**District 2 – Unincorporated Lennox**  
**Level III – Intensive Investment**

CENSUS TRACT(s)/BLOCK GROUP(s): 6015.01/all: 1-2, 6015.02/all: 1-2, 6016.00/all: 1-3, 6017.00/all: 1-4, 6018.01/all: 1-2, 6018.02/all: 1-2

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**Physical Description**

This densely developed area contains a mix of attached and single family dwellings with local-serving businesses located along Hawthorne Boulevard and Lennox Boulevard. The Green Line Light Rail borders the area on the south, and a light rail station is located at Hawthorne Boulevard. Air traffic on approach to LAX creates a substantial noise problem, particularly in the west half of Lennox. About 69% of the units are renter-occupied, and over 36% of all households are overcrowded. Apartment complexes in this area need major rehabilitation.
Community Development Needs
It is recommended that, through redevelopment, more noise compatible uses such as light industry be encouraged for this area. Many dwellings need improvements ranging from major maintenance to minor rehabilitation. Street, driveway, and sidewalk improvements are needed in this area. Graffiti removal programs should be implemented.
Community Development Needs
The commercial areas need revitalization and, in some instances, lot consolidation to permit more efficient redevelopment. Inglewood Boulevard and Lennox Boulevard are particularly in need of efforts to strengthen and expand commercial development, clean up vacant properties and storage areas, and bring greater visual consistency to the area.

Public/Private Investment Opportunities
- Commercial revitalization
- Housing rehabilitation/minor home repairs
- Noise attenuation
- Graffiti abatement
- Street/sidewalk improvements
**Strategy Area:** Unincorporated Lennox  
**District:** 2  

**Census Tracts/Block Groups:**  
6015.01/all: 1-2, 6015.02/all: 1-2, 6016.00/all: 1-3, 6017.00/all: 1-4,  
6018.01/all: 1-2, 6018.02/all: 1-2

**Designation:** Level III

### Demographic Characteristics

**Total Population (2010):** 16,802  
**Race/Ethnicity (% of Pop):**  
- Hispanic: 92.9%  
- Black: 3.6%  
- White: 2.2%  
- Asian: 0.7%  
- American Indian: 0.3%  
- Two or More Races: 0.3%

**Low- and Moderate-Income Persons:** 80.1%  
**Median Income:** $35,553  
**Compare to County Median:** 63.6%

**Education Level (% of Pop):**  
- Less than 9th grade: 36.2%  
- Some High School: 18.5%  
- High school diploma: 21.6%  
- Some college: 17.2%  
- College degree: 5.0%  
- Advance Degree: 1.0%

**Unemployed:** 11.6%  
**Households Receiving Public Assistance:** 6.3%  
**Persons in Poverty:** 34.7%  
**Persons Disabled:** 7.1%

### Housing Characteristics

**Total Units (2010):** 4,019  
**Occupancy:**  
- Owner Occupied: 30.9%  
- Renter Occupied: 69.1%

**Vacancy:** 4.1%  
**Type of Units:**  
- Single Family: 61.4%  
- Multi-Family: 37.9%  
- Mobile Homes Boats RV: 0.7%

**Age of Units:**  
- Built 1990 or Later: 7%  
- Built 1980 to 1989: 8%  
- Built 1970 to 1979: 11%  
- Built 1960 to 1969: 17%  
- Built 1950 to 1959: 21%  
- Built 1940 to 1949: 21%  
- Built Before 1940: 35%

**Persons Per Occupied Unit:** 4.2  
**Overcrowded Total:** 36.4%  
- Overcrowded Owners: 28.6%  
- Overcrowded Renters: 40.0%

**Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Range</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
</tr>
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<tbody>
<tr>
<td>$0-199</td>
<td>0.0%</td>
<td>0.7%</td>
<td>0.1%</td>
<td>0.0%</td>
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<tr>
<td>$200-299</td>
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<td>0.3%</td>
<td>0.1%</td>
<td>0.0%</td>
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<td>$300-499</td>
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<td>0.7%</td>
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<td>7.0%</td>
<td>0.9%</td>
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<td>20.3%</td>
<td>8.7%</td>
<td>0.9%</td>
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<tr>
<td>$1000 or More</td>
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<td>5.3%</td>
<td>29.9%</td>
<td>12.1%</td>
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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.6%</td>
<td>0.3%</td>
<td>0.1%</td>
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