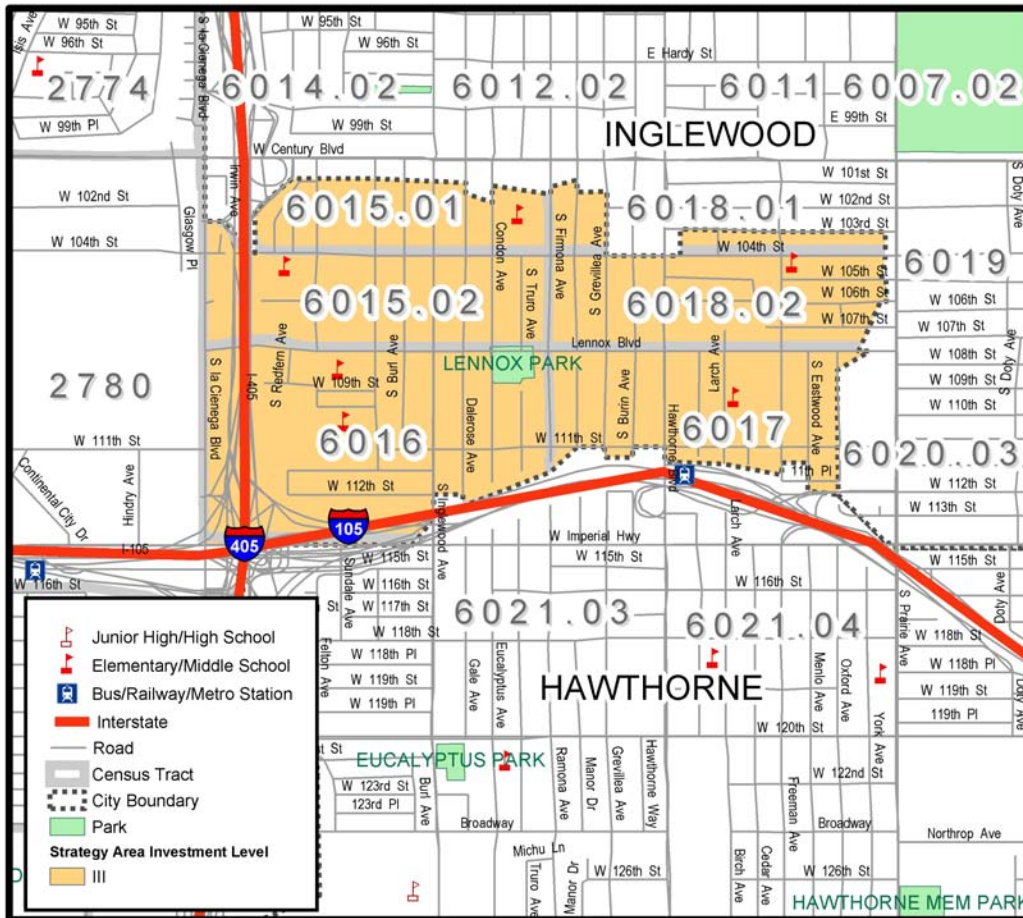


Lennox



Physical Description

This densely developed area contains a mix of attached and single-family dwellings with local-serving businesses located along Hawthorne and Lennox Boulevards. New housing has been built on Redfern and on 104th Street. Century Boulevard is lined with apartments, and regional- and local-serving commercial businesses. 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 71% of the units are renter-occupied, and over 38% of all households are overcrowded.

Community Development Needs

Approximately 1,800 housing units need noise attenuation. 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 extensive maintenance to major rehabilitation. The commercial areas need revitalization and, in some instances, lot consolidation to permit more efficient redevelopment. Inglewood Boulevard is 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.

STRATEGY AREA: Lennox

DISTRICT: 2

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

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Commercial revitalization	
Housing rehabilitation/minor home repairs	
Airport compatible development	
Noise attenuation	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	23,190	Total Units	5,246			
Race/Ethnicity (% of Pop.)		Occupancy				
White	3.6%	Renter-Occupied	70.8%			
Black	3.8%	Owner-Occupied	29.2%			
Asian	0.7%	Vacant Units	190			
American Indian/Alaskan Native	0.3%	(% of Total Units)	3.6%			
Native Hawaiian/Other Pacific Islander	0.7%	Type of Units				
Some other Race	0.2%	Single-family units	60.5%			
Two or more Races	0.8%	Duplex/Multifamily	39.1%			
Hispanic	89.9%	Mobile Home, Boat, RV, etc	0.4%			
Low-Income persons	69.6%	Age of Units				
Median Income	\$29,120	Built before 1940	6.9%			
Compared to County Median	69.0%	Built 1940 to 1949	18.0%			
Education Level (% of Pop.)		Built 1950 to 1979	64.0%			
Less than 9th grade	47.2%	Built 1980 or later	11.1%			
Some High School	21.8%	Persons per Occupied Unit	4.6			
High School Diploma	16.7%	Overcrowded	38%			
Some College	11.2%	Renters	47.4%			
College Degree	2.1%	Owners	15.8%			
Advanced/Graduate Degree	0.9%	Bedrooms by Gross Rent				
Unemployed	10.5%	(% of Total Rentals)				
Male (of % employable males)	9.2%		None	1	2	3
Female (of % employable females)	12.6%	\$0-199	0.3%	1.2%	0.0%	0.2%
Households receiving Public Assistance	11.3%	\$200-299	1.1%	0.6%	0.3%	0.2%
Persons in Poverty	31.5%	\$300-499	9.6%	7.4%	1.5%	0.0%
		\$500-749	18.0%	23.0%	13.7%	2.1%
		\$750-999	1.7%	6.1%	6.1%	3.1%
		\$1000+	0.4%	0.7%	1.6%	1.1%