the community, as well as the current trends in activity and certain of the major problems existing. On the basis of the foregoing discussion it is possible to make certain general observations with respect to the economic future of the area.

1. The rapid rate of population increase in Los Angeles is believed to be a thing of the past - in short, the community is attaining maturity and its future growth will be more in accordance with growth experienced elsewhere in the country. This will require adjustment of local management and operating policies away from reliance on continuing phenomenal growth to insure the success of business, real estate and mortgage ventures, as is too frequently the case now.

2. The continuing loss of the citrus fruit market is not in itself serious at the present time - its present significance entails only a decrease in California's share of an increasing market, for the shipments of California citrus fruits have increased heavily over the last 15 years. The future significance lies more in the continued trend away from the California product. The low market prices at which this area must compete have already taken their toll of the marginal producing lands in the Los Angeles area.

3. The oil producing area faces a depletion of known reserves of petroleum within the next 15-20 years, and despite intensive drilling efforts in recent years, no new sources of any importance have been discovered. While this depletion of oil resources will not affect the area as seriously when it occurs as it might have during the past, it will none-the-less be a severe blow to the community.

4. The heavy burden of unemployment and relief rolls shows little sign of improvement. On the contrary, the general trend would seem to be in the other direction. The toll imposed on local wealth and income by these indigent families - particularly those of advanced years - will eventually lead to very serious consequences, both economically and politically, and might very well result in the emigration of business and industry from the area.

5. Although there have been no serious labor disturbances in Los Angeles as yet, it is believed only a question of time until such disturbances occur because of increasing labor organization on the one hand, and the irreconcilable opposition of business and civic leaders on the other.

It would be relatively easy to draw a dark picture of the economic future of Los Angeles from the above factors, particularly when one considers the evident unsatisfactory business conditions currently prevalent in the community - conditions that prevail despite the favorable influences introduced by heavy population growth and the marked improvement in certain types of industrial employment. However, the situation is not all bad, and there are favorable factors which offset to some degree the unfavorable trends previously noted.

1. There has been a sustained influx of new industry in response to the continuing inducements of a compact market, excellent water and rail transportation, cheap fuel and power, and the large pool of low pay, unorganized workers.

2. The stability and diversity of industry must be considered as a favorable influence. Furthermore, the physical presence in the area of nearly 3 million persons affords a stabilizing influence, since to serve them, business and industry will require the services of thousands of workers to produce the innumerable goods and services needed.

3. There will be a continuance of the heavy tourist traffic in the Los Angeles area although this is of course a variable factor dependent upon conditions elsewhere in the country. The same applies to the flow of retired persons into the community.

To sum up generally, it might be said that Los Angeles has passed through its period of greatest economic development, and that its future will be more in accord with the general economic conditions existing elsewhere in the country, making due allowance for certain local factors such as the influence of climate, etc., which other metropolitan areas do not possess. The lack of continuing rapid population growth will necessitate a period of readjustment of business and financial policies to gear operations to a city in which conditions are more static, and these adjustments will undoubtedly occasion some hardships.