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# REAL ESTATE

AND

## Home Improvement NEWS

### 61st Annual Convention

# Realtors to Converge on Los Angeles for Meeting

Some 5,000 realtors and real estate salesmen, along with their wives and guests, are expected to converge on Los Angeles next Sunday for the 61st annual convention of the 50,000-member California Real Estate Association, according to David N. Robinson of Berkeley, CREA president.

The gathering, extending through Thursday, Sept. 30, will hold its sessions at the Biltmore Hotel and the auditorium of the First Methodist Church.

The Los Angeles Realty Board will be host to the group.

"THIS IS traditionally the largest convention of its kind in the country," Robinson commented. "It's a working convention, crowded with business and educational sessions covering most phases of real estate."

A number of the nation's outstanding public speakers on subjects of interest to the real estate industry are scheduled to address the convention, according to Joe

Younger, Los Angeles County District Attorney speaking on law enforcement, and Ed Mendenhall of High Point, N.C., immediate past president of the National Association of Real Estate Boards, who will give a talk on salesmanship.

Twenty-one conferences will be held during the con-

vention on special phases of real estate. They will be on such subjects as real estate investment property, appraisals, syndicates, industrial and commercial property, farm lands, property management, political affairs, legislation, and exchanging.

will have an opportunity to exchange ideas on business and selling techniques during round table workshop sessions held each morning during the convention. Discussions will cover resort properties, sales training, advertising, financing, subdivisions, trade-ins, branch office

THOSE ATTENDING also

## Single Tax Plan Hit By Realtor President

David N. Robinson of Berkeley, president of the California Real Estate Association (CREA), today took issue with so-called "single tax" proposals for tax reform.

In an article in CREA's Property Owners Division Bulletin, just mailed to subscribers, Robinson called the proposals "inequitable, impractical and dangerous—dangerous because proponents aim to bring about social changes under an unwarranted and unproven smoke-screen of claims for tax savings by homeowners."

The Property Owners Division of CREA was recently created, according to Robinson, "to give real property owners in California a source of information concerning issues, actions and legislation which directly affect property ownership."

SUBSCRIBER applications are available from CREA members and local real estate boards, Robinson said.

The single tax is so named because it calls for levying a single tax on land only and discontinuing taxes on buildings or other improvements on the land.

The theory behind it, according to Robinson, is that "the land tax would force owners of desirable, and therefore highly taxed land, to build highly profit-making structures. Only by putting such buildings on the land, could they afford to pay the tax."

He said there is a concerted movement in California to revive the single tax theory, citing three constitutional amendments introduced during the last session of the California Legislature, all allowing or requiring cities and counties to reduce the amount of taxes on improvements. All three died.

ROBINSON takes issue with the theory, pointing out that under our present system, land becomes valuable only because of demand and that taxes on it then go up.

"Single tax planners," he says, "want the high tax collected first, before the land is developed, thereby dictating where profit from buildings can be made. The idea is counter to the free enterprise system and could only hope to work with more and more government control."

"Tax assessor offices would need to become social control agencies — planning office buildings for one area, apartments for another, single family dwellings for another."

"IT SHOULD be pointed out," he continued, "that

under such a system, the total taxes raised from real property would be the same as under our present system. The only new element introduced is social planning.

"Instead of putting a value on your home in its surroundings for tax purposes, city and county officials would decide whether your home is the right size or value for the surroundings and whether you should have a home there at all."

Henry of Santa Monica, general convention chairman. They include Dean Manion, who reaches millions through his "Manion Forum" radio and television programs. He will deliver the keynote address, "Freedom Is Your Real Estate," on Tuesday, Sept. 28.

Other speakers are Dr. Alonzo Baker, political science professor at La Sierra College in Riverside, Calif., and a recognized authority on world affairs; James C. Downs Jr., chairman of the board of the Real Estate Research Corporation of Chicago, and Cavett Robert of Phoenix, Ariz., personal development specialist who will speak on "Are You the Cause Or the Result."

ON THE program also will be Dr. W. Steuart McBirnie, minister of the United Community Church of Glendale, Calif., well known for his "Voice of Americanism" radio broadcasts and lectures; William J. Teague, vice president of Pepperdine College, who will talk on "Success—Man's Great Goal;" Evelle J.

## Younger Moves to Apply New Narcotics Statute

District Attorney Evelle J. Younger currently is instructing peace officers on the procedures of a new law which is designed to reduce crime by getting more drug addicts off the streets.

The new law, aimed at narcotics users who cannot be jailed as criminals, became effective Sept. 17. It will provide policemen with a new weapon in dealing with narcotics users, Younger said.

"This is legislation we were active in supporting," Younger said. "Now we are

enlarging our staff to handle the new procedures and we are providing information to all of the county's law enforcement agencies."

UNDER THE new law, a peace officer convinced that a person is addicted or in imminent danger of addiction may take him to a county hospital. There, the subject will be examined by a doctor.

Once addiction is established, the person will be sent to the California Rehabilitation Center at Corona.

Younger issued a warning to persons who might seek to use the new law to satisfy personal grudges: Don't do it.

"It should be made clear," he said, "that anybody who maliciously or wrongfully contrives to have a person committed will be subject to prosecution or to a suit for civil damages."

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