Physical Description
The area consists of single family housing and two-story apartment complexes. Overall, about 66% of all households are renter-occupied and 18% are overcrowded. Most of the housing stock is in fair condition. The yards and landscaping are poorly maintained. Along Crenshaw Boulevard, there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements.
Commercial Businesses

Multi-Family Housing

Community Development Needs
Selective investment is needed to repair, rehabilitate, and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti is found in isolated areas.
Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Driveway and sidewalk improvements
- Commercial façade improvements
- Graffiti abatement
Strategy Area: **Unincorporated Hawthorne**

Census Tracts/Block Groups: 6025.09/all: 1-2

**Designation:** Level III

### Demographic Characteristics

- **Total Population (2010):** 1,264
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 66.2%
  - Black: 16.7%
  - Asian: 10.9%
  - White: 2.5%
  - Native Hawaiian: 2.1%
- **Low- and Moderate-Income Persons:** 68.1%
- **Median Income:** $40,202
- **Compare to County Median:** 72.0%
- **Education Level (% of Pop):**
  - Less than 9th grade: 21.0%
  - Some High School: 14.9%
  - High school diploma: 23.0%
  - Some college: 26.8%
  - College degree: 7.0%
  - Advance Degree: 6.1%
- **Unemployed:** 5.7%
- **Households Receiving Public Assistance:** 7.2%
- **Persons in Poverty:** 24.7%
- **Persons Disabled:** 7.5%

### Housing Characteristics

- **Total Units (2010):** 348
- **Occupancy:**
  - Owner Occupied: 34.5%
  - Renter Occupied: 65.5%
- **Vacancy:**
  - Vacant Units: 7.7%
- **Type of Units:**
  - Single Family: 56.6%
  - Multi-Family: 43.4%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 9%
  - Built 1980 to 1989: 18%
  - Built 1970 to 1979: 8%
  - Built 1960 to 1969: 6%
  - Built 1950 to 1959: 18%
  - Built 1940 to 1949: 38%
  - Built Before 1940: 3%
- **Persons Per Occupied Unit:** 3.7
- **Overcrowded Total:**
  - Overcrowded Owners: 11.3%
  - Overcrowded Renters: 26.6%
- **Bedrooms by Gross Rent:**

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