

so direct in their bearing upon the problem that I deem them at least worthy of reference as illustrations of the actual situation. In 1900 the city of Chicago, that part of Cook County, Illinois, not in farms, contained 190,077 acres, which with a population of 1,775,515 gives 8.1 persons per acre. Of course the hundreds of acres included in railroad stations and sidings should be excluded from the house area; but the remarkable fact exists that during the ten years following, only 19,440 acres were added to the city and yet the population increase was 546,074. This means, if the new population were placed on the new area that the density per acre would be 28 or a jump of 300 per cent. over the previous density in 1900. Of course this distribution did not actually so take place; but what did occur was the enormous increase of tenements and apartments, so that there were 8.12 persons to every house in Chicago, and nearly one third increase per acre over a city having 210,117 acres of area. The picture seems to me one easily understood. No figures are given of Chicago real estate values, but the agricultural lands of the state are reported as having increased 96.5 per cent. in value during the decade, although their productiveness per acre had not increased; while absentee landlordism has notably increased and tenancies have proportionately multiplied everywhere whether in country or city. Year by year sees, whether in the United States or Canada in the older districts, the power of capital ever growing and the number of the proletariat ever increasing. From a most unexpected quarter come words, indicating in the most exact way possible, what a scientific observer, for many years separated by his national duties far from our ordinary northern cities, believes to be the essential cause of poverty and unsanitary conditions. Surgeon-General W. E. Gorgas of the Panama Canal Zone has declared out of his own experience that poverty "is the greatest single cause of sad sanitary conditions." The solution in his opinion lies in the adoption of single tax through its effect in eliminating the poverty due to inequitable division of wealth. Sanitation is most needed by the class of people, who would be most benefited by the single tax." How mysteriously the possession of land, whether a million acres in Mexico or a single suburban lot with inflated values, blinds or distorts the vision of every one as to the essential, one might say eternal, principle of land holding, viz., that of *productive occupancy*, and to the logic of taxing the holder of land on unearned increment if holding it unimproved, while the individual, municipality or state makes it valuable through the output of energy in the shape of work or capital expended, need not be dilated upon. To any student of sociology, who will analyze the social and economic phenomena within even his own personal range of experience it must be evident that while the amenities of life in every day society seem to be ever increasing, yet as a matter of fact the machine of what is called the *competitive system in a capitalistic age* is today so complete, operated so delicately and well by the