



# REALTOR® Advocacy NEWSLETTER

**August 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.

## State Legislative Updates

### Governor Signs 2026–27 State Budget

The budget seeks to reduce unnecessary local fees that increase the cost of affordable housing, modernize California's housing finance system to streamline funding, and invest an additional \$500 million for Low-Income Housing Tax Credits and \$200 million for the Multi-Family Housing Program. The administration estimates these changes will lower affordable housing development costs while freeing up existing resources to build additional units. The budget also establishes a \$100 million Disaster Rebuilding Fund to help homeowners rebuild after disasters when insurance coverage falls short and to improve access to affordable construction financing.

*\*\*The following proposition numbers have been assigned to the ballot measures qualified for the November 3, 2026, General Election.*

**Prop 1:** The Veterans and Affordable Housing Bond Act of 2026

**Prop 2:** Save for California's Future Act

**Prop 3:** Provides Permanent Funding for Schools and Healthcare by Extending Existing Tax on High Incomes. Initiative Constitutional Amendment

**Prop 4:** Political Reform Act of 1974: public campaign financing; California Fair Elections Act of 2026

**Prop 5:** Elections: recall of state officers

**Prop 37:** Creates Loan Program for Middle-Income Buyers of Qualified New Homes. Initiative Statute (C.A.R. Sponsored)

**Prop 38:** Authorizes Bonds for Immunology Research. Initiative Statute

**Prop 39:** Establishes Additional Voter Identification and Citizenship Verification Requirements. Initiative Constitutional Amendment

**Prop 40:** Imposes One-Time Tax on Certain Individuals and Trusts. Initiative Constitutional Amendment and Statute

**Prop 41:** Requires Audits of Programs Funded by New State Special Taxes. Prohibits New State Taxes That Are Excluded from Existing Voter Approved State Spending Limit. Initiative Constitutional Amendment

**Prop 42:** Prohibits New State Personal Property Taxes and Certain Retroactive State Taxes. Initiative Constitutional Amendment

**Prop 43:** Local taxes: limitation

**Prop 44:** Requires Community Health Clinics Spend 90% of Revenue on Program Services. Initiative Statute

**Prop 45:** Modifies Environmental Review for Certain Projects. Initiative Statute

### Housing Matters Podcast

**2026 Midyear Housing Market Report Card (Episode 147)** Click [HERE](#) to listen!

## Federal Legislative Updates

### 21st Century ROAD to Housing Act Becomes Law

Click [HERE](#) to read NAR's statement on the 21st Century ROAD to Housing Act Becoming Law After Nearly Two Years of Advocacy

This officially became law at midnight on July 11 despite President Trump's refusal to sign the historic and extremely rare bipartisan legislation strongly supported by the National Association of Realtors. In terms of California's specific housing challenges, the law is not likely to move the needle much with our

affordability challenges. However, the law aims to be a major step forward in addressing our nation's housing affordability and supply challenges. It includes a variety of provisions designed to modernize existing federal programs, improve the effectiveness of affordable housing initiatives, and encourage greater housing production to combat a nationwide deficit of over 4 million homes.

3 major provisions include:

Institutional Buying Ban which Prevents major corporate investors from purchasing single-family homes en masse.

Zoning Overhaul to incentivize municipalities to remove restrictive zoning laws

Expands Mortgage Access through a HUD pilot program designed to increase the availability of small-dollar mortgages (under \$100,000) and unlocks more private banking capital for local affordable housing.

## South Bay Cities Update



### Carson, CA

City Wide Paving Updates and Efforts towards LA28.

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### El Segundo, CA

Charter City Exploration UPDATE & Upcoming Local Measures

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### Gardena, CA

Congratulations to Outgoing City Clerk

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### Hawthorne, CA

Hawthorne City View

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### Hermosa Beach, CA

Zoning Code Update Office Hours (Virtual)

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### Lawndale, CA

Bulky Item Pickup Program

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### Lomita, CA

The Latest Edition of the Lomitian Quarterly is Out!

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### Manhattan Beach, CA

STOP Business License Tax on REALTORS

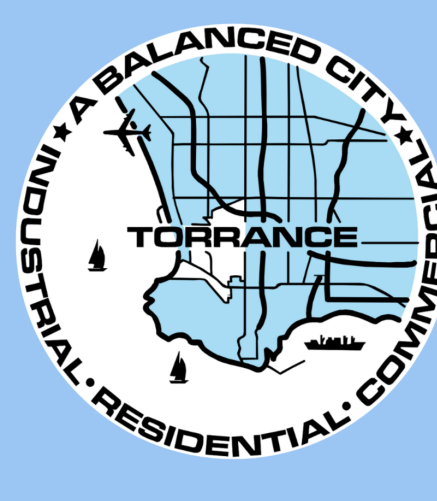
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### Redondo Beach, CA

New park!

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### Torrance, CA

District 4 Vacancy Appointment

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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 realtor 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 at [Gina@SouthBayAOR.com](mailto:Gina@SouthBayAOR.com)



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