

BASS LAKE YOSEMITE NEWS



CalDRE #01477156

October 2024

Lake Level Update As of October 09, 2024 down by 10' 9"



UPCOMING BASS LAKE EVENTS

BASS LAKE ARTS & CRAFT FAIR IN THE PINES VILLAGE
October 25th thru 27th - 559-642-3121
www.basslake.com

BASS LAKE HALLOWEEN CARNIVAL IN THE PINES VILLAGE
October 26th
www.BassLake.com

**4th ANNUAL COMMUNITY GOLF CARTS 'N TREATS -
IN THE PINES VILLAGE**
October 26th Pines Village 6 pm
Parade begins at 6:30 pm

COMMUNITY ART BANNER AUCTION
November 9th - Coarsegold Community Center

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Get the Facts About Proposition 33

Eliminates Homeowners' Rights and Protections, Expands Extreme Rent Control, and Makes Affordable Housing Crisis Worse

What is Proposition 33

- ✗ Prop 33 would repeal the Costa-Hawkins Rental Housing Act, allowing cities and counties to impose extreme rent control measures, **without requiring a vote of the residents**.
- ✗ Prop 33 gives politicians and unelected boards **new and complete control over prices and rent regulations on single-family homes**.
- ✗ Prop 33 would expand local jurisdictions' rent control to virtually any property regardless of when it is built reducing new construction and the supply of rental units, **raising rents and worsening the state's affordable housing crisis**.

PROPOSITION 33 WILL HARM CALIFORNIA

Eliminates Basic Homeowner Rights and Protections:

- ✗ Terminates the current prohibition on rent control on single-family homes, stripping homeowners of their rights.
- ✗ Gives local politicians and unelected rent boards massive new power to establish rent control on single-family homes, including complete control over rental prices and regulations.
- ✗ Limits a homeowner's control of their own property reducing property rights and home values.

Rent Control Expansion:

- ✗ Allows politicians and unelected government boards to have free rein in **imposing and expanding extreme forms of rent control**. These boards could impose fees and requirements on homeowners without a public vote, thereby **raising housing costs**.
- ✗ Prohibits homeowners from charging market-rate rent indefinitely. Current law states that a rent control law cannot prevent a homeowner from charging market-rate rent when a tenant leaves a property (also known as vacancy decontrol). Prop 33 would end this and **eliminate the homeowner's ability to adjust rent charges when a tenant vacates the unit**.
- ✗ Eliminates current state law that prohibits rent price controls on single-family homes and condominiums.

Worsens the Housing Crisis:

- ✗ Prop. 33 will worsen the housing affordability crisis as it will discourage or even stop new construction of rentals and compel homeowners to remove rentals from the market.
- ✗ California needs 3.5 million more homes by 2025, but Prop 33 does nothing to build new housing and will reduce new construction of rental housing.
- ✗ Voters understand the negative impacts of Prop 33 as they have rejected similar measures in 2018 and 2020.

Economic Impact: Bad for Tenants, Bad for Homeowners

- ✗ Increased rent control would make building and maintaining housing financially unfeasible, worsening the rental housing shortage.
- ✗ Fiscal estimates from the non-partisan California State Legislative Analyst's Office show that Prop 33 would increase rent for tenants.
- ✗ Homeowners would face a loss of revenue, and the rental supply would decrease as they are forced to take rental homes off the market.

Vote NO on Prop. 33:

Eliminates homeowners' rights, worsens the housing affordability crisis, expands extreme and unworkable rent controls.



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Funding Details at www.fppc.ca.gov

PROP 33 WILL:



Reduce home values



Prohibit charging market-rate rent indefinitely



Limit your control on your own property



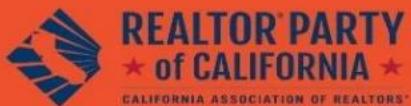
Allow for rent control on single-family homes



Eliminate the ability to adjust rent charges



Cause a *loss of revenue* to homeowners



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