

# COMMUNITY FACTS AND FACTORS

*City Has State's Greatest Per Capita Industrial Employment*

## Torrance's Present Industries Afford Potential Population of 21,448; Torrance Workers Are Confronted With Golden Possibilities in Home Ownership

One of the most interesting studies related to the economic conditions of this community is the payroll reflection from the great industries here, particularly when shown on a per capita basis in comparison with the metropolitan district and the state.

A very recent thorough and comprehensive industrial report, compiled by the Los Angeles Chamber of Commerce Industrial Department, contains a summary treating Los Angeles County and showing a population of two million people therein and a total of 5,800 industries, employing 170,000 people. On a per capita basis this gives Los Angeles County one employe in industry for every 11 1/4 persons—in other words, each resident of Los Angeles is represented in industry by .085 workers.

Torrance, with an aggregate population of 5400, now embraces 38 industries, including the immense oil properties involved in the recent annexation. Including oil field operations, Torrance has an aggregate payroll of 5500, which shows 1.02 industrial employes for every resident person. The accompanying graph clearly illustrates the comparison of these per capitae, both for the county and for the state.

It is hard to appreciate what this ratio of working population, as compared with resident population, means until it is analyzed on a per capita basis, taking into consideration the actual present population, with the number of family heads which it represents. This condition shows the following:

The recent thorough city directory, as compiled by Mrs. Laura G. Anderson, shows a population of 5400. An analysis of this population shows an average of 3.9 persons per family, or a total of 1385 families. In other words, only 1385 of the 5500 employes in this community actually reside here. Assuming that the remaining 4115 workers would average 3.9 persons per family, their residence here would give Torrance an added population of 16,048, or a total population of 21,448.

The treatment of these figures, of course, does not take into consideration the small number of cases where more than one person per family is locally employed. This factor, however, when considering an average as large as the figure used becomes negligible.

The condition which these figures reflect regarding Torrance possibly is not second to any condition in the country and, while the condition is abnormal, in one sense it is a great advantage, as it gives the opportunity of building up a healthy population characteristic from a payroll already established. A great number of small Southern California, particularly Los Angeles County, cities are virtually bedrooms to the metropolitan district, whereas the Torrance situation is diametrically opposite, as the figures unmistakably portray.

The steel industry is one of the most interesting in the group of local manufactures, compared with the state aggregates. According to statistics compiled by the United States Department of Commerce Bureau of Census, there are 11 concerns in the state manufacturing iron, steel and mill products, such as the Columbia Steel Corporation produces. The average number of wage earners employed in these 11 institutions is 4225. Here again Torrance shows as a predominating point in this industry, because the Columbia Steel Corporation employs 1100 men, or 26% of the total number of workers in this line of industry. Some appreciation of the economic value of this situation may be obtained when it is understood that the value of the products of these 11 plants is thirty-five millions of dollars.

When such men as Herbert Hoover, Chas. M. Schwab and others who are qualified to speak on the subject, predict that California in the not far distant future will be the center of a great steel industry, it bears a double significance when it is further understood that the total value of steel products above quoted for the state of California is only 1.6% of the total value of such products manufactured in the United States.

While the industrial per capita of the state is not as comparable as the Los Angeles County example, because of the vast agricultural and industrial lines that are not truly comparative with a community so highly specialized in industry as Torrance is, they are, nevertheless, interesting to consider. The population of the state, which is closely estimated as 5,266,288, shows an industrial per capita of 2 1/4 persons for each industrial employe, which also reveals the interesting fact that Los Angeles County has twice as great a per capita relationship to industry as the state has as a whole, the average number of employes engaged in industry for the state being 242,111.

All of these facts, showing Torrance in such a favorable position, naturally reflect a valuation which in the final analysis accrues to the benefit of the individual taxpayer, regardless of how small his holdings may be. An evidence of this fact is contained in the further reduction of the municipal tax rate just made by the City Council.

### An Amazing Comparison of Industrial Workers

TORRANCE	1.02
L. A. County	.085
California	.046

Table showing per-capita of industrial employes for each resident man, woman or child.

**EDITOR'S NOTE**—This is the eighth of a series of articles, graphically illustrated, on various phases of the community's growth, development and condition. Data and charts are compiled and prepared from authentic records by Secretary Carl L. Hyde of the Torrance Chamber of Commerce. We suggest that these articles be clipped and preserved as they appear from time to time, furnishing in the end a comprehensive analysis of the community.

This article further illustrates the tremendous economic importance attached to the development of local residence for a greater percentage of Torrance workers. The vast operating forces that are non-resident in Torrance today, added to the great potential payroll that the General Petroleum Corporation and diversified industries that the Santa Fe will bring here, should be recognized by non-resident workers as the field of appreciation in property values, which consistent permanent growth will make. In other words, the non-resident employe not only has the opportunity of acquiring a home in Torrance under the most ideal conditions, as far as living and the general attributes of life are concerned, but he also has the opportunity of realizing a substantial profit in a very few years over prevailing purchase prices of today.

Were the question to be asked: "What is the greatest potential factor in a civic, economic and commercial aspect in Torrance?" the true answer would certainly have to be the peculiar characteristic that the above figures reveal; that is, that Torrance has a great reserve in permanent payroll, from which it can draw a sizeable growth without adding a single new industry. Sometimes it takes the person standing on the outside to recognize the perspective of such a picture, and the fact that several hundred thousands of new dollars have been invested in Torrance by newcomers in building during the last few months is a definite sign that this perspective is being recognized.

What payroll means to a community will be defined partially in next week's article.

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