Realtors agree to amend broker fee rules

Deal is a response to suits alleging system has kept home sale costs artificially high.

By Andrew Khouri and Jack Flemming

The National Assn. of Realtors on Friday said it will make changes to its commission rules in order to settle nationwide allegations that the requirements stifle competition, in a move that may reduce costs for at least some consumers.

The settlement, which still must receive court approval, could mark a major change in the housing market.

Today, sellers typically pay a 5% to 6% commission when they sell their homes, with half of that going to the listing agent's brokerage and half to the buyer agent's brokerage, and critics of that model say the settlement could upend that practice.

"This settlement over time will benefit home sellers and buyers greatly, eventually lowering agent commissions by tens of billions of dollars a year and helping align agent compensation and services rendered," Stephen Brobeck, a senior fellow with the Consumer Federation of America, said in a statement.

Under an existing Realtor rule, listing agents must make an offer of compensation to the buyer's broker in order to list homes on NAR-affiliated multiple listing services, or the MLS.

Though NAR says this offer can be zero dollars, the requirement to post an offer [See **Brokers,** A7]

D.A. Willis to remain on Trump case in Georgia

Her lead prosecutor and former romantic partner resigns after judge's scathing ruling.

By Jenny Jarvie

ATLANTA — A judge delivered a significant victory Friday to Fulton County Dist. Atty. Fani Willis, ruling that she would not be disqualified from leading the Georgia election interference case against former President Trump — as long as her lead prosecutor and former romantic partner, Nathan Wade, stepped down from the case.

Hours later, Wade offered his resignation, "in the interest of democracy" and to "move this case forward as quickly as possible."

In a 23-page ruling, Fulton County Superior Court Judge Scott McAfee said the defense had "failed to meet their burden of proving" that Willis' relationship with the special prosecutor amounted to a conflict of interest.

But the relationship, McAfee said, had created the appearance of such a conflict in the sweeping racketeering trial, one of four criminal cases against the former president. [See **Georgia,** A7]

A MAN sleeps outside San Francisco's City Hall. Proposition 1 would approve a $6.4-billion bond to support mental health treatment.
Anadolu via Getty Images

Newsom is likely to eke out a Prop. 1 win. But why so close?

Despite the governor's projected confidence, voting on the measure to fund mental health services and drug treatment came down to 'the angry versus the apathetic'

By Taryn Luna

Gov. Gavin Newsom brimmed with confidence about Proposition 1 in January, as he sat in a room at a Motel 6 in Costa Mesa that had been converted to housing for homeless veterans.

"I think it's going to win overwhelmingly," the governor said in an interview with The Times. "Period. Full stop."

Nearly two months later, Newsom's cockiness appears misplaced.

Despite millions spent by his campaign, Newsom's ballot proposal to increase care for drug addiction and fund more treatment beds has held only a narrow lead since the March 5 primary. The race is still too close to call, but preliminary tallies from the California secretary of state show Proposition 1 ahead by less than a percentage point.

Newsom's campaign said it was "optimistic" about the outcome, but there are still votes to be tallied. As of Friday morning, about half a million ballots remained uncounted in an election expected to exceed 7.5 million votes, one of the lowest-percentage turnouts in state history.

Even with that uncertainty, however, the meagerly funded opposition campaign conceded Tuesday that the measure was "almost certain" to pass.

"We almost took down the bear, but it looks like we will fall short," the Californians Against Prop 1 campaign said in a statement.

The results are so close that Newsom sent an email to supporters Thursday afternoon asking for volunteers to attend a training session this weekend to help the Proposition 1 campaign contact voters whose ballots were rejected for technical reasons and ask them to do the paperwork necessary for validation.

"We need help reaching out to Democrats who have had their ballots rejected for things like forgetting to include a signature and get their ballots counted," the email says.

Pollsters say Proposition 1 — and most Democratic candidates — underperformed on election day because of lower-than-expected voter turnout that inflated the Republican share of the elec- [See **Prop. 1,** A10]

Two Orange school board conservatives ousted by recall

Members pushed for policies opposed by LGBTQ+ advocates.

By Howard Blume

Voters in the city of Orange appear to have ousted two conservative school board members who had spearheaded policies widely opposed by advocates for LGBTQ+ youth in a recall election viewed as a local bellwether for the culture wars in education.

The fiercely contested recall election in the Orange Unified School District intensified with the board majority's approval in the fall of a policy requiring educators to inform parents when a student requests "to be identified as a gender other than that student's biological sex or the gender listed on the birth certificate or any other official records."

A legal battle over the issue is playing out as California Atty. Gen. Rob Bonta pursues a court challenge of such policies enacted by a handful of conservative-leaning school boards. His lawsuit asserts that the rules put transgender and gender-nonconforming students in "danger of imminent, irreparable harm" by potentially forcibly "outing" them at home before they're ready.

Supporters of the policy are gathering signatures across California in a petition drive with the hope of putting parent notification on the November statewide ballot.

The two Orange Unified board members — Rick Ledesma and Madison Miner — gave farewell remarks on Monday at what was probably their last board meeting. It will be up to the remaining five board members to either appoint replacements pending the next regular election or opt for a speedier special election.

The recall came to be an early litmus test on the reso- [See **Orange,** A8]

She's 12, and she runs an under-3-hour marathon

Evan Kim is gunning to be the fastest of her age ever. She's eyeing 2028 Olympics too.

By Noah Goldberg

Evan Kim is not sure what she wants to do when she grows up. She might want to be an elementary school teacher. Or perhaps an Olympic long-distance runner.

She's working on the running thing.

The 5-foot-tall sixth-grader placed second among all girls and women at the Ventura Marathon in February when she ran the 26.2-mile course in 2 hours and 58 minutes, averaging less than 7 minutes per mile. Her goal this year is to run the fastest recorded marathon for a 12-year-old of either gender — she's only four minutes away. Her trainer (also known as her dad, who goes by MK) says the equation is simple: Just follow the workout plan and the record will be hers.

Evan was in some ways destined for a life of long-distance exercise. Born into a family of athletes in 2012, she was named after Cadel Evans, the cyclist who won the Tour de France the year prior. Her father, MK, 49, was a pole vaulter at Duke University and now trains runners. He's run a 2-hour, 51-minute marathon himself, [See **Marathoner,** A8]

SIXTH-GRADER Evan Kim of Irvine ran the Ventura Marathon in 2 hours and 58 minutes, making her the race's fastest female runner under age 20.
Gina Ferazzi Los Angeles Times

Biden backs Schumer speech

President expresses support after senator sharply criticized Netanyahu. **NATION, A5**

Rams' Donald hangs up cleats

The 10-time Pro Bowl selection announces his retirement. Hall of Fame appears to be his next stop. **SPORTS, B12**

Weather

Partly sunny.
L.A. Basin: 68/50. **B8**

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