



# REALTOR® Advocacy NEWSLETTER

June 2026

SBAOR is the leading authority for all real estate matters in the South Bay. This newsletter seeks to inform YOU about government and local events.

Do you experience issues in a city or know of a helpful resource? e-mail [Gina@SouthBayAOR.com](mailto:Gina@SouthBayAOR.com)

## Join the Green Business Community

### South Bay Environmental Services Center:

**Learn practical, cost-effective strategies to improve energy efficiency, water conservation, and waste reduction for your business!** SBCCOG staff are meeting with businesses to provide resources, guidance and to support the implementation of sustainable strategies. This work can lead to certification through the California Green Business Network (CAGBN), which provides resources and technical assistance to California businesses. **Learn more about the CAGBN. Small to medium businesses in the following cities can participate:** Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills Estates and Torrance. For more information on all these programs, please contact Martha Segovia at [martha@southbaycities.org](mailto:martha@southbaycities.org) or call 310-371-7222.

## State Legislative Updates

### CAR's 2027 two State Budget Requests to the Legislature:

Address the same underlying problem: California families who want to buy homes cannot do so because the supply of ownership housing is too low, and the financial barriers to entry are too high.

- 1) Prioritize Funding for Housing Infrastructure with water and sewer connections for ownership housing** to expand existing policies (which are currently reserved for 100% deed-restricted affordable housing) to include newly constructed homes intended for owner occupancy. By extending connection priority to entry-level ownership housing, this budget request removes a major barrier to construction and supports working families seeking homeownership and long-term financial stability.
- 2) Maintain Funding for the California Dream for All First-Time Homebuyer Program** down payment assistance program. California's housing affordability crisis has put homeownership out of reach for most working families. California faces a persistent housing shortage estimated at millions of units, driving up home prices and limiting access to ownership. Only 18% of households can afford a median-priced home and high down payment requirements remain the primary barrier for first-time buyers. This gap disproportionately affects first-generation and moderate-income households, widening wealth inequality and limiting economic mobility.

## Federal Legislative Updates

### House Passes Updated 21st Century ROAD to Housing Act

*Bill Returns to Senate:* The House of Representatives this week passed the latest amended version of the 21st Century ROAD to Housing Act by a bipartisan vote of 396-13, continuing Congress's ongoing work on housing affordability and supply issues. The legislation is a broad housing package made up of dozens of smaller proposals addressing different areas of the housing market, including affordable rental housing programs, manufactured housing financing, rural housing, updates to federal housing programs, and incentives aimed at encouraging state and local governments to increase housing production. The bill also includes provisions related to banking and cryptocurrency policy.

The legislation includes a variety of housing-related initiatives, such as streamlining certain federal processes tied to housing development, updating financing options for manufactured and rural housing, modifying portions of the Section 8 program, expanding access to credit, and increasing awareness of VA home loan benefits. The package also contains a provision intended to curb institutional investors taking single family residential inventory. The bill reflects ongoing bipartisan discussions in Congress around increasing housing supply and addressing affordability concerns.

The legislation must now return to the Senate for another vote before it can be sent to the President since the House amended the version previously approved by the Senate. It remains unclear whether the Senate will accept the House changes or seek additional modifications as negotiations continue between the two chambers.

## South Bay Cities Update



### Carson, CA

Phillips 66 Refinery Redevelopment Plans Submitted

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### El Segundo, CA

City Council Recap - May 19th Meeting

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### Gardena, CA

1st Annual "Junk in the Trunk" Marketplace

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### Hawthorne, CA

Hawthorne City View

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### Hermosa Beach, CA

2026 Annual Boards & Commissions Recruitment

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### Lawndale, CA

Keep Lawndale Clean & Safe - Graffiti Hotline

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### Lomita, CA

Lomita Water 2025 Consumer Confidence Report

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### Manhattan Beach, CA

May 19th Council Meeting

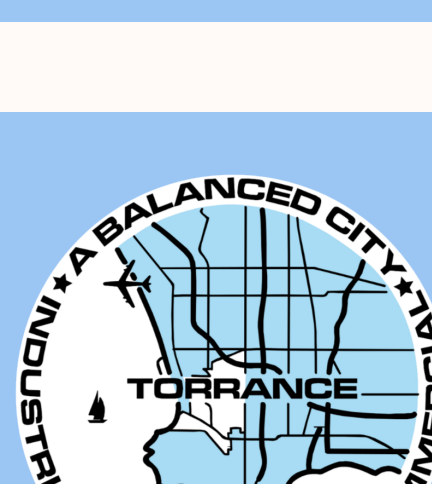
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### Redondo Beach, CA

FY 26-'27 Proposed Budget & FY 27-'31 Proposed Five-Year CIP

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### Torrance, CA

Torrance Public Library Needs Assessment

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### San Pedro, CA

News from City of Los Angeles, Councilmember, Tim McOsker

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### Los Angeles County

Resources & Information for Landlords & Rental Property Owners

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## Your Dollars At Work



None of this work is possible without you or your contributions to the REALTOR® Action Fund (RAF)! It is an extremely important **advocacy** tool that promotes the values of organized real estate in government. **Your real estate business is constantly under attack.** Every dollar is used to advance under interest.

**The RAF empowers us to be the singular force behind defending private property rights in the South Bay. We need the help of all REALTORS to protect our livelihood through advocacy.**

[CONTRIBUTE TODAY](#)

If you have any questions, please contact [Gina Hoskins](mailto:Gina@SouthBayAOR.com) at [Gina@SouthBayAOR.com](mailto:Gina@SouthBayAOR.com)



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