



Southern California Chapter

3rd Quarter 2026 Newsletter & Updates

PRESIDENT'S MESSAGE



***Ryan Hargrove, MAI, SRA, AI-GRS
2026 SCCAI President***

Greetings, fellow SCCAI members!

As we head into the final stretch of 2026, I want to share some significant chapter news and highlight the fall calendar ahead.

First, the big news. The Appraisal Institute Board of Directors has approved the merger of the San Diego Chapter and the Southern California Chapter, effective January 1, 2027. This follows affirmative votes by both chapter memberships earlier this summer and the recommendation of the Region VII Committee. Beginning next year, the San Diego Chapter will operate as the San Diego Branch of SCCAI, and our chapter's territory will expand to include San Diego and Imperial Counties. I want to thank the leadership of both chapters for their work throughout this process, and I look forward to welcoming our San Diego colleagues. If you have questions about the merger, please reach out to Executive Director Lianna Ayala at lianna@sccai.org.

On the regional front, Region VII will hold its next in-person meeting on October 6 at the Prince Waikiki Hotel in Honolulu. All members are welcome to attend. The Hawaii Chapter is once again offering courses around the meeting, including USPAP and Condemnation Appraising, so if you're looking to combine CE with a trip to Oahu, visit the Hawaii Chapter's website for registration details.

Closer to home, mark your calendars for our SCCAI Connections and Casino Social on October 15 at the Quiet Cannon in Montebello. This is a fun, no-pressure evening of networking, games, and good company, and a great event to invite a colleague who may not be familiar with the chapter. **[REGISTER HERE](#)**

On the education front, two classes are coming up this fall. Condemnation Appraising: Principles and Applications runs October 21 through 23 at Caltrans, an excellent offering for anyone working in or considering eminent domain and right-of-way valuation.

[REGISTER HERE](#)

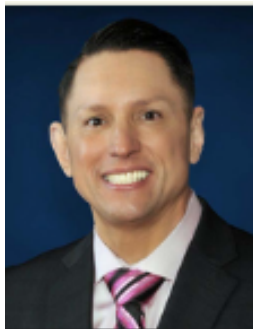
Business Practices and Ethics follows on October 29, also at Caltrans. **[REGISTER HERE](#)**

Finally, I want to highlight our 59th Annual Litigation Seminar on November 5 at the Sheraton Cerritos. This is one of our chapter's signature events, and this year's program is outstanding: (1) When the IRS Calls: Defending Estate and Gift Tax Appraisals Under Audit, presented by Eric Garfield, MAI, CCIM, and Aaron J. Gigliotti, Esq.; (2) From Appraisal Report to Witness Stand: What Appraisers Need to Know About Litigation and Testifying, presented by Ryan Squire, Esq., Jennifer Slater, Esq., and Scott Mahler, Esq.; (3) an eminent domain session presented by Alyson C. Suh, Esq., and Michael C. Valdez, Esq.; (4) The Shulda, Woulda and Couldas of Market Value Definitions, presented by Stephen D. Roach, MAI, SRA, AI-GRS; and (5) a session on artificial intelligence in valuation, which I will co-present with Jacinto Munoz, MAI, SRA, AI-GRS, AI-RRS, CRE. Eight hours of BREA CE are pending approval, and the fee includes continental breakfast and a lunch buffet. Thank you to Seminar Chairperson Matthew VanEck, MAI, and Co-Chair Jason Borrás for putting together such a strong program. Registration for the seminar, along with our fall classes, is available at www.sccai.org. **[REGISTER HERE](#)**

Thank you for your continued involvement in the Southern California Chapter. It has been a remarkable year so far, and I look forward to seeing many of you at these events this fall.

Warm regards,

Ryan T. Hargrove, MAI, SRA, AI-GRS, R/W-AC
2026 Chapter President, SCCAI



LAST CHANCE TO REGISTER
***Federal and California Statutory
and Regulatory Law***

09/24/2026

Virtually

APPROVED: 4 Hours of BREA CE

INSTRUCTOR:

Jacinto Munoz, MAI, SRA, AI-GRS, AI-RRS

**Mandatory Requirement for Initial State Licensing / Certification (QE) and
Renewal (CE)**

Includes the required open-book exam

Appraisers recognize that they have regulatory obligations but understanding which ones apply when doing federally related and real estate related lender work is challenging. A review of sanctions and disciplinary actions taken against appraisers by the Bureau of Real Estate Appraisers makes it clear that many details and nuances of the appraiser laws and regulations are being

misunderstood. Common, unintentional errors impact both the reputations of individual appraisers as well as confidence in the competency and ethics of the appraisal profession. This seminar is designed to help you recognize and understand the laws and regulations most important to appraisers practicing in California.

- Learn about the revised & reduced AQB RP Appraiser Qualification Criteria effective May 2018
- Understand the context of and recent amendments to the California “Laws” & “Regs”
- Find out about your new “mini-resume” on the BREa website
- Understand BREa’s new & revised definitions that affect your daily appraisal practice
- Become familiar with the new Federal & California Appraisal Management Company (AMC) Laws & Regs
- Look out for these BREa laws that result in immediate license suspension

[REGISTER HERE](#)

59th Annual Litigation Seminar

November 5, 2026

Sheraton Cerritos

Cerritos, CA

8:15 AM – Opening Remarks

Ryan Hargrove, MAI, SRA, AI-GRS – 2026 SCCAI President

Matthew VanEck, MAI – Seminar Chairperson

Jason Borrás – Seminar Co-Chair

8:30 AM - When the IRS Calls: Defending Estate & Gift Tax Appraisals Under Audit

Eric Garfield, MAI, CCIM - Cushman & Wakefield

Aaron J. Gigliotti - Lurie, Zepeda, Schmalz, Hogan & Martin

9:30 AM Break

9:40 AM - From Appraisal Report to Witness Stand: What Appraisers Need to Know About Litigation and Testifying

Ryan Squire, Jennifer Slater and Scott Mahler - Atkinson, Andelson, Loya, Ruud & Romo

10:45 AM Break

10:55 AM – Eminent Domain

Alyson C. Suh and Michael C. Valdez - Woodruff & Smart

11:55 AM Lunch - Buffet

1:00 PM – The Shulda, Woulda and Couldas of Market Value Definitions

Stephen D. Roach, MAI, SRA, AI-GRS – Jones, Roach & Caringella, Inc.

2:15 PM Break

2:35 PM - Artificial Intelligence

Ryan T. Hargrove, MAI, SRA, AI-GRS, R/W-AC - County of Orange
Jacinto A. Munoz, MAI, SRA, AI-GRS, AI-RRS, CRE - Cogito Realty Partners LLC

3:35 PM TBD

5:00 PM Closing Reports/Announcements

[REGISTER HERE](#)

FOLLOW US:

***EDUCATION
COMMITTEE***

***2026 Chair:
Matthew VanEck, MAI***



Hello SCCAI members,

I hope everyone had a restful summer and is settling back into routine after any travel or the return to school schedule. With fall underway, the Education Committee has a strong slate of offerings to close out 2026.

As we head into the final stretch of the year, Federal and California Statutory and Regulatory Law will be held virtually on September 24th. Condemnation Appraising: Principles and Applications follows October 21st to 23rd in Santa Ana. Then Business Practices and Ethics is offered October 29th, also in Santa Ana. If you are due for CE or any of these required courses, this is a great chance to complete it locally before year end.

On November 5th, the Annual Litigation Seminar will again be held in Cerritos. This year's speakers will include experts in eminent domain, title defects, IRS audits, the use of artificial intelligence in appraisal work, and more. Registration is now open. **[REGISTER HERE](#)**

Thank you for your continued support of chapter education.

Matthew VanEck, MAI
Education Committee Chair

SOUTHERN BRANCH



Stephen Lee
Southern Branch Chair

U.S. and California Housing Market: Affordability, Inventory, and the New Normal

The Southern California Chapter recently hosted a continuing education session featuring **Reena Agrawal, Senior Research Economist with Veros Real Estate Solutions**, who provided an informative overview of current U.S. and California housing market conditions. The presentation, titled *"The 2026 Real Estate Stalemate: Affordability, Inventory, and the New Normal,"* examined the economic and housing trends shaping today's residential real estate market.

A central theme of the presentation was the continued tension between **housing affordability and limited inventory**. Elevated home prices and mortgage rates continue to challenge prospective buyers, while many existing homeowners remain reluctant to sell after locking in significantly lower mortgage rates in prior years. This combination has constrained available inventory and contributed to lower transaction volume across many markets.

The presentation also highlighted the increasingly **regional nature of housing market conditions**. While some areas of the country have experienced softer demand and increasing inventory, other markets remain relatively tight and resilient. As a result, broad national housing statistics may not fully reflect conditions within individual metropolitan areas or submarkets.

California continues to face many of these same challenges, amplified by its comparatively high housing costs and barriers to new development. Limited supply remains an important factor supporting values in many California markets, although affordability constraints and higher borrowing costs have moderated buyer demand. Market conditions also vary considerably throughout the state, emphasizing the importance of understanding local employment trends, housing supply, demographic patterns, and new construction activity.

For real estate appraisers, the discussion reinforced the importance of looking beyond historical sales data when analyzing current market conditions. Changes in inventory, affordability, financing costs, marketing periods, concessions, and buyer behavior can provide important indications of the direction and strength of a market. In an environment where conditions can vary substantially by location and property type, careful market analysis remains essential to developing credible valuation conclusions.

The session provided valuable perspective on the forces currently influencing the housing market and offered appraisers additional context for evaluating market trends as we move through the remainder of 2026.

Southern Branch Leadership

Chair: Stephen Lee, Candidate

Vice Chair: Maria Luisa M. Storti, SRA

1st Advisor: Ryan Neal Young, SRA

2nd Advisor: Michael Tachovsky, Candidate

3rd Advisor: Norman Chung, MAI, AI-GRS

NORTHWESTERN BRANCH

***Jose Hernandez, Candidate
Northwestern Branch Chair***

Our board recently hosted a Multifamily and Industrial Market event at Tamayo Restaurant and Art Gallery in East Los Angeles. The event was well received, with approximately 15–20 attendees. We appreciate everyone who participated and helped make the event a success.

Our board continues to hold monthly Zoom meetings to provide updates, discuss upcoming initiatives, and coordinate branch activities. We also continue to share suggestions and updates by email as schedules permit.

Looking ahead, we are currently discussing ideas for additional branch events. We are exploring the possibility of hosting another speaker event at Tamayo Restaurant in October or November 2026, as well as a potential social gathering at a location to be determined. We are continuing to work through the details and will provide additional information as plans develop.

Chair: Jose Hernandez, Candidate

Vice Chair: Daniel Lee, MAI, AI-GRS

1st Advisor: Carlos Andrade, MAI

2nd Advisor: Charles Wilson, MAI

3rd Advisor: Alden Katagihara, MAI, MRICS

SPECIAL THANKS TO OUR 2025/2026 SPONSORS:

GOLD SPONSOR:



SILVER SPONSORS:



BRONZE SPONSORS:



2026 CLASSES / EVENTS

09/24/2026
Federal and California Statutory and Regulatory Law
Virtually
[REGISTER HERE](#)

10/02/2026
Women's Initiative Committee (WIN)
Elevate Your Personal Brand!
Virtually
[ZOOM LOG IN](#)

10/15/2026
SCCAI Connections & Casino Social
Quiet Cannon
Montebello, CA
[REGISTER HERE](#)

10/21-23, 2026
Condemnation Appraising: Principles and Applications
CALTRANS
Santa Ana, CA
[REGISTER HERE](#)

10/29/2026
Business Practices and Ethics
CALTRANS
Santa Ana, CA
[REGISTER HERE](#)

MEET OUR NEWLY DESIGNATED MEMBERS

James Simpson, MAI
Andrew Pabon, MAI
Michael Paul Lazear, MAI
Sevak Tsaturyan, MAI, AI-GRS
Eriberto Hernandez, MAI
Michael Wada, MAI, AI-GRS
Xiaoyi Zhang, MAI
Nikki Howell, MAI
Kelly White, SRA
Noble William Tucker, MAI, SRA, AI-GRS
Aaron J. Herrmann, MAI
Daeyong Kwon, MAI
Jia Hui Michelle Seah, MAI



December 6, 2026
Lucky Strike
3545 E. Foothill Blvd.
Pasadena, CA 91107

5th ANNUAL END OF THE YEAR HOLIDAY PARTY

The Southern California Chapter of the Appraisal Institute invites you to join us for our annual Holiday Party.

Please join fellow members and colleagues on Sunday, December 6, from 6:00 PM to 8:30 PM at Lucky Strike, 3545 E. Foothill Blvd., Pasadena, CA 91107.

The \$40 registration fee includes appetizers, soft drinks, bowling, and shoe rental. Whether you're looking to reconnect with peers, expand your professional network, or simply enjoy an evening of friendly competition, this event offers a great opportunity to celebrate the season together.

We encourage guests to showcase their personality by wearing a fun or festive shirt. A no-host bar will also be available.

We look forward to celebrating with you and closing out the year with an enjoyable evening of networking and camaraderie.

REGISTER HERE

Invest in Your Future – Apply for a Mason – Thornton Scholarship Today!

The Mason – Thornton Scholarship Committee would like to remind all Southern California Chapter Appraisal Institute (SCCAI) Members that valuable financial assistance is available to those pursuing their professional designations. In 1970, the scholarship fund was established, and because of the generosity of our membership, more than \$200,000 in scholarships has been awarded. to Southern California Chapter candidates and members.

The Scholarship Fund was also established to allow Members to give back to the profession by making tax-free donations to a 501(c)(3) organization that directly contributes to our local Chapter. All donations are tax deductible. In this past year the Fund has received donations from Jacinto Munoz and Brad Thompson. If you are looking for a tangible way to make a real contribution to the profession, this is it.

Through the Mason – Thornton Scholarship Fund, active Candidates in good standing can receive up to 75% of the total course fee for required courses leading to their designation. Whether you are taking in-person, synchronous, or online courses, this scholarship is designed to help ease the financial burden and keep you on track toward achieving your professional goals. This includes in-person classes anywhere in the country!

How to Apply:

Eligibility:

SCCAI Members with active Candidate status in good standing

Coverage:

Up to 75% of course fees for required designation courses

Application Deadline:

Submit your application at least 30 days prior to the course start date

Where to Apply:

Applications are available on the Chapter website

Contact:

Send completed applications to Lianna@sccai.org

Pre-requisites:

None

Now is the perfect time to invest in yourself by investing in your career and to continue working toward your designation! Don't miss out on this fantastic opportunity for financial support. For more details and to access the application, visit our website today (www.sccai.org)!

Application and Information

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the Appraisal Institute**

SEARCH TODAY



Online Education: Learn at your own pace anytime, anywhere. Top-notch Appraisal Institute courses and seminars come straight to your desktop with online education! Learn from any computer anywhere, whenever you have time. It's easy, convenient and a great way to get the education you want.

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