HACLA

2025

Statistics and Demographics Report

For Public Housing Sites

Updated by Housing Services Admin
Data obtained from Yardi as of 3/1/2025

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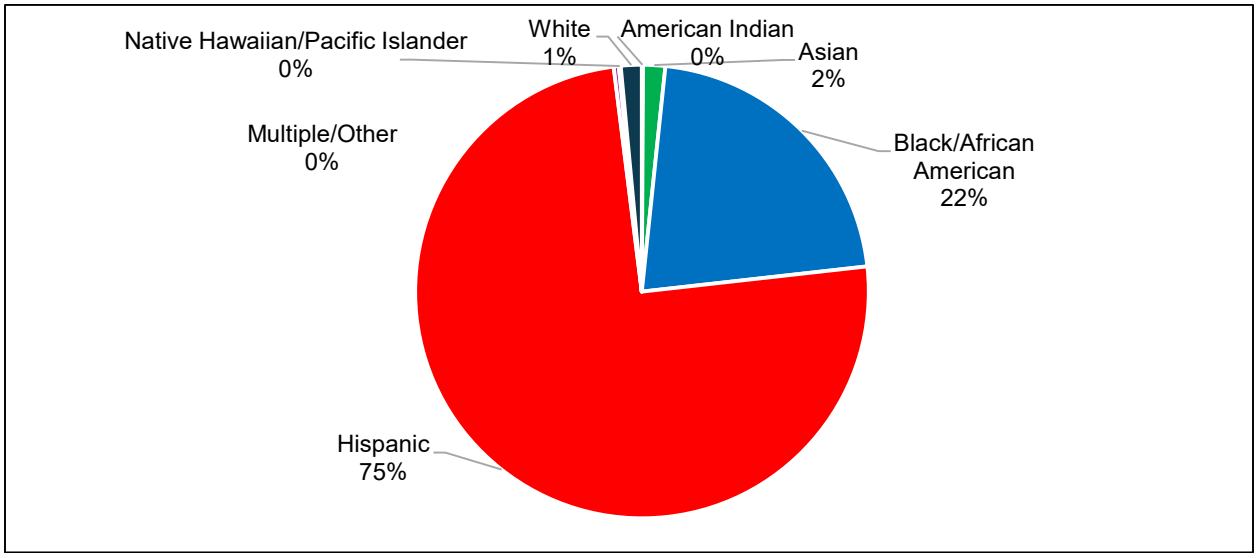
General Information

Acres	416.6
Total Number of Actual Units	6,084
Total Occupied Units	5,879
Total Number of Residents	16,686
Total Number of Units with Employment	3,141
Average Family Size	2.84

Acreage still includes Jordan Downs which is undergoing redevelopment

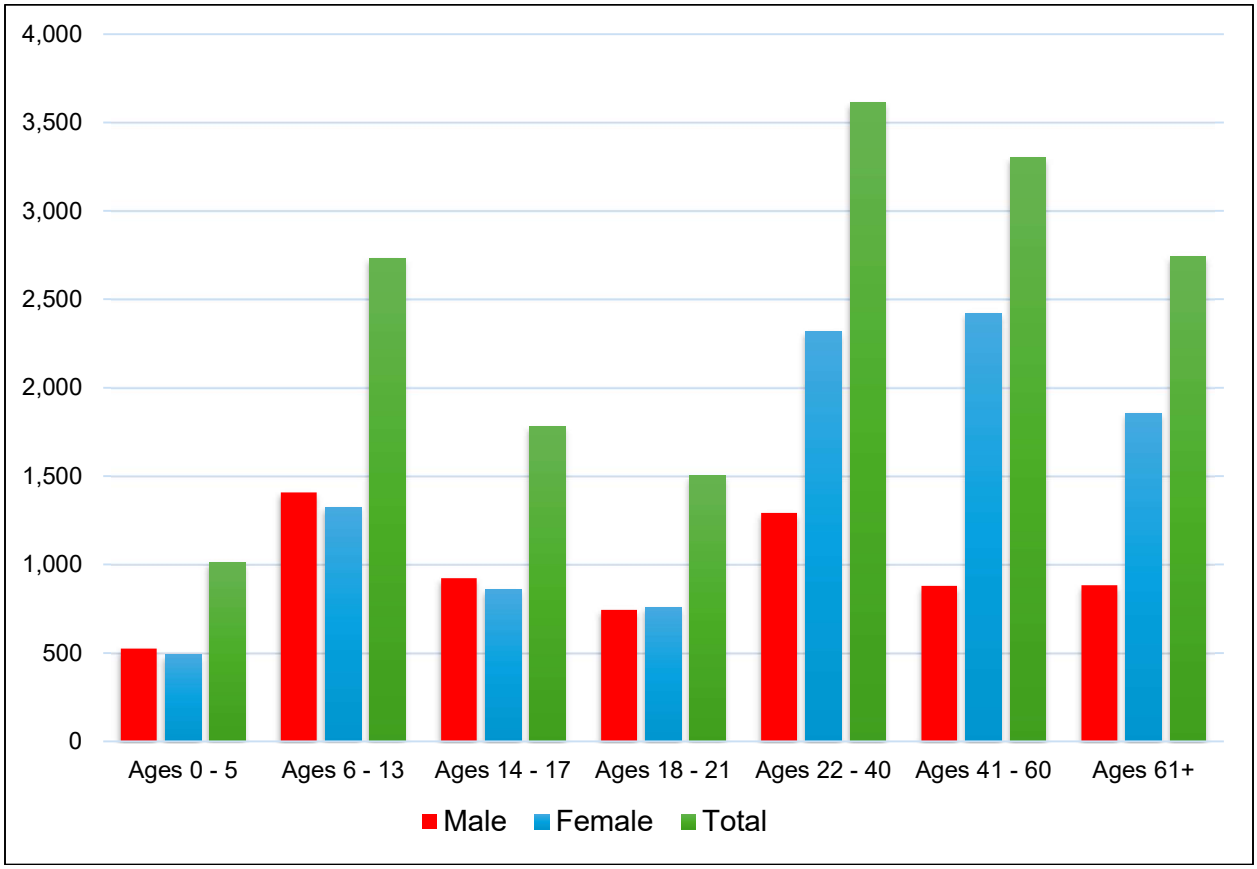
Race and Ethnicity

Race/Ethnicity	Value	Percent
American Indian	14	0.08%
Asian	261	1.56%
Black/African American	3,603	21.59%
Hispanic	12,476	74.77%
Multiple/Other	61	0.37%
Native Hawaiian/Pacific Islander	21	0.13%
White	250	1.50%
Total	**16,686**	**100.00%**



Age and Gender

Age Categories	Male	Female	Total	Percent
Ages 0 - 5	524	491	1,015	6.08%
Ages 6 - 13	1,407	1,324	2,731	16.37%
Ages 14 - 17	923	858	1,781	10.67%
Ages 18 - 21	744	760	1,504	9.01%
Ages 22 - 40	1,292	2,320	3,612	21.65%
Ages 41 - 60	880	2,422	3,302	19.79%
Ages 61+	883	1,858	2,741	16.43%
Totals	**6,653**	**10,033**	**16,686**	**100.00%**



Distribution of Family Type and as a % of Occupied Units per Property

Property	Non-Elderly Head/Co-Head								Elderly Head/Co-Head							
	No Children				With Children				No Children				With Children			
	Not Disabled		Disabled		Not Disabled		Disabled		Not Disabled		Disabled		Not Disabled		Disabled	
Avalon Gardens	27	17%	14	9%	42	26%	7	4%	14	9%	51	32%	2	1%	3	2%
Del Rey Senior	0	0%	2	7%	0	0%	0	0%	22	73%	6	20%	0	0%	0	0%
Estrada Courts	87	21%	15	4%	105	26%	9	2%	88	22%	80	20%	13	3%	11	3%
Gonzaque Village	36	20%	17	9%	29	16%	11	6%	20	11%	62	34%	3	2%	4	2%
Harbor View & Wilmington	19	21%	1	1%	50	56%	4	4%	9	10%	5	6%	2	2%	0	0%
Imperial Courts	83	17%	28	6%	237	50%	22	5%	36	8%	56	12%	7	1%	7	1%
JD Scattered Sites	11	33%	0	0%	20	61%	0	0%	1	3%	0	0%	1	3%	0	0%
Jordan Downs	29	27%	1	1%	40	38%	3	3%	14	13%	14	13%	3	3%	2	2%
Mar Vista Gardens	95	16%	27	5%	222	38%	22	4%	95	16%	101	17%	17	3%	10	2%
Nickerson Gardens	195	19%	70	7%	499	48%	38	4%	90	9%	129	12%	15	1%	7	1%
Pico & Las Casitas	63	21%	8	3%	72	24%	5	2%	69	23%	61	21%	10	3%	8	3%
Pueblo Del Rio	84	13%	46	7%	229	35%	53	8%	89	14%	126	19%	9	1%	16	2%
Ramona Gardens	113	23%	14	3%	188	38%	17	3%	78	16%	66	13%	14	3%	6	1%
Rancho San Pedro	89	19%	32	7%	189	40%	24	5%	59	13%	60	13%	13	3%	2	0%
San Fernando Gardens	67	15%	27	6%	154	35%	33	7%	56	13%	80	18%	20	4%	8	2%
William Mead Homes	71	18%	31	8%	102	25%	15	4%	56	14%	119	29%	9	2%	2	0%
Total	**1,069**	18%	**333**	6%	**2,178**	37%	**263**	4%	**796**	14%	**1,016**	17%	**138**	2%	**86**	1%

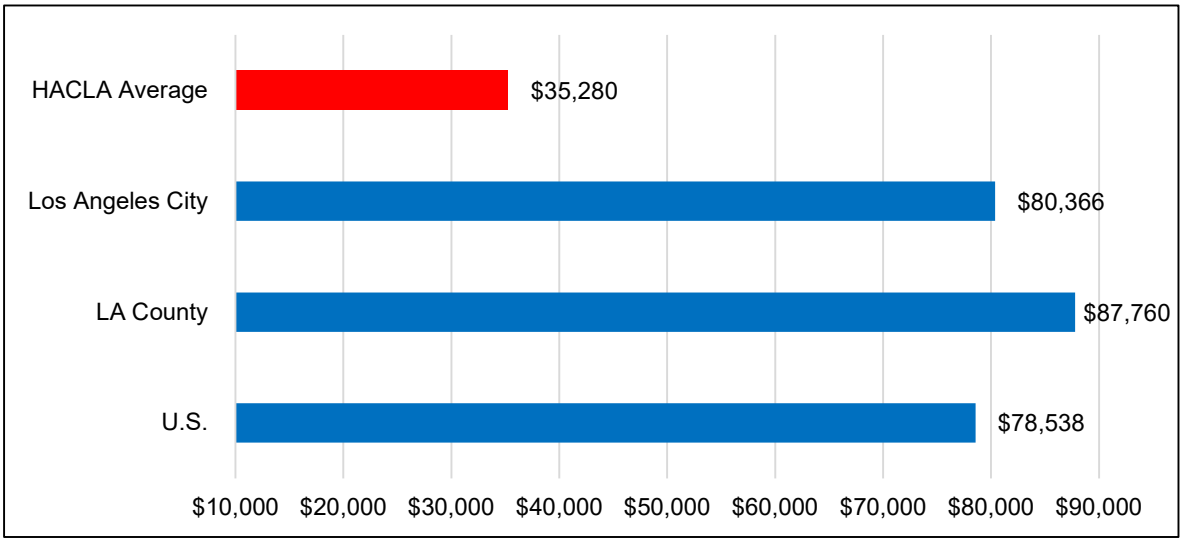
Distribution of Family Type*

Property	Female HOH with Children		Non-Elderly HOH only Member		Non-Elderly Single HOH with Children	
Avalon Gardens	46	29%	20	13%	49	31%
Del Rey Senior	0	0%	2	7%	0	0%
Estrada Courts	113	28%	32	8%	114	28%
Gonzaque Village	40	22%	23	13%	40	22%
Harbor View & Wilmington	45	50%	1	1%	54	60%
Imperial Courts	254	53%	49	10%	259	54%
JD Scattered Sites	17	52%	0	0%	20	61%
Jordan Downs	35	33%	12	11%	43	41%
Mar Vista Gardens	227	39%	39	7%	244	41%
Nickerson Gardens	505	48%	116	11%	537	51%
Pico & Las Casitas	73	25%	20	7%	77	26%
Pueblo Del Rio	258	40%	50	8%	282	43%
Ramona Gardens	201	41%	23	5%	205	41%
Rancho San Pedro	200	43%	47	10%	214	46%
San Fernando Gardens	168	38%	22	5%	187	42%
William Mead Homes	101	25%	40	10%	117	29%
Total	**2,283**	**39%**	**496**	**8%**	**2,442**	**42%**

**Only counts the family composition listed- will not add up to 100% of households.*

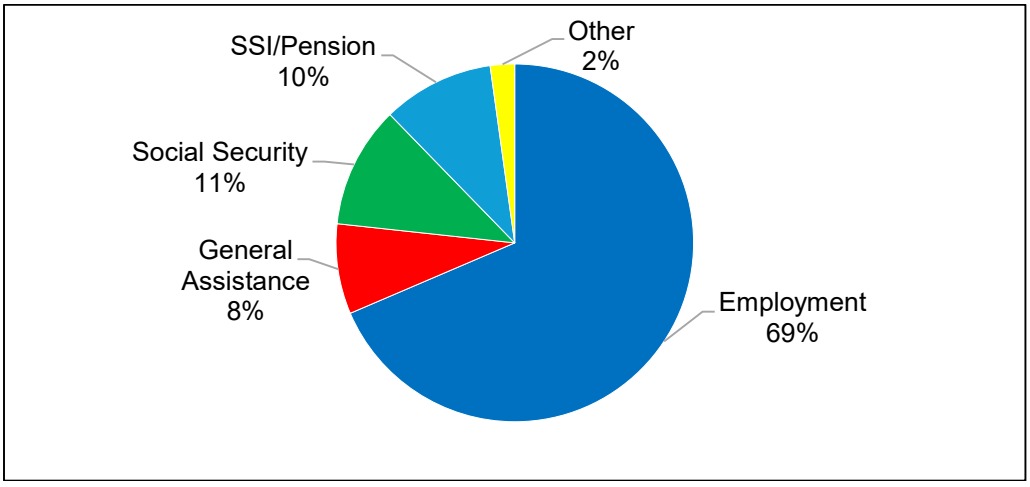
Average Family Income

Category	Value	Percent of U.S.
U.S.	$ 78,538	100.00%
LA County	$ 87,760	111.74%
Los Angeles City	$ 80,366	102.33%
HACLA Average	$ 35,280	44.92%



Resident Income Source

Income Source	Value	Percent of Total
Employment	$ 142,213,650.00	68.57%
General Assistance	$ 16,879,763.00	8.14%
Social Security	$ 22,830,816.00	11.01%
SSI/Pension	$ 20,908,901.00	10.08%
Other	$ 4,579,289.00	2.21%
Total	**$ 207,412,419.00**	**100%**



Households with At Least One Employed Family Member

Property	Occupied Units	Units with Employment	No. Employed Residents	% of units with Employment	# Non-Elderly Non-Disabled Adults	# Non-Eldery Non-Disabled Employed Adults	% Non-Elderly Non-Disabled Employed Adults
Avalon Gardens	160	44	109	28%	165	94	57%
Del Rey Senior	30	2	1	7%	1	0	0%
Estrada Courts	408	146	311	36%	502	269	54%
Gonzaque Village	182	50	92	27%	166	80	48%
Harbor View & Wilmington	90	44	89	49%	178	86	48%
Imperial Courts	476	181	272	38%	585	246	42%
JD Scattered Sites	33	10	36	30%	93	36	39%
Jordan Downs	106	45	197	42%	414	182	44%
Mar Vista Gardens	589	206	434	35%	785	384	49%
Nickerson Gardens	1043	379	641	36%	1,341	605	45%
Pico and Las Casitas	296	110	279	37%	418	252	60%
Pueblo Del Rio	652	234	507	36%	742	420	57%
Ramona Gardens	496	194	442	39%	758	410	54%
Rancho San Pedro	468	186	295	40%	568	268	47%
San Fernando Gardens	445	184	434	41%	677	378	56%
William Mead Homes	405	130	277	32%	433	248	57%
Total	**5,879**	**2,145**	**4,416**	**36%**	**7,826**	**3958**	**51%**

Distribution of Families by % of Area Median Income (AMI) and Poverty*

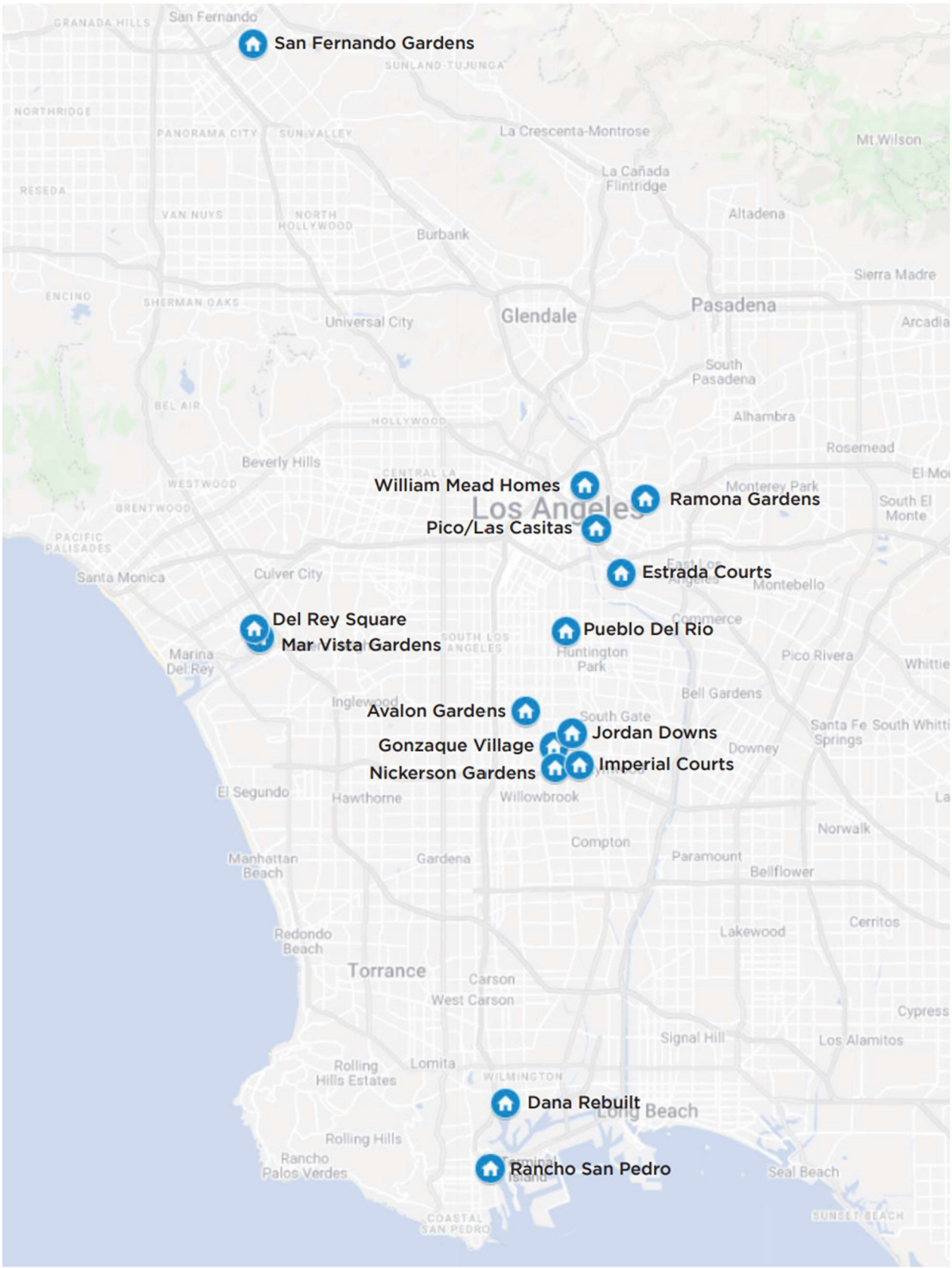
Property	0-30%		31%-50%		51%-80%		81+%		Poverty	
	Count	%	Count	%	Count	%	Count	%	Count	%
Avalon Gardens	160	100%	0	0%	0	0%	0	0%	160	100%
Del Rey Senior	19	63%	10	33%	1	3%	0	0%	19	63%
Estrada Courts	408	100%	0	0%	0	0%	0	0%	408	100%
Gonzaque Village	182	100%	0	0%	0	0%	0	0%	106	58%
Harbor View and Wilmington	45	50%	27	30%	12	13%	6	7%	40	44%
Imperial Courts	48	10%	219	46%	156	33%	53	11%	48	10%
JD Scattered Sites	0	0%	19	58%	11	33%	3	9%	0	0%
Jordan Downs	106	100%	0	0%	0	0%	0	0%	73	69%
Mar Vista Gardens	252	43%	180	31%	104	18%	53	9%	154	26%
Nickerson Gardens	468	45%	363	35%	175	17%	37	4%	107	10%
Pico and Las Casitas	178	60%	74	25%	30	10%	14	5%	164	55%
Pueblo Del Rio	652	100%	0	0%	0	0%	0	0%	652	100%
Ramona Gardens	496	100%	0	0%	0	0%	0	0%	496	100%
Rancho San Pedro	423	90%	45	10%	0	0%	0	0%	155	33%
San Fernando Gardens	229	51%	107	24%	84	19%	25	6%	188	42%
William Mead Homes	248	61%	107	26%	43	11%	7	2%	143	35%
Total	**3,914**	**67%**	**1,151**	**20%**	**616**	**10%**	**198**	**3%**	**2,913**	**50%**

**Families at or below the poverty level are a subset of the 0-30% AMI group.*

Demographics by Site

Amp	Property	Property Name & Address	Acres	Actual Units	Occupied Units	Rate of Occupied Units	No. of Residents	Ethnic Profile			Age/Sex Profile					Average Rent Per Month	Avg. Gross Monthly Income/ Family
								Categories	Count	Percent	Categories	Male	Female	Total	Percent		
409	**4009**	**Avalon Gardens** 701 E 88th Pl, Los Angeles, CA 90002	14.9	164	160	97.6%	381	Hispanic	289	75.9%	0-5	8	8	16	4.2%	$664	$2,088
								Black	83	21.8%	6-13	20	21	41	10.8%		
								Asian		0.0%	14-17	16	17	33	8.7%		
								Am. Indian	1	0.3%	18-21	19	12	31	8.1%		
								Caucasian	3	0.8%	22-40	30	48	78	20.5%		
								Other	5	1.3%	41-60	19	61	80	21.0%		
								Total	381	100%	61+	38	64	102	26.8%		
											Total	**150**	**231**	**381**	**100%**		
852	**4253**	**Del Rey** 11976 W. Culver Blvd, Los Angeles, CA 90066	1.3	30	30	100.0%	35	Hispanic	10	28.6%	0-5	-	-	-	0.0%	$400	$1,521
								Black	9	25.7%	6-13	-	-	-	0.0%		
								Asian	5	14.3%	14-17	-	-	-	0.0%		
								Am. Indian		0.0%	18-21	-	-	-	0.0%		
								Caucasian	11	31.4%	22-40	1	-	1	2.9%		
								Other		0.0%	41-60	1	1	2	5.7%		
								Total	35	100%	61+	7	25	32	91.4%		
											Total	**9**	**26**	**35**	**100%**		
407	**4007 & 4020**	**Estrada Courts** 3232 Estrada St, Los Angeles, CA 90023	20.6	414	408	98.6%	1,048	Hispanic	919	87.7%	0-5	25	24	49	4.68%	$651	$3,677
								Black	94	9.0%	6-13	66	59	125	11.93%		
								Asian	11	1.0%	14-17	43	47	90	8.59%		
								Am. Indian		0.0%	18-21	50	47	97	9.26%		
								Caucasian	21	2.0%	22-40	79	128	207	19.75%		
								Other	3	0.3%	41-60	69	164	233	22.23%		
								Total	1,048	100.0%	61+	83	164	247	23.57%		
											Total	**415**	**633**	**1,048**	**100%**		
409	**4010**	**Gonzaque Village** 1515 105 St, Los Angeles, CA 90002	17.6	184	182	98.9%	386	Hispanic	249	64.5%	0-5	4	5	9	2.33%	$514	$2,322
								Black	128	33.2%	6-13	17	20	37	9.59%		
								Asian	4	1.0%	14-17	14	17	31	8.03%		
								Am. Indian		0.0%	18-21	18	12	30	7.77%		
								Caucasian	1	0.3%	22-40	29	42	71	18.39%		
								Other	4	1.0%	41-60	26	65	91	23.58%		
								Total	386	100%	61+	41	76	117	30.31%		
											Total	**149**	**237**	**386**	**100%**		
225 & 228	**4228 & 4234**	**Harbor View & Wilmington (Dana Rebuilt)** 401 Hawaiian Av, Wilmington, CA 90744	11.96	94	90	95.7%	309	Hispanic	262	84.8%	0-5	3	5	8	2.6%	$1,101	$3,872
								Black	35	11.3%	6-13	26	23	49	15.9%		
								Asian	2	0.6%	14-17	21	20	41	13.3%		
								Am. Indian		0.0%	18-21	18	23	41	13.3%		
								Caucasian	9	2.9%	22-40	34	46	80	25.9%		
								Other	1	0.3%	41-60	14	51	65	21.0%		
								Total	309	100%	61+	7	18	25	8.1%		
											Total	**123**	**186**	**309**	**100%**		
4019	**4019**	**Imperial Courts** 11541 Croesus St, Los Angeles, CA 90059	36.1	490	476	97.1%	1,404	Hispanic	811	57.8%	0-5	60	60	120	8.5%	$558	$2,391
								Black	567	40.4%	6-13	162	148	310	22.1%		
								Asian	3	0.2%	14-17	83	77	160	11.4%		
								Am. Indian		0.0%	18-21	57	70	127	9.0%		
								Caucasian	18	1.3%	22-40	79	221	300	21.4%		
								Other	5	0.4%	41-60	57	189	246	17.5%		
								Total	1,404	100%	61+	44	97	141	10.0%		
											Total	**542**	**862**	**1,404**	**100%**		
416	**4016**	**Jordan Downs** 9800 Grape St, Los Angeles, CA 90002	46	212	106	50.0%	345	Hispanic	254	73.6%	0-5	6	12	18	5.2%	$648	$3,491
								Black	84	24.3%	6-13	20	19	39	11.3%		
								Asian		0.0%	14-17	20	18	38	11.0%		
								Am. Indian		0.0%	18-21	20	17	37	10.7%		
								Caucasian	4	1.2%	22-40	39	47	86	24.9%		
								Other	3	0.9%	41-60	25	60	85	24.6%		
								Total	345	100%	61+	13	29	42	12.2%		
											Total	**143**	**202**	**345**	**100%**		
999	**4237-4252**	**Jordan Downs Scattered** 9800 Grape St, Los Angeles, CA 90002	1.964	34	33	97.1%	144	Hispanic	127	88.2%	0-5	1	1	2	1.4%	$904	$2,999
								Black	16	11.1%	6-13	7	9	16	11.1%		
								Asian		0.0%	14-17	9	12	21	14.6%		
								Am. Indian		0.0%	18-21	11	6	17	11.8%		
								Caucasian	1	0.7%	22-40	19	24	43	29.9%		
								Other		0.0%	41-60	13	26	39	27.1%		
								Total	144	100%	61+	4	2	6	4.2%		
											Total	**64**	**80**	**144**	**100%**		

HACLA

Amp	Property	Property Name & Address	Acres	Actual Units	Occupied Units	Rate of Occupied Units	No. of Residents	Ethnic Profile			Age/Sex Profile					Average Rent Per Month	Avg. Gross Monthly Income/ Family
								Categories	Count	Percent	Categories	Male	Female	Total	Percent		
421	4021	**Mar Vista Gardens** 11965 Allin St, Culver City, CA 90230	43.2	601	589	98.0%	1,771	Hispanic Black Asian Am. Indian Caucasian Other Total	1,384 291 40 4 41 11 1,771	78.1% 16.4% 2.3% 0.2% 2.3% 0.6% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	56 147 105 81 137 95 96 **717**	43 159 104 78 222 236 212 **1,054**	99 306 209 159 359 331 308 **1,771**	5.6% 17.3% 11.8% 9.0% 20.3% 18.7% 17.4% **100%**	$649	$2,699
413	4013	**Nickerson Gardens** 1590 E 114th St, Los Angeles, CA 90059	68.6	1066	1043	97.8%	2,917	Hispanic Black Asian Am. Indian Caucasian Other Total	1,778 1,091 4 2 31 11 2,917	61.0% 37.4% 0.1% 0.1% 1.1% 0.4% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	111 310 174 125 185 137 85 **1,127**	119 265 160 134 461 425 226 **1,790**	230 575 334 259 646 562 311 **2,917**	7.9% 19.7% 11.5% 8.9% 22.1% 19.3% 10.7% **100%**	$577	$2,505
593	4223 & 4224	**Pico/Las Casitas** 1526 E 4th St, Los Angeles, CA 90033	18.4	296	296	100.0%	837	Hispanic Black Asian Am. Indian Caucasian Other Total	778 45 6 3 4 1 837	93.0% 5.4% 0.7% 0.4% 0.5% 0.1% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	14 39 39 36 98 63 67 **356**	13 43 30 38 95 121 141 **481**	27 82 69 74 193 184 208 **837**	3.2% 9.8% 8.2% 8.8% 23.1% 22.0% 24.9% **100%**	$604	$3,938
403	4003 & 4015	**Pueblo Del Rio** 1801 E 53rd St, Los Angeles, CA 90058	34.1	660	652	98.8%	1,798	Hispanic Black Asian Am. Indian Caucasian Other Total	1,281 407 77 1 18 14 1,798	71.2% 22.6% 4.3% 0.1% 1.0% 0.8% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	78 144 95 65 119 88 102 **691**	68 144 83 79 250 267 216 **1,107**	146 288 178 144 369 355 318 **1,798**	8.1% 16.0% 9.9% 8.0% 20.5% 19.7% 17.7% **100%**	$561	$2,959
401	4001	**Ramona Gardens** 2830 Lancaster Ave., Los Angeles, CA 90033	32	497	496	99.8%	1,525	Hispanic Black Asian Am. Indian Caucasian Other Total	1,394 101 11 1 15 3 1,525	91.4% 6.6% 0.7% 0.1% 1.0% 0.2% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	47 120 91 65 132 76 80 **611**	42 117 78 80 216 221 160 **914**	89 237 169 145 348 297 240 **1,525**	5.8% 15.5% 11.1% 9.5% 22.8% 19.5% 15.7% **100%**	$677	$3,338
404	4004 & 4017	**Rancho San Pedro** 275 W 1 St, Los Angeles, CA 90731	21.2	498	468	94.0%	1,318	Hispanic Black Asian Am. Indian Caucasian Other Total	842 407 25 1 31 12 1,318	63.9% 30.9% 1.9% 0.1% 2.4% 0.9% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	47 136 82 66 101 57 55 **544**	38 115 70 56 200 178 117 **774**	85 251 152 122 301 235 172 **1,318**	6.4% 19.0% 11.5% 9.3% 22.8% 17.8% 13.1% **100%**	$622	$2,867
422	4022	**San Fernando Gardens** 10995 Lehigh St, Pacoima, CA 91331	33.5	448	445	99.3%	1,456	Hispanic Black Asian Am. Indian Caucasian Other Total	1,311 117 6 - 18 4 1,456	90.0% 8.0% 0.4% 0.0% 1.2% 0.3% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	38 127 95 62 132 77 80 **611**	32 113 77 66 197 210 150 **845**	70 240 172 128 329 287 230 **1,456**	4.8% 16.5% 11.8% 8.8% 22.6% 19.7% 15.8% **100%**	$776	$3,597
406	4006	**William Mead Homes** 1300 N. Cardinal St, Los Angeles, CA 90012	15.2	415	405	97.6%	1,012	Hispanic Black Asian Am. Indian Caucasian Other Total	787 128 67 1 24 5 1,012	77.8% 12.6% 6.6% 0.1% 2.4% 0.5% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	26 66 36 51 78 63 81 **401**	21 69 48 42 123 147 161 **611**	47 135 84 93 201 210 242 **1,012**	4.6% 13.3% 8.3% 9.2% 19.9% 20.8% 23.9% **100%**	$589	$2,940
		GRAND TOTAL Public Housing Communities	416.6	6,084	5,879	96.6%	16,686	Hispanic Black Asian Am. Indian Caucasian Other Total	12,476 3,603 261 14 250 82 16,686	74.8% 21.6% 1.6% 0.1% 1.5% 0.5% 100%	0-5 6-13 14-17 18-21 22-40 41-60 61+ **Total**	524 1,407 923 744 1,292 879 883 **6,653**	491 1,324 858 760 2,320 2,422 1,858 **10,033**	1,015 2,731 1,781 1,504 3,612 3,302 2,741 **16,686**	6.1% 16.4% 10.7% 9.0% 21.6% 19.8% 16.4% **100%**	$624	$2,985

Public Housing Map