PRICE: 1038420 TAX DIST: 03
 ALT ID: 03-04-021-006 LAND USE: R-10 SALE DATE: 04/30/2018 SCH DIST: 803
 OWNER: POOLK DEVELOPERS LP ACT 319/515: DEED BOOK: 4140
 1 MARSHON DR EFF DATE: 06/01/2018 DEED PAGE: 0996
 HAVERTOWN PA 19063 ACTUAL DATE: LAND SIZE: 1.0074
 INTERIM BILLING: LAND & BUILDIN GRANTOR: POOLK DEVELOPERS LP

PROPERTY ADDRESS: 1058 MARSHON LN

	APPRAISED VALUE	ASSESSED VALUE	PREFERENTIAL ASSESSMENT	PREVIOUS ASSESSMENT	ASSESSMENT CHANGE	
LAND:	50,320	50,320	0	50,320	0	
BUILDING:	584,155	584,155	0	0	584,155	ADJG/EXON, *** ADJG ***
TOTAL:	634,475	634,475	0	50,320	584,155	REASON: BOARD DECISION

September 2018

1. CSE produced a report to bolster our argument that educational funding in Philadelphia in the state of Pennsylvania could be achieved with the increased use of property taxation in districts that so chose (much like Business Improvement Districts). We first presented the report to the parent-teacher Association of Kennedy Crosson in school in Northeast Philadelphia (attached) in a roundtable forum.
2. CSE agreed to assist Swarthmore Professor Thomas Hartmann in his land value capture project for suburban West Philadelphia (the Main Line). Mr. Hartmann discovered CSE after reading the August article about LVT in *The Economist*. The relationship is ongoing.
3. CSE was hosted by the Georgist community of Arden Delaware to report on current developments locally and internationally for LVT. There were about 50 people in attendance.

October 2018

1. Started "Smart Talk" program project with guest Rick Rybeck, CSE ED as host working with the Education Director Ibrahim Drame of HGSSS. Presentation in March 2019

2. CSE met with Ron Rivers, the Executive Director of <https://www.oursociety.org/>, a nonprofit that seeks to educate millennials and progressives on alternatives to the current systems of taxation. We are now working in local New Jersey issues. Incidentally, Ron was made aware of CSE by the HGSSS where he attended classes.
3. Worked with Russ McKinney author from Arden, DE to work on a monolog describing Georgist Economics for artists and creators.

October 28-29



4. The CSE executive director and board member Mike O'Mara had an exhibit booth at the Housing Alliance of Pennsylvania's "Homes within Reach" held in Harrisburg. The two-day event brought land value tax to over 600 statewide elected officials, and Community Development Corporation heads.

land as leverage



**LAND TAX POLICY +
LAND TRUST CREATION =
AFFORDABLE HOUSING**

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November 2018

1. Taught Land Use Master's Class in LVT (For the 6th year) for Tom Daniels, Professor Dept. of City and Regional Planning University of Pennsylvania.
2. Panelist with NY elected officials: securing growth funding at the New York State Government Innovation Conference in Albany, NY.

December 2018

1. CSE met with and assisted finance staff in Millbourne borough. CSE did an analysis of the effect of no tax on buildings (LVT only) so far. The commercial sector has grown on the assessment rolls. Previous vacant storefronts on Market Street are occupied.
2. The Proposed seminar on renewing San Juan Puerto Rico's infrastructure with Georgist urban planner Victor Ramirez at the University of San Juan was accepted for an April 2019 panel and introduction to state elected officials.

January 2019

1. CSE was invited to join the Kresge Foundation in an event on value capture. Panelists included Philadelphia Fairmount Park Conservancy, CSE, Kresge, and the Philadelphia Rail Park.
2. Relaunched UrbanTools website, after a catastrophic hack.

February 2019

1. Met with Bo Wright, Project/Development Director for Strong Towns, an increasingly influential non-profit concerned with sustainable and rational public investment. CSE agreed to partner with ST in future projects. We will be attending an ST day-long symposium in Albany, NY in October 2019 with a table, and will be presenting a panel on LVT.
2. CSE was contacted by the Mayor's Office in Frederick, MD to update a 2011 LVT study of that city. CSE will be in Frederick to present the report in July 2019.

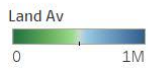
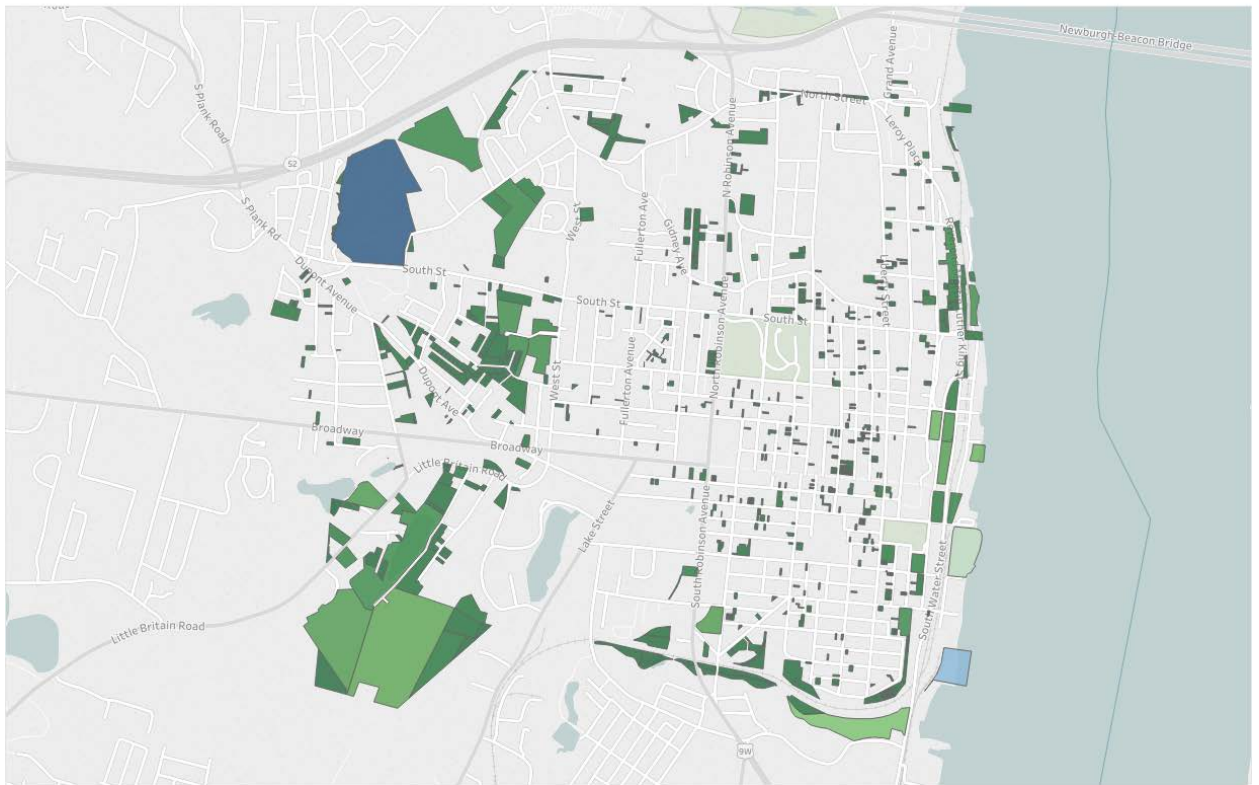
March 2019

1. CSE contacted by several communities in upstate New York - Niagara Falls and Gloversville – to study the viability of LVT. Both towns are in a full downward spiral. In Niagara Falls, Seth Piccirillo is a candidate for Mayor and [fully understands and pushes for LVT](#). In Gloversville community leader and minister Hank McGrath has fully embraced the idea of LVT, and [his campaign page has CSE's report featured](#).
2. CSE spent four days in Puerto Rico (April 3-5), featuring a lecture on LVT, followed by training for implementation. The venue was the University of Puerto Rico, and CSE's host was the University's Planning department. The visit's purpose was to address immediate infrastructure revenue requirements (Land Value Capture) and offer rational alternatives to an already suffering economy, based very heavily on transactions and sales.
3. Consulted with Jeff Dean, Policy Officer of the British Columbia New Democratic Party (NDP). The NDP is trying to introduce the LVT to the broader public, and CSE is pleased to provide ongoing analysis and advice on education for the [quickenning pace of LVT in BC](#).

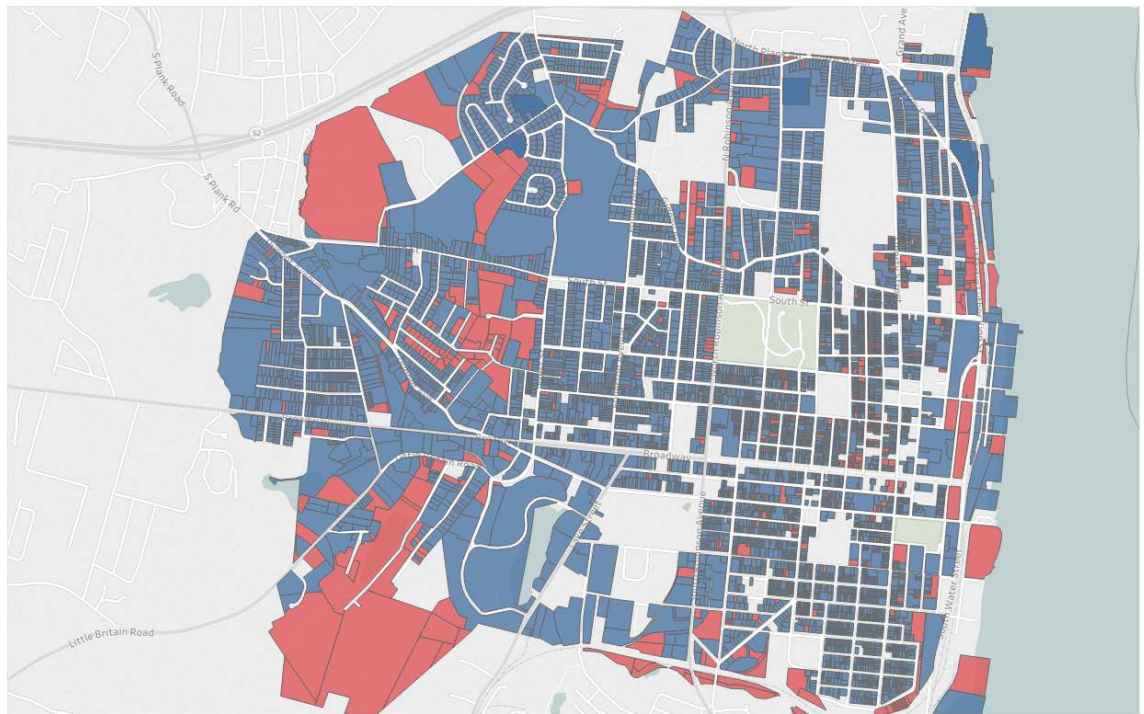
May 2019

1. Interviewed by/established ongoing communications with [Governing Magazine](#), the go-to non-partisan news source for all things governmental. CSE has been speaking (current) to J. Brian Charles who serves as Governing's urban/policy writer.
2. Worked with HGSS Trustee Marty Rowland and others on a plan to direct attention to Henry George's model to the suffering small cities in the Hudson Valley (Newburgh, Kingston, Saugerties, etc.) We plan to present several webinars from July to October after the successful [LVT event on June 20th in Newburgh](#).
3. Newburgh Report with graphics illustrates the impact of vacancy and blight on Newburgh.

Newburgh Vacant Land Value



Newburgh: Vacant/Blighted



June 2019

1. CSE was asked to host and staff a panel and table at the Maryland APA Western Chapter Conference at Rocky Gap, MD. Planners and economic development professionals from Maryland, West Virginia, and Pennsylvania will attend; learning about how Henry George can help the Potomac River region. Set for October 16-18 2019.