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Encino Woods News

Homeless Count 2025

Many of you know that I am involved with the Homeless Count and have been for many years. You also know that I do a lot of fundraising for several charities that help people experiencing homelessness. Many of you have expressed concerns to me regarding the fires in the Sepulveda Basin and for years, I have tried to get our elected officials and LAHSA to understand that they have been undercounting those people experiencing homelessness in the Sepulveda Basin. I am very pleased to report that for the first time since I have been aware of this issue I was invited to be the Site Coordinator for the Sepulveda Basin 2025 count, and we had 25 volunteers from City Council District 6, the Mayor's office, and our County Supervisors office and members of the Audubon society and we did a very comprehensive count in the basin. Last year LAHSA reported 30 people. This year our count showed roughly 250 people living in the Sepulveda Basin, in tents, makeshift shelter, Vans, Cars, RV's etc. I am working on getting more outreach workers into the basin to help folks move indoors.

Your Encino Woods Specialist



Tip of the month:

2nd half property taxes are due on April 10. Please see the tax assessors website at <https://assessor.lacounty.gov>

if you are unable to make the payment. Also state and federal tax deadlines have been extended...please check with your tax professional for more information.

Hot Properties

Just Sold/Pending

15577 Otsego 3+3 (2500 sq ft)	\$1,100,000 sold
16766 Otsego 4+2 (1701 sq ft)	\$1,655,000 sold
4785 Park Encino #337 3+3 (2627 sq ft)	\$1,750,000 sold
5030 Gloria 5+3 (2784 sq ft)	\$2,500,000 sold
5144 Woodley 5+5.5 (4685 sq ft)	\$2,768,000 sold
5163 Valjean 6+6.5 (6153 sq ft)	\$4,200,000 sold



www.facebook.com/EncinoWoods

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 03/26/2025 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.