



ACS Housing Summary

Encino - Tarzana
Area: 20.3 square miles

Prepared by Esri

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	75,763		2,333	■■■
Total Households	30,151		695	■■■
Total Housing Units	32,057		672	■■■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	17,383	100.0%	596	■■■
Housing units with a mortgage/contract to purchase/similar debt	12,582	72.4%	559	■■■
Second mortgage only	535	3.1%	161	■■
Home equity loan only	2,539	14.6%	295	■■■
Both second mortgage and home equity loan	135	0.8%	83	■■
No second mortgage and no home equity loan	9,373	53.9%	531	■■■
Housing units without a mortgage	4,801	27.6%	404	■■■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	17,383	100.0%	596	■■■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	849	4.9%	176	■■
10.0 to 14.9 percent	1,251	7.2%	222	■■■
15.0 to 19.9 percent	1,306	7.5%	224	■■■
20.0 to 24.9 percent	1,347	7.7%	236	■■■
25.0 to 29.9 percent	1,256	7.2%	235	■■■
30.0 to 34.9 percent	1,050	6.0%	195	■■■
35.0 to 39.9 percent	863	5.0%	177	■■
40.0 to 49.9 percent	1,095	6.3%	194	■■■
50.0 percent or more	3,524	20.3%	390	■■■
Not computed	41	0.2%	23	■■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	1,732	10.0%	251	■■■
10.0 to 14.9 percent	950	5.5%	201	■■
15.0 to 19.9 percent	533	3.1%	150	■■
20.0 to 24.9 percent	180	1.0%	89	■■
25.0 to 29.9 percent	274	1.6%	94	■■
30.0 to 34.9 percent	264	1.5%	113	■■
35.0 to 39.9 percent	133	0.8%	56	■■
40.0 to 49.9 percent	134	0.8%	71	■■
50.0 percent or more	515	3.0%	136	■■
Not computed	87	0.5%	72	■



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RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	12,768	100.0%	617	
With cash rent	12,174	95.3%	600	
Less than \$100	15	0.1%	18	
\$100 to \$149	29	0.2%	46	
\$150 to \$199	15	0.1%	19	
\$200 to \$249	67	0.5%	68	
\$250 to \$299	58	0.5%	64	
\$300 to \$349	18	0.1%	20	
\$350 to \$399	8	0.1%	13	
\$400 to \$449	62	0.5%	45	
\$450 to \$499	0	0.0%	0	
\$500 to \$549	27	0.2%	31	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	130	1.0%	76	
\$650 to \$699	166	1.3%	92	
\$700 to \$749	243	1.9%	125	
\$750 to \$799	62	0.5%	57	
\$800 to \$899	568	4.4%	171	
\$900 to \$999	1,012	7.9%	212	
\$1,000 to \$1,249	2,842	22.3%	404	
\$1,250 to \$1,499	2,188	17.1%	337	
\$1,500 to \$1,999	2,714	21.3%	364	
\$2,000 to \$2,499	1,205	9.4%	247	
\$2,500 to \$2,999	455	3.6%	163	
\$3,000 to \$3,499	194	1.5%	91	
\$3,500 or more	97	0.8	52	
No cash rent	594	4.7%	180	
Median Contract Rent	\$1,337		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	12,768	100.0%	617	
Pay extra for one or more utilities	11,962	93.7%	606	
No extra payment for any utilities	806	6.3%	183	



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HOUSING UNITS BY UNITS IN STRUCTURE				
Total	32,057	100.0%	672	
1, detached	16,176	50.5%	495	
1, attached	1,403	4.4%	225	
2	77	0.2%	69	
3 or 4	158	0.5%	77	
5 to 9	572	1.8%	171	
10 to 19	1,410	4.4%	249	
20 to 49	4,520	14.1%	400	
50 or more	7,679	24.0%	512	
Mobile home	53	0.2%	47	
Boat, RV, van, etc.	9	0.0%	14	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	32,057	100.0%	672	
Built 2014 or later	15	0.0%	26	
Built 2010 to 2013	199	0.6%	96	
Built 2000 to 2009	1,316	4.1%	223	
Built 1990 to 1999	1,876	5.9%	276	
Built 1980 to 1989	3,459	10.8%	378	
Built 1970 to 1979	8,214	25.6%	561	
Built 1960 to 1969	7,119	22.2%	504	
Built 1950 to 1959	6,628	20.7%	466	
Built 1940 to 1949	2,574	8.0%	331	
Built 1939 or earlier	658	2.1%	155	
Median Year Structure Built	1969		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	30,151	100.0%	695	
Owner occupied				
Moved in 2015 or later	234	0.8%	95	
Moved in 2010 to 2014	2,447	8.1%	326	
Moved in 2000 to 2009	5,931	19.7%	467	
Moved in 1990 to 1999	4,027	13.4%	345	
Moved in 1980 to 1989	2,037	6.8%	271	
Moved in 1979 or earlier	2,707	9.0%	282	
Renter occupied				
Moved in 2015 or later	825	2.7%	184	
Moved in 2010 to 2014	7,381	24.5%	593	
Moved in 2000 to 2009	2,885	9.6%	399	
Moved in 1990 to 1999	1,402	4.6%	265	
Moved in 1980 to 1989	169	0.6%	72	
Moved in 1979 or earlier	106	0.4%	52	
Median Year Householder Moved Into Unit	2005		N/A	

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	30,151	100.0%	695	
Utility gas	18,641	61.8%	669	
Bottled, tank, or LP gas	276	0.9%	85	
Electricity	10,828	35.9%	653	
Fuel oil, kerosene, etc.	13	0.0%	14	
Coal or coke	8	0.0%	14	
Wood	67	0.2%	44	
Solar energy	58	0.2%	45	
Other fuel	20	0.1%	25	
No fuel used	240	0.8%	100	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	30,151	100.0%	695	
Owner occupied				
No vehicle available	394	1.3%	135	
1 vehicle available	3,972	13.2%	383	
2 vehicles available	8,504	28.2%	508	
3 vehicles available	3,139	10.4%	309	
4 vehicles available	1,152	3.8%	203	
5 or more vehicles available	222	0.7%	88	
Renter occupied				
No vehicle available	1,439	4.8%	252	
1 vehicle available	6,014	19.9%	506	
2 vehicles available	4,169	13.8%	469	
3 vehicles available	950	3.2%	233	
4 vehicles available	164	0.5%	104	
5 or more vehicles available	31	0.1%	31	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2012-2016 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2012-2016 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

-  High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
-  Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
-  Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.