



SBAOR PURPLE PULSE NEWSLETTER

October 2026

Red or Blue, Real Estate Needs a Purple Point of View housing, property rights, and real estate issues should be nonpartisan, focused on solutions rather than political parties.

State Legislative Updates

Become a Proposition 37 Ambassador

Proposition 37 tackles one of the biggest barriers to homeownership by helping Californians purchase newly built homes with just 3% down, giving hardworking Californians a fair shot at homeownership – with zero cost and zero risk to taxpayers.

For many Californians, the biggest barrier to buying a home isn't the monthly payment. It's the down payment. Proposition 37 is designed to help working families who earn too much for down payment assistance programs but still cannot save enough to buy a home. Proposition 37 provides fixed-rate financing for up to 17% of a new home's purchase price, reducing the required down payment to just 3%.

How can I help?

- Share and show your support. Check out C.A.R.'s webpage for ideas and opportunities to support Prop 37. Also, check out the campaign website and share it with your network.
- Join us and become a Yes on 37 Ambassador. Ambassadors help spread the word with fellow REALTORS®, participate in local meetings and events, and encourage their professional and personal networks to vote YES on Proposition 37. Sign up here.
- Make a plan to vote. Vote-by-Mail ballots delivered October 5. Voter registration deadline October 19. Early in-person voting expands in some areas on October 24 and election day is November 3!

Federal Legislative Updates

Federal Mortgage Programs Move Toward Alternative Credit Scores

The federal housing finance system is moving toward broader use of newer credit scoring models, marking a significant change from the mortgage market's longstanding reliance on traditional FICO scores. Fannie Mae and Freddie Mac have released guidance allowing approved lenders to use VantageScore 4.0, while also establishing requirements for reporting both FICO and VantageScore information on mortgage-backed securities. VantageScore 4.0 can incorporate additional information, including rental, utility, and telecommunications payment histories, potentially providing a more complete credit picture for borrowers with limited traditional credit histories.

FHA is moving in a similar direction. Beginning with FHA case numbers assigned on or after January 1, 2027, lenders will be able to use VantageScore 4.0 and FICO Score 10T for FHA-insured mortgages. FHA is currently providing lenders and technology providers with guidance to prepare their systems for the transition.

Taken together, the changes represent a broader modernization of credit scoring across government-backed and government-supported mortgage programs.

South Bay Cities Update



Carson, CA

Breakfast with Carson Mayor

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El Segundo, CA

El Segundo's General Plan

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Gardena, CA

City of Gardena's Commercial Façade Improvement Program

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Hawthorne, CA

City of Hawthorne Announces Transition to New Water Utility

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Hermosa Beach, CA

Fall Election is here.

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Lawndale, CA

Lawndale's latest updates

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Lomita, CA

Lomita City Council Candidates

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Manhattan Beach, CA

Residential Overlay District

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Redondo Beach, CA

The City of Redondo Beach now offers a Commercial Storefront Improvement Program

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Torrance, CA

State of the City Summary

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Los Angeles/San Pedro/Harbor City/Wilmington

News from City of Los Angeles, Councilmember, Tim McOsker

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Los Angeles County

Are you ready for El Niño? It's ready for you!

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Your Dollars At Work



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.

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