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Please vote yes on Prop 5 this November

Prop 5, an initiative that will allow seniors, the disabled and victims of natural disasters to move to a home better suited to their needs without facing drastically higher property taxes. Here's how it will work: Seniors often live in homes that no longer meet their needs because their homes may be too big or too far from family. If these homeowners want to downsize or move closer to their children, they could face a doubling or tripling of their property taxes, or what's being called a moving penalty.
(over)

**Your Encino Woods
Specialist**

 **Tip of the month:**
If you have a 16 or 17 year old in your household they can pre-register to vote. Go to <https://register-tovote.ca.gov>

Hot Properties

16146 Morrison 4+2 (1826 sq ft) \$999,000

Just Sold/Pending

4912 Libbit 3+2.5 (1967 sq ft) \$1,175,000 pending
4980 Noeline 5+5.5 (5068 sq ft) \$3,000,000 sold
5134 Gaynor 5+6.5 (5982 sq ft) \$3,020,000 sold
4462 Harper Way 5+5.5 (6373 sq ft) \$4,450,000 sold



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If your home is currently listed this is not intended as a solicitation. Information from CrisNet MLS as of 9/23/2018 or public records and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in Bold.

Proposition 5 provides appropriate relief by allowing those eligible the ability to transfer their current property tax base to the purchase of another home in any of California's 58 counties. The new property tax for that individual would be based on their original home's assessment, in addition to an adjustment consisting of the difference in value between the sale price of the original home and the sale price of the new home.

Proposition 5 would provide respect to seniors (many on fixed incomes), the disabled and disaster victims by allowing them the flexibility to move to a more suitable home. Right now, too many feel locked in place.

This will help boost the housing inventory in existing neighborhoods as older homeowners move from their single-family homes that no longer meet their needs and free up housing for the next generation.

This proposition would replace propositions 60/90.