

against business use—the presumed objective being privacy, exclusion of the public, restriction of noise and traffic.

Judging from the petitions of protest from nearby residents whenever a Housing Authority announces consideration of a site for a public housing project, it appears that many home owners don't even want to live close to such a project. Now, this seems to be a strange reaction from people who are supposed to believe that public housing is a fine thing for their community! But the fact is that the erection of a public housing project tends to drive down the market values of nearby homes. It is as though a new and continuing tax burden is being imposed upon the property which adjoins a public housing project.

In fact, that may be precisely the situation. Suddenly the community "needs" additional water, sewage, road, school, police, and other facilities of a public service nature. The project which necessitates this increased cost of local government is not arranged to bear its share of the burden of these services. The difference turns out to be a levy against other property in the community, a continuing burden which capitalizes itself into a reduction in the market value of such adjacent property. Yet people will vote—or wire their Congressman to vote—to do this to their fellow citizens in other communities.

Creating Slums by Force

WHEN SUCH a thing happens to any community, the tendency will be for the present residents to look elsewhere for homes. Homes and grounds which had been tended with pride will begin to show signs of neglect. The community will deteriorate by reason of the added burden of government which is imposed upon it. This is the manner in which new slums are created—by force. What the government takes from an individual as taxes is no longer available to that individual for use as he might please toward the care and improvement of his own home and his own family.

It is true, of course, that a new housing project might afford a growing volume of trade to merchants and others who serve a community in a business sense. Local salesmen of building materials and workmen in construction industries may look upon the project as a source of new revenue. But except for those tradesmen who hold some grant of special privilege, such as the powers of exclusion of a closed or union shop and various other monopolies, the possibility of new customers will attract competing owners and operators of business enterprises into the community. And what might have seemed to a businessman to be a good idea when he was plugging for a public housing project for his community may turn out to be the cause