SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ITEM: 3.29
(ID # 30413)
MEETING DATE:
Tuesday, July 14, 2026

FROM : HOUSING AND WORKFORCE SOLUTIONS

SUBJECT: HOUSING AND WORKFORCE SOLUTIONS (HWS): Approve and Adopt the 2026-2027 One Year Action Plan of the County's 2024-2029 Five Year Consolidated Plan for HUD Community Planning and Development (CPD) Funding; Accept the CDP Funding Allocation and Authorize Director of HWS to Execute HUD Forms and Certifications, and related Federal Certifications; Approve the HUD Federal Approval/Award Agreement Forms; Approve the Forms of the CDBG and ESG Subrecipient Agreements; Authorize the Director of HWS to Administer the First Time Home Buyer (FTHB) Program and the Home Enhancement Program (HEP) and Related Actions; All Districts. [$10,490,153.03; 100% Federal Funds]; Exempt Under CEQA per State CEQA Guidelines Section 15061 (b)(3).

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);

2. Find that the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan is exempt from the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34(a)(1) and (3);

Continued on Page 2
ACTION:Policy

Heidi Marshall, Director 6/9/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Medina, Spiegel, and Gutierrez
Nays:	None
Absent:	Washington and Perez
Date:	July 14, 2026
xc:	HWS

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve and adopt the attached 2026-2027 One Year Action Plan (OYAP) and authorize submittal to the U.S. Department of Housing and Urban Development (HUD);

4. Authorize the Director of Housing and Workforce Solutions, or designee, to sign the attached Applications for Federal Assistance (SF-424), Applicant and Recipient Assurances and Certifications (HUD 424-B), and related Federal Certifications for the Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG) programs, as set forth in the 2026-2027 One Year Action Plan;

5. Accept the Community Planning and Development (CPD) funding allocation of $10,490,153.03 and approve the Community Development Block Grant (CDBG) Funding Approval/Award Agreement, the Home Investment Partnerships Act (HOME) Funding Approval/Award Agreement, and the Emergency Solutions Grant (ESG) Funding Approval/Award Agreement (FY 2026 Local Government Grant Agreement) for programs set forth in the 2026-2027 One Year Action Plan, subject to approval as to form by County Counsel, and authorize the Chair of the Board to execute the Funding Approval Agreements on behalf of the County;

6. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, CDBG Sponsor's Agreements, CDBG Supplemental Agreements, and ESG Agreements, by and between the County and the Subrecipients listed in the OYAP, in accordance with the approved 2026-2027 One Year Action Plan;

7. Authorize the Director of Housing and Workforce Solutions, or designee, to approve, issue, and modify First Time Home Buyer (FTHB) Program loans and disburse program loan funds to qualified low-income borrowers in a maximum cumulative total amount not to exceed $100,000 per household, in accordance with the FTHB program guidelines;

8. Authorize the Director of Housing and Workforce Solutions, or designee, to take all necessary steps to administer the FTHB Program, including, but not limited to, approving expenditures of funding in the amounts approved by the Board, and drafting, negotiating, and executing, essential and relevant documents, including, but not limited to, Lender Participation Agreements and FTHB loan documents for borrowers such as loan applications, loan agreements, promissory notes, deeds of trust, security agreements, and other agreements, subject to approval as to form by County Counsel;

9. Authorize the Director of Housing and Workforce Solutions, or designee, to make administrative, non-substantive revisions and amendments to the FTHB

guidelines, subject to approval as to form by County Counsel;

10. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, FTHB Homebuyer Agreements and Loan Documents by and between the County and FTHB borrowers, in accordance with the approved 2026-2027 One Year Action Plan;

11. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, FTHB Lender Participating Agreements by and between the County and approved lenders, in accordance with the approved 2026-2027 One Year Action Plan;

12. Authorize the Director of Housing and Workforce Solutions, or designee, to approve, issue, and modify Home Enhancement Program (HEP) and disburse program grant funds to qualified low-income homeowners in a maximum cumulative total amount not to exceed $50,000 per household, in accordance with the HEP program guidelines;

13. Authorize the Director of Housing and Workforce Solutions, or designee, to execute, subject to approval as to form by County Counsel, HEP Homeowner Agreements and Grant Documents by and between the County and HEP homeowners, in accordance with the approved 2026-2027 One Year Action Plan;

14. Authorize the Director of Housing and Workforce Solutions, or designee, to take all necessary steps to administer the HEP Program, including, but not limited to, approving expenditures of funding in the amounts approved by the Board, and drafting, negotiating, and executing, essential and relevant documents, including, but not limited to, Homeowner Agreements and HEP grant documents for Homeowners such as grant agreements, covenants, and other security agreements, subject to approval as to form by County Counsel;

15. Authorize the Director of Housing and Workforce Solutions, or designee, to make administrative, non-substantive revisions and amendments to the HEP guidelines, subject to approval as to form by County Counsel;

16. Authorize the Director of Housing and Workforce Solutions, or designee, to execute all non-substantial amendments to the 2026-2027 One Year Action Plan pursuant to the Citizen Participation Plan, subject to approval as to form by County Counsel; and

17. Direct HWS staff to file a Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) business days of approval.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$10,490,153	$ 0	$10,490,153	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: 100% Federal Funds			**Budget Adjustment:** No	
			For Fiscal Year: 26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

To receive U.S. Department of Housing and Urban Development (HUD) entitlement Community Planning and Development (CPD) funds, the County of Riverside, an Urban County grantee, must prepare a One Year Action Plan (OYAP) outlining proposed housing and community development activities it plans to carry out this program year. As part of this process, the County must also submit required documents to the HUD, including the Application for Federal Assistance (SF-424), Assurances and Certifications (HUD 424-B), and other related federal certifications for the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. The Housing and Workforce Solutions (HWS) department, serving as the County's lead agency, prepares the OYAP in accordance with the Citizen Participation Plan and subject to review and approval by County Counsel.

The OYAP outlines the activities to be undertaken by the County using entitlement and program income funds received during the 2026-2027 program year for the CDBG, HOME, and ESG programs.

HUD has announced the final FY 2026-2027 CPD funding allocations, and the County will receive the following: $7,764,567 for CDBG (including the City of Murrieta (Metro City); $623,369 for ESG; and $2,102,217.03 for HOME.

As a planning document, the program goals and objectives identified in the OYAP focus on local housing and community development needs with an emphasis on lower-income residents and provide strategies for addressing the identified needs. A copy of the final draft of the 2026-2027 One Year Action Plan is attached.

A portion of the HOME funds is used to fund the County's First Time Home Buyer (FTHB) Program, as further described in the OYAP. The County regularly conducts training for mortgage lenders applying for certification to participate in the County's FTHB Program. Lenders that participate in the County's program are also required to enter into a participation agreement with the County. Staff desires to streamline the process for assisting households in obtaining loans through the FTHB Program, and for assisting lenders who want to participate in the program, without increasing administrative costs. To facilitate implementation and administration of the FTHB Program, improve program efficiency, and save administrative costs, staff recommends that the Board delegate to the Director of HWS, or designee, the

authority to (i) approve, issue, and modify loans to qualified households in an amount not exceeding $100,000, in accordance with the FTHB Program guidelines, and (ii) draft, negotiate, approve and execute essential and relevant documents, including but not limited to Lender Participation Agreements and FTHB Program loan documents for qualified borrowers such as loan applications, loan agreements, promissory notes, deeds of trust, security agreements, and other agreements, subject to the satisfaction of certain conditions precedent for the benefit of the County, and further subject to approval as to form by County Counsel. This will significantly increase access to some much-needed homeownership opportunities for low-income families in the County.

A portion of the CDBG funds is used to fund the County's Home Enhancement Program (HEP) Program, as further described in the One Year Action Plan (OYAP). The County publishes the HEP application online on HWS webpage and is available to County residents as requested. To qualify, homeowners must enter into a five-year participation agreement with the County and allow the County to record a regulatory agreement on title. Staff desires to streamline the process for assisting households in obtaining grants through the HEP Program, as well as for supporting homeowners who wish to participate in the program, without increasing administrative costs. To facilitate implementation and administration of the HEP Program, improve program efficiency, and save administrative costs, staff recommends that the Board delegate to the Director of HWS, or designee, the authority to (i) approve, issue, and modify grants to qualified households in an amount not exceeding $50,000, in accordance with the HEP Program guidelines, and (ii) draft, negotiate, approve and execute essential and relevant documents, including but not limited to Homeowner Agreements and HEP Program grant documents for qualified homeowners such as grant agreements, covenants, and other security agreements, subject to the satisfaction of certain conditions precedent for the benefit of the County, and further subject to approval as to form by County Counsel. This will significantly increase access to much needed home improvements for low-income families throughout the County.

On April 28, 2026 (Agenda Item 21.2), a public hearing was held before the County Board of Supervisors (BOS) to hear public comments regarding the proposed uses for the 2026-2027 HUD-funded CPD programs and which would best address the identified community development needs in the 2024-2029 Five Year Consolidated Plan. Representatives from twelve organizations made presentations seeking CDBG and/or ESG funds. Three other organizations submitted their presentations in writing.

The final draft of the 2026-2027 One Year Action Plan was made available for public review and comment beginning June 12, 2026. Interested persons may submit written, oral, or electronic comments until 5:00 p.m. on July 13, 2026. Any comments received will be included in the final 2026-2027 One Year Action Plan. A copy of the Public Notice is attached.

Pursuant to the California Environmental Quality Act (CEQA), the approval and adoption of the 2026-2027 One Year Action Plan, as well as the submittal of applications to HUD for funding under the three entitlement programs and related activities, were reviewed and

determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b)(3), the General Rule or "Common Sense" exemption. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment, as it will only have administrative effects and will not lead to any direct or indirect physical environmental impacts. The individual activities and projects identified in the 2026-2027 One Year Action Plan will be subject to a separate CEQA environmental review prior to taking any choice-limiting action or discretionary action on those specific projects. A Notice of Exemption will be filed by County staff with the County Clerk within five days of the approval and adoption of the 2026-2027 One Year Action Plan.

Furthermore, the approval and adoption of the 2026-2027 One Year Action Plan and submittal of the applications to HUD for funding under the three entitlement programs and related activities were reviewed and determined to be exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 (a)(1) and (a)(3) since the proposed project is an administrative and planning/strategy activity. The individual activities and projects identified in the 2026-2027 One Year Action Plan will be subject to separate NEPA environmental review prior to taking any choice-limiting action or discretionary action on those specific projects.

The attached final draft of the 2026-2027 One Year Action Plan, Application for Federal Assistance (SF-424), Applicant and Recipient Assurances and Certifications (HUD 424-B), and Federal Certifications have been approved as to form by County Counsel.

Staff recommends the following: (i) approval and adoption of the 2026-2027 One Year Action Plan and authorization to formally submit the plan to HUD, (ii) approval of the forms of the CDBG and ESG subrecipient agreements, (iii) delegation of authority to the Director of HWS or designee to take all necessary steps to implement the First Time Home Buyer Program, (iv) delegation of authority to the Director of HWS or designee to take all necessary steps to implement the Home Enhancement Program, and (v) authorization to formally submit the Applications for Federal Assistance (Standard Form 424), Applicant and Recipient Assurances and Certifications (HUD 424-B), with the required certifications, HUD funding forms and project descriptions to HUD. If approved and adopted, the 2026-2027 One Year Action Plan will be available for viewing online and at various locations throughout the County.

Impact on Residents and Businesses

The CPD funds, together with other resources, will be used to provide County residents with a more suitable living environment through safer, livable neighborhoods; increased housing opportunities; homelessness prevention and shelter; reinvestment in deteriorating neighborhoods; and expanded economic opportunities through more jobs paying self-sufficiency wages.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Additional Fiscal Information

The CDBG, ESG, and HOME programs are 100% federally funded through HUD's CPD Programs. Portions of these grants include funding for administrative costs. No County General Funds will be used to administer these federal grants.

ATTACHMENTS:

- 2026-2027 One Year Action Plan
- Applications for Federal Assistance (Standard Form 424)
- Applicant and Recipient Assurances and Certifications (HUD 424-B)
- Federal Certifications
- Funding Approval/Award Agreements CDBG, HOME, and ESG
- Public Notice and Proof of Publication
- HOME FTHB Information Packet and Lender Guidelines
- Forms-HEP Program Policies and Guidelines
- Forms-CDBG Sponsor, CDBG Supplemental, and ESG Agreements
- Notice of Exemption (Executed)

Stacey Pena

Stacey Pena, EO Management Analyst 7/6/2026

Aaron Gettis

Aaron Gettis, Chief Deputy County Counsel 6/29/2026

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: • 14.218, Community Development Block Grant Program for Entitlement Communities • 14.225, Community Development Block Grant Program for Insular Areas • 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): N/A
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date: 10/1/2024 - See Addendum 2	17. Budget approved by HUD:
7. Budget period start and end date: 10/1/2024 - See Addendum 2	18. Fiscal year: 2026
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 5301 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 570
23. Federal award description: The CDBG program provides funding to eligible grantees for the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Community Development Block Grant program statute 42 U.S.C. 5301 et seq., the program regulations at 24 C.F.R. § 570 (as now in effect and as may be

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WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in

such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date
For the Recipient (name and title of authorized official) KAREN SPIEGEL	Signature Karen S. Spiegel	Date JUL 14 2026

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____
DEPUTY

FORM APPROVED COUNTY COUNSEL

BY _____ DATE
KRISTINE BELL-VALDEZ

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ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.218, Community Development Block Grant Program for Entitlement Communities

Assistance Listing 14.225, Community Development Block Grant Program for Insular Areas

Assistance Listing 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii

1. *Environmental Review.* The Recipient agrees to assume all the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of title I of the Housing and Community Development Act of 1974 and published in 24 C.F.R. part 58; except that if the Recipient is a state, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.

2. *Public Use.* The Recipient shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport, or highway projects as well as utility projects that benefit or serve the general public (including energy-, communication-, water-, and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. Law No. 107–118) shall be considered a public use for purposes of eminent domain.

3. *Prohibition on Selling, Trading, and Transferring Funds.* The Recipient or unit of general local government that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974.

4. *Construction of Water and Sewer Facilities.* Notwithstanding any other provision of this agreement, the Recipient may not obligate or expend award funds to plan or construct water or sewer facilities, including any new or revised activities, until after 1) it completes the review procedures required under Executive Order 12372, Intergovernmental Review of Federal Programs, and 24 C.F.R. part 52 and 2) HUD provides written notice of the release of funds.

5. *Funds for For-Profit Entities.* Under 42 U.S.C. § 5305(a)(17), CDBG funds may not be provided to a for-profit entity unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 C.F.R. § 570, *Guidelines and Objectives for Evaluating Project Costs and Financial Requirements*.

6. *Violence Against Women Act.* The Recipient will comply with the right to report crime and emergencies protections at 34 U.S.C. § 12495 of the Violence Against Women Act.

7. Funding Information and Period of Performance and Budget Period End Dates

Source of Funds	Amount	Period of Performance End Date	Budget Period End Date

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: 14.239, HOME Investment Partnerships Program
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): See Addendum 2
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date:	17. Budget approved by HUD:
7. Budget period start and end date:	18. Fiscal year: See Addendum 2
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 12701 et seq
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 118-158, Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 92
23. Federal award description: Under the HOME Investment Partnerships Program, HUD allocates funds by formula among eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the HOME Investment Partnerships program statute 42 U.S.C. 12701 et seq., the program regulations at 24 C.F.R. § 92 (as now in effect and as may be amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

JUL 14 2026 3.29

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date
For the Recipient (name and title of authorized official) KAREN SPIEGEL	Signature Karen S. Spiegel	Date JUL 14 2026

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY _____
KRISTINE BELL-VALDEZ DATE
JUL 14 2026 3.29

[14.239, HOME, FY 2026]

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.239, HOME Investment Partnerships Program

1. For the purposes of this Agreement and any applicable addenda, the term "recipient" shall have the meaning of "grantee", "participating jurisdiction" as defined in 24 C.F.R. 92.2., or "insular area" as defined in 24 C.F.R. 92.2.

2. *Community Housing Development Organizations (CHDOs).* When 42 U.S.C. 12771(b) is suspended by a given year's appropriations, the Secretary shall not deduct funds set aside for CHDOs from the Recipient's HOME Investment Trust Fund for failure to reserve those funds for projects owned, developed, or sponsored by CHDOs within 24 months after the last day of the month in which HUD notifies the Recipient of HUD's execution of this Agreement.

3. *Commitment.* When 42 U.S.C. 12749(g) is suspended by a given year's appropriations, the Recipient's ability to commit funds provided through this Agreement will not expire 24 months after the last day of the month in which such funds are deposited in the jurisdiction's HOME Investment Trust Fund.

4. *Deobligations.* To the extent authorized by HUD regulations at 24 C.F.R. Part 92, HUD may, by its execution of an amendment to this Agreement, deobligate funds previously awarded to the Recipient without the Recipient's execution of the amendment or other consent.

5. *State Environmental Review.* If a Recipient is a State, as defined in 24 C.F.R. 92.2, and the Recipient provides HOME funds to a "State recipient", as that term is defined in 24 CFR 92.2, then the Recipient must require that the "State recipient" shall assume responsibility for the environmental review in accordance with 24 CFR 92.352 in the written agreement entered into pursuant to 24 CFR 92.504. Notwithstanding the foregoing, as per 24 CFR 92.504(c)(1)(vi), the "State recipient" shall not assume the Recipient's responsibilities for release of funds under 24 CFR 92.352.

6. *Reallocations.* All funds for the specified Fiscal Year provided by HUD by formula reallocation are covered by this Agreement upon execution of an amendment by HUD, without the Recipient's execution of the amendment or other consent.

7. *Repayments.* The Recipient agrees that funds invested in affordable housing under 24 C.F.R. Part 92 are repayable when the housing no longer qualifies as affordable housing. Repayment shall be made as specified in 24 C.F.R. Part 92.

8. *Cost Sharing.* This award is subject to match provisions in 24 C.F.R. 92.64(a)(1) and 24 C.F.R. 92.218-222, as applicable. The amount of match that a recipient may be required to provide in a year is not based upon the amount of the recipient's award. Under 24 C.F.R. 92.218, the amount of match that a recipient may be required to provide is determined by the type of eligible costs incurred by the recipient and the amount of funds drawn from the HOME Investment Trust Fund Treasury Account in that year. Since these factors are fact-sensitive, the amount of match is not included in either Box 15 or Box 16 of this Agreement.

9. *Funding Information*:

Source of Funds	Appropriation Code	PAS Code	Amount

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: 14.231, Emergency Solutions Grants Program
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): (See Addendum 2)
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date:	17. Budget approved by HUD:
7. Budget period start and end date:	18. Fiscal year:
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 11371 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. 576
23. Federal award description: The Emergency Solutions Grant Program is designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Emergency Solutions Grants program statute 42 U.S.C. 11371 et seq., the program regulations at 24 C.F.R. § 576 (as now in effect and as may be amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

JUL 1 4 2026 3.29

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:
   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter.* Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date/ Federal Award Date
For the Recipient (name and title of authorized official) KAREN SPIEGEL	Signature Karen S. Spiegel	Date JUL 14 2026

ATTEST:
KIMBERLY A. RECTOR, Clerk

By _____
DEPUTY

FORM APPROVED COUNTY COUNSEL
BY _____ DATE
KRISTINE BELL-VALDEZ

JUL 14 2026 3.29

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing Number 14.231, Emergency Solutions Grants Program

1. The funds may be used for costs incurred before the Budget Period under the conditions specified in HUD Notice CPD-25-02 or another prior written approval by HUD, or if the Recipient is not covered by Notice CPD-25-02, under the condition that the costs are otherwise allowable and were incurred on or after the date HUD received the Recipient's Consolidated Plan submission, the Recipient's program year start date, or 90 calendar days before the period of performance start date in Box 6 (whichever is latest).

2. The Recipient agrees to assume responsibility for environmental review, decision making, and action under 24 C.F.R. Part 58; except that if the Recipient is a state and distributes funds to a unit of general local government, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.

3. To the extent authorized by applicable law, HUD may, by its execution of an amendment, deobligate funds under this Agreement without the Recipient's execution of the amendment or other consent.

4. Despite any requirements that provide otherwise, youth aged 24 and under who seek assistance (including shelter, services or rental assistance) shall not be required to provide third-party documentation that they meet the homeless definition in 24 C.F.R. 576.2 as a condition for receiving assistance, and unaccompanied youth aged 24 and under (or families headed by youth aged 24 and under) who have an unsafe primary nighttime residence and no safe alternative to that residence shall be considered homeless for purposes of assistance provided by any private nonprofit organization whose primary mission is to provide services to youth aged 24 and under and families headed by youth aged 24 and under.

5. Cost sharing is defined in 2 C.F.R. Part 200 to include match, which is the required level of cost share that must be provided. Box 15 reflects the total match amount the recipient is required to contribute, as determined in accordance with 24 CFR 576.201.

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Grantee's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Grantee is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).



COLVADA APARTMENTS



FOOD NOW PANTRY



GOOD HOPE COMMUNITY CENTER



MEAD VALLEY COMMUNITY CENTER



MANOMOS APARTMENTS

2026-2027 ONE YEAR ACTION PLAN

OF THE 2024-2029 FIVE YEAR CONSOLIDATED PLAN

COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS
(CDBG, ESG, AND HOME)

HWS HOUSING AND WORKFORCE SOLUTIONS
ENGAGE. ENCOURAGE. EQUIP.

County of Riverside COMMUNITY & HOUSING Development

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

To receive an allocation of HUD - Community Planning and Development (CPD) funds, an Urban County Grantee must develop a One Year Action Plan (OYAP) for housing and community development activities. As the lead agency for the County of Riverside, Housing and Workforce Solutions (HWS) prepares the OYAP in accordance with the goals outlined in the 2024-2029 Five Year Consolidated Plan (CP). The OYAP outlines the activities to be undertaken by the County using funds received during the 2026-2027 program year for the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG) program, and anticipated program income.

The County of Riverside is the fourth-most populous county in the State, comprising urbanized neighborhoods, suburban cities, and remote rural communities. The County covers approximately 7,208 square miles, bordered by San Bernardino to the north, Orange County to the west, San Diego and Imperial Counties to the south, and the Colorado River and the State of Arizona to the east. Riverside County comprises twenty-eight (28) incorporated cities, along with numerous unincorporated neighborhoods and communities. According to the Department of Finance's (2020-2024) population estimates, the County has nearly 2.5 million residents, more than 1.5 million of whom live in the urban county area.

As a planning document, the program goals and objectives identified in the Five Year CP and OYAP focus on local housing and community development needs with an emphasis on lower-income residents. The OYAP also provides strategies for addressing the identified needs.

Three major commitments and priorities guide the 2026-2027 OYAP of the 2024-2029 Five Year CP:

• To provide a suitable living environment through safer, more livable neighborhoods; greater incorporation of lower-income residents throughout Riverside County communities; increased housing opportunities; and reinvestment in deteriorating neighborhoods.

• To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, improving access for all residents, increasing the supply of supportive

housing for those with special needs, and transitioning homeless persons and families into housing.

• To expand economic opportunities through employment opportunities that pay self-sufficiency wages, homeownership opportunities, development activities that promote long-term community sustainability, and the empowerment of lower-income persons to achieve self-sufficiency.

As part of the OYAP development process, and pursuant to applicable Federal regulations, the County consulted and coordinated with various departments, housing and community service providers, cities and special districts, and other entities with a potential interest in, or knowledge of, the County's housing and non-housing community development needs, issues, and challenges. The following sections discuss the methods by which the County coordinated and consulted with these interested stakeholders, as well as how the County used its citizen participation process to encourage, support, and facilitate participation by persons from extremely low- and very low-income households (30% and 50% AMI).

PARTICIPATING COMMUNITIES. The 2026-2027 One Year Action Plan of the 2024-2029 Consolidated Plan will include the unincorporated areas of the County, the City of Murrieta (Metro City), and the following Cooperating Cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Lake Elsinore, Norco, Palm Desert, Rancho Mirage, San Jacinto, and Wildomar. Murrieta is not part of the County's Urban County HOME and ESG programs as a metro city.

2. Summarize the objectives and outcomes identified in the Plan Needs Assessment Overview

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The range of issues currently confronting the County is as wide as its residents and communities, accompanied by differing needs that help identify personal, educational, employment, recreational, housing, and other goals. The County continues to balance resources to meet these goals by addressing critical community issues, such as homelessness, failing infrastructure and community facilities, a lack of childcare and healthcare services, affordable housing, chronic unemployment and underemployment, disaster preparedness, and broadband access. In accordance with Federal Guidelines, the County developed a performance measurement system that identifies objectives and outcomes for planned activities. To aggregate accomplishments at

the national level, HUD recommends that grantees use standardized objectives and outcomes to report achievements.

The primary objective of the CDBG program is to develop viable urban communities. The program's objective is to determine which of the following three objectives best describes the purpose of the activity: Provide decent housing (DH), Provide a suitable living environment (SL), and/or Expand economic opportunities, principally for lower-income persons (EO).

Activities must also meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility (1);
- Affordability (2); or
- Promoting Livable or Viable Communities (3).

The CPD funding sources to be used to implement the objectives and outcomes of the 2024-2029 Consolidated Plan are as follows:

1. Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for persons of low- to moderate-income (LMI). The CP proposes allocating public facilities and infrastructure funds to projects in low- and moderate-income (LMI) neighborhoods. There is also a need for services across most categories of special needs, including seniors, youth, working parents, persons with special needs, individuals with chronic illness, and persons with other conditions affecting their ability to function independently and productively. Activities may include constructing or rehabilitating public facilities and infrastructure, removing architectural challenges, housing rehabilitation, code enforcement, economic development, and public services.

2. HOME Investment Partnerships Program (HOME): HOME funds are allocated to develop and rehabilitate affordable rental and ownership housing for low-income households. Funding is used for activities that promote a suitable living environment, decent and affordable rental housing, and homeownership opportunities for Low-Income (LI) households. This includes tenant-based rental assistance, homebuyer assistance, acquisition, rehabilitation, & new housing construction. The program allows flexibility in the types of projects to be assisted (new construction or rehabilitation), the form and amount of financing, the types of housing, and the households assisted.

3. Emergency Solutions Grant (ESG): The ESG program emphasizes helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. This is accomplished by providing homeless persons with basic shelter and essential supportive services to promote access to decent, affordable housing, a suitable living environment, and economic opportunities. ESG funds will be used for various activities, including rapid re-housing, homelessness prevention, emergency shelter, and street outreach.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, HUD reviews the performance of entitlement recipients to determine whether they are carrying out CDBG-assisted activities in a timely manner. If, at sixty days prior to the end of the grantee's current program year, the amount of entitlement grant funds available to the recipient, under grant agreements but undistributed by the U.S. Treasury, is more than 1.5 times the entitlement grant amount for its current program year, the grantee is considered to be non-compliant with HUD's timeliness requirements. To ensure the County's CDBG program remains compliant, all subrecipients, cooperating cities, and the County are encouraged to expend their funds in a timely manner. In the event that they have not complied with the terms of their agreement, the County reserves the right to rescind their funding allocation. The county continues to make strides toward timely compliance.

A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually to capture progress toward meeting identified needs and achieving strategies. The county has been successful in implementing its public improvement and community service projects and programs, meeting the established objectives, and foresees continued progress through the 2024-2029 Consolidated Plan. Key data related to the Consolidated Plan goals are summarized in the Housing, Homeless, Non-Homeless, and Community Needs Tables. These tables are generated to project and measure outputs and outcomes for CDBG, HOME, and ESG. HUD implemented this ongoing performance process to assess efficiency, cost-effectiveness, and the impact of projects and programs in County neighborhoods. Through monitoring, performance measures, operational improvements, and resource allocation, policy questions can be identified and addressed. The County strongly supports and encourages community-wide participation, input, cooperation, and feedback from all County residents in the administration of its CPD-funded programs. The County has continued its commitment to meeting the priority goals outlined in the 2024-2029 Five Year CP and the 2026-2027 OYAP.

Based on the needs established through the CP, the County intends to fund activities associated with essential services, housing, community development, economic development, and capital improvement projects. Most of the funding will be used to fund projects targeting LMI individuals and their families throughout the County, including those in special needs categories such as abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, and persons living with HIV/AIDS.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County of Riverside, Housing and Workforce Solutions, administers the County's CDBG, HOME, and ESG programs. It is the lead agency responsible for developing the Five Year Consolidated Plan and Annual Action Plans, which outline the proposed activities and expenditures for these programs.

The County of Riverside sought and encouraged community-wide participation in developing the 2026-2027 OYAP through a community and resident outreach and participation process. To foster consultation and community outreach, the County of Riverside utilized its Citizen Participation Plan, which establishes policies and protocols for comprehensive community outreach and citizen involvement for the use of CPD funds. CPP encourages and supports efforts to actively involve and include communities with broad representation of LMI residents, agencies that provide services to these populations, and others directly impacted by the programs and projects to be undertaken in the 2026-2027 OYAP.

The efforts to obtain input from a wide range of agencies, groups, organizations, residents, and other interested persons in the process of developing the 2026-2027 OYAP of the Five Year CP would include:

1. Citizen participation meetings (In-person), public notices, public hearings, consultation feedback/memorandum of participation, written comments, County and department websites, online surveys, social media, and internet outreach
2. Comprehensive Community Needs Assessment Survey (Incorporated into the Consolidated Plan development process)
3. Urban County Participating Cities

A *Notification of Funding Availability* was published on September 27, 2025, for the 2026-2027 CDBG and ESG. From September 25, 2025, to December 18, 2025, with an application submission

deadline extended to January 9, 2026, the County initiated its Citizen Participation (CP) process by notifying cooperating cities, community members, and public- and private-sector agencies about the 2026-2027 CPD Program Year.

The principal stakeholders in the Citizen Participation process were:

1. Residents;
2. Community Councils and Municipal Advisory Councils (MAC) (act as the forum for communication between the County and the citizens);
3. The County Board of Supervisors (who must approve the Federal Grant application and all substantial reprogramming decisions);
4. Continuum of Care;
5. Housing Authority of the County of Riverside;
6. Non-Profits;
7. Service providers; and
8. County of Riverside staff.

During the 2026-2027 OYAP, the County developed and distributed a Housing and Community Development Needs Assessment Survey to the stakeholders listed above to solicit community opinions and concerns. The survey was distributed countywide to the public and to community members attending community events, and was available in both English and Spanish. The County collaborated with other departments to distribute the survey, which was also available online and categorized into four general areas of need: Housing, Infrastructure Improvements, Public Facilities Needs, and Public Service Needs. Within each category, various subcategories were defined. Respondents were asked to rate each of the top 3 most in need of attention. The survey enabled residents to identify community needs that could be addressed through CPD programs, assign priorities to these needs, and participate in the development of affordable housing and/or the provision of services.

Based on the results of citizen participation, the prioritization and investment decisions in the Five Year CP aim to identify both immediate and long-term needs and objectives that are more specifically addressed in the current OYAP.

In developing the 2026-2027 OYAP, HWS staff participated in CP Meetings and attended multiple community events throughout the County's unincorporated area; however, in-person attendance was not required. Virtual meetings were acceptable for obtaining views on citizens' housing and non-housing community development needs. Prior to the CP Meetings, county-wide notices in

English and Spanish were published in newspapers of general circulation and made available on the Housing and Workforce Solutions Department's website, announcing the purpose, date, time, and location of the meetings. In addition, non-profit social service providers, special districts, and other County departments and agencies were contacted to publicize the community meetings. Citizens were invited to attend in-person and virtual meetings to discuss the anticipated CPD allocations, learn about the programs and services available to them, express their views on their community's housing and community development needs, prioritize community needs, and comment on prior program performance. These meetings are an integral part of the planning process for utilizing CPD funds. The meetings held are summarized in Appendix D.

The selected communities were representative of the County's unincorporated areas, which have concentrations of low- to moderate-income households, high poverty rates, and other community development needs.

The County also sought assistance from the sixteen (16) cities participating in the Urban County Program, including the City of Murrieta, as a Joint Metro City. Each city was strongly encouraged to facilitate and support the participation of all residents in assessing community development needs by conducting public meetings and hearings within its city.

The County strongly supports and encourages community-wide participation, input, cooperation, and feedback from all County residents in the administration of its CPD-funded programs. The Citizen Participation process is necessary to ensure adequate citizen involvement in determining Riverside County's community needs and investment in housing, homelessness, community development, and economic development for the five year Consolidated Plan period. The prioritization and investment decisions result from collective efforts, identifying both immediate and long-range needs and objectives. The County has continued its commitment to meeting the priority goals outlined in the 2024-2029 Five Year CP and, more recently, in the 2026-2027 OYAP.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

On April 28, 2026, a Public Hearing was held before the County Board of Supervisors (BOS) to receive public comments regarding the community, social, and economic needs in the County's Urban County area as well as the proposed uses of the 2026-2027 HUD-CPD funding. The purpose was to assist the Board of Supervisors in determining which of the proposed uses of the CPD funds would best address the identified community development needs in the 2024-2029 Five

Year CP. Representatives from twelve (12) organizations made in-person presentations seeking CDBG and/or ESG funds. Three (3) organizations also submitted written project summaries for CDBG and ESG funds, all of which were entered into the record. The 2026-2027 final draft One Year Action Plan is available for public review and comment beginning June 12, 2026. Interested persons are invited to submit written, oral, or electronically sent comments by 5:00 PM on July 13, 2026.

6. Summary of comments or views not accepted and the reasons for not accepting them

Pursuant to 24 CFR Part 91.220 (b), the County's policy is to accept and record all public comments pertaining to the 2026-2027 OYAP that are received during the posted public comment period or submitted during the public hearings. As noted in the Summary of Public Comments above, all comments received for the OYAP April 01, 2025, Public Hearing and the July 14, 2026, Board OYAP approval are incorporated into the record during the public comment period. All comments were accepted. Interested persons were invited to submit written, oral, or electronically sent comments by 5:00 PM on July 13, 2026.

7. Summary

The County is committed to a fair allocation of funds that serve the needs of the lowest-income residents. Households with incomes below 50 percent of the area median income, especially those with extremely low incomes (below 30 percent of the median income), are high priorities. These priorities are addressed through a combination of 1) decent and affordable housing, 2) investment in community development activities in lower-income and deteriorating neighborhoods, 3) investment in programs and facilities that serve lower-income populations, and 4) supportive services to maintain independence.

By focusing on these overall priorities, the County seeks to address community needs and concerns such as:

- The need for additional decent, safe, and affordable housing and to mitigate rent burdens, homelessness, and deteriorating housing stock;
- Programs that improve community facilities and services in low-income areas;
- A network of shelters, housing, and services that prevent homelessness, including rapid re-housing, homelessness prevention, and permanent housing, all of which coordinate with the 10-Year Plan to end chronic homelessness;

- Programs that promote economic development, create jobs, and increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors and persons with special needs to live independently.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RIVERSIDE COUNTY	
CDBG Administrator	RIVERSIDE COUNTY	HWS
HOME Administrator	RIVERSIDE COUNTY	HWS
ESG Administrator	RIVERSIDE COUNTY	HWS

Table 1 – Responsible Agencies

Narrative

The lead unit responsible for the development of the Five Year Consolidated Plan and OYAP is the County of Riverside's Department of Housing and Workforce Solutions (HWS) Community and Housing Development unit. Staff members from various agencies, including the Housing Department, the Office of Economic Development, Riverside University Health System-Behavioral Health, the Housing Authority of the County of Riverside, the Workforce Development Center, and the HWS Fiscal Department, participated in developing the Plan. Additionally, the County consults regularly with the Riverside County Office of Homeless Services (OHS). Most of the agencies represented in the Con Plan are responsible for administering HUD funds, operating HUD-funded programs, and/or overseeing a range of activities.

In developing the OYAP, the needs assessment conducted for the 2024-2029 Five Year CP was used to identify relative levels of need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with local agencies, public outreach, community meetings, and housing market analysis.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The OYAP is a component of the county's application to HUD for entitlement funds under three entitlement programs, as well as a housing and community development policy and planning document. The three HUD entitlement programs are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG).

As part of the OYAP development process, the County consulted and coordinated with various departments, housing and community service providers, other jurisdictions, and various entities with a potential interest in or knowledge of the County's housing and non-housing community development needs. The following sections discuss the methods by which the County consulted and how the staff that developed and followed this citizen participation process emphasized the participation of persons of low- and moderate-income.

To foster consultation and community outreach, the county utilized the Citizen Participation Plan, which establishes policies and protocols for comprehensive community outreach and citizen involvement in the use of CPD funds. It was determined that the most appropriate and effective methods to obtain input from residents, service providers, and other interested persons concerning community development needs, issues, and opportunities are through:

1. Citizen Participation Meetings, including virtual and in-person participation at public hearings

2. Memorandum of Request for Participation (email)

3. Comprehensive Community Needs Assessment Survey (paper/online)

4. Urban County Participating Cities

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

The County compiled an outreach list consisting of various public agencies/entities and service providers that the County consulted with, including the following:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs;
- Affordable housing providers;
- Homeless Service Providers;
- Other units of local government;
- Public agencies (such as school districts, health services, and public works); and
- Economic development, organizations, and Community groups.

These groups and other specific agencies were invited to participate in the Urban County's consultation process. A paper copy and online Needs Assessment questionnaire were used to help confirm priorities set in the Five Year 2024-2029 CP. In developing the 2026-2027 OYAP, citizen participation included public hearings, a memorandum requesting participation, and public virtual and in-person meetings held throughout the County, where participants were asked to discuss and prioritize the needs of their communities.

The County continues to work in consultation and coordination with a wide range of public and private agencies, local jurisdictions, housing developers and providers, social service agencies, and community residents to develop and implement strategies identified in this Plan. Staff regularly attend regional planning meetings. It works continually with the Riverside University Health System Behavioral Health and Riverside County Continuum of Care, the Housing Authority of the County of Riverside, the Riverside Homeless Care Network, housing partner networks, and many others to coordinate joint efforts relating to homeless issues, affordable housing needs and conditions, special need populations, and community development activities.

The Housing Authority and Homeless Services Division will do the following activities in FY 2026/2027:

- Participate in the Riverside County Continuum of Care (CoC) and its subcommittees and Riverside Homeless Plan subcommittees to identify solutions to ending homelessness in the County by improving and increasing the availability of services for homeless individuals or individuals who are experiencing the possibility of becoming homeless.
- Continue to collaborate with housing developers and sponsors to create affordable housing that meets the community's needs.
- Continue attending Riverside County Housing and Homeless Coalition meetings to assess our community's needs and establish priorities for addressing homelessness. Monitor pending federal and state legislation and collaborate with local housing service providers and developers to ensure Riverside County's needs are met.

- Continue leveraging local resources with state and federal resources to create affordable housing for specific sub-populations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Riverside County's Action Plan to Address Homelessness in Riverside County and the County's One Year Action Plan both recommend courses of action to end homelessness. Since 2023, staff in the Housing and Workforce Solutions department have collaborated closely with the County of Riverside Continuum of Care (CoC) to evaluate and measure the effectiveness of the CoC's homeless delivery system. During the last fiscal year, spanning from July 1, 2024, to June 30, 2025, the CoC assisted 21,975 unduplicated individuals, representing a 20% increase in the number of people aided compared to the previous fiscal year. Remarkably, a total of 9,151 individuals were successfully housed during the reporting period, including 6,916 newly housed individuals and those who continued to maintain their housing across the system of care, significantly exceeding the number of placements into housing from the previous year. In the current fiscal year from July 1, 2025, to February 2026, the Homeless Management Information System (HMIS) records show that the CoC aided 17,234 unduplicated individuals with a total of 6,866 individuals linked to permanent housing as of February 28, 2026. A significant increase in service outcomes is expected.

Below are benchmarks from our Homeless Action Plan:

Goal 1	Number of people successfully existing to housing each month/year exceeds the people entering homelessness each year.	5,186 individuals placed into housing/4,226 individuals entered homelessness.
Goal 2	50% reduction in the length of stay for people experiencing homelessness.	3% reduction
Goal 3	75% reduction in the number of people experiencing unsheltered homelessness discharged from institutions or re-entering from the homeless response system.	42% reduction
Goal 4	25% increase in the number of crisis housing beds in the system, geographically distributed.	400 new shelter beds are in the pipeline. This will allow us to exceed our goal by 25%.
Goal 5	Increase the number of permanent housing units by 75% from baseline year.	27% increase
Goal 6	75% reduction in the number of people experiencing homelessness for the first time.	3% decrease

Although further investments are necessary to meet each benchmark and ultimately achieve our goal of reducing homelessness to a rare, brief, and non-recurring incidence, the current outcomes highlight significant progress and acknowledge the effectiveness of our well-functioning care system.

The County of Riverside Housing and Workforce Solutions (HWS) Department serves as the Collaborative Applicant and grantee for the County's HUD CoC program. The County of Riverside CoC Program is implemented as a mandate of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 HEARTH, designed to promote community-wide planning & the strategic use of resources to address homelessness; improve coordination & integration with mainstream resources, and other programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow each community to design programs to the particular strengths and challenges within the community. Cross-program coordination is necessary to plan for and, as needed, implement a system of strategies to address the wide range of needs of individuals experiencing homelessness. The objective of reducing homelessness is promoted throughout the County by encouraging support from a wide range of community stakeholders, including businesses, community service groups, individuals with lived experience of homelessness, local government, law enforcement, the education sector, neighborhood groups, non-profit organizations, and private foundations.

The Continuum of Care is made up of a Board of Governance, a CoC Membership Committee, a Homeless Management Information System Administrators Council, a Coordinated Entry System (CES) Oversight Committee, a Youth Advisory Committee, and a Youth Action Board that meet on a regular basis to share information, plan and make strategic decisions on important matters related to services among participating agencies and funding priorities and policies. The CoC, administered by the Housing and Workforce Solutions Department (HWS), provides homeless assistance by leveraging funding needed through the HUD Consolidated Application. This facilitates collaboration between providers of housing and homeless assistance programs, as well as other federal programs. The CoC is a network of private- and public-sector homeless service providers designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve coordination and integration with mainstream resources and other community programs for people who are experiencing or facing the possibility of becoming homeless. The CoC aims to enhance and expand countywide data collection, develop performance metrics, and enable each community to tailor its program to the unique strengths and challenges of that community. The goal is to assist people in achieving stability through self-sufficiency. The countywide CES established by the CoC provides an effective entry process that standardizes the way individuals and families experiencing homelessness access

services needed for housing stability. The goal of the CES is to coordinate program participant intake, assessment, and provision of housing referrals to ensure that individuals and families with the longest lengths of homelessness and most severe service needs are prioritized for housing and homeless assistance that includes individuals and families who are chronically homeless, families with children, veterans, and unaccompanied youth experiencing homelessness.

Through the annual CoC project ranking and review process for the HUD CoC Program Consolidated Application, projects were reallocated to better address the need for additional housing in Riverside County by increasing the number of permanent housing beds. As reflected in the 2026 Riverside County CoC Point-In-Time (PIT) Housing Inventory Count (HIC), Permanent Supportive Housing includes 2,212 beds, and 479 other permanent housing beds, and Rapid Re-Housing supported 1,437 households on a given night. The CoC will continue to monitor the action steps noted above throughout the annual CoC ranking and review process, during which project performance measures and outcomes will be evaluated. The County of Riverside HWS Department can effectively leverage additional federal and state funds and in-kind support, including mainstream public assistance programs. These resources are also leveraged through the projects under the HUD CoC Program. On January 17, 2025, the United States Department of Housing and Urban Development (HUD) posted a press release on the HUD Exchange website. According to this press release, the County of Riverside Continuum of Care (CoC) received a bi-annual renewal award for its 2024/2025 CoC Program in the amount of $18,283,543, specifically for the 2024 grant period funds (18) renewal projects, including Permanent Supportive Housing, Rapid Rehousing, Homeless Management Information System (HMIS), and CoC Planning grant. Official notification is expected to be forthcoming. Specific funding award amounts for the 2025 grant period are anticipated to be announced in 2026. The resources leveraged are committed through CoC sub-recipient collaborations and partnerships and include mainstream resources that clients experiencing homelessness are linked to, such as supportive services, case management, employment, life skills training, and education. These partnerships have been established through the annual HUD CoC Program Consolidated Application and CoC network program activities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The State ESG program requires coordination among participating agencies and the CoC. State ESG funding allocations are guided by the CoC's governing body, the Board of Governance. All

ESG funding is subject to a competitive procurement process, in which applications are reviewed and evaluated by an independent panel of experts selected from the CoC membership body. The panel's funding recommendations are then submitted to the CoC's Board of Governance for final approval. All ESG-funded subrecipients of the County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG-funded agencies are required to participate in the CoC. The CoC has over 100 members, including homelessness assistance providers, veteran service representatives, crisis support providers, the Public Housing Agency, the Mental Health Agency, formerly homeless individuals, and government organizations. The CoC meets on a regular basis to share information about services among participating agencies and to set funding priorities and policies for the homeless. Riverside County, the ESG recipient, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools, including Coordinated Entry System and HMIS;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that respond to the needs and resources of the jurisdiction and
- Comply with eligibility and verification requirements (HMIS, housing situation, homeless definitions, etc.)

Written standards were developed in conjunction with ESG grantees (Riverside County), the City of Riverside, the City of Moreno Valley, and service providers to allow for input on the standards and the process of full implementation. These written standards are regularly updated to reflect additional required guidelines. The county continues to participate as an active member of the CoC Policy and Advocacy Committee in order to stay current with the ongoing efforts to update the ESG guidelines and standards for the program. Policies and procedures for the administration of HMIS are as follows:

- The HEARTH Act makes HMIS participation a statutory requirement for ESG grantees and sub-recipients. Riverside County and its sub-recipients work with the CoC to ensure the screening, assessment, and referral of Program participants are consistent with the written standards.
- Designate one or more representatives to serve on the HMIS Administrators Council, the Council is responsible for overseeing the coordinated implementation of HMIS in Riverside County. The Council meets to evaluate the progress of implementation, identify and resolve

problems, update policies and procedures, and to review HMIS data quality and compliance with HUD reporting requirements.

- Ensure participating agencies and users receive collaboratively approved training and maintain a process for gathering and addressing user issues.
- Verify that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS in the area in which persons and activities are located.
- Establish a process to review, analyze, and report key performance outcome measures on a regular basis.
- Access HUD-required reports directly from HMIS.
- Compare HMIS reports to provider data and confirm all providers have corrected inaccurate data before the reporting deadline.

Using HMIS data, review preventing, and ending homelessness results to evaluate the performance toward achieving outcomes in the plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	**RIVERSIDE COUNTY Office of Homeless Services**
	Agency/Group/Organization Type	Services-homeless Lead Agency-Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Through the outreach process, the County has identified homelessness, rapid re-housing, and homelessness prevention services as priorities. These services will help strengthen the Continuum of Care strategy. The department was consulted on the development of the Plan, and input on their programs and services has been incorporated into the document. The goal is to assist homeless individuals and those at risk of homelessness by improving coordination in responding to their needs.
2	**Agency/Group/Organization**	**HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**
	Agency/Group/Organization Type	PHA Services - Housing Services-homeless Other government-County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the County of Riverside (HACR) is a public agency chartered by the State of California to administer the Section 8 Housing Choice Voucher program and to develop, rehabilitate, and finance affordable housing programs. It was consulted for information on public housing matters and housing development initiatives. The department was consulted on the development of the Plan and the prospective undertaking of Envision Centers in the County; input related to their services has been taken into consideration in the document.
3	**Agency/Group/Organization**	**WORKFORCE DEVELOPMENT CENTER**
	Agency/Group/Organization Type	Services-Employment Other government-County
	What section of the Plan was addressed by Consultation?	Economic Development Employment, Career Counseling, Training Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The department was consulted on the development of the Plan, and input related to their Employment, Career Counseling, and Career Training Services has been taken into consideration in the document.
4	**Agency/Group/Organization**	**Fair Housing Council of Riverside County, Inc.,**
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Fair Housing Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The vital range of "no-cost" fair housing services provided to eligible clients throughout the County's urban program areas affected by illegal housing practices was evaluated and considered in this document.

5	**Agency/Group/Organization**	CITY OF **BEAUMONT**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
6	**Agency/Group/Organization**	CITY OF **BLYTHE**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
7	**Agency/Group/Organization**	City of **Canyon Lake**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
8	**Agency/Group/Organization**	City of **Eastvale**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
9	**Agency/Group/Organization**	CITY OF **LA QUINTA**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
10	**Agency/Group/Organization**	CITY OF **LAKE ELSINORE**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
11	**Agency/Group/Organization**	CITY OF **MURRIETA**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.

12	**Agency/Group/Organization**	City of **Norco**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
13	**Agency/Group/Organization**	CITY OF **SAN JACINTO**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
14	**Agency/Group/Organization**	City of **Wildomar**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
15	**Agency/Group/Organization**	**PATH OF LIFE MINISTRIES**
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the homeless programs and services it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
16	**Agency/Group/Organization**	**Coachella Valley Housing Coalition (CVHC)**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Program services consultation-Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the housing programs and services it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
17	**Agency/Group/Organization**	**Desert AIDS Project, Inc.**
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS

	What section of the Plan was addressed by Consultation?	Program services consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the support programs and services it provides, including housing, case management, and counseling. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
18	**Agency/Group/Organization**	**Family Services of the Desert**
	Agency/Group/Organization Type	Services-Survivor of Domestic Violence Emergency Food Distribution
	What section of the Plan was addressed by Consultation?	Program service consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the counseling, family support services, and food programs it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
19	**Agency/Group/Organization**	**Foothill AIDS Project**
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Program services consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the support services it provides, including housing, case management, transportation, and counseling for individuals with HIV/AIDS. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.

20	**Agency/Group/Organization**	**Martha's Village and Kitchen**
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Program services consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the emergency shelter housing, medical care, food program, counseling, and career development services it provides to homeless families and individuals. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
21	**Agency/Group/Organization**	**Habitat for Humanity Inland Valley**
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Home Repair for Suitable Living Environment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the housing programs and services it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
22	**Agency/Group/Organization**	**Valley-Wide Recreation and Park District**
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Program services availability to children/youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the recreation services and programs it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
23	**Agency/Group/Organization**	**Western Riverside Council of Governments**
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Program services consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Department via email, seeking input on their various program topics, including transportation, environment, energy, economy, and health. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
24	**Agency/Group/Organization**	CITY OF **BANNING**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
25	**Agency/Group/Organization**	CITY OF **DESERT HOT SPRINGS**
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2025-26. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
26	**Agency/Group/Organization**	**Riverside University Health System**
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Program services consultation- Suitable/Healthy Living Environment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to Riverside University Health System Behavioral Health (RUHS-BH) and Public Health (RUHS-PH) via email, seeking input regarding the services and programs they provide through their three major programs: Behavioral Health Services, Substance Use Services, the Public Guardians Office, and psychological wellness services. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
27	**Agency/Group/Organization**	**COACHELLA VALLEY WOMEN'S BUSINESS CENTER**
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Program services consultation - Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the services and programs they provide to entrepreneurs and innovators related to economic development. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
28	**Agency/Group/Organization**	**COACHELLA VALLEY ECONOMIC PARTNERSHIP**
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Program services consultation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email seeking input regarding the services and programs they provide to entrepreneurs and innovators related to economic development. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
29	**Agency/Group/Organization**	**GREATER RIVERSIDE HISPANIC CHAMBER OF COMMERCE**
	Agency/Group/Organization Type	Services-Employment Regional Organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Program services consultation Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on its small-business and economic-development services and programs. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.

30	**Agency/Group/Organization**	**BOYS & GIRLS CLUB SAN GORGONIO PASS**
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Program services - Children/Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was emailed to the organization, requesting feedback on the youth and children's services and programs it offers. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
31	**Agency/Group/Organization**	**Riverside County Veterans Services**
	Agency/Group/Organization Type	Other government - County Veteran Services
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Program services – Veterans Disabled Services- Veterans Paralyzed-Services - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Department via email, seeking input on the veteran services it offers. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
32	**Agency/Group/Organization**	**COLLEGE OF THE DESERT**
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Program services consultation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the College of the Desert via email, seeking input on the educational and support services it provides. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
33	**Agency/Group/Organization**	**Voices For Children**
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Program services delivery
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to Voices For Children (VFC) via email seeking input regarding the services they provide in Riverside County. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
34	**Agency/Group/Organization**	**Riverside County Office on Aging**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Special Needs Services-Employment Other government - County Outreach and Support Services
	What section of the Plan was addressed by Consultation?	Program service delivery

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the Organization via email, seeking input on the senior services and programs it provides. Issues they address include those related to older Californians, with the aim of developing community-based care systems that provide services that support independence within California's interdependent society. These services aim to protect the quality of life of older persons and individuals with functional impairments, while promoting citizen involvement in the planning and delivery of services. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
35	**Agency/Group/Organization**	**COUNTY OF RIVERSIDE**
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Market Analysis Availability of Broadband Access/Hazard Risks
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Review of the County of Riverside Department websites, the County's Broadband Master Plan documents, and the Broadband landscape for internet service in the County. https://rivcoconnect.org/riverside-county-and-broadband
36	**Agency/Group/Organization**	**State of California**
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Market Analysis Availability of Broadband Access

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	www.broadbandmap.ca.gov The California Interactive Broadband Map is a tool that enables California residents to locate and explore broadband services in their area. The map displays all broadband providers serving the area around a particular address. The map is updated every year. This map was created through the collaborative efforts of the California Public Utilities Commission (CPUC) Video Franchise/Broadband Deployment Group and the California State University, Chico Research Foundation, based on data supplied by internet service providers.
37	**Agency/Group/Organization**	CITY OF **COACHELLA**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
38	**Agency/Group/Organization**	**COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT (TLMA)**
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Vulnerability of occupants residing in Low/Mod Housing to natural risks

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Review of the organization's website and planning documents, General Plan Safety Element. https://planning.rctlma.org/sites/g/files/aldnop416/files/2024-07/Safety%20Element.pdf
39	**Agency/Group/Organization**	CITY OF **CALIMESA**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.
40	**Agency/Group/Organization**	CITY OF **PALM DESERT**
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Process
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Memorandum of Request for Participation was sent to the City via email, seeking input on the development of the OYAP and feedback on projects the City intends to fund in FY 2026-27. Each cooperating city is responsible for its CDBG citizen participation and application process. The expected outcome is to identify and evaluate resources, opportunities, strategies, and other efforts to address the needs and challenges.

Identify any Agency Types not consulted and provide rationale for not consulting

The County made extensive efforts to invite and consult with a wide range of agencies involved in housing, homelessness, community development, and economic development activities. There was no intention of including any specific group. Unfortunately, many organizations did not respond to the invitation to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Riverside Continuum of Care	The goal of these standards is to synthesize key elements of the HUD regulations with the processes and priorities of the Riverside County CoC, ensuring that CoC programs are administered fairly and methodically. The County of Riverside CoC (Coordinated Community) works to improve coordination and integration with other community programs and mainstream resources for individuals experiencing or at risk of homelessness. The CoC's goals include improving and expanding countywide data collection, developing performance measures, allowing each community to tailor its program to its particular strengths and challenges, and assisting people in achieving stability through self-sufficiency. These written standards have been developed in conjunction with ESG recipients, Riverside, the Department of Housing and Workforce Solutions (HWS), the CoC Collaborative Applicant, and with service providers to allow for input on standards, performance measures, and the process for full implementation of the standards throughout the CoC from the perspective of those organizations that are directly providing homeless and housing services.
Riverside County General Plan - Housing Element	County of Riverside Planning Department	State law requires that the Housing Element include an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing. Policies established in this plan help guide decision-making and set forth an action program to implement housing goals in the OYAP for the purpose of creating decent housing and a suitable living environment. https://planning.rctlma.org/6th-cycle-housing-element-update

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional & Local Workforce Development Plans	Riverside County Workforce Development Board (WDB)	The Workforce Development Division, in partnership with the WDB, plans are designed to engage businesses and industry in identifying high-quality jobs and developing training programs to prepare a competitive workforce by providing direction for prioritizing future initiatives, allocating limited resources, and focusing efforts on services that are relevant to business and industry, to individuals, and to the community. The goals related to improving education and job readiness, and to increasing the number of residents with living-wage jobs, overlap with the 2026-2027 OYAP. https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Local_Plan.pdf https://rivcoworkforce.org/sites/g/files/aldnop141/files/2022-11/2021-2024_WDB_Regional_Plan.pdf
2024 - 2028 Strategic Plan	Community Action Partnership of Riverside County (CAP)	CAP identifies and addresses poverty-related needs and resources in the community, establishing a detailed plan with specific goals and priorities for delivering services to individuals and families most affected by poverty. The CAP Strategic Plan, like the County plan, supports activities that assist LMI families by removing obstacles and solving problems that can block the achievement of self-sufficiency. https://capriverside.org/planning
2024-2028 Area Plan on Aging	2024-2028 Area Plan on Aging	The Riverside County Office on Aging engages in outreach, education, and activities and develops comprehensive strategic plans (including the Area Plan) to assist adults as they age. This Area Plan illustrates how the Office on Aging is preparing to adapt to impending changes through the development of specific goals and objectives that focus on providing older adults with access to the services they need as they age, helping them to live strong and healthy lives, and providing them with options for choices for how, when, and where they receive services. https://rcaging.org/sites/g/files/aldnop336/files/users/user76/FY%202024%20-%202028_Area%20Plan%20on%20Aging_DRAFT_2.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023-2026 Strategic Plan	First 5 Riverside	The 2023-2026 First 5 Riverside Strategic Plan funding priorities support the California Children and Families Act's intent to create and implement an integrated, comprehensive, and collaborative system of information and services that enhances optimal early childhood development and ensures children are ready to enter school. The plan focuses on maximizing specific strategic priorities in early learning, child health, family strengthening, and systems and networks to benefit Riverside County. https://rccfc.org/sites/g/files/aldnop231/files/2023-03/First5_StrategicPlan%202023-2026%20online.pdf
COC Homeless Action Plan	County of Riverside Continuum of Care	The Homeless Action Plan, developed by the CoC, a network of private- and public-sector homeless service providers, and the County's OYAP, both recommend courses of action to end homelessness rather than merely managing or maintain it. https://rivcohws.org/sites/g/files/aldnop131/files/cocdocumnets/County%20of%20Riverside%20Homeless%20Action%20Plan_1.pdf
Annual Plan	Housing Authority of the County of Riverside	The plan outlines the Public Housing Authority's five-year quantifiable goals and objectives. The housing authority's primary mission is to provide affordable, decent, safe, and sanitary housing opportunities to LMI families, the elderly, and persons with disabilities, while supporting programs that foster economic self-sufficiency and overlap with those proposed by the County. https://harivco.org/about-us/policies-regulations
Riverside County Broadband Master Plan	County of Riverside -RIVCO Connect	The purpose of this Master Plan is to document how Riverside County intends to connect all its 2.47 million residents to high-speed, reliable, and affordable broadband service. In doing so, the county aims to close its digital divide, a phenomenon that has widened the gap between those with reliable internet access and those without. https://rivcoconnect.org/sites/g/files/aldnop351/files/2023-08/Riverside%20County%20Broadband%20Master%20Plan_v7.pdf https://rivcoconnect.org/sites/g/files/aldnop351/files/2024-10/MasterPlanAddendumOctober2024.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Emergency Departments Strategic Plan	County of Riverside-Emergency Management Department	The County of Riverside Emergency Management Department (EMD) enhances the safety and security of the entire community by leading efforts to mitigate, prepare for, respond to, and recover from emergencies and disasters. Since EMD's creation in May 2015, the department has diligently implemented a comprehensive, all-hazards approach to emergency management, with integrated programs for stakeholders in the Riverside County Operational Area. EMD addresses the four phases of emergency management - mitigation, preparation, response, and recovery - in a unified manner that establishes recognized leadership in emergency management and emergency medical services. Partners: Sheriff, CAL OES, CHP, CALTRANS, FEMA, Homeland Security, CAL Fire, County Trans, CAL Dept. of Public Health, Riverside University Health. https://rivcoready.org/sites/g/files/aldnop181/files/EMD%202022-2025%20Strategic%20Plan.pdf https://rivcoready.org/about-emd/plans

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Operational Area Multi-Jurisdiction Local Hazard	County of Riverside TLMA	The purpose of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan is to identify County hazards, review and assess past disasters, estimate the probability of future events, and set goals to mitigate risks and reduce or eliminate long-term risks to people and property from natural and man-made hazards. The plan was prepared in accordance with the requirements of the Disaster Mitigation Act of 2000 to achieve eligibility and potentially secure mitigation funding through the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs. Riverside County's efforts to maintain a disaster mitigation strategy are ongoing. Our goal is to develop and maintain a comprehensive plan that encompasses all jurisdictions, special districts, businesses, and community organizations, promoting consistency, continuity, and unity. The County's planning process followed a methodology presented by FEMA and CalOES, including meetings with the Operational Area Planning Committee (OAPC), coordinated by the Riverside County Emergency Management Department. The OAPC comprises participating Federal, State, and local jurisdiction agencies, special districts, school districts, non-profit communities, universities, businesses, Healthcare Facilities, and the public. The plan identifies vulnerabilities, provides recommendations for prioritized mitigation actions, evaluates resources, identifies mitigation shortcomings, and outlines future mitigation planning and maintenance of existing plans. The plan will be implemented upon FEMA approval. https://rivcoready.org/sites/g/files/aldnop181/files/users/user41/MJLHMP%205.1.25.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
General Plan - Safety Element	County of Riverside TLMA	Riverside County Emergency Services establishes the responsibilities of Riverside County agencies during disasters. Disaster preparedness and response planning involve identifying short-term actions to mitigate the impact of an emergency and managing necessary resources in the event of a disaster. After any disaster, notably an earthquake, short-term disaster recovery requires numerous operations that are less urgent than fire suppression or medical attention but are equally important. These policies aim to transform Riverside County into a sustainable, disaster-resistant community by mitigating natural hazards through effective planning, zoning, and mitigation, while preparing for disaster response until this goal is achieved. https://planning.rctlma.org/sites/g/files/aldnop416/files/2024-07/Safety%20Element.pdf
2024 California State Emergency Plan	CAL OES-Governor's Office of Emergency Services	The California State Emergency Plan (SEP) plays a key role in guiding state agencies, local jurisdictions, and the public during emergencies. It outlines methods for conducting emergency operations, providing mutual aid, assessing state agencies' emergency response capabilities, mobilizing resources, disseminating public information, and ensuring continuity of government during an emergency or disaster. The SEP outlines the process for handling responses to natural or human-caused emergencies in California. The plan is required under the California Emergency Services Act (ESA). It describes Methods for conducting emergency operations; the process for rendering mutual aid; the emergency services of government agencies; how resources are mobilized; how the public is informed; how continuity of government is maintained during an emergency; Hazard Mitigation (actions to reduce risk); and Preparedness and Recovery from disaster. The California State Emergency Plan (SEP) plays a key role in guiding state agencies, local jurisdictions, and the public on emergency management. It describes methods for conducting emergency operations, rendering mutual aid, and mobilizing resources; the emergency response capabilities of state agencies; public information; and continuity of government during an emergency or disaster. https://www.caloes.ca.gov/office-of-the-director/operations/planning-preparedness-prevention/planning-preparedness/california-state-emergency-plan/

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County made efforts to invite and consult with various agencies involved in housing, homelessness, community development, and economic development. Participation and Assistance Memorandum Requests were emailed to other County agencies, departments, previous CPD applicants, and non-profit organizations, seeking their input on the services and programs they provide. The goal was to identify and evaluate additional resources, opportunities, strategies, and efforts to address the needs and challenges affecting low- to moderate-income populations within the County. Additionally, the County reviewed the current plans of several organizations to assess how their goals overlap with, complement, and/or address the needs of the County's CPD program target populations.

The County's program covers the unincorporated areas, participating cities, and three Joint/Metropolitan Cities. The County initiated its Citizen Participation (CP) process by notifying cities, community members, public and private sector agencies and departments, and those with an interest in the CDBG/ESG/HOME programs to participate in the OYAP process via the Notice of Funding Availability (NOFA). In an effort to broaden public participation, the County conducted Citizen Participation Public Meetings throughout the County's CPD program area. These communities represent the county's unincorporated areas, characterized by concentrations of low-income households, high poverty rates, and other community development needs. Organizations were consulted on an individual and group basis, as well as in public meetings and through written correspondence.

Narrative (optional):

The County attempted to invite and consult with many agencies involved in housing, homelessness, community development, and economic development. The County's law enforcement service departments included the County of Riverside as a general County department, the Code Enforcement Department, the Sheriff's Department, Probation and Animal Control, and other enforcement departments. Participation Memorandum Requests were sent to other county agencies/departments, previous CPD applicants, and non-profit agencies via email, seeking input regarding the services and programs they provide. The expected outcome was to identify and evaluate other resources, opportunities, strategies, and efforts that also address the needs and challenges affecting low- to moderate-income population groups within the County. The County also reviewed several organizations' current plans to assess how their goals

overlap, complement, and/or address the needs of the County's CPD program targeted populations. The County's program covers the unincorporated areas, participating cities, and two Joint/Metropolitan Cities. The County initiated its Citizen Participation (CP) process by notifying cities, community members, public/private sector agencies and departments, and those who may have an interest in the CDBG/ESG/HOME programs to participate in the OYAP process through the Notice of Funding Availability (NOFA). To broaden public participation, the Citizen Participation Public Meetings are held throughout the County's CPD program area. These communities represent the county's unincorporated areas, characterized by concentrations of low-income households, high poverty rates, and other community development needs. Organizations were consulted on an individual and group basis, as well as through public meetings and written correspondence.

AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

As required by HUD regulation 24 CFR 91.105, the County complied with the Citizen Participation process to ensure adequate citizen involvement in determining community needs and investing in housing, homelessness, community development, and economic development. The County's approved Citizen Participation Plan (CPP) outlines the policies and procedures for encouraging community outreach and participation in developing the 2026-2027 OYAP. The process is explicitly designed to accommodate and encourage participation by low-income (LMI) individuals, residents of slums or blighted areas, LMI areas, non-English-speaking individuals, persons with special needs, and public housing residents. The County is committed to providing equal access for all persons. For example, accommodation such as bilingual interpretation and other services for those with special needs are available upon request. For this reason, many of our public notices, including notifications of CPD funding cycles, public hearings, and community meetings, are published in both English and Spanish.

It was determined that the most effective methods for obtaining input from residents, service providers, and other interested parties regarding community development needs, issues, and opportunities are internet outreach, community meetings, public notices, public hearings, consultation feedback requests, memoranda of participation, and the Urban County Participating Cities. People unable to participate in any aspect of the citizen participation process were invited to provide input and/or submit comments directly to the County.

The County also conducted extensive outreach by informing prior subrecipients, local agencies, and other potential applicants of the opportunity to apply for 2026-2027 funding. Outreach included a Notice of Funding Availability (NOFA) with application instructions and guidance on conducting the citizen participation process for all cities participating in the County's Urban County Program. Technical assistance was available during the application acceptance period, from September 25, 2025, to December 18, 2025, with the application submission deadline extended to January 9, 2026**.**

To broaden public participation even further, HWS contacted non-profit social service providers, special districts, and other County departments and agencies to respond to consultation feedback and/or requests for participation memoranda. Also, to solicit community opinions and concerns during the preparation of the OYAP, the County developed and distributed a comprehensive Housing and Community Development Needs Assessment survey in English and Spanish to residents, service providers, and other stakeholders.

The survey incorporated general need categories and various subcategories. Respondents were asked to rate each category as one of the top three most in need of attention. The survey provided residents with the opportunity to identify community needs that could be addressed through CPD programs over the next five years and assign priority to these needs. Priority needs identified through this survey will be addressed in the current OYAP. Prioritization and investment decisions resulting from these collective efforts serve to identify both immediate and long-range needs and objectives.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community	Public notices were posted in English and Spanish, announcing the 2026-27 Application Cycle, the Notice of Funding Availability for the 2026-27 fiscal year, a public notice referencing the County's website for an updated list of the Citizen Participation meeting, and an invitation to attend public hearings to hear comments regarding the proposed and final 2026-27 One Year Action Plan. A summary of responses is included in Appendix D. The public voiced their needs for Community Services, Public Facilities, Public Improvements, and Housing.	No public oral or written comments were received regarding any internet postings. Refer to public meetings, public hearings, and newspaper ads below for additional information regarding comments in Appendix C.	The County invites all comments, and all comments were accepted. There were no comments received.	https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement#2741959481-4117593162

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	The County reached out to the community through six community meetings to discuss the 2026-2027 OYAP goals and strategies, focusing on public facilities and infrastructure improvements, economic development, public services, and affordable housing. Approximately 223 people attended these six community meetings in person or via video conference, including local officials, County staff, and community residents. On September 20, 2025, a public notice was posted in both English and Spanish in The Press-Enterprise (PE), Desert Sun (DS), and Palo Verde Valley Times (PVVT), announcing the dates, times, and locations of the Citizen Participation meetings.	The public expressed their need for community centers and street improvements in their neighborhoods. Residents also called for more programs to support and accommodate the homeless, additional activities at local community centers for seniors, a Home Repair Program, and expanded youth and childcare activities. Communities were also informed about the current application deadlines. Refer to Appendix D.	The County invites all comments, and all comments were accepted.	https://rivcohws.org/community-and-housing-development/cdbg-program

3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	A Public Notice (PN) was posted in the Press Enterprise (PE), and various other local newspapers of general circulation in English and Spanish on 09/27/2025, 10/01/2025, and 10/09/2025, publicizing the 2026-2027 CDBG/ESG application cycle, and Notice of Funding Availability (NOFA) for FY 2026-27. A PN was posted on 9/20/2025 in the PE, on 10/29/2025 in the Desert Sun, on 9/24/2025 in the Palo Verde Times, and on 9/24/2025 in La Prensa Hispana, announcing the dates, times, and locations of the Citizen Participation meetings. A 30-day public notice was posted in English and Spanish in the Press Enterprise, Desert Sun, and Palo Verde Times on 03/27/2026, announcing the April 28, 2026, Public Hearing held before the Board of Supervisors of the County of Riverside to hear public comments regarding the needs and proposed uses of the 2026-2027 HUD-funded CPD programs. Representatives from twelve (12) organizations made presentations seeking CDBG and/or ESG funds. Three (3) organizations that could not attend submitted their proposed project summaries in writing before the Public Hearing, all of which were entered into the record. Written and oral public comments could be submitted until 5:00 p.m. on April 27, 2026. The Board of	The County received written comments during the public comment period. These comments were accepted and are in the public comment section of the 2026-2027 OYAP and submitted into the record during the public hearing. Twelve (12) applicants spoke in person at the 4/28/2026 Public Hearing. Additionally, three (3) applicants submitted written summaries, all of which were entered into the record. Refer to Appendices C and D for details.	The County invites all comments, and all comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Supervisors of the County of Riverside, on 7/14/2026, would hear comments or views of affected citizens, public agencies, and other interested parties on the final 2026-2027 OYAP. Written and oral public comments could be submitted until 5:00 p.m. on July 13, 2026.			
4	Public Hearing	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from twelve (12) agencies attended the 4/28/2026 public hearing to present on behalf of their application(s) for the 2026-2027 CDBG/ESG funding. Three (3) organizations that could not attend submitted their proposed project summaries in writing before the 4/28/2026 Public Hearing, and all were entered into the record.	A public hearing was held on April 28, 2026, by the Riverside County Board of Supervisors (Item 21.2) to consider comments or views of affected citizens, public agencies, and other interested parties on the 2026-2027 One Year Action Plan. A representative from twelve (12) organizations made an in-person presentation seeking CDBG and/or ESG funds. Additionally, three (3) organizations submitted written project summaries prior to the Public Hearing, all of which were entered into the record. The final 2026-2027 One Year Action Plan was made available for public review and comment beginning June 12, 2026. Interested persons are invited to submit written, oral, or electronically sent comments by 5:00 PM on July 13, 2026. Refer to Appendices C and D for details.	The County invites all comments, and all comments were accepted.	https://rivcohws.org/community-and-housing-development/cdbg-program

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Surveys (including web-based)	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	A total of two hundred and thirteen (213) residents responded to the Riverside County 2026-2027 Community Needs Assessment Survey. Mass emails were sent to stakeholders and sponsors who serve county residents. Surveys were distributed along with a postcard containing a QR code linking to the online survey at various community events, county facilities, and county libraries. The survey QR code was present at community resource fairs and cleanups.	Residents expressed the need for more parks and recreation facilities; road, water, sewer, and drainage improvements; street and sidewalk improvements; affordable housing; First-Time Homebuyer Assistance; Home Repair programs; mental health services; homeless services; and children/youth services (Refer to Appendix D).	The County invites all comments, and all comments were accepted. (Refer to Appendix D)	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Memorandum of Participation Outreach	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	The County attempted to invite and consult with various agencies involved in housing, homelessness, community development, and economic development. Ten (10) Participation and Assistance Memorandum Requests were sent to other County agencies/ departments, and sixty-one (61) were sent to previous CPD applicants and non-profit agencies. Seven (7) agencies submitted summaries of their current goals, objectives, and the effectiveness of the services and/or programs provided by their organizations, as well as available resources and current plans, all of which address the needs of the County's CPD program's targeted populations.	All comments were considered in the development of the County's 2026-2027 One Year Action Plan. Refer to Appendix D for a summary of input received.	The County welcomes all comments and accepts them all.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	The following documents were published on HWS's website for public review: the Proposed Use of the 2026-2027 One Year Action Plan and the final draft of the 2026-2027 One Year Action Plan. These documents were accessible on our website and at various locations, as detailed in Appendix C.	There were no public oral or written comments received.	The County invites all comments, and all comments are accepted.	https://rivcohws.org/cdbg-program
8	Urban County Participating Cities	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	The County strongly encourages the fifteen (15) Participating Cities and one (1) Joint Metro Cities in the Urban County CDBG program to facilitate and support the participation of all their residents by providing an opportunity for them to participate in prioritizing community development needs, activities, and projects to be funded with CDBG, ESG, and HOME.	Each cooperating city and joint metro city that had not previously received an advancement, with the approval of their City Council, submitted CDBG project funding requests in FY 2026-2027 to address identified priority Community Development Needs. Cumulatively, thirty-six (36) City applications were received, and thirty (27) projects were funded.	Except for the 2026-2027 project funding requests, there was no public attendance or public oral/written comments received on the proposed or final 2026-2027 OYAP.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	ESG Consultation	Non-English Speaking - Specify other language: Spanish Persons with Special Needs Non-targeted/broad community Residents of Public and Assisted Housing	A total of fourteen (14) applications were submitted to the County. The County provided the Continuum of Care Consultation Feedback Forms for review, along with a meeting with the COC lead that included comments on needs, gaps, and funding recommendations for the 2026-2027 County ESG allocation. This allocation should align with the County's Five Year Consolidated Plan and the Recommended County Plan to End Homelessness. In addition to the feedback request sent to the CoC members, consultations were conducted with the County CoC, State ESG, and HMIS staff to gather additional feedback. The meeting addressed Supervisorial District areas, including the Point-in-Time Count of unsheltered individuals and those in emergency shelters, to help determine needs. Also discussed the use of ESG funding to fill funding gaps, avoiding duplication of funding, and future collaboration, including mapping service providers, funding, and the location of homeless individuals to determine how ESG can be best utilized.	The suggested amounts align with HUD/ESG guidelines and projected service needs in Riverside County. Refer to Appendix D for the 2026-2027 COC Consultation Summary of Recommendations.	The County welcomes all comments and accepts them all.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

To receive CPD funding, the County must develop and submit a Consolidated Plan every five years and a one year action plan for each of those five years to the U.S. Department of Housing and Urban Development (HUD). The County of Riverside anticipates receiving annual allocations of CDBG, HOME, and ESG funds from HUD over the next five years to support activities that provide decent housing, suitable living environments, and expanded economic opportunities for its residents.

These funds are intended to help meet priority needs identified throughout the County. Detailed information on the resources the County expects to receive and the activities to be undertaken to meet the priority needs is identified in the OYAP. The County is receiving approximately $10,490,153.03 in CPD funding for the 2026-2027 program year. HUD-CPD appropriations include $7,226,751 and $537,816 of City of Murrieta (a joint Metro-City), totaling $7,764,567 in CDBG program funds. $2,102,217.03 in HOME program funds, comprising $315,333 for Community Housing Development Organizations (CHDOs) and $350,000 in Prior Year HOME Program Income. $623,369 in ESG program funds.

A continuing challenge for the county and our participating cities is securing adequate funding and resources to effectively address the community, economic, and social needs of residents and communities in the urban county area. As with most of the priority goals, the needs far outweigh the County's available resources. Current CPD funding and other community development resources are insufficient to meet the needs of low- and moderate-income individuals and residents with special needs in the County's CPD program area. It is anticipated that funding for affordable housing and community development programs will remain limited. Given these circumstances, the County will strive to make progress in implementing its public facility and community service programs.

The following section summarizes the major funding sources available to carry out housing and community development activities in the Urban County. This section also identifies the County’s third year and projected funding levels over the five year plan period for

formula grant programs (CDBG, HOME, and ESG). Funds are available from the following categories:

Anticipated Resources

	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,764,567	0	0	7,764,567	15,629,884	Grants are awarded on a formula basis for housing and community development activities. Primarily, recipients must be low- to moderate-income (up to 80% of the median family income) or reside in a low- to moderate-income area. The current year's expected amount of $7,764,567 includes $537,816 for the City of Murrieta-Metro City. The expected amount available for the remainder of ConPlan is estimated Program Income, which is obligated to projects as it is received in IDIS. There are no prior-year carry-forward funds. Refer to 2026-27 OYAP Appendices E and H for details.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	2,102,217.03	350,000	0	2,452,217.03	6,798,910.52	The County expects an allocation of $2,452,217.03 for 2026-2027. Breakdown: First-Time Home Buyer, which includes prior-year Program Income of $350,000; New Construction/Rehabilitation: $1,576,663.03, and CHDO Set Aside (15%): $315,333; Administration (10%): $210,221. Refer to 2026-27 OYAP. Appendices E and H.

	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	623,369	0	0	623,369	1,200,890	Grants are awarded to non-profit providers to provide essential services and shelter to homeless families and individuals through the Shelter Programs. Providers also offer rapid rehousing, financial assistance, and stabilization services to homeless families and individuals, as well as prevention services to those at risk of becoming homeless. Emergency Response Teams perform street outreach. There are no prior-year carry-forward funds, as all funds are allocated to specific projects. Refer to 2026-27 OYAP Appendices E and H for details on the current year's project funding.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As in the past, the County and its cooperating cities have been as creative as possible in seeking additional funding sources to develop and deliver efficient, cost-effective projects. CDBG, HOME, and ESG-funded activities will be leveraged, as required and whenever possible, along with additional federal, state, local, private, and/or other sources of support for their respective service types. The county will comply with applicable federal regulations to match the requirements for the HOME and ESG programs. The match for both programs is reported annually in the Consolidated Annual Performance and Evaluation Reporting (CAPER).

The Emergency Solutions Grant program has a mandatory matching grant requirement for sub-recipients. The county is anticipated to leverage or match more than six times its annual ESG allocation with Federal, State, and private resources. Affordable Housing- HOME Program regulations require a twenty-five percent (25%) non-Federal match for every HOME dollar expended. Funds set aside for program administration and Community Housing Development Organization (CHDO) technical assistance/capacity building are exempt from this matching requirement. The match must be met by the end of the Federal fiscal year in which the expenditure occurred. This requirement is not project-specific but rather program-wide.

The County expects to leverage CPD funds in conjunction with the following funding sources to support the achievement of the Five Year Consolidated Plan's goals.

As the County of Riverside Project Applicant and Collaborative Applicant, HWS can effectively leverage additional federal, state, and local funds and in-kind support as stated below:

The resources leveraged are committed through sub-recipient collaborations and partnerships within the CoC and include mainstream resources to which homeless program participants are linked, such as supportive services, case management, employment, life skills training, and education. These partnerships have been established through the annual CoC Consolidated Application, strategic use of other federal, state, and local funding such as EFSP, HHIP, HHAP, HEAP, CESH, ESG, ERF, Prop 47, and county-funded emergency shelter programs, and CoC network program activities.

- Under the FY2025 HUD CoC Program, each of the eighteen (18) projects with a total amount of $18,283,543 leverages at least 25% of private, state, and local funds to support permanent supportive housing, rapid rehousing, and the Coordinated Entry System (CES).
- The Emergency Food and Shelter Program (EFSP) was created in 1983 to supplement and expand the work of local social service agencies, both nonprofit and governmental, in an effort to help people with economic emergencies. During its years of operation, the program disbursed over $5.03 billion. The award amount each county receives is based on the number of unemployed individuals relative to the total number of unemployed individuals across all qualifying jurisdictions. Riverside County was awarded $1,181,650 in Phase 41 and awarded 33 local recipient organizations, $1,224,410 in Phase 39 and awarded 31 local recipient organizations, $3,784,363 in Phase ARPAR and awarded 33 local recipient organizations, and $1,146,704 in Phase 40 and awarded 28 local recipient organizations, all phases ending 12/31/2024 to supplement emergency food and shelter programs throughout

the County. Program funds have supplemented over 30 agencies and non-profits within the County of Riverside with food, utilities, and rent.

- HHAP Round 1 is a $650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, funded by the Business, Consumer Services, and Housing Agency. These funds were awarded to 19 homeless projects to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2025 (5 years).
- HHAP Round 2 is a $300 million grant that provides support to local jurisdictions to continue to build on regional collaboration developed through previous rounds of Cal ICH funding and to develop a unified regional response to homelessness. The County of Riverside was awarded $1,566,822 for a Continuum of Care Allocation and $1,402,400 for a county allocation. These funds are being strategically used to support the development of permanent supportive housing and encampment responses in Riverside County in response to the homeless crisis. The funding period for these projects extends through June 30, 2026 (5 years).
- HHAP Round 3 is a $1 billion grant that provides local jurisdictions, including federally recognized ancestral governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded $4,207,199 for a Continuum of Care Allocation and $3,926,719 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies, assist the Coordinated Entry System (CES) and Homeless Management Information System (HMIS), and create rapid re-housing programs to respond to the homelessness crisis in our county. The funding period for these projects extends through June 30, 2026.
- HHAP Round 4 is a $1 billion grant that further provides local jurisdictions, including federally recognized ancestral governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded $4,407,903.41 for a Continuum of Care allocation and $4,135,566.39 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies and existing street outreach teams, fund permanent housing/capital projects, and create rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2027.
- HHAP Round 5 is a $1 billion grant that further provides local jurisdictions, including federally recognized ancestral governments, with flexible funding to continue efforts to end and prevent homelessness in their communities. The County of Riverside was awarded $5,356,513.81 for a Continuum of Care allocation and $5,139,100.50 for a county allocation. These funds are being used strategically to support emergency shelter operating subsidies and existing street outreach teams, fund permanent housing/capital projects, and create rapid rehousing programs to respond to the homeless crisis in our county. The funding period for these projects will be through 6/30/2028.

- ESG: The state ESG program provides funds for various activities to address homelessness, as authorized under the federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and State program requirements. HCD administers the ESG program with funding received from the U.S. Department of Housing and Urban Development (HUD). Emergency Solutions Grant funding is designed to support initiatives aimed at preventing homelessness and to assist individuals and families experiencing homelessness to regain housing stability quickly. For FY 2023 (administered in 2024), HCD awarded Riverside County CoC $299,499 towards rental assistance and supportive services; FY 2024 Riverside County has been allocated $388,000 towards rental assistance and supportive services.
- On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) of 2021 (H.R. 1319) into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic, including the public health and economic impacts. $65.1 billion is provided in direct aid to counties. Riverside County's share of the American Rescue Plan funding is $479,874,599, of which the first installment of $239,937,299 was received on May 10, 2021, and the second installment in the same amount was received on June 6, 2022. The County of Riverside Executive Office set aside $10M of the second installment of ARPA funding to allow HWS to expand the number of new emergency shelter beds available. The funding must be spent equally amongst all five districts in Riverside County, thus allowing $2,000,000 to be allocated to each district. Funds have been 100% obligated and are being used for capital projects at shelters to create additional shelter beds in each supervisorial district throughout the County. Additional shelter beds will be created in unincorporated areas county-wide and in seven (7) cities. The funds must be expended by December 31, 2026.
- Shelters provided by County General Funds received $1,238,576 from General Funds to support six emergency shelters in the County, one seasonal cold weather shelter, and the West Valley Navigation project, which includes crisis stabilization housing, rapid rehousing, and homeless prevention. The 2025 Housing Inventory Count (HIC) reported a total of 1,826 year-round emergency shelter beds countywide. Also, HMIS data is reviewed to determine whether people are staying in programs, whether they are exiting permanent housing, and whether they are increasing their incomes.
- Encampment Resolution Funding Program is a $350 million grant program to assist local jurisdictions in ensuring the wellness and safety of people experiencing homelessness in encampments by providing services and supports that address their immediate physical and mental wellness and result in meaningful paths to safe and stable housing. In October 2022, Riverside County was awarded $11 million from Round 2 to support the encampments located within the Santa Ana River Bottom (SAR). In September 2023, Riverside County was awarded $12 million from Round 3 to support the encampments located within the San Jacinto River Bottom. In October 2024, Riverside County was awarded 12 million to support encampments in the and around the Murietta Creek

Trail area in the Southwest region. All projects carry a multidisciplinary team formed to address the needs of the individuals living in these areas and provide housing and other supportive services they may need to obtain housing.

- The Housing and Homelessness Incentive Program (HHIP) is an incentive program that enables Medi-Cal managed care plans to earn incentive funds from California's Department of Healthcare Services for making progress in addressing homelessness and housing insecurity as social determinants of health. Inland Empire Health Plan (IEHP) has invested $32,600,000, and Molina Healthcare has invested $2,495,000 for $35,095,000 in total healthcare investments made to Riverside County's homeless system of Care. Additionally, IEHP has provided the availability of $12,000,000 in incentive funding that the county may earn by making progress toward identified goals, making the total possible investments $47,095,000. The partnership between the local Managed Care plans and the County of Riverside aims to improve health outcomes and access to whole-person care services by addressing housing insecurity and instability for the Medi-Cal population. Investments made to Riverside County include CoC Support, CES Support, Community Support Enhancement, CoC Collaboration and Partnerships, DMC-ODS Support and Collaboration, Permanent Supportive Housing, Disparities and Equity Services Support, Street Medicine Support, HMIS Collaboration and Enhancement Community Support, and Homeless Shelters Respite Care Center Development.
- Youth Homelessness Demonstration Program (YHDP) is a $60 million program that builds systems to end youth homelessness. This program will support a wide range of housing programs, including rapid rehousing, permanent supportive housing, transitional housing, and host homes. In September 2023, Riverside County was awarded $7,487,462 to address the needs of youth within the county. The initial project will operate for a minimum of 24 months, supporting selected communities in the development and implementation of a coordinated community approach to preventing and ending youth homelessness. As of 2025, all YHDP-funded projects are fully operational. They include drop-in centers with housing navigators, permanent supportive housing, transitional housing, and joint transitional rapid rehousing projects.
- Prop 47 Rivco Project Street Recovery is a comprehensive field-based initiative designed to serve justice-impacted individuals experiencing substance use disorders, mental health illnesses, or co-occurring disorders. Supported by an $8,000,000.00 grant awarded in October 2024 by the Board of State and Community Corrections (BSCC), through funding made available by California Proposition 47. The program focuses on improving public safety and community well-being by addressing the root causes of justice system involvement. The program provides targeted outreach and direct services to individuals who face significant barriers to accessing traditional healthcare and behavioral health systems. Through a multidisciplinary team of outreach specialists, behavioral health professionals, case managers, and peer support staff, services are delivered directly in the field to engage individuals where they are and connect them to treatment, housing, and recovery support. The program is guided by three primary goals: reducing recidivism by providing field-based mental health and substance use services; increasing access to treatment through a strategic outreach approach for individuals unable to access traditional care; and supporting long-term recovery by securing stable housing and income opportunities for participants. By leveraging partnerships with behavioral health providers, housing agencies, and

community-based organizations, the Rivco Project Street Recovery program creates a coordinated system of care that promotes recovery, housing stability, and successful community reintegration for justice-impacted individuals. Through this comprehensive approach, the program works to break cycles of addiction, homelessness, and incarceration while improving outcomes for individuals and the broader community.

On February 9, 2026, the County of Riverside Continuum of Care (CoC) applied to receive a United States Department of Housing and Urban Development (HUD) auto-renewal award for its 2025 CoC Program in the amount of $18,283,543 that funds eighteen (18) renewal projects, including Permanent Supportive Housing, Rapid Rehousing, Homeless Management Information System (HMIS), and CoC Planning grant. Official notification is expected to be forthcoming. HHAP Round 5 is a $1 billion grant that provides local jurisdictions, including federally recognized ancestral governments, with flexible funding to continue efforts to improve regional and systems coordination to prevent and end homelessness in their communities. The County of Riverside is intended to be awarded $5,356,513.81 for a Continuum of Care allocation and $5,139,100.50 for a county allocation. All funds, including supplemental and planning allocations, must be expended by June 30, 2027.

The Housing Authority of the County of Riverside administers and manages several programs to address housing needs with an annual budget of $142.6 million. The Section 8 program, administered by the Housing Authority, receives an annual allocation to administer the Housing Choice Voucher Program (also known as Section 8), which is authorized by the U.S. Housing Act of 1937. The Section 8 program provides permanent rental subsidies in the form of vouchers for use in the private rental market, thereby making market-rate housing affordable to extremely low- and low-income families. The Section 8 program offers an additional benefit of providing income to local landlords who participate, thereby strengthening the local rental market. Section 8 vouchers are also project-based to help facilitate the financing of the development of new affordable housing projects.

Leveraging public and private funds is crucial to the success of affordable housing project development, given the limited funding available at the local level. HOME-funded affordable housing developments require layered funding. The following is a list of some of the possible funding sources that may be used in conjunction with HOME funds: Limited Partner Tax Credit Equity; Section 8 Project Based Vouchers, California Housing Finance Agency (CalHFA) funds; California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP) funds; HCD No Place Like Home (NPLH) funds; HCD Permanent Local Housing Allocation (PLHA); HCD Veterans Housing and Homeless Prevention (VHHP) funds; HCD Affordable Housing Sustainable Communities (AHSC) funds; American Rescue Plan Act (ARPA) funds; The HOME Investment Partnerships American Rescue Plan Program (HOME-ARP); Permanent Local Housing Allocation (PLHA); HCD CalHome funds; and Federal Home Loan Bank Affordable

Housing Program (AHP) funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Following the termination of redevelopment agencies in California, the Housing Authority of the County of Riverside (HACR) was appointed as the housing successor agency for the former Redevelopment Agency and the former Coachella Redevelopment Agency. These agencies collectively owned 104 vacant parcels scattered throughout the county, some of which are situated in areas with low-income populations.

To date, HACR has effectively developed the majority of these infill parcels by collaborating with nonprofit developers, constructing self-help single-family homes and multifamily developments. HACR has executed Disposition and Development Agreements (DDAs) for 7 properties at various stages of development. Two projects are currently under construction, with 4 properties expected to enter into DDAs in FY 2025-26.

HACR continues working with affordable housing developers to develop the other vacant parcels. The development of these properties is anticipated to positively impact these areas by providing investment, affordable housing, and other services.

Discussion

The number of resources available to address social, community, and economic development goals is minimal compared to the recognized and documented needs. To tackle this challenge, the County will strongly encourage its agencies, along with cooperating cities and other sub-recipients, to collaborate, forge new partnerships, and seek additional resources to leverage whenever possible.

As noted previously, HOME and ESG have matching fund requirements: HOME requires a 25% match, while ESG requires a 100% match. These regulatory matching requirements ensure the efficient use of Federal funds through leveraging. The CDBG program regulations do not require a funding match; however, the County strongly encourages leveraging CDBG funds and gives priority consideration in evaluating proposed activities that leverage other funding sources. Acceptable leveraging can take the form of land, cash, other Federal,

State, or local government assistance, donations, private resources, or other subsidized financing.

Given the extent and magnitude of the need for housing and other community and economic development needs in Riverside County, the limited resources available through federal programs must be leveraged alongside other resources. Many of the most successful affordable housing projects, community facilities, and public service programs use extensive leveraging.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - SL-1	2026	2027	Homeless Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide County of Riverside LMA Supervisorial Districts Cooperating Cities Metro City	Public Services - SL-1	CDBG: $527,874	Public service activities other than Low/Moderate Income Housing Benefit: 7,209 Persons Assisted
2	Public Services - SL-2	2026	2027	Non-Housing Community Development Public Service	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Services - SL-2	CDBG: $80,117	Public service activities other than Low/Moderate Income Housing Benefit: 329 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services - SL-3	2026	2027	Non-Homeless Special Needs Non-Housing Community Development Public Service	Countywide Supervisorial Districts Cooperating Cities	Public Services - SL-3	CDBG: $0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
4	Public Facility/Infrastructure - SL-1	2026	2027	Non-Homeless Special Needs Non-Housing Community Development Public Facility/Infrastructure	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Facility/Infrastructure - SL-1	CDBG: $1,151,933	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,126 Persons Assisted
5	Public Facility/Infrastructure - SL- 3	2026	2027	Non-Housing Community Development Public Facility/Infrastructure	Countywide Supervisorial Districts Cooperating Cities Metro City	Public Facility/Infrastructure - SL-3	CDBG: $3,162,444	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 384 Persons Assisted
6	Economic Development - EO-1	2026	2027	Business/Jobs	Countywide Supervisorial Districts Cooperating Cities Metro City	Economic Development - EO-1	CDBG: $0	Businesses Assisted: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rehabilitation - DH-2	2026	2027	Rehabilitation - DH-2	Countywide Supervisorial Districts Cooperating Cities	Rehabilitation - DH-2	CDBG: $1,253,858	Homeowner Housing Rehabilitated: 25 Household Housing Unit
8	Homelessness - SL-1	2026	2027	Homeless	Countywide	Homelessness - SL-1	CDBG: $124,539 ESG: $369,000	Homeless Person Overnight Shelter: 2,765 Persons Assisted Homelessness Prevention: 0 Persons Assisted
9	Homelessness - DH-2	2026	2027	Homeless	Countywide Supervisorial Districts Cooperating Cities	Homeless - DH-2	CDBG: $0 ESG: $207,616	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Administration	2026	2027	Administration	Administration	Administration	CDBG: $1,463,802 ESG: $46,753 HOME: $210,221	Other: 0 Other
11	First-Time Homebuyer Assistance	2026	2027	Affordable Housing	Countywide	First-Time Home Buyer Assistance	HOME: $350,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
12	Expand the Affordable Rental Housing Stock	2026	2027	Affordable Housing	Countywide	Expand the Affordable Rental Housing Stock	HOME: $1,576,663.03	Rental units constructed: 40 Household Housing Unit
13	Improve the Conditions of Substandard Housing	2026	2027	Affordable Housing	Countywide	Improve the Conditions of Substandard Housing	HOME: $0	Rental units rehabilitated: 0 Household Housing Unit
14	Address Farmworker Housing Needs	2026	2027	Affordable Housing	Countywide	Address Farmworker Housing Needs	HOME: $0	Rental units constructed: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CHDO Set Aside	2026	2027	Affordable Housing	Countywide	CHDO Set Aside	HOME: $315,333	Rental units constructed: 5 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services - SL-1
	Goal Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and to ensure access to programs addressing various social concerns. The County's five year objectives are to establish, improve, and expand existing public services. The primary objective of these public service activities is to provide a suitable living environment that meets the specific performance outcome of availability and accessibility. In FY 2026-2027, the County will allocate funds in this category to homeless operation costs, food pantries, community services, youth services, senior services, handicapped services, substance abuse services, services for battered and abused spouses, childcare services, referral services, health services, services for abused and neglected children, and psychological wellness services.

2	**Goal Name**	Public Services - SL-2
	Goal Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and to ensure access to programs addressing various social concerns. The County's five year objectives are to establish, improve, and expand existing public services. The primary objective of these public service activities is to provide a suitable living environment to meet the specific performance outcome of affordability. In FY 2026-2027, the County will allocate funds in this category to youth services, after-school programs, childcare services, senior services, and services for abused and neglected children.
3	**Goal Name**	Public Services - SL-3
	Goal Description	The County's overall objective is to ensure that opportunities and services are provided to improve the quality of life and independence for lower-income individuals, and to ensure access to programs related to various social concerns. The County's five year objectives are to establish, improve, and expand existing public services. The primary objective of these public service activities is to provide a suitable living environment that meets the specific performance outcome of sustainability: promoting livable or viable communities. In FY 2026-2027, the County will allocate funds in this category to support community and neighborhood cleanup events, as well as the direct costs of providing information on health and safety ordinances and neighborhood resources available to sustain and improve communities countywide.

4	**Goal Name**	Public Facility/Infrastructure - SL-1
	Goal Description	Public facility investments can enhance access to support services and facilitate better coordination among service providers. Objectives established to meet priority needs include: provide or expand public facilities and community centers, to include those that serve special needs, such as child care centers, senior centers, youth centers, park and recreation facilities, neighborhood facilities, health facilities, facilities for abused and neglected children, and facilities for AIDS patients; and develop multi-agency/multi-service centers to deliver services more efficiently and effectively. The primary objective of the proposed improvements in FY 2026-2027 is to maintain quality and adequate infrastructure, ensuring access for individuals with impaired mobility. Objectives established to meet priority needs include: construct, improve, or replace infrastructures such as curbs, gutters, sidewalks, water/sewer, and flood drains in lower-income areas to improve community health and safety; provide street and sidewalk repairs to increase safety and access in lower-income neighborhoods; increase community access through ADA improvements. The primary objective of these public facilities and infrastructure activities is to provide a suitable living environment that meets the specific performance outcome of availability and accessibility.

5	**Goal Name**	Public Facility/Infrastructure - SL- 3
	Goal Description	Public facility and infrastructure investments can provide or expand public facilities and activities that sustain a suitable living environment. Objectives established to meet priority needs in FY 2026-2027 include improving or replacing public facilities and infrastructure, such as local streets and sidewalks; rehabilitating or constructing community parks and community centers; road improvement projects; neighborhood enhancement projects; and public safety improvements. These public facilities and infrastructure activities aim to provide a suitable living environment that meets the specific performance outcome of promoting sustainable or viable communities.
6	**Goal Name**	Economic Development - EO-1
	Goal Description	Economic Development is an activity or improvement designed to support, increase, or stabilize business development, create or retain jobs, or expand the provision of goods and services. The primary objective is to create suitable living environments to create economic opportunities. In FY 2026-2027, the county will allocate funds in this category to technical business services for microenterprise businesses.
7	**Goal Name**	Rehabilitation - DH-2
	Goal Description	The Home Enhancement Program will provide home improvements and/or energy efficiency improvements for seniors, individuals with special needs, and low-income households. The primary objective of these single-home rehabilitation goals in FY 2026-2027 is to provide decent housing that meets the specific performance outcome of affordability.

8	**Goal Name**	Homelessness - SL-1
	Goal Description	Homelessness activities provide services to persons who are homeless or experiencing housing instability. The primary objective of these homeless activities is to provide a suitable living environment that meets the specific performance outcome of availability and accessibility.
9	**Goal Name**	Homelessness - DH-2
	Goal Description	The primary objective of these homeless activities is to provide decent housing that meets the specific performance outcome of affordability of housing assistance and improvements. In FY 2026-2027, the County will allocate ESG funds to rapid re-housing and homelessness prevention in this category. Homeless activities provide services to persons who are homeless or experiencing housing instability. The primary objective of these homeless activities is to provide decent housing that meets the specific performance outcome of affordability.
10	**Goal Name**	Administration
	Goal Description	Administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CPD programs. The administration is being funded under HUD Matrix Code 21A; therefore, no specific outcome or objective has been assigned, and no accomplishments or goals have been reported in IDIS. This includes Fair Housing, $140,000.
11	**Goal Name**	First Time Homebuyer Assistance
	Goal Description	The County of Riverside, by allocating HOME funds, will expand the affordable rental housing stock through the construction of new units.

12	**Goal Name**	Expand the Affordable Rental Housing Stock
	Goal Description	The County of Riverside, by allocating HOME funds, will expand the affordable rental housing stock through the construction of new units.
13	**Goal Name**	Improve the Conditions of Substandard Housing
	Goal Description	The County of Riverside, through the allocation of HOME funds, will improve the conditions of Substandard Housing.
14	**Goal Name**	Address Farmworker Housing Needs
	Goal Description	The County of Riverside, through the allocation of HOME funds, will address farmworker housing issues by building and/or rehabilitating affordable housing units.
15	**Goal Name**	CHDO Set Aside
	Goal Description	The County of Riverside, per HUD regulation, will set aside 15% of HOME allocation for qualified Community Housing and Development Organizations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Using targets listed on the 2024-2029 Five Year CP yields: For FY 2026-2027 will yield

Extremely low income: 5 units, 100% of which are assisted with HOME

Very low income: 20 units, 100% of which are assisted with HOME

Low income: 30 units, 100% of which are assisted with HOME

Moderate and above moderate: 0 units, 0% of which assisted with HOME

Projects

AP-35 Projects – 91.220(d)

Introduction

HUD requires a consolidated planning process for CDBG, HOME, and ESG programs. This process consolidates multiple grant application requirements into a single submission. The OYAP outlines proposed strategies for the expenditure of the CDBG, HOME, and ESG funds to provide a suitable living environment through safer, more livable neighborhoods and greater participation of lower-income residents throughout the County. The OYAP also outlines how the expenditure of federal funds will increase housing opportunities by stabilizing the affordable housing stock, enhancing its availability, improving access for all residents, expanding the supply of supportive housing for individuals with special needs, and transitioning homeless individuals into stable housing. Additionally, the OYAP identifies strategies to expand economic opportunities through employment opportunities that pay self-sufficiency wages, homeownership opportunities, and development activities that stimulate long-term community stability, while also emphasizing the efforts of lower-income individuals to achieve self-sufficiency. For FY 2026-2027, the County anticipates a combined CDBG, HOME, and ESG allocation of $10,490,153.03.

In FY 2026-2027, the County is expected to receive $7,764,567 (including $537,816 for Murrieta (Metro)) in CDBG funds. CDBG funds will be used for public services, public improvements, public facilities, economic development, fair housing, housing rehabilitation, and code enforcement. Federal regulations impose a 15% cap on funding expended for public service activities, and administrative costs are limited to 20% of the total CDBG funding and program income received.

In FY 2026-2027, the County is expected to receive $2,102,217.03 in HOME Program funds. Administrative costs are limited to 10% of the annual HOME allocation and program income received. Federal regulations require that at least 15% of each year's HOME allocation be set aside for projects sponsored by Community Housing and Development Organizations (CHDOs).

The County will also receive $623,369 in ESG funds in FY 2026-2027. The County will allocate the ESG funds to various programs and activities, including emergency shelter, homelessness prevention, rapid re-housing, and outreach, with up to 7.5% of the total ESG allocation for administrative activities.

There is no carryover of CDBG funds from previous program years to FY 2026-27. CDBG program income (PI) is allocated as it is received into IDIS. The County anticipates that program income from prior-year investments in FY 2026-27 will be $0 in CDBG; however, the estimated PI has not

yet been allocated to specific activities in the 2026-2027 OYAP. The prior year's HOME PI of $350,000 will be obligated to the First-Time Homebuyer Program.

Below are the proposed 2026-2027 OYAP Projects. Table 3c provides detailed descriptions of the projects, as outlined in Appendix H. Additionally, the county will consider the proposed backup projects presented in Appendix E.

Projects

#	Project Name
1	8.82-26- HOME Administration
2	8.83-26 - HOME Community Housing Development Organization (CHDO) Set-Aside
3	8.84.26 - HOME New Construction
4	8.85-26 - HOME First-Time Home Buyer (FTHB)
5	ESG26 County of Riverside
6	9.262-26 - CDBG Program Administration
7	9.263-26 - Fair Housing Program Administration
8	9.264-26 - Countywide Public Facility Projects
9	9.265-26 - Countywide Road Improvement Projects
10	9.266-26 - Home Enhancement Program
11	0.286-26 - Teens Continue to Lead Program
12	0.287-26 - Camp Kids
13	0.288-26 - Court Appointed Special Advocate Program (CASA)
14	0.289-26 - H.O.P.E. Pantry Program
15	0.290-26 - School Zone Program
16	0.291-26 - SAFE and Healthy Families Program
17	0.292-26 - Kin Care
18	0.293.26 - Care-A-Van Transit Program
19	0.294-26 - Main Street/Harrison House Transitional Living Program
20	0.295-26 - Desert Arc HVAC Improvement Project
21	0.296-26 - St. Martha Food Pantry
22	0.297-26 - Emergency Food Bag Program
23	0.298-26 - Strengthening Child and Family Resilience Program
24	0.299-26 - Home Enhancement Program
25	1.135-26 - TruEvolution Project Legacy Improvements Phase II
26	2.95-26 - Teen Leadership Program
27	2.96-26 - 2nd District Public Facility Fund
28	2.CL.14-26 - City Hall ADA Accessibility Project
29	2.LE.94-26 - Spring Street ADA Sidewalk Project
30	2.LE.95-26 - Boys and Girls Club Scholarship Program
31	2.LE.96-26 - Vista Community Clinic Program

#	Project Name
32	2.NR.66-26 - Senior Center Program
33	2.NR.67-26 - Rose M Elridge Senior Center Flooring Project
34	3.216-26 - Empowerment Village Program
35	3.217-26 - Menifee Valley Community Cupboard
36	3.218-26 - Case Management and Supportive Services Program
37	3.219-26 - Senior Homelessness Integrated Partnerships (SHIP) Program
38	3.220-26 - Emerald Park Accessibility Project
39	3.221-26 - 3rd District Public Facility Fund
40	3.MR.91-26 - Murrieta Administration
41	3.MR.92-26 - Cultivating Program
42	3.MR.93-26 - A Brush with Kindness Senior Minor Home Maintenance Program
43	3.MR.94-26 - Boys and Girls Clubs Scholarship Program
44	3.MR.95-26 - Hope Family Housing
45	4.313.26 - Emergency Food Assistance Program
46	4.314-26 - FIND's Outreach Program
47	4.315-26 - Small Farmers Program
48	4.316-26 - STEM in the Wild Field Trip Scholarship Program
49	4.317-26 - Idyllwild HELP Center
50	4.318-26 - Our Lady of Guadalupe Center
51	4.319-26 - Energy Efficient Homeless Housing Improvement Project Phase 5
52	4.320-26 - Mesa Vista Parking Lot Improvement Project
53	4.BL.60-26 - Bommer Park Improvement Project
54	4.BL.61-26 - PFC Support Services Program
55	4.LQ.54-26 - City of La Quinta Miscellaneous ADA Improvements
56	4.LQ.55-26 - Membership Fees Waiver and Reduction Program
57	4.PD.08-26 - Joslyn Center Air Conditioning Replacement Project
58	5.127-26 - Community Resource & Navigation Center – Save our Services
59	5.128-26 - Food Assistance Program
60	5.129-26 - Youth Scholarship Program
61	5.130-26 - Valley Restart Shelter
62	5.131-26 - Housing Services for People with HIV/AIDS Program
63	5.BN.66-26 - Sylvan Park Improvement Project
64	5.CM.07-26 - City of Calimesa ADA Improvement Project

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In accordance with the Consolidated Plan, CDBG, HOME, and funds are distributed using the

following allocation priorities:

CDBG: Projects and programs identified for funding with CDBG are selected in accordance with the policies and procedures outlined in the Consolidated Plan. Refer to sections AP-12 and AP above for further details.

HOME: HOME funds are dedicated to housing activities that meet local housing needs and typically preserve or create affordable housing. Uses include tenant-based rental assistance, rehabilitation, homebuyer assistance, and new construction.

ESG: Projects and programs identified for funding with ESG are selected in accordance with the policies and procedures outlined in the Consolidated Plan. ESG funds support outreach and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness. In addition, ESG supports Rapid Re-housing programs, which focus on quickly placing homeless individuals and households back into permanent housing, with intermediate-term rental assistance and housing stabilization services provided.

AP-38 Project Summary

Project Summary Information in Appendix H.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographically, Riverside County is the fourth most populous county in the State, spanning more than 7,200 square miles and encompassing urbanized neighborhoods, suburban cities, and rural communities. The county's western portion, which covers approximately one-third of the land area, is the more populous region and has experienced greater growth pressures; the desert areas are less densely populated. The County is divided into five (5) Supervisorial Districts and approximately sixty-three (63) unincorporated communities and neighborhoods. The Riverside "Urban County" CPD program includes fifteen (15) participating cities, one (1) Joint "Metro" City with a population over 50,000, and the unincorporated areas of Riverside County. The Metro City is eligible to participate in the CPD programs as an entitlement jurisdiction and to receive funding directly from HUD; however, the city has elected to join the Urban County for the overall implementation of these programs. The County dedicates a portion of its CDBG allocation to special activities benefiting the Eastern Coachella Valley, known as the Eastern Coachella Valley Community Empowerment Initiative (ECVCEI).

Each CDBG and ESG application received was scored and ranked according to the CP priorities, the urgency of needs, the readiness of projects, the experience of program/project administrators, and cost-effectiveness. CDBG program funds will be distributed and expended based on need and program criteria. The County has not established specific priority or target areas per se to focus the investment of CDBG funds; therefore, for purposes of the 2026-2027 OYAP, geographic target areas are more loosely defined to include administration, countywide, supervisorial districts, cooperating cities, and metro city(s). The calculation is based on the total combined CDBG, ESG, and HOME grant allocations. Priority is given to CDBG projects that benefit the most significant percentage of LMI persons, both as Low-Mod Area (LMA) or Low-Mod Clientele (LMC). Some service providers in the County may not always be located in LMI census tracts, yet their services are designed and intended for LMI clientele. These may include clinics, food pantries, senior centers, healthcare facilities, and other similar organizations. CDBG housing rehabilitation programs will be provided countywide in participating cities and unincorporated County areas, based on LMI qualification. Supportive services will be available throughout the Urban County to LMI residents and persons with special needs. Public and infrastructure improvements will be located primarily in the Urban County's LMI areas or where those with special needs can benefit from ADA improvement projects. ESG funds will be awarded to projects that best serve the priority needs of homeless individuals and families, as well as those at risk of homelessness. HOME funds will be allocated to projects that address priority housing needs, are timely, and meet other

evaluation factors indicating a strong probability of completion.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	56
County of Riverside LMA	
Administration	19
Supervisorial Districts	12
Cooperating Cities	13
Metro City	1

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. The overall focus of this Plan is to use CPD funds to support lower-income and special-needs individuals and families, with the intention of helping them achieve a reasonable standard of living. This priority is based on the County's belief that many housing, social service, educational, and other needs can be addressed more readily by increasing self-sufficiency and economic opportunity.

In addition to projects and programs available to eligible participants, specific projects and programs are targeted to designated LMI CDBG benefit service areas, defined as geographic locations (census block groups) where at least 51% of households reside. The geographic distribution of resources and projects/programs designated to serve an area benefit is influenced mainly by the geographic distribution of LMI households throughout the County.

Other established priorities for allocating CPD funds are based on several criteria, including the need, eligibility of activities/programs, urgency, cost-effectiveness, identified service gaps, availability of other funding sources, and comments and feedback from citizen participation efforts.

Discussion

The national objective and performance outcome measurement system established by HUD is used to assign priorities to needs for which funding may be allocated.

For an activity or project to be eligible for funding, it must qualify as meeting one of the three

national objectives of the program:

- Principally benefit (at least 51%) low- and moderate-income persons.
- Aid in the prevention of slum blight, or
- Meet a need having a particular urgency (referred to as an urgent need).

Priorities that guide the allocation of CPD funds are derived from the following goals:

- To provide decent housing.
- To provide a suitable living environment; and
- To expand economic opportunities.

In addition to national objectives and performance measures, the County must weigh and balance input from different groups and assign funding priorities that best bridge gaps in the County's service delivery system. The county received input through outreach efforts that helped prioritize funding for community facilities, community services, homeless facilities and services, economic development, and public improvements. In summary, projects are reviewed, and funding allocations are made based on the above criteria, including the project's ability to reach and serve the areas and persons with the greatest need.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lower-income households continue to pay a higher percentage of their income for housing compared to other income groups. A large proportion of lower-income renter households also tend to experience other housing problems, such as overcrowding and inadequate housing conditions. In order to help provide decent and affordable housing and improve the social and economic situation for extremely low-, very low, low-income, and moderate-income households in the County of Riverside, the following priorities have been established:

1. Provide homeownership opportunities for first-time homebuyers and for the moderate-, low-, and very low-income communities. First Time Home Buyer (HOME FTHB) Program - HOME down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. Homebuyers assisted through the HOME FTHB program are required to live in the home as their primary residence for a minimum affordability period of 15 years in accordance with HOME rule §92.254(a)(4). PLHA First-Time Home Buyer (PLHA FTHB) Program - PLHA FTHB down payment assistance is a State-funded first-time homebuyer program offered on a first-come, first-served basis to very low-, low-, and moderate-income households that have not had an ownership interest in improved residential real property within the most recent three-year period. Homebuyers assisted through the PLHA FTHB program are required to live in the home as their primary residence for a minimum affordability period of 30 years.

2. Improve the conditions of substandard housing and substandard existing rental housing for the low-income community. As the County's housing inventory ages, maintenance and repairs become more critical. If units fall into disrepair, residents may be subject to unsafe and unhealthful living conditions. Maintaining older units and ensuring that durable construction materials are used for new housing is important in maintaining the supply of housing in the County. The County will record 55-year HOME regulatory agreements on the title of all the rental housing projects developed with HOME funds to ensure they remain affordable to low-income households as required under § 92.252.

3. Expand the affordable rental housing stock for low-income and special needs households. Based on cost-burdened household data from the Comprehensive Housing Affordability Strategy (CHAS) and coupled with National Low Income Housing Coalition (NLIHC) projections, there is a great need to expand affordable rental housing stock for low-income households, as well as

special needs households, including elderly, large families, HIV/AIDS, and their families. In addition, the County's Regional Housing Needs Assessment (RHNA), as mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan, quantifies the need for housing supporting the need to expand the affordable rental housing stock for low-income and special needs households. The County will record 55-year HOME regulatory agreements on the title of all the rental housing projects developed with HOME funds to ensure that they remain affordable to low-income households as required under § 92.252.

4. Shelter the homeless. According to the 2025 County of Riverside Point-in-Time Homeless Count Report prepared by Housing and Workforce Solutions Office of Homeless Services, on a given day throughout the County of Riverside, approximately 3,990 adults and children are experiencing homelessness. Of these, 1,978 are unsheltered, and 2,012 are sheltered. We are proud to report a 19% decrease in unsheltered homelessness during the Point-in-Time Count compared to the prior year. Although HOME regulations prohibit using funds for shelter construction, the County seeks to develop and construct permanent supportive housing projects for the homeless population.

5. Address farmworker housing needs in Riverside County Based on The State of California, Employment Development Department, Labor Market Information Division (916/262-2162) has reported via the "Industry Employment & Labor Force March 2024 Benchmark" a total of 12,900 farm labor jobs in Riverside County, primarily in the Coachella Valley region. The Southern Coachella Valley Association of Government, in its April 2021 report "Pre-Certified Local Housing Data for the Unincorporated Riverside County," states there are 5,752 agriculture jobs in the unincorporated areas. Riverside County Housing Development staff understands the farmworker community, which includes migratory and seasonal workers. Essentially, the farmworker population maintains a primary residence in Riverside County and travels to other areas for work during the year. Furthermore, there is an influx of hundreds of migrant farmworkers during peak harvest seasons for crops such as table grapes and citrus. These workers rent rooms or other non-housing structures or sleep outdoors. A study completed by the University of California, Merced Community and Labor Center and funded by the California Department of Public Health entitled "Farmworker Health in California, Health in a Time of Contagion, Drought, and Climate Change, " was published in August 2022. According to the study, farmworkers were most likely to be renters (92%), and they were also more likely to reside in single-family homes (55%). Additionally, very few renters relied on their employers to pay any or all of their rent (2%). Research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating, and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious

diseases like tuberculosis and COVID-19. More than one in three respondents (39%) experienced problems keeping a house cool, and a similar proportion (36%) experienced problems keeping a house warm. These issues are likely to worsen over time as climate change exacerbates temperature extremes.

More than one-third (37%) reported a 'taste of water at home" that was either very bad (24%) or bad (13%), an indicator of poor water quality, and also encountered problems related to water and moisture, such as rotting wood (16%), mold (14%), water damage (13%), and water leaks (12%). And problems with cockroaches (24%) and rodents (17%). Respondents lived in large, overcrowded households with low incomes and several household problems. The households were larger than the California average of 3.0 persons per household, with a median household size of four persons. Over one-fourth (29%) of farmworker households had six or more persons. More than one-fourth (25%) slept in a room with three or more people, indicating overcrowding. Children were a significant part of respondent households. More than two-thirds (70%) lived in households with one or more children under the age of 18, and 42% had three or more children.

These special needs populations are vulnerable to environmental exposures and unstable housing environments, which puts them at high risk of homelessness.

The County of Riverside maintains the housing needs of this group as a focused priority. The Housing Element of the Riverside County General Plan includes a plan to address these needs.

The Housing Element of the Riverside County (County) General Plan identifies and establishes the County's policies with respect to meeting the housing needs of residents in unincorporated Riverside County. It establishes policies that guide County decision-making and sets forth an action plan to implement its housing goals for the 6th Cycle Housing Element update through 2029.

Incorporation of Goals established for Special Needs Groups:

1. Work towards meeting the housing needs of special groups of unincorporated County residents, including, but not limited to, a growing senior population, large families, head of households, farmworkers, persons with special needs, persons with

developmental special needs, and persons and households in need of emergency shelter.
2. Facilitate the development of new employee or farmworker housing, including Polanco Parks.
3. Support self-help housing programs.
4. The County should encourage developers to provide more housing for seniors and persons with special needs.
5. The County should continue to streamline County procedures related to adaptability of housing for persons with special needs in accordance with the Reasonable Accommodation section of Riverside County Ordinance No. 348.
6. The County should support the efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally zoned areas where it has minimal impact on productive farmland.
7. The County should continue to assist various organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons.

Furthermore, through community engagement, the County of Riverside has developed a five year strategic plan with both short-term and long-term objectives. "County of Riverside Department of Housing and Workforce Solutions and Continuum of Care, HOMELESS ACTION PLAN January 2022". The Plan is based on the following five action areas:

1. Strengthen the System to Better Prevent and End Homelessness
2. Equitably Address the Health, Safety, and Service Needs of People Experiencing Unsheltered Homelessness
3. Expand Communities' Capacity to Provide Safe and Effective Shelter and Interim Housing
4. Expand and Ensure Fair Access to Permanent Housing in Our Communities
5. Prevent People from Experiencing the Crisis of Homelessness

Resources directed to address farm worker housing needs:

- HOMEOWNERSHIP OPPORTUNITIES: The County of Riverside HWS administers the First Time Home Buyer (FTHB) Program using HOME funds for down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. A covenant agreement is recorded on the property for the required

minimum affordability period, based on the down payment assistance amount provided to the homebuyer, as per §92.254(a)(4) of the HOME rule.

- IMPROVE CONDITION OF SUBSTANDARD HOMEOWNERSHIP AND RENTAL HOUSING AFFORDABLE TO LOW-INCOME HOUSEHOLDS: Several County programs provide assistance that benefits housing standards.
  Incorporation of:
    - Low-Income Home Energy Assistance Program (LIHEAP) administered by the Community Action Partnership of Riverside County. This weatherization program is available to low-income homeowners.
    - The County of Riverside HWS assists Rental Acquisition and Rehabilitation via its HOME program by funding projects for the acquisition and rehabilitation of substandard existing rental housing converted to affordable rental housing for low-income families.
    - Home Enhancement Grant Program - CDBG grants are used to cover costs associated with exterior rehabilitation, as defined by HUD, to ensure the health, safety, and Housing Quality Standards of a property. This assistance helps homeowners rehabilitate stick-built and modular (attached to private land) owner-occupied single-family residences.
- ADDRESS FARM WORKER HOUSING NEEDS IN RIVERSIDE COUNTY AND COACHELLA VALLEY.
    - DEVELOP HOUSING FOR FARM WORKERS. The County of Riverside HWS supports the development of Farmworker Housing by directing financial resources for projects. These resources allow for the expansion of the affordable rental housing stock for low-income and special-needs households. One key resource is the HOME program, which assists in the development, construction, or rehabilitation of affordable housing for low-income farmworker households.
    - DEVELOP AND SUPPORT HOUSING FOR FARM WORKERS. The Coachella Valley is one of the world's major agricultural centers, home to a wide range of crops. It is a center for farmworker employment. Projects developed and

supported with assistance by County of Riverside in the Coachella Valley include:

- San Felipe Farmworker Center, 67305 Harrison St. Thermal, CA 92274
- Las Mañanitas, 91-200 Avenue 63, Mecca, CA 92254
- Galilee Center, 66101 Hammond Road, Mecca, CA 92254
- Mecca Family and Farmworker Service Center, 91275 66th Ave Suite 100A, Mecca, CA 92254

- SHELTER THE HOMELESS
  - HOME regulations restrict the use of funds for the development and construction of homeless shelters or temporary housing.
  - The CDBG program provides for Public Service Activities. CDBG resources are directed to non-profit agencies that provide emergency shelters and supportive services for homeless persons.
  - The Emergency Solutions Grant (ESG) provides services for homeless persons. The ESG resources are directed to selected non-profit agencies for emergency shelter and essential services for homeless persons.
  - The County of Riverside HWS supports Single Room Occupancy (SRO) Housing and other projects that prioritize homeless persons. Projects that provide supportive services and housing for the homeless include:
    - La Hacienda Apartments (formerly Miles Ave SRO) and Geel Place (formerly Western Riverside SRO) are located in Eastern Riverside County and Western Riverside County, respectively.
    - Cathedral Palm Senior Apartments
    - Veterans Village of Cathedral City
    - St. Michaels Apartments
    - Mission Heritage Plaza (homeless veterans)
    - Oasis Senior Villas (under construction)
    - 5th Street Permanent Supportive Housing (PBV commitment)
    - Beaumont 3 Apartments (PBV commitment)
    - Sunrise at Bogart (PBV commitment)

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	25
Special-Needs	0
Total	55

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	20
Rehab of Existing Units	5
Acquisition of Existing Units	5
Total	55

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The County's Specific Affordable Housing Objectives for the (2024-2029) period is addressed in the following discussion.

Provide homeownership opportunities for first-time homebuyers and for the very low-, low- and moderate-income community. First Time Home Buyer (FTHB) Program - HOME down payment assistance on a first-come, first-served basis for very low and low-income households that have not had ownership interest in improved upon residential real property within the most recent three-year period. A covenant agreement will be recorded on the property for the required minimum affordability period, based on the down payment assistance amount provided to the homebuyer, as per §92.254(a)(4) of the HOME rule.

Improve the conditions of substandard housing and substandard existing rental housing affordable to low-income families. Low-Income Home Energy Assistance Program (LIHEAP): Community Action Partnership of Riverside County administers a weatherization program for low-income homeowners. Rental Acquisition and Rehabilitation – HOME assistance for acquiring and rehabilitating substandard existing rental housing converted to affordable housing for low-income families. Home Enhancement Grant Program - CDBG grants are used to pay for costs associated with exterior rehabilitation related to the health, safety, and Housing Quality Standards of a property, as defined by HUD, to assist homeowners in rehabilitating stick-built and modular (attached to private land) owner-occupied single-family residences.

Address farm worker housing needs in Riverside County and in the Coachella Valley. Farmworker Housing -HOME assistance for the development, construction, or rehabilitation of affordable housing for low-income farmworker households.

Expand the affordable rental housing stock for low-income and special needs households. Multi-family - HOME assistance for developing and constructing affordable rental housing for low-income households. Assisted units will be restricted to a minimum of 20 years; a covenant

agreement will be recorded on the property for the required minimum affordability period.

Shelter the homeless. (Note: HOME regulations restrict the use of funds for the development and construction of homeless shelters or temporary housing.) CDBG Public Service Activities - CDBG assistance to non-profit agencies that provide emergency shelters and supportive services for homeless persons. Emergency Solutions Grant (ESG) Activities - ESG assistance for selected non-profit agencies for emergency shelter and essential services for homeless persons. County Supported Single Room Occupancy (SRO) Housing - Supportive services and housing for the homeless at La Hacienda Apartments (formerly Miles Ave SRO) and Geel Place (formerly Western Riverside SRO) located in Eastern Riverside County and Western Riverside County, respectively. Tenant-Based Rental Assistance Program (TBRA) – The TBRA program is designed to provide extremely low-income homeless individuals and families earning no more than 30% of the area median income a one-time grant to pay for the utility and/or security deposit and 12 months of rental assistance.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Riverside administers and manages several programs to address the housing needs of residents throughout the County. The estimated annual operating budget of $142.6 million funds Housing Authority projects and programs.

Prior to October 2016, the Housing Authority owned and operated affordable public housing across Riverside County, serving 464 low-income households, including families, seniors, and persons with disabilities. Due to insufficient funding to maintain the affordable public housing properties, the US Department of Housing and Urban Development (HUD) approved conversion via the process called Rental Assistance Demonstration (RAD) conversion. RAD was created in order to give public housing authorities a tool to preserve and improve public housing properties and address the $26 billion nationwide backlog of deferred maintenance. RAD allows public housing agencies to leverage public and private debt and equity to maintain properties. It also allows units to move to a Section 8 platform and ensure that the units remain permanently affordable to low-income households. On October 1, 2016, public housing units were converted and transferred to the Housing Authority's nonprofit arm, the Riverside County Housing Corporation (RCHC), to own and operate the former public housing units. Funds to maintain and modernize the RAD units in 2019 were primarily paid from rental proceeds and CDBG grant funding. The property units are operated and maintained by the Housing Authority's non-profit Riverside County Housing Corp and the property management company Riverside Housing Development Corporation, with funding subsidies from HUD. The Section 8 (Voucher) Tenant-Based and Project-Based Program assists lower-income households with rental assistance, providing an opportunity to live in affordable, decent, safe, and sanitary housing.

Actions planned during the next year to address the needs to public housing

The Housing Authority converted all of its public housing stock to long-term project-based Section 8 contracts through the Rental Assistance Demonstration (RAD) program. The conversion was completed during Fiscal Year 2016-2017, and as of October 1, 2016, the HACR no longer owns any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority operates on the premise that affordable housing is not the end goal for a family but a stepping stone to reach full sufficiency in market-rate housing. The ultimate goal is

for the agency's families to successfully graduate to homeownership. To actively engage residents in this goal, the agency has taken the following actions:

1. Regular engagement of residents via onsite managers and through specialized self-sufficiency coordinators funded through HUD's Family Self-Sufficiency Program.

2. Providing outreach and information to all residents on community homeownership initiatives and credit counseling agencies.

3. Working collaboratively with our local Habitat for Humanity to provide residents with targeted homeownership opportunities.

4. Explore the option of reinstating the Housing Choice Voucher Homeownership Program. This option will allow voucher holders to use their voucher for monthly mortgage payments instead of monthly rental payments.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A – HACR has been rated as a HUD High Performer for the past 20 years for the Section 8 (Voucher) Program, and until October 1, 2016, either a HUD High Performer or a Standard Performer for the Public Housing Program.

Discussion

Refer to the above discussion.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

On February 9, 2026, the County of Riverside Continuum of Care (CoC) applied to receive a United States Department of Housing and Urban Development (HUD) auto-renewal award for its 2025 CoC Program in the amount of $18,283,543. This award funds eighteen (18) renewal projects, including Permanent Supportive Housing, Rapid Rehousing, Homeless Management Information System (HMIS), and a CoC Planning grant. Official notification is expected to be forthcoming.

The County's priorities for ranking applications, as per HUD guidelines and approved by the Riverside CoC, prioritized permanent housing (including permanent supportive housing for chronically homeless individuals) and rapid rehousing for homeless individuals and families with children.

The above funds will be leveraged through the County's Emergency Solutions Grant (ESG). For the 2026-27 program year, the County has proposed to use its $623,369 ESG allocation. HWS received fourteen (14) 2026-27 ESG cycle applications totaling $2,896,184.40. The application breakdown is as follows: $1,467,850 for Emergency Shelter to serve 3,693; $610,000 for Rapid Re-Housing to serve 125; $600,000 for Homelessness Prevention to serve 53; and $218,334.40 for Street Outreach to serve 350. Of these applications received, eight (8) were funded. The application funding breakdown is as follows: $339,000 for Emergency Shelter to serve 2,560; $30,000 for Outreach Services to serve 25; $137,616 for Rapid Re-Housing to serve 25; $70,000 for Homelessness Prevention to serve 53; and $0 for HMIS. The final allocation, as noted in the planned activities, provides a breakdown of the actual allocation of funding based on the criteria and guidelines, including collaboration with the CoC for feedback.

Issues contributing to homelessness include increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, lack of affordable housing for low-to-moderate-income persons and/or families, drug/alcohol abuse, and deinstitutionalization of the mentally ill. The housing market and economic conditions have also resulted in some households facing homelessness due to foreclosures, unemployment, and/or underemployment.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Riverside County’s Action Plan to Address Homelessness in Riverside County and the County's

One Year Action Plan (OYAP) both recommend courses of action to end homelessness. In June 2021, the County of Riverside Continuum of Care (CoC) approved its Performance Assessment and Gaps Analysis, based on which the 5-year County of Riverside Homeless Action Plan with 39 strategies in 5 action areas has been developed and approved by the CoC and Board of Governance (BoG) in March 2022.

The County of Riverside CoC has established chronically homeless persons as the highest need priority based on the goals HUD has established in its Opening Doors: Federal and Strategic Plan to Prevent and End Homelessness. Outreach teams will assess the individual needs of the mentally ill, veterans, youth, and chronically homeless. This will help reach the goal of ending homelessness. The CoC has implemented a Coordinated Entry System (CES) to ensure that appropriate intervention is utilized to serve those living on the streets and provide for a prioritization of vulnerability and linkage to community resources and housing based on the vulnerability prioritization.

Within the CoC, actions for reducing and ending homelessness include several outreach teams from counties, cities, and nonprofit homeless providers that cover specific populations or geographic regions in the county. There are also specific outreach teams serving the mentally ill, veterans, youth and chronic homeless. The teams collaborate weekly, and each conducts daily mobile outreach and provides client services focused on the chronically homeless populations living on the streets to connect them with supportive services and achieve housing stability. The Riverside University Health System-Behavioral Health (RUHS-BH) has outreach peer specialists that perform initial field assessments, in-depth assessments, referrals to all contacts, and linkages to various community organizations. Similar efforts are made with these collaborative partners to reach out to those living in homeless encampments. With the help of electronic applications like the Survey123 and Homeless Management Information System (HMIS), outreach team members are able to conduct basic surveys and assessments with individuals living in homeless encampments and capture their locations on the County's Geographic Information System (GIS). The availability of GIS data helps outreach team members connect individuals in the encampments with the Coordinated Entry System (CES) for further triage to services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2025 Housing Inventory Count (HIC) showed 1,851 emergency shelter beds and 481 transitional housing beds in Riverside County. The 2026 HIC is expected to be finalized in May 2026. The goal is to utilize the Housing First approach adopted by the CoC, which requires individuals experiencing homelessness to be helped to obtain permanent housing or rapid re-

housing as soon as possible. Transitional housing programs and emergency shelters focus on lessening the time that a homeless person or family length of time homeless (LOTH) is in the shelter by effective and quick assessment of homeless clients and getting them stabilized into permanent housing with intensive case management initially and support in the initial phase of residency in permanent housing. This period will serve as a time to address other needs and maintain self-sufficiency, either by accessing mainstream benefits, employment, or medical/psychological wellness support

The CoC collaborates with the County of Riverside and other public funding agencies to integrate CoC Programs, including the Emergency Solutions Grant (ESG), Social Services to Veteran Families (SSVF), and Community Development Block Grant (CDBG) funding, to increase the number of families with children who receive rapid re-housing assistance. In addition, other non-McKinney-Vento funding sources, such as the Emergency Food and Shelter Program (EFSP), funded under the Federal Emergency Management Agency (FEMA), will be matched as a source for rental/mortgage assistance for families that are homeless or experiencing the possibility of homelessness in the county's strategy to meet this goal.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The goal of the County of Riverside Continuum of Care is to coordinate homeless efforts to meet the varied needs of the County's homeless residents while establishing policies and procedures for these efforts. The CoC implemented a countywide Coordinated Entry System (CES) to assess homeless individuals/families using the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). HWS uses HUD CoC Program HMIS grant funding to measure system-wide performance in HMIS, such as the length of time homeless. The HMIS Team continues to work with Bitfocus, the vendor of the Clarity HMIS, to improve and refine HMIS functions and capabilities. This is used to help the CoC prioritize and house those who have been homeless for the longest period of time. The planning process also included working with the CoC HMIS Administrator Council and CES Oversight Committee to continue developing strategies to prioritize chronically homeless individuals/families with the longest time homeless and most severe needs, including Increasing the supply of permanent supportive housing and rapid rehousing; housing individuals/families identified in CES with the longest time homeless first and

using HMIS data to record episodes of homelessness and destination at program exit to track agency and system performance. The latest improvement is the use of a Geographic Information System (GIS) to record the locations of individuals experiencing homelessness. This new function helps track and inform the locations, distribution, and movements of people experiencing homelessness, thereby supporting further data analysis, service and system design, and resource allocation.

The CoC continues to adopt the "Housing First" approach centered on new evidence-based and promising practices, also endorsed by HUD. This approach quickly places a homeless individual or family in permanent housing without program entry preconditions and then provides services and support as needed to keep them stable. Homeless CoC youth providers continue to implement outreach and service-based events in the communities to draw homeless youth, unaccompanied and transitional age, into contact with services available to them.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County of Riverside CoC Discharge Policy is mandated by the State and followed by the CoC. The CoC established a Discharge Planning MOU, responsible for implementing policies and protocols and coordinating with various organizations to ensure that individuals being discharged from a publicly funded institution or system of care are not immediately discharged into homelessness. The goals are to identify discharge housing needs, including housing and supportive services, and to link the individual with community resources that will include psychological wellness services, substance abuse support, and housing. In April 2016, the County of Riverside Board of Supervisors established the Executive Oversight Committee on Homelessness (EOCH) within the county's Executive Office to enhance coordination and collaboration among county agencies addressing homelessness. The EOCH is developing a countywide plan to end and prevent homelessness that will include key strategies to facilitate communication regarding the discharge planning needs of homeless persons from acute care hospitals, jails, and other institutions. The RUHS Behavioral Health is part of the EOCH and collaborates with HWS and the CoC in the coordination and implementation of discharge planning for homeless individuals disabled by a serious psychological wellness and/ or substance abuse disorder(s). Foster Care and Extended Foster Care programs help transition dependent youth who

are emancipating from foster care to independent living. The Department of Public Social Services, the Riverside Sheriff's Department, and the Riverside Probation Department support the Continuum of Care's mission of working towards reintegrating individuals leaving correctional facilities into community-based living and self-sufficiency.

Discussion

The HWS Department, as the County of Riverside's Continuum of Care Collaborative Applicant and lead agency, maintains and creates the commitment and resources needed to leverage community stakeholders, agencies, businesses, and non-profit partners. These partnerships have become solidified through the annual HUD CoC Program Consolidated Application, the strategic use of other federal and state funding sources, including EFSP, HHIP, HHAP, CESH, ERF, and ESG programs, as well as CoC network program activities.

These local non-profit agencies and organizations offer prevention services and help close the gaps of homelessness through the local, state, and private funding streams. Other CoC providers and community stakeholders, through their mission to specific sub-populations such as homeless veterans, can leverage federal funding sources in partnership with agencies like the Riverside County University Health System - Behavioral Health, Housing Authority, Veterans Administration, and the DPSS Self-Sufficiency programs. Mainstream benefits are made available to qualifying clients through the CoC program, housing providers, local non-profit organizations, agencies, and educational institutions that collaborate to create accessibility to emergency services for homeless families and individuals.

The County's Action Plan also includes goals to serve the needs of the non-homeless special needs population. In terms of addressing the special needs and supportive service requirements of the elderly and the frail elderly, we collaborate with DPSS, the Office on Aging, the Housing Authority, housing providers, local non-profit organizations, agencies, and educational institutions. CDBG funding targets a variety of non-homeless special needs populations, i.e., seniors, farmworkers, persons living with HIV/AIDs, and persons with special needs. Rental assistance is also an activity for non-homeless individuals with special needs (persons with AIDS, disabled individuals, and families with a disabled member). Members of these groups face serious challenges and often qualify for Section 8 assistance. In addition, the Continuum of Care Programs will provide housing to homeless individuals with special needs. Supportive services for CoC program residents are provided by local service providers with expertise in the residents' special needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Riverside County is a large county comprising high-density urbanized areas and low-density rural regions. The need for affordable housing remains a recognized issue throughout the entire County for all income groups. There are significant challenges to the production of affordable housing:

Land Use: The implications of land use on multiple-family, high-density, and affordable housing include zoning inconsistencies with the County's General Plan and land use policies. Zoning inconsistency can be addressed by undertaking a rezoning effort for the unincorporated areas of the County to provide for zoning classifications that are consistent with the General Plan. Although zoning inconsistency is a process constraint for affordable housing, a more immediate and cost-effective approach to help reduce challenges has been achieved by the County's embracing alternative processes, such as expedited review of affordable multiple-family residential projects that qualify under Senate Bill (SB) 35 and local ministerial review of high-density multiple family residential projects within the *Mixed Use* and *Highest Density Residential* zoning classifications. Additionally, Assembly Bill (AB) 3194 eliminates the requirement for zoning consistency for the approval of affordable housing developments that are consistent with the County's General Plan.

Density: Density is also a critical factor in the development of affordable housing. Given the ongoing economic and budget challenges facing the local, State, and Federal governments, together with diminishing resources for community development, it is now critical to lower the development costs of affordable housing. Overall, promoting higher density lowers the per-unit land cost. Since the need for affordable housing is recognized as a significant issue in the County of Riverside, the County has established the R-6 zoning classification as a residential incentive zoning classification that allows flexibility in density based on physical and service constraints in unincorporated areas. Affordability is restricted to units developed under this zoning classification. In addition to implementing the R-6 zoning classification, the County's efforts to promote affordable housing led to the designation and rezoning of over 3,000 acres of land in the unincorporated areas of the County to allow for densities of up to 40 dwelling units per acre, which may be approved by way of an expedited ministerial process, as prescribed in the Riverside County Housing Element and implemented using two new zoning classifications: R-7 and MU.

Infrastructure: The need for affordable housing remains high in rural, unincorporated areas of the County that already have a significant number of low-income households. However, bridging this gap in affordable housing is strongly hindered by the lack of infrastructure for water, sewer, flood control, and transportation. To develop sufficient affordable housing in these areas,

additional facilities such as pipelines, treatment plants, booster pumping stations, and any other facilities deemed necessary by the water company may be required at the expense of the development. Equally as important and impactful to affordable housing development is the lack of adequate sewer, flood control, and transportation facilities. However, high infrastructure costs significantly increase the cost of affordable housing development and reduce the production of needed units.

Economics and Politics: The challenges to affordable, decent housing are the lack of housing supply and the high prices of housing. It was found that if housing is built at the market level and intended to provide affordable units, this strategy will never be feasible for development companies. Another issue is the lack of support for intensifying or densifying land uses. California Environmental Quality Act (CEQA) is a recognized challenge that enables the public to delay or reject housing developments if they feel they threaten their community.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County is working to eliminate the identified challenges to affordable housing. In an effort to address this, multiple County departments have strategically planned and implemented effective procedures to mitigate any deficiencies that may hinder the production of affordable housing. The County is continually seeking funding sources to alleviate the cost burden resulting from the lack of infrastructure in parts of the County where affordable housing is in high demand.

Discussion

The County uses a multifaceted strategy to address challenges to affordable housing. Limited resources dictate that strategies be focused on the most effective tools possible. A major focus involves using both financial and processing assistance to maximize as many housing units as possible. This approach allows the County to quantify affordable housing production and make adjustments to development strategies as necessary.

Development fees and approval delays add to the cost of development. In addition, inflation can increase the cost of materials and labor. These factors, combined with negative public perceptions, serve as a major disincentive to the construction of affordable housing and are seen as obstacles

by qualified developers.

The County's assistance includes the implementation of the following programs:

- Project Ombudsman: This program involves the designation of a staff liaison or Ombudsman to work with affordable housing developers and their representatives.
- Gap Financing: Gap financing provides financial assistance in the form of grants, below-market interest-rate loans, and other favorable repayment terms.
- Fee Subsidies: Under certain circumstances, the County will subsidize the payment of development fees.
- Waivers of Development Mitigation Fees: Under County Ordinance Number 659, fee waivers can be granted for publicly subsidized affordable housing projects.
- Public Opposition as a Challenge to Affordable Housing: The County will continue to educate the public about the social and economic benefits of affordable housing.
- Fair Housing as a challenge to Affordable Housing: The County will continue to affirmatively further fair housing county-wide.
- Tax Policies: The County keeps property taxes at a minimum and does not have a residential or business utility tax.
- Fast Track and Priority Processing: This program intends to expedite the construction of affordable housing projects through all phases of the approval process.

AP-85 Other Actions – 91.220(k)

Introduction:

As a collaborative facilitator, the County continues to implement various actions to:

(1) Address obstacles to meeting disadvantaged needs;
(2) Foster and maintain decent, affordable housing;
(3) Reduce lead-based paint hazards;
(4) Reduce the number of poverty-level families;
(5) Develop an organizational structure, and
(6) enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary objective of the County's CPD program is to provide communities with resources to address a wide range of focused community development needs. The program works to ensure decent, affordable housing, provide services to the most vulnerable in our communities, and create jobs through the expansion and retention of businesses. Based on the needs identified in the CP and through the County's annual NOFA for the use of CDBG, HOME, and ESG funds, the County places the highest priorities on activities that address the unmet needs of low-income residents, with an emphasis on providing stable and permanent housing and services for disadvantage elderly, disabled, youth, and extremely low-income households, including homeless and those facing serious challenges, abused children, farmworkers, illiterate adults, individuals affected by domestic violence and persons living with AIDS. Unfortunately, some challenges can hinder the development and implementation of some important programs intended to serve those most in need. In Riverside County, obstacles to CPD-funded activities include, but are not limited to, language and culture, location and geography, program constraints and regulations, and limited resources.

In FY 2026-2027, the County intends to determine where the disadvantaged populations are and fund projects that address one or more of the obstacles described in the Five Year CP. Due to the broad range of housing and community development needs in Urban County, inadequate funding is one of the most significant obstacles to addressing unmet needs. The County strongly encourages its agencies, in cooperation with cities and other sub-recipients, to seek additional resources and leverage funding from local, State, Federal, and other sources whenever possible.

In FY 2026-2027, the County intends to determine where disadvantaged populations are located and to fund only eligible activities identified as high priority in the Five-Year CP, as well as projects

and services that are flexible but meet federal community development program eligibility and timely drawdown requirements.

The Housing and Workforce Solutions Department will continue to prioritize and fund proven programs and activities, evaluate design, and implement innovative programs to address the obstacles to address the unmet needs of the County residents, including:

- Improvements to infrastructure/public facilities and housing rehabilitation in order to foster a suitable living environment for LMI households and those with special needs.
- Provision of services and programs to benefit LMI households and special needs populations, such as youth, seniors, and the disabled.
- Provision of services to the homeless and those experiencing the possibility of homelessness.
- Provision of affordable housing to LMI households and those with special needs.
- Provision of removing blight with Code Enforcement activities, coupled with Community Enhancement Programs; and Provision of Economic Development and Loan Programs to foster economic development activities, economic opportunities for businesses and individuals, and to expand the accessibility of services available to businesses and individuals within LMI communities.

Actions planned to foster and maintain affordable housing

Refer to AP-55-Affordable Housing for a discussion on the County's Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

The Department of Environmental Health reduces lead-based paint hazards as part of the Childhood Lead Poisoning Prevention Program (CLPPP). During Fiscal Year 2025/2026 (July 1, 2025, to June 11, 2026), the CLPP Program has addressed lead-based paint hazards in the following ways:

1. Childhood Lead Poisoning Prevention Program

Under the CLPP Program, Riverside County Departments of Environmental Health (DEH) and Public Health (PH) worked in conjunction to test and identify children who have been exposed to lead. The CLPPP team worked together to identify sources of lead-hazard exposure in a total of twenty (20) households during fiscal year 2024/2025. During these investigations, the Department of Environmental Health assisted a total of three (3) households to reduce identified lead-based

paint hazards through the CLPP Program.

2. Lead Hazard Reduction Compliance and Enforcement Program

State law, as implemented by the 2002 Senate Bill 460, grants authority to local health departments to require the enforcement and prosecution of persons who refuse to abate lead hazards in housing. The Lead Hazard Control Program is funded under this grant and implements SB 460, which allowed changes to State health and housing laws to make creating lead hazards a crime. There were zero (0) complaints received by the DEH during fiscal year 2025.

Please note that the CLPP Program may continue to identify sources of lead hazards in households, assist households to reduce identified lead-based paint hazards, and/or receive complaints until June 30, 2026.

Actions planned to reduce the number of poverty-level families

Poverty is a pervasive and dehumanizing human condition. It is a persistent situation in which an inability to enter the mainstream results from inadequate income and opportunities. The challenges associated with poverty make it difficult for LMI individuals/families to obtain and maintain employment and, subsequently, access to affordable housing and basic needs. To the extent possible, the County seeks to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than 30% of the AMI) by providing a combination of direct assistance services and indirect benefits from neighborhood improvement activities.

The 2026-2027 OYAP will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income-qualified owners or owners who rent to income-qualified tenants.
- Provide increased affordable homeownership opportunities for low-income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that (1) include handicap accessibility for seniors or the disabled and (2) Provide housing opportunities for

homeless individuals and households earning less than 30% of AMI.

- Encourage economic development and economic opportunity in LMI areas.
- Provide comprehensive rapid-rehousing and homeless prevention housing programs.
- Encourage Substance Abuse Recovery and Counseling Programs.
- Provide Job Training and Life Skills Development.
- Provide programs and services offering education and wealth-building opportunities; and
- Provide access to local Health Programs.

Business and workforce development are unified under one umbrella to facilitate the connection between businesses and potential workers.

The Riverside County Workforce Development Board (WDB) oversees the Workforce Innovation and Opportunity Act (WIOA) programs in the county, serves as a catalyst for seamless services across workforce programs, and leads community efforts on workforce issues. Riverside County Workforce Development Centers (WDC's) help job seekers access employment, education, training, and support services to succeed in the labor market and match employers with the skilled workers they need to compete in the global economy. There are five ways the WDB carries out its role:

- Convener – Bringing together business, labor, education, and economic development to focus on community workforce issues;
- Workforce Analyst – Developing, disseminating, and understanding current labor market and economic information and trends;
- Broker – Bring together systems to solve common problems or broker new relationships with businesses and workers;
- Community Voice – Advocating for the importance of workforce policy, providing perspective about the need for skilled workers, and
- Capacity Builder – Enhancing the region's ability to meet the workforce needs of local employers.

Actions planned to develop institutional structure

To ensure that the goals and objectives of the Five Year CP and each OYAP are addressed, the County will facilitate and coordinate activities with various government agencies, participating cities, nonprofit organizations, and other public and private entities. Sustainable partnerships are imperative, and the County will continue to encourage and support joint efforts for projects and activities that create viable, self-sufficient communities, decent and affordable housing, a suitable living environment, and expanded economic development opportunities for low- and moderate-

income individuals and families.

The coordination of efforts encompasses not only collaboration among service providers but also the effective leveraging of expertise and financial resources to supplement existing services or address gaps in the system. With the number and variety of participants in the delivery system, it can sometimes be difficult to allocate resources to all identified priorities. Applicants requesting funds to support their programs and projects must demonstrate that they are leveraging other funds to meet their needs. Additional resources that may be available, as well as the key agencies involved in implementing the Plan, are described in sections AP-10 and AP-15.

The citizen participation process identified various strengths and gaps regarding the organizational structure of the delivery system. Even the vast distance between communities can contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide services to LMI persons. In order to avoid the possibility of clients falling through any gaps in the system, the County will make every effort to improve organizational structure by continuing to coordinate and collaborate between agencies to ensure that the needs in the community are addressed, as well as identify and welcome new opportunities to collaborate as identified through the citizen participation process.

The County's HWS Staff is specifically responsible for administering the CPD-funded programs and coordinating activities among the private and public agencies and organizations in the area.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations (CHDOs), lending institutions, as well as other service providers, including Catholic Charities, Office on Aging, and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State, and other local housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing Authority and by collaborating with non-profit organizations.
- Integrating community development block grant housing programs.
- Increasing the involvement of the Community Council, Housing Review Committee, and the Municipal Advisory Council (MAC); and
- Working more closely with identified Community Housing Development Organizations

(CHDOs) as well as local city governments.

- Enhance the quality of supportive services provided on-site at housing project sites by connecting the private sector and non-profit development organization to critical government agencies such as Public Health and Workforce Development.

Discussion:

Refer to the above discussions.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The 2026-2027 OYAP outlines the County's community development priorities and goals, based on an assessment of housing and community development needs, housing and economic market conditions, and available resources. The County leverages its CDBG, HOME, and ESG funds, along with other resources, to increase its impact on housing, community development, and homelessness.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income (LMI) individuals and households. The County's goal is to increase self-sufficiency and economic opportunities for lower-income residents and individuals with special needs, enabling them to achieve a reasonable standard of living. This OYAP focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. The HOME Program will focus on providing decent, safe, and affordable housing and alleviating rent burdens, homelessness, and the deterioration of the housing stock. The ESG program will provide outreach and emergency shelter, with a strong emphasis on helping individuals quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Rapid Rehousing and Homelessness Prevention will also be provided to support these efforts.

The following provides additional information about the CPD program requirements:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   HOME funds will only be used for eligible activities as described in the HOME regulations (24 CFR 92.205). During the 2024 program year, other forms of investment not described in CFR 92.205(b) that the County may use for housing activities include CDBG, NSP, PLHA, Section 8 Project-Based Vouchers, ARPA, and other local funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   For the acquisition of existing housing, the County has elected to employ the recapture of funds option described in the HOME regulations at 24 CFR 92.254(a)(5)(ii)(A).

   If a HOME-assisted housing unit is sold or otherwise transferred during the required fifteen-

year affordability period, the County will recapture the entire amount of HOME down payment assistance funds provided directly to the homebuyer (direct subsidy) from the net proceeds of the sale of the property. The homebuyer will be entitled to any available appreciation from the net proceeds after the County has recaptured the direct subsidy. The net proceeds of the sale shall be determined as the sales price minus the senior loan repayment, closing costs including brokers' commissions, escrow, and title fees, etc., and the value of any documented capital improvements approved by the County prior to construction.

Upon receipt of the recaptured funds, the County will prepare and execute documents necessary to reconvey or release the property without charge. Recaptured funds will be recycled through the County's HOME Investment Partnerships fund in order to assist other HOME eligible activities.

The HOME-assisted housing unit must be the home buyer's principal residence, and noncompliance will require repayment of all HOME funds invested in the property, not just a direct subsidy to the home buyer.

Under current regulations, if affordability restrictions on a HOME project are conveyed to a lender due to foreclosure or transfer in lieu of foreclosure, the Participating Jurisdiction must repay the HOME account because the project has not met the affordability requirements for the full affordability period. If a HOME-assisted homebuyer project with a recapture agreement no longer meets the applicable affordability requirements due to foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD (involuntary sales), the County is responsible for repaying the direct HOME subsidy provided to the homebuyer from available net proceeds at the time of foreclosure or transfer in lieu of foreclosure. A short sale or deed in lieu is not considered an involuntary sale and is not permissible under current regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

   In exchange for receiving funds to assist in the purchase of a home, the purchaser must sign loan documents, including a Promissory note, Disclosure Notice, and Subordinate Deed of Trust, which will provide upon a sale, transfer, lease or any other disposition, including refinancing or incurring of additional debt secured by the home, within 15 years of purchase,

the principal amount of the HOME assistance is repaid to the County.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   HOME funds will not be used for this purpose.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   The ESG program will provide outreach and emergency shelter, but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Refer to Appendix G.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The County of Riverside Continuum of Care (CoC) is responsible for establishing and operating a coordinated assessment system, a statutory requirement intended to provide a more unified intake process, enhance the quality of client screening and assessment, and better target program assistance where it can be most effective. The system helps reduce uneven service fragmentation and directs clients toward the most appropriate housing intervention, ensuring that resources are used efficiently and effectively. The goal is to identify resources based on the individual's need and determine which agency can best meet the client's needs, rather than whether the client is eligible for that specific agency's services.

   The CoC, having established chronically homeless persons as the highest-priority need, implements a targeted street-to-home outreach program/campaign that takes a housing-first approach for the chronically homeless and others with a disabling condition. As outreach and collaboration are being expanded, the intent of a coordinated entry system is that it covers a large geographic area, is easily accessed by individuals and families seeking housing or services, is well-advertised, and includes a comprehensive and standardized assessment tool.

   ESG and CoC subrecipients are required to input client data into a Homeless Management Information System (HMIS) administered by the County's Housing and Workforce Solutions (HWS) Department on behalf of the CoC. The HMIS is a mandatory, comprehensive system

used to collect client-level data and information on the provision of housing and services to homeless individuals and families, as well as to persons experiencing homelessness. Crisis support providers cannot, and Legal Services Organizations may choose not to participate in HMIS. Providers that do not participate in HMIS must, however, use a comparable database that produces unduplicated, aggregate reports. The Riverside County CoC continues to utilize the HMIS system, Clarity by Bitfocus, which offers improved HMIS solutions and practicality.

The Riverside University Health System Behavioral Health serves as the lead agency responsible for implementing the County's Coordinated Assessment System, known as the Coordinated Entry System (CES), in conjunction with the HomeConnect system. The CES HomeConnect is now integrated into the new Clarity HMIS to capture and maintain client information, facilitating the effective connection of individuals experiencing or the possibility of homelessness with available resources in the County's CoC.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County accepts applications for annual ESG allocations. A Notice of Funding Availability (NOFA) is published in English and Spanish in local newspapers and placed on the County's website to invite qualified non-profits, community groups, faith-based organizations, and governmental entities to apply. Under the County's application review process, applications are reviewed and evaluated for completeness, eligibility, and the project's ability to reach and serve the areas and individuals with the greatest need.

On March 13, 2026, under HEARTH Act requirements and our shared desire to improve coordination and collaboration between HWS – Office of Homeless Solutions, the Continuum of Care, and our ESG sub-recipients, the Continuum of Care, along with all interested parties in Riverside County, was sent notification requesting review and comment on the applications for the 2026-2027 Emergency Solutions Grant. The ESG Applicant and Project Description Spreadsheet and CoC Consultation Feedback form were also included with the notice to identify the funding the evaluator believed should be allocated to each component of Outreach Services, Rehabilitation, Emergency Shelter, Rapid Re-housing, and Homelessness Prevention. In addition, detailed information was provided on the breakdown of requests received from fourteen (14) applications for the 2026-27 ESG cycle, totaling $2,896,184.40. The application funding breakdown is as follows: $1,467,850 for Emergency Shelter to serve 3,693; $610,000 for Rapid Re-Housing to serve 125; $600,000 for Homelessness Prevention to serve 53; and $218,334.40 Street Outreach to serve 350.

ESG funds are awarded through a competitive process following federal guidelines. In

addition, activities that directly contribute to the goals and objectives of the County's Consolidated Plan, CoC Gap Analysis, Supervisorial District Unsheltered Count, and those that help the County meet federal program requirements by serving homeless persons or families were considered. Funding recommendations are made based on applicants' ability to leverage resources, capacity, financial management, knowledge, and experience to effectively implement, administer, and monitor ESG-funded activities.

Funding is allocated as part of the One Year Action Plan approval process, which includes a public hearing before the County Board of Supervisors. In accordance with HUD requirements, the County also consults with the CoC to collaborate on efforts to eliminate and prevent homelessness. The CoC provides recommendations for funding allocations, trends, and needs in the community. Funds are ultimately allocated based on funding availability, the number of clients proposed to be served, area needs, the CoC's recommendations, and public comments. The County Board of Supervisors approves final funding allocations.

The County enters into a one- or two-year agreement with each sub-recipient receiving ESG funding. These agreements are defined:

Key program components or activities (including benchmarks for success); the level of ESG funding; the anticipated source and amount of matching funds (24CFR Part 576.201) contributed by the agency/ organization; applicable laws and regulations; and documentation or reporting requirements.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County collaborates with sub-recipients to ensure that the homeless participation requirement is met. Sub-recipients include in their policy an extended invitation to previous homeless clients, an opportunity to participate on the Board, provide feedback, and participate in surveys regarding services and policies of their facility. Sub-recipients consult with homeless or formerly homeless persons in the consideration and making of policies and decisions regarding any ESG-funded facility, service, or other assistance. An exit interview and survey are offered to existing clients, and a suggestion box and/or open-door policy are available to address any issues related to the operation of the facility and services to clients. It is the intent of the County to collaborate with the Continuum of Care, which maintains a seat for Homeless and Formerly Homeless clients on the Board of Governance and ESG sub-recipients, to ensure

that the perspective of homeless and formerly homeless individuals and families is incorporated into the County's ESG program and the Consolidated Plan.

The County will continue development of a comprehensive Homeless Participation Plan; at a minimum, the plan will:

Encourage all ESG non-profit sub-recipients to include a homeless or formerly homeless person on their board and/or policy-making committee. Assign a higher rating/ranking score to ESG applicants that demonstrate homeless participation. Require all ESG sub-recipients to provide a County-approved exit survey to all persons who have exited from an ESG-funded shelter or participated in an ESG-funded program. The exit interview and survey should also include a suggestion box and/or an open-door policy to address any issues related to the operation of the facility and its services. The survey will request input or seek the opinion of the participants on a variety of topics or issues including at a minimum: the quality of effectiveness of the shelter or services provided; the unmet needs of homeless persons in Riverside County; how can services be improved or expanded; what are the gaps in shelter or homeless services; the location and hours of shelters or services; and access to shelters, health care, food and clothing, legal services, etc.

5. Describe performance standards for evaluating ESG.

ESG performance standards are followed in accordance with 24 CFR Part 576, which includes measures to evaluate the program's effectiveness and assess its impact on serving the targeted population. Sub-recipients receiving funding from the County are evaluated based on written standards and guidelines. This includes reductions in the number of homeless persons living on the streets and in shelters, the number of persons who do not re-enter the shelter or supportive housing system within one year, and the number of persons exiting with permanent housing. Performance standards for evaluating ESG activities were developed in consultation with the Continuum of Care lead agency, County of Riverside ESG recipient, providers, and other organizations and stakeholders.

As part of tracking, evaluating, and reporting ESG Program services, Homeless Management Information Systems (HMIS) are used to collect Data Standards, including three key indicators:

1. Exits to permanent housing;
2. Length of stay in emergency shelter and/or transitional housing; and
3. Returns to homelessness from permanent housing.

The CoC lead agency, responsible for HMIS, extracts ESG sub-recipient data from HMIS for review by the CoC HMIS Administrator Council to evaluate subrecipients for accuracy and performance based on services provided to their clients. In addition, the guidelines below have been set as part of the performance standards for evaluating ESG:

Performance of ESG recipients

1. Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met.
2. Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
3. Enhance and develop the management capacity of grantees or recipients

Performance Measures for Homelessness Prevention

1. A reduction in the number of homeless individuals and families seeking emergency shelter services.
2. Expected Outcome is at least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

Performance Measures for Homeless Rapid Re-Housing

1. A reduction in the reoccurrence of homelessness for individuals and families who exit the shelter system. Conduct an initial assessment to determine the level of need and enter clients into the CES system. Once clients are housed and stabilized, further monitoring and case management will be provided for at least 6-9 months to help deter the reoccurrence of homelessness.
2. The Expected Outcome is that at least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance was provided under ESG. This determination will be made based on the reporting received from the HMIS reporting system and directly from subrecipients.

Refer to the above discussions and the attachments in Appendices F and G.

APPENDICES

A. Application for Federal Assistance SF-424 and Applicant and Recipient Assurance and Certifications HUD 424-B CDBG, ESG, and HOME

B. Federal Certifications

C. Public Notices and Proof of Publication

D. Consultation and Comments

E. AP-20 Attachment - 2026-2027 Funding Details/Back-Up Projects

F. AP-90 Attachment - ESG Written Standards

G. Emergency Solutions Grant Program (ESG) 2026-2027 Funding Allocations

H. 2026-2027 Table 3c's – Project Details

I. Riverside County Map

J. HOME Maximum Purchase Price Limits

K. Continuation of Sections of the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan

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APPENDIX A

Application for Federal Assistance SF-424

AND

Applicant and Recipient Assurances and Certifications –

HUD 424-B

CDBG, ESG, AND HOME

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OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: B-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

* Street1: 3403 Tenth Street
Street2: Suite 300
* City: Riverside
County/Parish: Riverside
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 92501-3659

e. Organizational Unit:

Department Name: Housing & Workforce Solutions

Division Name: Community & Housing Developmen

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Juan
Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of Community Development Block Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	7,764,567.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	7,764,567.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: M-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

* Street1: 3403 Tenth Street
Street2: Suite 300
* City: Riverside
County/Parish: Riverside
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 92501-3659

e. Organizational Unit:

Department Name: Housing & Workforce Solutions

Division Name: Community & Housing Developmen

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Juan
Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-239

Assistance Listing Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of HOME Investment Partnerships Funds. $350,000 in Program Income to be used towards First Time Home Buyer.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	2,102,217.03
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	350,000.00
* g. TOTAL	2,452,217.03

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

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Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: E-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

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e. Organizational Unit:

Department Name: Housing & Workforce Solutions

Division Name: Community & Housing Developmen

f. Name and contact information of person to be contacted on matters involving this application:

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Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-231

Assistance Listing Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of the Emergency Solutions Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	623,369.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	623,369.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

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21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

HUD 424-B Assurance-Certificate

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix:	Ms.	*First Name:	Heidi
Middle Name:			
*Last Name:	Marshall		
Suffix:			

*Title: Director of Housing & Workforce Solutions

*Applicant Organization: County of Riverside

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature: *Date:

APPENDIX B

FEDERAL CERTIFICATIONS

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2026** [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

_____

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Director of Housing and Workforce Solutions

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

APPENDIX C

PUBLIC NOTICES

AND

PROOF OF PUBLICATIONS

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PUBLIC NOTICE

NOTICE OF FUNDING AVAILABILITY
(NOFA)

RIVERSIDE COUNTY – 2026-2027 PROGRAM YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION
EMERGENCY SOLUTIONS GRANT (ESG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

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ONE YEAR ACTION PLAN: The County must include selected CDBG, ESG, and HOME activities in the One Year Action Plan submitted to HUD by August 16, 2026. A PUBLIC HEARING is anticipated in April 2026, before the Riverside County Board of Supervisors, and FINAL ADOPTION of the Action Plan is expected in June 2026.

CONTACT INFORMATION:
CDBG Program Office
3403 10th Street, Suite 300
Riverside, CA 92501
(951) 955-5936
RivcoCDBG@rivco.org

To request a list of the CITIZEN ENGAGEMENT MEETINGS for the 2026-2027 program year, please contact CDBG Staff at RivcoCDBG@rivco.org.

People with hearing or speech disabilities may contact staff using the CALIFORNIA RELAY SERVICE (711).

Juan Garcia - Deputy Director – Community and Housing Development – Housing and Workforce Solutions – CDBG/HOME/ESG Programs

AVISO PÚBLICO

AVISO DE DISPONIBILIDAD DE FONDOS
(NOFA)

CONDADO DE RIVERSIDE – AÑO DEL PROGRAMA 2026-2027
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION
EMERGENCY SOLUTIONS GRANT (ESG)
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EL CONDADO anticipa recibir las siguientes asignaciones del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD):
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INICIO - $2,000,000

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PROCESO DE SOLICITUD: Las solicitudes para financiamiento CDBG y ESG se abrirán el 25 de septiembre de 2025. Todas las solicitudes deben ENVIARSE POR CORREO y RECIBIRSE A MÁS TARDAR A LAS 5:00 P. M. PST DEL 18 DE DICIEMBRE DE 2025. Solo las ORGANIZACIONES SIN FINES DE LUCRO 501 (c) (3) y las AGENCIAS GUBERNAMENTALES son elegibles para postularse. Las solicitudes e instrucciones que se pueden completar están disponibles en línea en: https://rivcohws.org/community-and-housing-development/cdbg-program. Para obtener ayuda, comuníquese con Nicholas Fonosch al RivcoCDBG@rivco.org o al 951-955-5936.

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PROGRAMA HOME: Las solicitudes de fondos HOME se aceptan de forma continua hasta que los fondos estén completamente comprometidos. Los fondos de HOME están disponibles para proyectos de NUEVA CONSTRUCCIÓN y REHABILITACIÓN SUSTANCIAL. Los materiales de solicitud están disponibles en https://rivcohws.org/community-and-housing-development/housing-programs/home-program. Para obtener ayuda, comuníquese con MERVYN MANALO al mmanalo@rivco.org o al 951-955-0774.

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RivcoCDBG@rivco.org

Para solicitar una lista de las REUNIONES DE PARTICIPACIÓN CIUDADANA para el año programático 2026-2027, comuníquese con el personal de CDBG en RivcoCDBG@rivco.org.

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Juan García - Deputy Director - Community and Housing Development – Housing and Workforce Solutions – CDBG/HOME/ESG Programs

LocalIQ
California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

_Nicholas Fonosch
County of Riverside HWS CDBG
Po Box 1528
Riverside CA 92502-1528

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 10/01/2025
PDS Palm Springs Desert Sun 10/01/2025

and that the fees charged are legal.
Sworn to and subscribed before on 10/01/2025

D. Rokus
Legal Clerk

Notary, State of WI, County of Brown

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State of Wisconsin

PUBLIC NOTICE
NOTICE OF FUNDING AVAILABILITY
(NOFA)
RIVERSIDE COUNTY – 2026-2027 PROGRAM YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION
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Juan Garcia - Deputy Director – Community and Hou Development – Housing and Workforce Solutions CDBG/HOME/ESG Programs

AVISO PÚBLICO
AVISO DE DISPONIBILIDAD DE FONDOS
(NOFA)
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AVISO DE DISPONIBILIDAD DE FONDOS
(NOFA)

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La No Violencia

GISELA ORTEGA

Los procesos de transformación social no violenta existen desde los inicios de la humanidad, ya que implican métodos como la no colaboración, huelgas y boicots, aunque el reconocimiento de la no violencia como un movimiento o estrategia política específica floreció en el siglo XIX, con ejemplos como el derecho al voto.

En la antigüedad y épocas posteriores, también ha habido casos de resistencia a la violencia o la promoción de prácticas pacíficas sin un marco teórico moderno, como las prohibiciones de ajusticiar en algunas dinastías chinas. como las Sui, Tang y Song,

La no violencia -expresando una afirmación- es una ideología y una práctica ético-política que-Starpetscom On Twitter Quotla Violencia Genera Violencia rechaza el uso de la violencia y la agresión, en cualquiera de sus formas. Se opone al uso de la violencia como un fin. Se trata de una opción alternativa que pretende «humanizar» la sociedad, apostando y valorando el poder de la vida e ignorar y prevenir los conflictos.

Hay personas que no usan la violencia, ya que les resulta física o psicológicamente difícil o imposible, o porque creencias religiosas, morales o éticas se lo impiden. Desde esta perspectiva, la obtención de los logros en la lucha social es posible porque considera que el poder de los gobernantes no es eterno ni indestructible sino que depende del consentimiento de la población. La acción no violenta busca disminuir ese poder, cuando considera que se ejerce injustamente, retirando el consentimiento.

El concepto de la no violencia (ahimsa) surge en el Oriente, específicamente en la India, cuando nace la religión jainista, entre el siglo VI y el siglo IV a. C. Su creador fue Mahāvīra, líder del movimiento de la Independencia de la India y pionero de la filosofía y la estrategia de la no violencia.

El reconocimiento explícito de la no violencia como herramienta de cambio social y político se consolidó a partir del siglo XIX en la cultura occidental. Movimientos que lucharon por el cambio social se centraron en mejorar las condiciones de vida o lograr autonomía política.

El 11 de septiembre de 1906, Mohandas Karamchand Gandhi -abogado, pensador, activista y político hindú, mejor conocido como Mahatma ("alma grande" en hindi) Gandhi- inició su Movimiento de No Violencia. Instituido por las Naciones Unidas el 2 de octubre, como El día Internacional de la No Violencia, que busca promover la paz, la tolerancia y la resolución pacífica de conflictos a nivel mundial.



La segunda mitad del siglo XX vio el auge de grupos sociales que, si bien no se limitan a la no violencia, emplearon tácticas pacíficas para lograr cambios, como el feminismo de segunda ola, los derechos civiles y el ecologismo.

Los movimientos por los derechos civiles, como los liderados por Martin Luther King Jr., Nelson Mandela, Mahatma Gandhi, entre otros, son ejemplos notables de la aplicación práctica de la no violencia para la transformación social.

Isabel Allende recibe la medalla rectoral de la Universidad de Chile

NAYARA BATSCHKE | ASSOCIATED PRESS

La chilena Isabel Allende, Premio Nacional de la Literatura 2010, autora superventas y la escritora viva de lengua española más leída, fue condecorada el martes con la medalla rectoral de la Universidad de Chile, concedida a aquellos que han colaborado para impulsar a la institución.

"Agradezco de todo corazón esta medalla inesperada que me honra y me alegra", dijo la escritora, de 83 años, tras recibir el galardón en un acto realizado en la sede de la institución en Santiago.

La autora de una treintena de novelas, entre ellas las exitosas "La casa de los espíritus", "Eva Luna" y "Violeta", suma así una distinción más entre una serie de premios y reconocimientos a lo largo de su carrera, que incluyen la Medalla Presidencial de la Libertad (2014) —la distinción civil más importante de Estados Unidos—, la medalla de honor del premio Nacional de Literatura de Estados Unidos (2018) y la Medalla Bodley de la Universidad de Oxford (2024), entre otros. chileno Salvador Allende, quien se suicidó en 1973 durante el golpe de Estado liderado por el general Augusto Pinochet que dio inicio a una dictadura que se prolongó 17 años y dejó más de 40.000 víctimas.



Así, sobre las tensiones e incertidumbres de la actualidad, la escritora destacó que "a veces parece que la humanidad retrocede" en medio de "tanta crueldad y estupidez". Sin embargo, recordó que "todo cambia, todo es temporal y el gran arco de la historia quizás sea más progreso, más conocimiento y más intuición".

"He escrito varias novelas históricas y al estudiar el pasado puedo ver el presente con cierta perspectiva", matizó.

Allende adelantó que trabaja en sus memorias de los últimos diez años, una obra en la que pretende "transformar la desilusión de un divorcio" en "aventura" y "liberación".

Antes de la entrega de la medalla, la rectora de la Universidad de Chile, Rosá Devés Alessandri, enfatizó la importancia del "hablar y contar libre de Isabel Allende" en "tiempos en que la libertad de expresión y la palabra auténtica" se ven desafiadas.

"Su escritura, donde las mujeres nunca dejamos de ser protagonistas y donde la imaginación y la creatividad se vuelven trascendentes, es un antídoto frente a la tentación de guardar silencio", afirmó.

Entre otras personalidades que han sido condecoradas con la medalla rectoral de la Universidad de Chile figuran el fallecido expresidente de Uruguay, José Mujica, y el alemán Reinhard Genzel, premio Nobel de Física en 2020.

Tras recibir la distinción Allende participará en diversos eventos en la capital chilena, entre ellos una clase magistral y un conversatorio con lectores el miércoles sobre su más reciente novela.



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Invoice Text:	PUBLIC NOTICE NOTICE OF FUNDING AVAILABILITY (NOFA) RIVERSIDE COUNTY - 2026-2027 PROGRAM YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION EMERGENCY SOLUTIONS GRANT (ESG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) NOTICE IS HEREBY GIVEN that the County of Riverside announces the opening of the application cycles for Urban County's CDBG, ESG, and HOME programs for the 2026- 2027 Program Year. These federally funded programs are designed to provide decent housing, a suitable living environment, and the expansion of economic opportunity primarily for low-income individuals and families. THE COUNTY anticipates receiving the following allocations from the U.S. Department of Housing and Urban Development (HUD): CDBG $7,300,000 ESG - $600,000 HOME - $2,000,000 THE FULL NOTICE OF FUNDING AVAILABILITY (NOFA) for CDBG and ESG programs is available at www.rivcohws.org. Printed copies may be obtained by emailing RivcoCDBG@rivco.org [RivcoCDBG@rivco.org]. APPLICATION PROCESS: Applications for CDBG and ESG funding will open September 25, 2025. All applications must be SUBMITTED BY MAIL and RECEIVED NO LATER THAN 5:00 PM PST ON DECEMBER 18, 2025. Only 501(c)(3) NONPROFIT ORGANIZATIONS and GOVERNMENT AGENCIES are eligible to apply. Fillable applications available and instructions are at: online https://rivcohws.org/community-and-housing-development/cdbg-program. For assistance, contact Nicholas Fonosch at RivcoCDBG@rivco.org or 951-955-5936. COOPERATING CITY CDBG ALLOCATIONS: Participating Cooperating Cities receive their own CDBG allocations

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011757336

FILE NO. 0011757336

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/27/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 27, 2025.
At: Riverside, California

Signature

PUBLIC NOTICE

NOTICE OF FUNDING AVAILABILITY (NOFA)

RIVERSIDE COUNTY - 2026-2027 PROGRAM YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION EMERGENCY SOLUTIONS GRANT (ESG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

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HOME - $2,000,000

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COOPERATING CITY CDBG ALLOCATIONS: Participating Cooperating Cities receive their own CDBG allocations for activities that benefit their residents. Organizations interested in city-specific CDBG funding should contact the respective city directly for specific procedures and deadlines. Contact information for cooperating cities is available on the County's CDBG website.

HOME PROGRAM: Applications for HOME funds are accepted on a rolling basis until funds are fully committed. HOME funding is available for NEW CONSTRUCTION and SUBSTANTIAL REHABILITATION projects. Application materials are available at https://rivcohws.org/community-and-housing-development/housing-programs/homeprogram. For assistance, contact MERVYN MANALO at mmanalo@rivco.org or 951-955-0774.

ONE YEAR ACTION PLAN: The County must include selected CDBG, ESG, and HOME activities in the One Year Action Plan submitted to HUD by August 16, 2026. A PUBLIC HEARING is anticipated in April 2026, before the Riverside County Board of Supervisors, and FINAL ADOPTION of the Action Plan is expected in June 2026.

CONTACT INFORMATION:
CDBG Program Office
3403 10th Street, Suite 300
Riverside, CA 92501
(951) 955-5936
RivcoCDBG@rivco.org

To request a list of the CITIZEN ENGAGEMENT MEETINGS for the 2026-2027 program year, please contact CDBG Staff at RivcoCDBG @ rivco.org.

People with hearing or speech disabilities may contact staff using the CALIFORNIA RELAY SERVICE (711).

Juan Garcia - Deputy Director - Community and Housing Development - Housing and Workforce Solutions - CDBG/HOME/ESG Programs

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Published: 9/27/25

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Invoice Text:	AVISO PÚBLICO AVISO DE DISPONIBILIDAD DE FONDOS (NOFA) CONDADO DE RIVERSIDE – AÑO DEL PROGRAMA 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION EMERGENCY SOLUTIONS GRANT (ESG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) POR LA PRESENTE SE NOTIFICA que el Condado de Riverside anuncia la apertura de los ciclos de solicitud para los programas CDBG, ESG y HOME del Condado Urbano para el Año Programático 2026-2027. Estos programas financiados por el gobierno federal están diseñados para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos. EL CONDADO anticipa recibir las siguientes asignaciones del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD): CDBG - $7,300,000 ESG - $600,000 INICIO - $2,000,000 EL AVISO COMPLETO DE DISPONIBILIDAD DE FONDOS (NOFA) para los programas CDBG y ESG está disponible en www.rivcohws.org. Se pueden obtener copias impresas enviando un correo electrónico a RivcoCDBG@rivco.org. PROCESO DE SOLICITUD: Las solicitudes para financiamiento CDBG y ESG se abrirán el 25 de septiembre de 2025. Todas las solicitudes deben ENVIARSE POR CORREO y RECIBIRSE A MÁS TARDAR A LAS 5:00 P. M. PST DEL 18 DE DICIEMBRE DE 2025. Solo las ORGANIZACIONES SIN FINES DE LUCRO 501 (c) (3) y las AGENCIAS GUBERNAMENTALES son elegibles para postularse. Las solicitudes e instrucciones que se pueden completar están disponibles en línea en: https://rivcohws.org/community-and-housing-development/cdbg-program. Para

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09/27/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 27, 2025.
At: Riverside, California

Signature

AVISO PUBLICO

AVISO DE DISPONIBILIDAD DE FONDOS (NOFA)

CONDADO DE RIVERSIDE – AÑO DEL PROGRAMA 2026-2027
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION EMERGENCY SOLUTIONS GRANT (ESG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

POR LA PRESENTE SE NOTIFICA que el Condado de Riverside anuncia la apertura de los ciclos de solicitud para los programas CDBG, ESG y HOME del Condado Urbano para el Año Programático 2026-2027. Estos programas financiados por el gobierno federal están diseñados para proporcionar viviendas decentes, un entorno de vida adecuado y la expansión de oportunidades económicas principalmente para personas y familias de bajos ingresos.

EL CONDADO anticipa recibir las siguientes asignaciones del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD):
CDBG - $7,300,000
ESG - $600,000
INICIO - $2,000,000

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ASIGNACIONES DE CDBG DE LA CIUDAD COOPERANTE: Las ciudades cooperantes participantes reciben sus propias asignaciones de CDBG para actividades que benefician a sus residentes. Las organizaciones interesadas en fondos CDBG específicos de la ciudad deben comunicarse directamente con la ciudad respectiva para conocer los procedimientos y plazos específicos. La información de contacto de las ciudades cooperantes está disponible en el sitio web de CDBG del condado.

PROGRAMA HOME: Las solicitudes de fondos HOME se aceptan de forma continua hasta que los fondos estén completamente comprometidos. Los fondos de HOME están disponibles para proyectos de NUEVA CONSTRUCCIÓN y REHABILITACIÓN SUSTANCIAL. Los materiales de solicitud están disponibles en https://rivcohws.org/community-and-housing-development/housing-programs/home-program. Para obtener ayuda, comuníquese con MERVYN MANALO al mmanalo@rivco.org o al 951-955-0774.

PLAN DE ACCIÓN DE UN AÑO: El Condado debe incluir actividades seleccionadas de CDBG, ESG y HOME en el Plan de Acción de un Año presentado a HUD antes del 16 de agosto de 2026. Se anticipa una AUDIENCIA PUBLICA en abril de 2026, ante la Junta de Supervisores del Condado de Riverside, y se espera la ADOPCIÓN FINAL del Plan de Acción en junio de 2026.

INFORMACIÓN DE CONTACTO:
3403 10th Street, Suite 300
Riverside, CA 92501
(951) 955-5936
RivcoCDBG@rivco.org

Para solicitar una lista de las REUNIONES DE PARTICIPACIÓN CIUDADANA para el año programático 2026-2027, comuníquese con el personal de CDBG en RivcoCDBG@rivco.org.

Las personas con discapacidades auditivas o del habla pueden comunicarse con el personal utilizando el SERVICIO DE RETRANSMISIÓN DE CALIFORNIA (711).

Juan García - Deputy Director - Community and Housing Development – Housing and Workforce Solutions – CDBG/HOME/ESG Programs
The Press-Enterprise
Published: 9/27/25

AFFP
NOFA ENGLISH

Affidavit of Publication

STATE OF CA } SS
COUNTY OF RIVERSIDE }

Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. I am the Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

10/01/2025

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 1st day of October 2025.

Frank Ramirez

Frank Ramirez, Riverside County, CA

110348 518021

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION
3403 10TH ST. SUITE 300
RIVERSIDE CA 92501

Ad text : NOTICE OF FUNDING AVAILABILITY
(NOFA)

RIVERSIDE COUNTY - 2026-2027 PROGRAM YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - DISTRICT ALLOCATION
EMERGENCY SOLUTIONS GRANT (ESG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

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RivcoCDBG@rivco.org

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CALIFORNIA RELAY SERVICE (711).

Juan Garcia - Deputy Director - Community and Housing Development - Housing and Workforce Solutions - CDBG/HOME/ESG Programs
PVVT - 10/01/25 - 518021

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RIVERSIDE COUNTY - 2026-2027 PROGRAM YEAR
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RivcoCDBG@rivco.org

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Juan Garcia - Deputy Director - Community and Housing Development - Housing and Workforce Solutions - CDBG/HOME/ESG Programs

PVVT - 10/01/25 - 518021

County of Riverside
Community Participation Meetings
(24 CFR Part 91.105 and 91.220)

The County of Riverside is initiating the funding cycles for the **2026-2027 *Community Development Block Grant* (CDBG), *Emergency Solutions Grant* (ESG), and the *Home Investment Partnerships Program* (HOME)**.

A requirement of these federally funded programs is the participation by residents, service providers, and other stakeholders to help identify community, housing, and social needs in low and moderate-income communities. To encourage participation, the County will be conducting several Community Participation Meetings at the following locations:

Cabazon	Thursday October 9, 2025	6:00 PM	James A. Venable Community Center 50390 Carmen Ave. Cabazon, CA 92230
Nuevo - Lakeview	Thursday November 6, 2025	6:00 PM	Nuview Elementary School District Board Room; 29780 Lakeview Ave, Nuevo, CA, 92567
Mead Valley	Wednesday November 5, 2025	6:00 PM	Mead Valley Community Center 21091 Rider Street Mead Valley, CA 92570
Good Hope	Thursday November 6, 2025	6:00 PM	Moses Schaffer Community Center 21565 Steele Peak Rd. Perris, CA 92570
Mecca - North Shore	Tuesday November 4, 2025	6:00 PM	North Shore Yacht Club 99155 Sea View Dr. Mecca, CA 92254
Anza	Wednesday November 19, 2025	5:30 PM	Anza Community Hall 56630 CA-371 Anza, CA 92539
Oasis – Thermal	Monday November 24, 2025	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

****ALL MEETING DATES, TIMES, AND LOCATIONS ARE SUBJECT TO CHANGE OR CANCELLATION****

For updates or additional information, please visit the Housing and Workforce Solutions (HWS) website at **www.rivcohws.org**.

For questions or to submit comments concerning the use of CDBG, ESG, HOME, and/or other HUD-funded programs, please contact:

County of Riverside
Department of Housing and Workforce Solutions (HWS)
Phone: (951) 955-6007
Email: RIVCOCDBG@rivco.org

Individuals with hearing or speech disabilities can obtain information about the Community Participation Meetings by using the California Relay Service (711).

Condado de Riverside

Reuniones de participación Comunitaria

(24 CFR Parte 91.105 y 91.220)

El Condado de Riverside está iniciando los ciclos de financiación 2026-**2027**para la **Subvención en Bloque para el Desarrollo Comunitario *(CDBG), la Subvención para Soluciones de Emergencia* (ESG) y el *Programa de Asociaciones de Inversión en Viviendas* (HOME).**

Un requisito de estos programas financiados por el gobierno federal es la participación de los residentes, proveedores de servicios y otras partes interesadas para ayudar a identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participación, el Condado llevará a cabo varias Reuniones de Participación Comunitaria en los siguientes lugares:

Cabazon	Jueves Octubre 9, 2025	6:00 PM	James A. Venable Community Center 50390 Carmen Ave. Cabazon, CA 92230
Nuevo - Lakeview	Jueves Noviembre 6, 2025	6:00 PM	Nuview Elementary School District Board Room; 29780 Lakeview Ave, Nuevo, CA, 92567
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Oasis – Thermal	Lunes Noviembre 24, 2025	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

****TODAS LAS FECHAS, HORAS Y LUGARES DE LAS REUNIONES ESTÁN SUJETAS A CAMBIOS O CANCELACIONES****

Para obtener actualizaciones o información adicional, visite el sitio web de Housing and Workforce Solutions (HWS) en **www.rivcohws.org**.

Si tiene preguntas o desea enviar comentarios sobre el uso de CDBG, ESG, HOME y / u otros programas financiados por HUD, comuníquese con: Condado de Riverside - Housing and Workforce Solutions (HWS)
Teléfono: (951) 955-6007
Correo electrónico: RIVCOCDBG@rivco.org

Las personas con discapacidades auditivas o del habla pueden obtener información sobre las Reuniones de Participación Comunitaria utilizando el Servicio de Retransmisión de California (711).

LocaliQ
California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

_ Nicholas Fonosch
Riverside County HHPWS
3403 10Th ST # 300
Riverside CA 92501-3659

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS Palm Springs Desert Sun 10/29/2025, 11/12/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/12/2025

MB Krulac
Legal Clerk

Notary, State of WI, County of Brown

3.7.27
My commission expires

Publication Cost:	$2012.64		
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

County of Riverside
Community Participation Meetings
(24 CFR Part 91.105 and 91.220)

The County of Riverside is initiating the funding cycles for the **2026-2027 *Community Block Grant* (CDBG), *Emergency Solutions Grant* (ESG), and the *Home Investment Program* (HOME).**

A requirement of these federally funded programs is the participation by residents, ser and other stakeholders to help identify community, housing, and social needs in low income communities. To encourage participation, the County will be conducting seve Participation Meetings at the following locations:

Cabazon	Thursday October 9, 2025	6:00 PM	James A. Venable Commu 50390 Carmen Av Cabazon, CA 922
Nuevo - Lakeview	Thursday November 6, 2025	6:00 PM	Nuview Elementary S District Board Roo 29780 Lakeview A Nuevo, CA, 9256
Mead Valley	Wednesday November 5, 2025	6:00 PM	Mead Valley Community 21091 Rider Stree Mead Valley, CA 92
Good Hope	Thursday November 6, 2025	6:00 PM	Moses Schaffer Commun 21565 Steele Peak Perris, CA 9257(
Mecca - North Shore	Tuesday November 4, 2025	6:00 PM	North Shore Yacht (99155 Sea View D Mecca, CA 9225
Anza	Wednesday November 19, 2025	5:30 PM	Anza Community H 56630 CA-371 Anza, CA 92539
Oasis – Thermal	Monday November 24, 2025	6:00 PM	Jerry Rummonds Senior and Center 87-229 Church Str Thermal, CA 922

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Department of Housing and Workforce Solutions (HWS)
Phone: (951) 955-6007
Email: RIVCOCDBG@rivco.org

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Condado de Riverside
Reuniones de participación Comunitaria
(24 CFR Parte 91.105 y 91.220)

El Condado de Riverside está iniciando los ciclos de financiación **2026-2027** para la **Bloque para el Desarrollo Comunitario *(CDBG), la Subvención para Soluciones d* (ESG) y el *Programa de Asociaciones de Inversión en Viviendas* (HOME).**

Un requisito de estos programas financiados por el gobierno federal es la partic residentes, proveedores de servicios y otras partes interesadas para ayudar a necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajo Para fomentar la participación, el Condado llevará a cabo varias Reuniones d Comunitaria en los siguientes lugares:

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****TODAS LAS FECHAS, HORAS Y LUGARES DE LAS REUNIONES ESTÁN SUJETA O CANCELACIONES****

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Riverside)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **La Prensa Hispana Bilingual Newspaper**, a newspaper of general circulation, published in the cities of Indio, La Quinta, Coachella, Mecca, Thermal, Cathedral City, Palm Springs, Thousand Palms, Indian Wells, Bermuda Dunes, and Rancho Mirage, in the County of Riverside, and which newspaper has been adjudged to be a newspaper of general circulation, and that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

September 24th, 2025

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Indio, Riverside County, California, on

Date September 24th, 2025

Ana Vasquez

Signature

La Prensa Hispana Bilingual Newspaper
80-814 Glen Haven Dr.
Indio, Ca. 92201
(442) 241-4097

PROOF OF PUBLICATION

Sugieren que **bebidas azucaradas** tienen incidencia directa en la propagación del **cáncer colorrectal**

Se estima que alrededor de 52,900 personas mueran este año en Estados Unidos por cáncer colorrectal

FRANKLIN DELGADO

La mezcla de glucosa y fructosa en las bebidas azucaradas no solo contribuye a la obesidad y a la diabetes, sino que también podría acelerar la propagación del cáncer colorrectal avanzado, indican estudios recientes del Centro Oncológico MD Anderson de la Universidad de Texas.

La metástasis es el factor principal detrás de la mortalidad en pacientes con cáncer colorrectal, con proyecciones de 52,900 muertes en 2025. Se estima que más de la mitad de los casos están relacionados con factores modificables, incluyendo la ingesta de bebidas azucaradas.

"Para entender completamente el peligro de las bebidas azucaradas, necesitábamos ver si pueden hacer que los cánceres existentes sean más agresivos y se propaguen más rápido, no solo si aumentan el riesgo de contraer cáncer en primer lugar", dijo a Newsweek Jihye Yun, profesora adjunta de genética en el MD Anderson Cancer Center.

Además, destacó como de suma importancia que los cánceres en etapas tempranas y tardías no son iguales: "Difieren en sus mutaciones genéticas, metabolismo y biología general".

Cáncer colorrectal

El cáncer colorrectal incluye tanto el cáncer de colon como el cáncer de recto. En Estados Unidos, se estima que para el año 2025 se diagnosticarán aproximadamente 154,270 nuevos casos de cáncer colorrectal. De estos, alrededor de 107,320 corresponden a cáncer de colon y 46,950 a cáncer de recto.

Además, se estima que alrededor de 52,900 personas mueran por estas causas en este mismo año, según la Sociedad Estadounidense del Cáncer.

Estas cifras reflejan que el cáncer colorrectal sigue siendo una de las principales causas de diagnóstico y mortalidad por cáncer en el país, aunque la incidencia ha disminuido en general debido a los programas de detección y mejores tratamientos, excepto en personas menores de 50 años donde la tasa está aumentando.

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PALM DESERT HOUSING AUTHORITY
AVISO DE OPORTUNIDADES DE VIVIENDAS PARA PERSONAS DE BAJOS INGRESOS

Se da aviso que Palm Desert Housing Authority puede tener oportunidades de viviendas para personas de bajos ingresos. Palm Desert Housing Authority es propietario de quince (15) propiedades y las maneja como apartamentos de alquiler para familias y personas de la tercera edad que incluyen estudios y unidades de una y dos recámaras. Palm Desert Housing Authority también monitorea las reventas de las propiedades de compra que son restringidas para personas de bajos ingresos. Si está interesado en viviendas para personas de bajos ingresos en la ciudad de Palm Desert, visite la página de internet de Palm Desert Housing Authority, www.pdhousingauthority.org para obtener una lista de las ubicaciones de las propiedades para alquilar y comprar. Para más información, favor de comunicarse a la división de viviendas al 760-346-0611 ext. 412

ANTHONY J. MEJIA, SECRETARIO
PALM DESERT HOUSING AUTHORITY

County of Riverside
Community Participation Meetings
(24 CFR Part 91.105 and 91.220)

The County of Riverside is initiating the funding cycles for the **2026-2027** ***Community Development Block Grant*** **(CDBG),** ***Emergency Solutions Grant*** **(ESG), and the** ***Home Investment Partnerships Program*** **(HOME).**

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Condado de Riverside
Reuniones de participación Comunitaria
(24 CFR Parte 91.105 y 91.220)

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THE PRESS-ENTERPRISE
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Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Account Number:	5272431
Ad Order Number:	0011756219
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	09/20/2025, 10/29/2025 and 11/12/2025
Total Amount:	$3168.14
Payment Amount:	$0.00
Amount Due:	$3168.14
Notice ID:	w2mIZt5sFpDJbdcc35F4
Invoice Text:	

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The Press-Enterprise
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Riverside, California 92501
(951) 368-9229

Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011756219

FILE NO. 0011756219

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/20/2025, 10/29/2025, 11/12/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 12, 2025.
At: Riverside, California

Christine Gonzalez
Signature

County of Riverside
Community Participation Meetings
(24 CFR Part 91.105 and 91.220)

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The Press-Enterprise
Published: 9/20, 10/29, 11/12/25

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Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Account Number:	5272431
Ad Order Number:	0011756221
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	09/20/2025, 10/29/2025 and 11/12/2025
Total Amount:	$3140.53
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Notice ID:	NoeHcswLUR3u6tqekgoZ
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3403 10th Street Suite 300
Riverside , CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011756221

FILE NO. 0011756221

PROOF OF PUBLICATION

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Condado de Riverside

Reuniones de participación Comunitaria

(24 CFR Parte 91.105 y 91.220)

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The Press-Enterprise
Published: 9/20, 10/29, 11/12/25

AFFP
26-27 CP MEETING ENGLISH

Affidavit of Publication

STATE OF CA } SS
COUNTY OF RIVERSIDE }

Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. I am the Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

09/24/2025 10/29/2025 11/12/2025

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 12th day of November 2025.

Frank Ramirez

Frank Ramirez, Riverside County, CA

110348 516067

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION
3403 10TH ST. SUITE 300
RIVERSIDE CA 92501

Ad text : County of Riverside
Community Participation Meetings
(24 CFR Part 91.105 and 91.220)

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PVVT - 9/24/25, 10/29/25, 11/12/25 - 512067

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(24 CFR Part 91.105 and 91.220)

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Mecca - North Shore	**Thursday November 13, 2025**	**6:00 PM**	**North Shore Yacht Club 99155 Sea View Dr. Mecca, CA 92254**
Anza	Wednesday November 19, 2025	5:30 PM	Anza Community Hall S6630 CA-371 Anza, CA 92539
Oasis – Thermal	Monday November 24, 2025	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

****ALL MEETING DATES, TIMES, AND LOCATIONS ARE SUBJECT TO CHANGE OR CANCELLATION****

For updates or additional information, please visit the Housing and Workforce Solutions (HWS) website at **www.rivcohws.org**.

For questions or to submit comments concerning the use of CDBG, ESG, HOME, and/or other HUD-funded programs, please contact:
County of Riverside
Department of Housing and Workforce Solutions (HWS)
Phone: (951) 955-6007
Email: RIVCOCDBG@rivco.org

Individuals with hearing or speech disabilities can obtain information about the Community Participation Meetings by using the California Relay Service (711).
PVVT - 9/24/25, 10/29/25, 11/12/25 - 512067

AFFP
26-27 CP MEETING SPANISH

Affidavit of Publication

STATE OF CA } SS
COUNTY OF RIVERSIDE }

Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. I am the Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

09/24/2025 10/29/2025 11/12/2025

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 12th day of November 2025.

Frank Ramirez, Riverside County, CA

110348 516077

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION
3403 10TH ST. SUITE 300
RIVERSIDE CA 92501

Ad text : Condado de Riverside
Reuniones de participaci?n comunitaria
(24 CFR Parte 91.105 y 91.220)
CORRECCI?N DE FECHA

El condado de Riverside est? iniciando los ciclos de financiamiento 2026-2027 para la Subvenci?n en Bloque para el Desarrollo Comunitario (CDBG) la Subvenci?n para Soluciones de Emergencia (ESG) y el Programa de Asociaciones de Inversi?n en Viviendas (HOME).

Un requisito de estos programas financiados por el gobierno federal es la participaci?n de los residentes, proveedores de servicios y otras partes interesadas para ayudar a identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participaci?n, el Condado llevar? a cabo varias Reuniones de Participaci?n Comunitaria en los siguientes lugares, incluida la fecha actualizada de la reuni?n para Mecca-North Shore.

TODAS LAS FECHAS, HORARIOS Y LUGARES DE LAS REUNIONES EST?N SUJETOS A CAMBIOS O CANCELACIONES

Para obtener actualizaciones o informaci?n adicional, visite el sitio web de Housing and Workforce Solutions (HWS) en www.rivcohws.org.

Si tiene preguntas o desea enviar comentarios sobre el uso de CDBG, ESG, HOME y / u otros programas financiados por HUD, comun?quese con:

Condado de Riverside
Departamento de Housing and Workforce Solutions (HWS)
Tel?fono: (951) 955-6007
Correo electr?nico: RIVCOCDBG@rivco.org

Las personas con discapacidades auditivas o del habla pueden obtener informaci?n sobre las Reuniones de Participaci?n Comunitaria utilizando el Servicio de Retransmisi?n de California (711).
PVVT - 9/24/25, 10/29/25, 11/12/25 - 516077

Condado de Riverside
Reuniones de participación comunitaria
(24 CFR Parte 91.105 y 91.220)
****CORRECCIÓN DE FECHA****

El condado de Riverside está iniciando los ciclos de financiamiento 2026-2027 para la **Subvención en Bloque para el Desarrollo Comunitario (CDBG)** ***la Subvención para Soluciones de Emergencia*** **(ESG) y el** ***Programa de Asociaciones de Inversión en Viviendas*** **(HOME).**

Un requisito de estos programas financiados por el gobierno federal es la participación de los residentes, proveedores de servicios y otras partes interesadas para ayudar a identificar las necesidades comunitarias, de vivienda y sociales en comunidades de ingresos bajos y moderados. Para fomentar la participación, el Condado llevará a cabo varias Reuniones de Participación Comunitaria en los siguientes lugares, incluida la fecha actualizada de la reunión para **Mecca-North Shore.**

Cabazon	Jueves octubre 9, 2025	6:00 PM	James A. Venable Community Center 50390 Carmen Ave. Cabazon, CA 92230
Nuevo - Lakeview	Jueves noviembre 6, 2025	6:00 PM	Nuview Elementary School District Board Room; 29780 Lakeview Ave, Nuevo, CA, 92567
Valle de Mead	Miércoles noviembre 5, 2025	6:00 PM	Mead Valley Community Center 21091 Rider Street Mead Valley, CA 92570
Buena esperanza	Jueves noviembre 6, 2025	6:00 PM	Moses Schaffer Community Center 21565 Steele Peak Rd. Perris, CA 92570
** Mecca - North Shore	Jueves noviembre 13, 2025	6:00 PM	North Shore Yacht Club 99155 Sea View Dr. Mecca, CA 92254
Anza	Miércoles noviembre 19, 2025	5:30 PM	Anza Community Hall 56630 CA-371 Anza, CA 92539
Oasis – Thermal	Lunes noviembre 24, 2025	6:00 PM	Jerry Rummonds Senior and Community Center 87-229 Church Street Thermal, CA 92274

****TODAS LAS FECHAS, HORARIOS Y LUGARES DE LAS REUNIONES ESTÁN SUJETOS A CAMBIOS O CANCELACIONES****

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Teléfono: (951) 955-6007
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PVVT - 9/24/25, 10/29/25, 11/12/25 - 516077

PUBLIC NOTICE

RIVERSIDE COUNTY
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD)
(CDBG, HOME, ESG)

Community Development Needs and Proposed Uses of 2026-2027
HUD-Funded CPD Programs

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2026-2027 HUD-funded CPD programs, as well as comment upon community development needs, beginning on March 27, 2026. Comments may be submitted to the addresses below by 5:00 PM on April 27, 2026.

A summary of the proposed uses of 2026-2027 HUD-funded CPD programs can be viewed by the public at the following location:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Attention: CDBG Program
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Attention: CDBG Program
(760) 863-2650

The proposed uses of 2026-2027 HUD-funded CPD programs can also be viewed online at: https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

It is anticipated that the Board of Supervisors will approve and adopt the final 2026-2027 One Year Action Plan at its regular meeting on or about July 14, 2026. The 2026-2027 One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2026. Please note that both the meeting date and time are subject to change.

EXECUTIVE SUMMARY The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2026-2027 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and consideration of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

ANTICIPATED FUNDS Anticipated allocations to be received through FY 2026-2027 are estimated to be $7,300,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; $2,000,000 for the Home Investment Partnerships (HOME) program, including the Community Housing Development Organizations (CHDO) program; and $600,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that benefit low and moderate-income persons.

SUMMARY OF PROPOSED ONE-YEAR PLAN ACTIVITIES The County received ninety-five (95) proposals for the 2026-2027 CDBG funding totaling $7,599,343.64. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were fourteen (14) requests for Emergency Solutions Grant (ESG) funding totaling $2,896,094.40. Proposals for the HOME program include HOME New Construction ($1,563,704.17); HOME Direct Ownership ($350,000); HOME/CHDO Set-Aside ($312,742); and HOME Administration ($208,494). The combined cost for the oversight of the programs (HOME, CDBG, ESG), general management, and administrative activities are estimated to be $1,700,000.

DISPLACEMENT All planned CPD-funded activities will be designed to minimize the displacement of persons. The provision of relocation benefits to displaced persons and replacement of low-and moderate-income housing units that are demolished or converted to another use as a result of CDBG-funded activities will be consistent with the County's Anti-Displacement and Relocation Assistance Plan and provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

CITIZEN PARTICIPATION AND COMMENTS The County of Riverside initiated the 2026-2027 CPD Funding cycle in September 2025, with the publication of the Notification of Funding Availability (NOFA) for the CDBG and ESG programs. The County initiated the Citizen Participation Process in September 2025, with the notification to residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders of the 2026-2027 CPD Funding cycle. The Citizen Participation process consisted of online submissions, public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

PARTICIPATING COMMUNITIES The 2026-2027 One Year Action Plan of the 2024-2029 Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

IMPLEMENTATION The goals for the 2026-2027 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing homeownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate-income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or RivCoCDBG@rivco.org

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at CPDLA@hud.gov. Comments or objections received after April 27, 2026, will not be considered by HUD.

Juan Garcia, HWS Deputy Director - CHD – CDBG/HOME/ESG Programs

AVISO PÚBLICO

CONDADO DE RIVERSIDE
PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO (CPD)
(CDBG, HOME, ESG)

Necesidades de desarrollo comunitario y usos propuestos para 2026-2027
Programas de DPC financiados por HUD

El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público podrá revisar y comentar los usos propuestos de los programas de DPC financiados por HUD para 2026-2027, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 27 de marzo de 2026. Los comentarios pueden enviarse a las direcciones siguientes antes de las 5:00 pm del 27 de abril de 2026.

Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Atención: Programa CDBG
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Atención: Programa CDBG
(760) 863-2650

Los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 también pueden consultarse en línea en: https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

Se prevé que la Junta de Supervisores apruebe y adopte el Plan de Acción Final de Un Año 2026-2027 en su reunión ordinaria alrededor del 14 de julio de 2026. El Plan de Acción Anual 2026-2027 será entonces remitido al Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para su revisión y aprobación alrededor del 30 de julio de 2026. Ten en cuenta que tanto la fecha como la hora de la reunión pueden cambiar.

RESUMEN EJECUTIVO El objetivo principal de los programas de formación continua del condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la expansión de las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2026-2027 es un componente del Plan Consolidado Quinquenal 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se deben llevar a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez finalizado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará

y presentará el Plan de Acción Anual final 2026-2027 del Plan Consolidado Quinquenal 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de EE. UU.

FONDOS PREVISTOS Se estima que las asignaciones previstas para recibir durante el año fiscal 2026-2027 son de $7,300,000 dólares para el programa de Subvención Bloqueada de Desarrollo Comunitario (CDBG), incluyendo el Programa de la Ciudad Metropolitana; $2,000,000 de dólares para el programa Home Investment Partnerships (HOME), que incluye el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y $600,000 dólares para el programa de subvenciones de soluciones de emergencia (ESG). El condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos de DPC para actividades que beneficien a personas de ingresos bajos y moderados.

RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN ANUAL: El condado recibió noventa y cinco (95) propuestas para la financiación CDBG 2026-2027, por un total de $7,599,343,64. Las actividades propuestas incluían servicio público, mejoras en instalaciones públicas, rehabilitación, desarrollo económico, aplicación de códigos y otras. Hubo catorce (14) solicitudes de financiación de la Subvención para Soluciones de Emergencia (ESG) por un total de $2,896,094.40 dólares. Las propuestas para el programa HOME incluyen HOME New Construction ($1,563,704.17 $); HOME Propiedad Directa ($350,000); HOGAR/CHDO Reservado ($312,742); y Administración NACIONAL ($208,494). El coste combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en $1,700,000.

DESPLAZAMIENTO Todas las actividades planificadas financiadas por el DPC estarán diseñadas para minimizar el desplazamiento de personas. La provisión de beneficios por reubicación a personas desplazadas y la sustitución de viviendas de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de actividades financiadas por el CDBG será coherente con el Plan de Asistencia Anti-Desplazamiento y Reubicación del Condado y con las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, según sus enmiendas.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS El Condado de Riverside inició el ciclo de financiación del DPC 2026-2027 en septiembre de 2025, con la publicación de la Notificación de Disponibilidad de Financiación (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en septiembre de 2025, con la notificación a los residentes, Ciudades Cooperantes, organizaciones sin ánimo de lucro, proveedores de servicios, organismos públicos y otros interesados del ciclo de financiación del DPC 2026-2027. El proceso de Participación Ciudadana consistió en envíos en línea, reuniones públicas en comunidades no incorporadas para recibir aportaciones de residentes y otras personas que identificaran y evaluaran las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

COMUNIDADES PARTICIPANTES El Plan de Acción Anual 2026-2027 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del condado, las ciudades de Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

IMPLEMENTACIÓN Los objetivos del Plan de Acción Anual 2026-2027 del Plan Consolidado incluyen: crear vivienda asequible para personas de ingresos muy bajos, bajos y moderados; ofrecer oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de viviendas de calidad inferior y alquiler; abordar las necesidades de vivienda para trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para los mayores, especialmente los ancianos frágiles; crear viviendas o refugios de apoyo para personas afectadas por VIH/SIDA; crear asistencia para el alquiler a través de programas de subvenciones; proporcionar refugio temporal a personas sin hogar con enfermedades mentales; crear un entorno habitacional adecuado mediante la mejora de las instalaciones y servicios públicos; y proporcionar

oportunidades de desarrollo económico para familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de DPC del Condado, el proceso de Participación Ciudadana, audiencias públicas u otra información, por favor contacte con HWS en el (951) 955-5936, o RivCoCDBG@rivco.org

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sección 58.76) y deben dirigirse a las siguientes Oficinas de Campo del HUD en Los Ángeles: Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Las omisiones o objeciones recibidas después del 27 de abril de 2026 no serán consideradas por HUD.

Juan García, Subdirector de HWS - CHD – CDBG/HOGAR/Programas ESG

USA TODAY CO.

LocaliQ

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

_ Ludia Reyes
Riverside County HHPWS
3403 10Th ST # 300
Riverside CA 92501-3659

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 04/01/2026
PDS Palm Springs Desert Sun 04/01/2026

and that the fees charged are legal.
Sworn to and subscribed before on 04/01/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

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Notary Public
State of Wisconsin

PUBLIC NOTICE
RIVERSIDE COUNTY
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD)
(CDBG, HOME, ESG)
Community Development Needs and Proposed Uses of 2026-2027
HUD-Funded CPD Programs

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

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3403 10th St, Suite 300, Riverside, CA 92501
Attention: CDBG Program
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Attention: CDBG Program
(760) 863-2650

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https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

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EXECUTIVE SUMMARY The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2026-2027 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and consideration of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

ANTICIPATED FUNDS Anticipated allocations to be received through FY 2026-2027 are estimated to be $7,300,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; $2,000,000 for the Home Investment Partnerships (HOME) program, including the Community Housing Development Organizations (CHDO) program; and $600,000 for the Emergency Solutions Grant (ESG) program.

The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that benefit low and

USA TODAY CO.

PO Box 631437 Cincinnati, OH 45263-1437

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AFFIDAVIT OF PUBLICATION

_ Ludia Reyes
Riverside County HHPWS
3403 10Th ST # 300
Riverside CA 92501-3659

STATE OF WISCONSIN, COUNTY OF BROWN

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PDS desertsun.com 04/01/2026
PDS Palm Springs Desert Sun 04/01/2026

and that the fees charged are legal.
Sworn to and subscribed before on 04/01/2026

Legal Clerk

Notary, State of WI, County of Brown

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AVISO PUBLICO
CONDADO DE RIVERSIDE
PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO (CPD)
(CDBG, HOME, ESG)
Necesidades de desarrollo comunitario y usos propuestos para 2026-2027
Programas de DPC financiados por HUD

El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.
Además, el público podrá revisar y comentar los usos propuestos de los programas de DPC financiados por HUD para 2026-2027, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 27 de marzo de 2026. Los comentarios pueden enviarse a las direcciones siguientes antes de las 5:00 pm del 27 de abril de 2026.
Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación:
Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Atención: Programa CDBG
(951) 955-5936
Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Atención: Programa CDBG
(760) 863-2650
Los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 también pueden consultarse en línea en: https://rivcohws.org/community-and-housing-development/publicnoticesnewsreportsprocurement
Se prevé que la Junta de Supervisores apruebe y adopte el Plan de Acción Final de Un Año 2026-2027 en su reunión ordinaria alrededor del 14 de julio de 2026. El Plan de Acción Anual 2026-2027 será entonces remitido al Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para su revisión y aprobación alrededor del 30 de julio de 2026. Ten en cuenta que tanto la fecha como la hora de la reunión pueden cambiar.
RESUMEN EJECUTIVO El objetivo principal de los programas de formación continua del condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la expansión de las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2026-2027 es un componente del Plan Consolidado Quinquenal 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se deben llevar a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez finalizado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Anual final 2026-2027 del Plan Consolidado Quinquenal 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de EE. UU.
FONDOS PREVISTOS Se estima que las asignaciones previstas para recibir durante el año fiscal 2026-2027 son de $7,300,000 dólares para el programa de Subvención Bloqueada de Desarrollo Comunitario (CDBG), incluyendo el Programa de la Ciudad Metropolitana; $2,000,000 de dólares para el programa Home Investment Partnerships (HOME), que incluye el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y $600,000 dólares para el programa de subvenciones de soluciones de emergencia (ESG). El condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos de DPC para actividades que beneficien a personas de

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Riverside)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **La Prensa Hispana Bilingual Newspaper**, a newspaper of general circulation, published in the cities of Indio, La Quinta, Coachella, Mecca, Thermal, Cathedral City, Palm Springs, Thousand Palms, Indian Wells, Bermuda Dunes, and Rancho Mirage, in the County of Riverside, and which newspaper has been adjudged to be a newspaper of general circulation, and that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

April 3rd, 2026

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

Executed at Indio, Riverside County, California, on

Date April 3rd, 2026

Ana Vasquez

Signature

La Prensa Hispana Bilingual Newspaper
80-814 Glen Haven Dr.
Indio, Ca. 92201
(442) 241-4097

PROOF OF PUBLICATION

Precios de maquillaje y cremas faciales, al alza por guerra en Irán

El bloqueo del Estrecho de Ormuz en medio del conflicto en Irán está generando disrupciones en las cadenas globales de suministro, impactando directamente a la industria cosmética por el encarecimiento del transporte, materias primas y empaques

ARTURO JIMÉNEZ | LA SILLA ROTA

El conflicto entre Estados Unidos e Israel en contra Irán y el bloqueo del Estrecho de Ormuz por parte del régimen de Teherán para el flujo de mercancías y petróleo comienzan a tener efectos visibles en la industria global de la belleza.

La industria de cosméticos en México es una de las más fuertes de Latinoamérica, alcanzando un valor superior a los 11,000 millones de dólares en 2024, con un crecimiento anual del 6%.

Empresas del sector reportan incrementos en costos logísticos, retrasos en entregas y presiones inflacionarias que podrían trasladarse al consumidor final.

Durante la feria internacional Cosmoprof en Bolonia, uno de los eventos más importantes del sector con más de 3,100 expositores de 68 países, ejecutivos alertaron sobre los efectos acumulativos de la crisis, publicó la agencia Reuters.

Aumentan costos de producción y transporte

El impacto más inmediato proviene del encarecimiento del petróleo por la crisis en el estrecho de Ormuz, que eleva los costos de transporte marítimo y aéreo. A esto se suman incrementos en materias primas clave como resinas plásticas y componentes químicos, esenciales para la fabricación de envases.

El Estrecho de Ormuz es considerado el punto de estrangulamiento más crítico del mundo para el sector energético. Por sus aguas transita anualmente cerca de una quinta parte del petróleo y gas natural licuado que se comercializa a nivel mundial.

Desde finales de febrero de 2026, la navegación en esta zona se ha visto fuertemente comprometida debido al conflicto armado entre Irán, Estados Unidos e Israel. Las restricciones impuestas y las constantes amenazas a la seguridad han provocado una reducción dramática en el tráfico de buques habitual, alterando las cadenas de suministro internacionales.

El precio internacional del petróleo registró un fuerte incremento este lunes en los mercados internacionales, impulsado por la persistente tensión geopolítica en Medio Oriente. El crudo de referencia en Estados Unidos superó nuevamente la barrera de los 100 dólares por barril, mientras que el Brent también mostró un alza significativa, de acuerdo con información de AFP.

Ante este escenario, algunas compañías han optado por rutas alternativas:

- Transporte ferroviario hacia Asia
- Envíos a puertos como Yeda, en Arabia Saudita, para distribución terrestre
- Incremento del uso de transporte aéreo
- Sin embargo, estas alternativas implican mayores costos operativos.
- Riesgo de aumento de precios al consumidor

El incremento en los costos de producción y logística podría trasladarse a los precios finales de productos como labiales, mascaras o cremas.

A esto se suma el riesgo de una caída en la demanda, ya que la inflación reduce el poder adquisitivo de los consumidores.

PUBLIC NOTICE

RIVERSIDE COUNTY
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD)
(CDBG, HOME, ESG)

Community Development Needs and Proposed Uses of 2026-2027
HUD-Funded CPD Programs

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2026-2027 HUD-funded CPD programs, as well as comment upon community development needs, beginning on March 27, 2026. Comments may be submitted to the addresses below by 5:00 PM on April 27, 2026.

A summary of the proposed uses of 2026-2027 HUD-funded CPD programs can be viewed by the public at the following location:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Attention: CDBG Program
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Attention: CDBG Program
(760) 863-2650

The proposed uses of 2026-2027 HUD-funded CPD programs can also be viewed online at: https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

It is anticipated that the Board of Supervisors will approve and adopt the final 2026-2027 One Year Action Plan at its regular meeting on or about July 14, 2026. The 2026-2027 One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2026. Please note that both the meeting date and time are subject to change.

EXECUTIVE SUMMARY The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2026-2027 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and consideration of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

ANTICIPATED FUNDS Anticipated allocations to be received through FY 2026-2027 are estimated to be $7,300,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; $2,000,000 for the Home Investment Partnerships (HOME) program, including the Community Housing Development Organizations (CHDO) program; and $600,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that benefit low and moderate-income persons.

SUMMARY OF PROPOSED ONE-YEAR PLAN ACTIVITIES The County received ninety-five (95) proposals for the 2026-2027 CDBG funding totaling $7,599,343.64. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were fourteen (14) requests for Emergency Solutions Grant (ESG) funding totaling $2,896,094.40. Proposals for the HOME program include HOME New Construction ($1,563,704.17); HOME Direct Ownership ($350,000); HOME/CHDO Set-Aside ($312,742); and HOME Administration ($208,494). The combined cost for the oversight of the programs (HOME, CDBG, ESG), general management, and administrative activities are estimated to be $1,700,000.

DISPLACEMENT All planned CPD-funded activities will be designed to minimize the displacement of persons. The provision of relocation benefits to displaced persons and replacement of low-and moderate-income housing units that are demolished or converted to another use as a result of CDBG-funded activities will be consistent with the County's Anti-Displacement and Relocation Assistance Plan and provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

CITIZEN PARTICIPATION AND COMMENTS The County of Riverside initiated the 2026-2027 CPD Funding cycle in September 2025, with the publication of the Notification of Funding Availability (NOFA) for the CDBG and ESG programs. The County initiated the Citizen Participation Process in September 2025, with the notification to residents, Cooperating Cities, non-profit organizations, service providers, public agencies, and other stakeholders of the 2026-2027 CPD Funding cycle. The Citizen Participation process consisted of online submissions, public meetings in unincorporated communities to receive input from residents and others to identify and assess economic, community, housing, and social development needs in the communities.

PARTICIPATING COMMUNITIES The 2026-2027 One Year Action Plan of the 2024-2029 Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

IMPLEMENTATION The goals for the 2026-2027 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing homeownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate-income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or RivCoCDBG@rivco.org

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at CPDLA@hud.gov. Comments or objections received after April 27, 2026, will not be considered by HUD.

Juan Garcia, HWS Deputy Director - CHD – CDBG/HOME/ESG Programs

AVISO PÚBLICO

CONDADO DE RIVERSIDE
PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO (CPD)
(CDBG, HOME, ESG)

Necesidades de desarrollo comunitario y usos propuestos para 2026-2027
Programas de DPC financiados por HUD

El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público podrá revisar y comentar los usos propuestos de los programas de DPC financiados por HUD para 2026-2027, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 27 de marzo de 2026. Los comentarios pueden enviarse a las direcciones siguientes antes de las 5:00 pm del 27 de abril de 2026.

Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Atención: Programa CDBG
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Atención: Programa CDBG
(760) 863-2650

Los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 también pueden consultarse en línea en: https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

Se prevé que la Junta de Supervisores apruebe y adopte el Plan de Acción Final de Un Año 2026-2027 en su reunión ordinaria alrededor del 14 de julio de 2026. El Plan de Acción Anual 2026-2027 será entonces remitido al Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para su revisión y aprobación alrededor del 30 de julio de 2026. Ten en cuenta que tanto la fecha como la hora de la reunión pueden cambiar.

RESUMEN EJECUTIVO El objetivo principal de los programas de formación continua del condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la expansión de las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2026-2027 es un componente del Plan Consolidado Quinquenal 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se deben llevar a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez finalizado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará

y presentará el Plan de Acción Anual final 2026-2027 del Plan Consolidado Quinquenal 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de EE. UU.

FONDOS PREVISTOS Se estima que las asignaciones previstas para recibir durante el año fiscal 2026-2027 son de $7,300,000 dólares para el programa de Subvención Bloqueada de Desarrollo Comunitario (CDBG), incluyendo el Programa de la Ciudad Metropolitana; $2,000,000 de dólares para el programa Home Investment Partnerships (HOME), que incluye el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y $600,000 dólares para el programa de subvenciones de soluciones de emergencia (ESG). El condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos de DPC para actividades que beneficien a personas de ingresos bajos y moderados.

RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN ANUAL El condado recibió noventa y cinco (95) propuestas para la financiación CDBG 2026-2027, por un total de $7,599,343,64. Las actividades propuestas incluían servicio público, mejoras en instalaciones públicas, rehabilitación, desarrollo económico, aplicación de códigos y otras. Hubo catorce (14) solicitudes de financiación de la Subvención para Soluciones de Emergencia (ESG) por un total de $2,896,094.40 dólares. Las propuestas para el programa HOME incluyen HOME New Construction ($1,563,704.17 $); HOME Propiedad Directa ($350,000); HOGAR/CHDO Reservado ($312,742); y Administración NACIONAL ($208,494). El coste combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en $1,700,000.

DESPLAZAMIENTO Todas las actividades planificadas financiadas por el DPC estarán diseñadas para minimizar el desplazamiento de personas. La provisión de beneficios por reubicación a personas desplazadas y la sustitución de viviendas de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de actividades financiadas por el CDBG será coherente con el Plan de Asistencia Anti-Desplazamiento y Reubicación del Condado y con las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, según sus enmiendas.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS El Condado de Riverside inició el ciclo de financiación del DPC 2026-2027 en septiembre de 2025, con la publicación de la Notificación de Disponibilidad de Financiación (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en septiembre de 2025, con la notificación a los residentes, Ciudades Cooperantes, organizaciones sin ánimo de lucro, proveedores de servicios, organismos públicos y otros interesados del ciclo de financiación del DPC 2026-2027. El proceso de Participación Ciudadana consistió en envíos en línea, reuniones públicas en comunidades no incorporadas para recibir aportaciones de residentes y otras personas que identificaran y evaluaran las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

COMUNIDADES PARTICIPANTES El Plan de Acción Anual 2026-2027 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del condado, las ciudades de Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

IMPLEMENTACIÓN Los objetivos del Plan de Acción Anual 2026-2027 del Plan Consolidado incluyen: crear vivienda asequible para personas de ingresos muy bajos, bajos y moderados; ofrecer oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de viviendas de calidad inferior y alquiler; abordar las necesidades de vivienda para trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para los mayores, especialmente los ancianos frágiles; crear viviendas o refugios de apoyo para personas afectadas por VIH/SIDA; crear asistencia para el alquiler a través de programas de subvenciones; proporcionar refugio temporal a personas sin hogar con enfermedades mentales; crear un entorno habitacional adecuado mediante la mejora de las instalaciones y servicios públicos; y proporcionar

oportunidades de desarrollo económico para familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de DPC del Condado, el proceso de Participación Ciudadana, audiencias públicas u otra información, por favor contacte con HWS en el (951) 955-5936, o RivCoCDBG@rivco.org

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sección 58.76) y deben dirigirse a las siguientes Oficinas de Campo del HUD en Los Ángeles: Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Las omisiones o objeciones recibidas después del 27 de abril de 2026 no serán consideradas por HUD.

Juan Garcia, Subdirector de HWS - CHD – CDBG/HOGAR/Programas ESG

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3403 10th Street Suite 300
Riverside , CA 92501

Account Number:	5272431
Ad Order Number:	0011785240
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	03/27/2026
Total Amount:	$1630.87
Payment Amount:	$0.00
Amount Due:	$1630.87
Notice ID:	HjdbBr5KKbFLZs4e9bjl
Invoice Text:	PUBLIC NOTICE RIVERSIDE COUNTY COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD) (CDBG, HOME, ESG) Community Development Needs and Proposed Uses of 2026-2027 HUD-Funded CPD Programs The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing. Furthermore, the public may review and comment upon the proposed uses of 2026-2027 HUD-funded CPD programs, as well as comment upon community development needs, beginning on March 27, 2026. Comments may be submitted to the addresses below by 5:00 PM on April 27, 2026. A summary of the proposed uses of 2026-2027 HUD-funded CPD programs can be viewed by the public at the following location: Riverside County Housing & Workforce Solutions (HWS) Community and Housing Development 3403 10th St, Suite 300, Riverside, CA 92501 Attention: CDBG Program (951) 955-5936 Riverside County Housing & Workforce Solutions-Indio 44-199 Monroe Street, Suite B, Indio, CA 92201 Attention: CDBG Program (760) 863-2650 The proposed uses of 2026-2027 HUD-funded CPD programs can also be viewed online at:

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3512 14 Street
Riverside, California 92501
(951) 368-9229

Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011785240

FILE NO. 0011785240

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/27/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: March 27, 2026.
At: Riverside, California

Signature

PUBLIC NOTICE
RIVERSIDE COUNTY

COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD) (CDBG, HOME, ESG)

Community Development Needs and Proposed Uses of 2026-2027 HUD-Funded CPD Programs

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

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3403 10th St, Suite 300, Riverside, CA 92501
Attention: CDBG Program
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Attention: CDBG Program
(760) 863-2650

The proposed uses of 2026-2027 HUD-funded CPD programs can also be viewed online at:https://rivcohws.org/community-and-housing-development/publicnoticesnewsreportsprocurement

It is anticipated that the Board of Supervisors will approve and adopt the final 2026-2027 One Year Action Plan at its regular meeting on or about July 14, 2026. The 2026-2027 One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development (HUD) for review and approval on or about July 30, 2026. Please note that both the meeting date and time are subject to change.

EXECUTIVE SUMMARY The primary objective of the County's CPD programs is the development of viable urban communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for persons of low and moderate incomes. The 2026-2027 One Year Action Plan is a component of the 2024-2029 Five Year Consolidated Plan that must be updated annually. It provides detailed information on the resources the County expects to receive and the specific activities to be undertaken to meet the priority needs identified in the Consolidated Plan. Upon completion of the Citizen Participation process, the review and consideration of comments, and the approval by the Board of Supervisors, the County will prepare and submit the final 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan to the U.S. Department of Housing and Urban Development.

ANTICIPATED FUNDS Anticipated allocations to be received through FY 2026-2027 are estimated to be $7,300,000 for the Community Development Block Grant (CDBG) program, including the Metro City Program; $2,000,000 for the Home Investment Partnerships (HOME) program, including the Community Housing Development Organizations (CHDO) program; and $600,000 for the Emergency Solutions Grant (ESG) program. The County expects to utilize at least eighty-five percent (85%) of the CPD funds for activities that benefit low and moderate-income persons.

SUMMARY OF PROPOSED ONE-YEAR PLAN ACTIVITIES The County received ninety-five (95) proposals for the 2026-2027 CDBG funding totaling $7,599,343.64. The proposed activities included public service, public facility improvements, rehabilitation, economic development, code enforcement, and others. There were fourteen (14) requests for Emergency Solutions Grant (ESG) funding totaling $2,896,094.40. Proposals for the HOME program include HOME New Construction ($1,563,704.17); HOME Direct Ownership ($350,000); HOME/CHDO Set-Aside ($312,742); and HOME Administration ($208,494). The combined cost for the oversight of the programs (HOME, CDBG, ESG), general management, and administrative activities are estimated to be $1,700,000.

DISPLACEMENT All planned CPD-funded activities will be designed to minimize the displacement of persons. The provision of relocation benefits to displaced persons and replacement of low-and moderate-income housing units that are demolished or converted to another use as a result of CDBG-funded activities will be consistent with the County's Anti-Displacement and Relocation Assistance Plan and provisions of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

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PARTICIPATING COMMUNITIES The 2026-2027 One Year Action Plan of the 2024-2029 Consolidated Plan includes the unincorporated areas of the County, the cities of Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto, and Wildomar.

IMPLEMENTATION The goals for the 2026-2027 One Year Action Plan of the Consolidated Plan include: creating affordable housing for those of very low, low, and moderate-income; providing homeownership opportunities for first-time buyers; improving conditions of substandard housing and rental housing; addressing farm worker housing needs; ensuring the availability of emergency shelters to address the needs of the homeless; creating housing opportunities for the elderly, especially the frail elderly; creating supportive housing or shelter for persons afflicted with HIV/AIDS; creating rental assistance through subsidy programs; providing short-term shelter for the mentally ill homeless; creating a suitable living environment by improving public facilities and services; and providing economic development opportunities for low- and moderate-income families.

If you have any questions or require additional information about the County's CPD programs, the Citizen Participation process, public hearings, or other information, please contact HWS at (951) 955-5936, or RivCoCDBG@rivco.org

Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the following HUD Los Angeles Field Offices: Community Planning and Development at CPDLA@hud.gov. Comments or objections received after April 27, 2026, will not be considered by HUD.
Juan Garcia, HWS Deputy Director - CHD - CDBG/HOME/ESG Programs
The Press-Enterprise
Published: 3/27/26

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3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Account Number:	5272431
Ad Order Number:	0011785248
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	03/27/2026
Total Amount:	$1800.42
Payment Amount:	$0.00
Amount Due:	$1800.42
Notice ID:	ZobXqvwRWxCW98FiKJop
Invoice Text:	AVISO PÚBLICO CONDADO DE RIVERSIDE PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO (CPD) (CDBG, HOME, ESG) Necesidades de desarrollo comunitario y usos propuestos para 2026-2027 Programas de DPC financiados por HUD El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública. Además, el público podrá revisar y comentar los usos propuestos de los programas de DPC financiados por HUD para 2026-2027, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 27 de marzo de 2026. Los comentarios pueden enviarse a las direcciones siguientes antes de las 5:00 pm del 27 de abril de 2026. Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación: Riverside County Housing & Workforce Solutions (HWS) Community and Housing Development 3403 10th St, Suite 300, Riverside, CA 92501 Atención: Programa

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Riverside, California 92501
(951) 368-9229

Nicholas Fonosch
3403 10th Street Suite 300
Riverside , CA 92501

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011785248

FILE NO. 0011785248

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/27/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: March 27, 2026.
At: Riverside, California

Signature

AVISO PUBLICO

CONDADO DE RIVERSIDE
PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO
(CPD) (CDBG, HOME, ESG)

Necesidades de desarrollo comunitario y usos propuestos para 2026-2027
Programas de DPC financiados por HUD

El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

Además, el público podrá revisar y comentar los usos propuestos de los programas de DPC financiados por HUD para 2026-2027, así como comentar sobre las necesidades de desarrollo comunitario, a partir del 27 de marzo de 2026. Los comentarios pueden enviarse a las direcciones siguientes antes de las 5:00 pm del 27 de abril de 2026.

Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
Atención: Programa CDBG
(951) 955-5936

Riverside County Housing & Workforce Solutions-Indio
44-199 Monroe Street, Suite B, Indio, CA 92201
Atención: Programa CDBG
(760) 863-2650

Los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 también pueden consultarse en línea en https://rivcohws.org/community-and-housing-development/public-noticesnewsreportsprocurement

Se prevé que la Junta de Supervisores apruebe y adopte el Plan de Acción Final de Un Año 2026-2027 en su reunión ordinaria alrededor del 14 de julio de 2026. El Plan de Acción Anual 2026-2027 será entonces remitido al Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para su revisión y aprobación alrededor del 30 de julio de 2026. Ten en cuenta que tanto la fecha como la hora de la reunión pueden cambiar.

RESUMEN EJECUTIVO El objetivo principal de los programas de formación continua del condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la expansión de las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2026-2027 es un componente del Plan Consolidado Quinquenal 2024- 2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se deben llevar a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez finalizado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Anual final 2026-2027 del Plan Consolidado Quinquenal 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de EE. UU.

FONDOS PREVISTOS Se estima que las asignaciones previstas para recibir durante el año fiscal 2026-2027 son de $7,300,000 dólares para el programa de Subvención Bloqueada de Desarrollo Comunitario (CDBG), incluyendo el Programa de la Ciudad Metropolitana; $2,000,000 de dólares para el programa Home Investment Partnerships (HOME), que incluye el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y $600,000 dólares para el programa de subvenciones de soluciones de emergencia (ESG). El condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos de DPC para actividades que beneficien a personas de ingresos bajos y moderados.

RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN ANUAL: El condado recibió noventa y cinco (95) propuestas para la financiación CDBG 2026-2027, por un total de $7,599,343,64. Las actividades propuestas incluían servicio público, mejoras

en instalaciones públicas, rehabilitación, desarrollo económico, aplicación de códigos y otras. Hubo catorce (14) solicitudes de financiación de la Subvención para Soluciones de Emergencia (ESG) por un total de $2,896,094.40 dólares. Las propuestas para el programa HOME incluyen HOME New Construction ($1,563,704.17 $); HOME Propiedad Directa ($350,000); HOGAR/CHDO Reservado ($312,742); y Administración NACIONAL ($208,494). El coste combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en $1,700,000.

DESPLAZAMIENTO Todas las actividades planificadas financiadas por el DPC estarán diseñadas para minimizar el desplazamiento de personas. La provisión de beneficios por reubicación a personas desplazadas y la sustitución de viviendas de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de actividades financiadas por el CDBG será coherente con el Plan de Asistencia Anti-Desplazamiento y Reubicación del Condado y con las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, según sus enmiendas.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS El Condado de Riverside inició el ciclo de financiación del DPC 2026-2027 en septiembre de 2025, con la publicación de la Notificación de Disponibilidad de Financiación (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en septiembre de 2025, con la notificación a los residentes, Ciudades Cooperantes, organizaciones sin ánimo de lucro, proveedores de servicios, organismos públicos y otros interesados del ciclo de financiación del DPC 2026-2027. El proceso de Participación Ciudadana consistió en envíos en línea, reuniones públicas en comunidades no incorporadas para recibir aportaciones de residentes y otras personas que identificaran y evaluaran las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

COMUNIDADES PARTICIPANTES El Plan de Acción Anual 2026-2027 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del condado, las ciudades de Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

IMPLEMENTACIÓN Los objetivos del Plan de Acción Anual 2026-2027 del Plan Consolidado incluyen: crear vivienda asequible para personas de ingresos muy bajos, bajos y moderados; ofrecer oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de viviendas de calidad inferior y alquiler; abordar las necesidades de vivienda para trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para los mayores, especialmente los ancianos frágiles; crear viviendas o refugios de apoyo para personas afectadas por VIH/SIDA; crear asistencia para el alquiler a través de programas de subvenciones; proporcionar refugio temporal a personas sin hogar con enfermedades mentales; crear un entorno habitacional adecuado mediante la mejora de las instalaciones y servicios públicos; y proporcionar oportunidades de desarrollo económico para familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de DPC del Condado, el proceso de Participación Ciudadana, audiencias públicas u otra información, por favor contacte con HWS en el (951) 955- 5936, o RivCoCDBG@rivco.org

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sección 58.76) y deben dirigirse a las siguientes Oficinas de Campo del HUD en Los Ángeles: Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Las omisiones o objeciones recibidas después del 27 de abril de 2026 no serán consideradas por HUD.

Juan García, Subdirector de HWS - CHD - CDBG/HOGAR/Programas ESG
The Press-Enterprise
Published: 3/27/26

AFFP
PUBLIC HEARING 42826 ENG

Affidavit of Publication

STATE OF CA } SS
COUNTY OF RIVERSIDE }

Frank Ramirez, being duly sworn, says:

I am a citizen of the United States and am employed by a publication in the county aforesaid, I am over the age of eighteen years and I am not a party to, nor interested in the above entitled matter. I am the Principal Clerk of the Printer of the Palo Verde Valley Times, a newspaper of general circulation, printed and published in Blythe, Riverside County, CA; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Riverside, State of California under the date of June, 20, 1952, Case No. 54744, that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

04/01/2026

That said newspaper was regularly issued and circulated on those dates.

I declare under penalty of perjury, that the foregoing is true and correct this 1st day of April 2026.

Frank Ramirez

Frank Ramirez, Riverside County, CA

110348 577091

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION
3403 10TH ST. SUITE 300
RIVERSIDE CA 92501

PUBLIC NOTICE

RIVERSIDE COUNTY
COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD)
(CDBG, HOME, ESG)

Community Development Needs and Proposed Uses of 2026-2027
HUD-Funded CPD Programs

The Riverside County Department of Housing and Workforce Solutions hereby notifies the public, under 24 CFR 91.105(e), that the County of Riverside Board of Supervisors will hold a public hearing to: 1) hear comments on community development needs within the County's HUD-funded Urban County program, and 2) hear comments upon the proposed uses of 2026-2027 HUD-funded CPD programs to address the identified community development needs. The public hearing is scheduled for April 28, 2026, at 9:30 a.m. in the Board of Supervisors' Chambers, County Administrative Center, 4080 Lemon Street, 1st floor, Riverside, CA. The public may present oral or written comments during the public hearing.

Furthermore, the public may review and comment upon the proposed uses of 2026-2027 HUD-funded CPD programs, as well as comment upon community development needs, beginning on March 27, 2026. Comments may be submitted to the addresses below by 5:00 PM on April 27, 2026.

A summary of the proposed uses of 2026-2027 HUD-funded CPD programs can be viewed by the public at the following location:

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Community and Housing Development
3403 10th St, Suite 300, Riverside, CA 92501
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(951) 955-5936

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Juan Garcia, HWS Deputy Director - CHD - CDBG/HOME/ESG Programs PVVT - 4/01/26 - 577091

AFFP
PUBLIC HEARING 42826 SPA

Affidavit of Publication

STATE OF CA } SS
COUNTY OF RIVERSIDE }

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Frank Ramirez

Frank Ramirez, Riverside County, CA

110348 577236

NICHOLAS FONOSCH COMMUNITY SOLUTIONS DIVISION
3403 10TH ST. SUITE 300
RIVERSIDE CA 92501

AVISO PÚBLICO

CONDADO DE RIVERSIDE
PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO (CPD)
(CDBG, HOME, ESG)

Necesidades de desarrollo comunitario y usos propuestos para 2026-2027
Programas de DPC financiados por HUD

El Departamento de Soluciones para la Vivienda y la Fuerza Laboral del Condado de Riverside notifica al público, conforme al 24 CFR 91.105(e), que la Junta de Supervisores del Condado de Riverside celebrará una audiencia pública para: 1) escuchar comentarios sobre las necesidades de desarrollo comunitario dentro del programa Urban County financiado por el HUD, y 2) escuchar comentarios sobre los usos propuestos de los programas de DPC financiados por el HUD para 2026-2027 para abordar las necesidades identificadas de desarrollo comunitario. La audiencia pública está programada para el 28 de abril de 2026 a las 9:30 a.m. en la Sala de Supervisores de la Junta de Supervisores, Centro Administrativo del Condado, 4080 Lemon Street, 1ª planta, Riverside, CA. El público puede presentar comentarios orales o escritos durante la audiencia pública.

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Un resumen de los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 puede ser consultado por el público en la siguiente ubicación:

Riverside County Housing & Workforce Solutions (HWS)
Community and Housing Development
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Atención: Programa CDBG
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Riverside County Housing & Workforce Solutions-Indio
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Los usos propuestos de los programas de DPC financiados por HUD para 2026-2027 también pueden consultarse en línea en:
https://rivcohws.org/community-and-housing-development/publicnoticesnewsreportsprocurement

Se prevé que la Junta de Supervisores apruebe y adopte el Plan de Acción Final de Un Año 2026-2027 en su reunión ordinaria alrededor del 14 de julio de 2026. El Plan de Acción Anual 2026-2027 será entonces remitido al Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) para su revisión y aprobación alrededor del 30 de julio de 2026. Ten en cuenta que tanto la fecha como la hora de la reunión pueden cambiar.

RESUMEN EJECUTIVO El objetivo principal de los programas de formación continua del condado es el desarrollo de comunidades urbanas viables mediante la provisión de viviendas dignas, un entorno de vida adecuado y la expansión de las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. El Plan de Acción Anual 2026-2027 es un componente del Plan Consolidado Quinquenal 2024-2029 que debe actualizarse anualmente. Proporciona información detallada sobre los recursos que el Condado espera recibir y las actividades específicas que se deben llevar a cabo para satisfacer las necesidades prioritarias identificadas en el Plan Consolidado. Una vez finalizado el proceso de Participación Ciudadana, la revisión y consideración de los comentarios, y la aprobación por parte de la Junta de Supervisores, el Condado preparará y presentará el Plan de Acción Anual final 2026-2027 del Plan Consolidado Quinquenal 2024-2029 al Departamento de Vivienda y Desarrollo Urbano de EE. UU.

FONDOS PREVISTOS Se estima que las asignaciones previstas para recibir durante el año fiscal 2026-2027 son de $7,300,000 dólares para el programa de Subvención Bloqueada de Desarrollo Comunitario (CDBG), incluyendo el Programa de la Ciudad Metropolitana; $2,000,000 de dólares para el programa Home Investment Partnerships (HOME), que incluye el programa de Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO); y $600,000 dólares para el programa de subvenciones de soluciones de emergencia (ESG). El condado espera utilizar al menos el ochenta y cinco por ciento (85%) de los fondos de DPC para actividades que beneficien a personas de ingresos bajos y moderados.

RESUMEN DE LAS ACTIVIDADES PROPUESTAS DEL PLAN ANUAL: El condado recibió noventa y cinco (95) propuestas para la financiación CDBG 2026-2027, por un total de $7,599,343,64. Las actividades propuestas incluían servicio público, mejoras en instalaciones públicas, rehabilitación, desarrollo económico, aplicación de códigos y otras. Hubo catorce (14) solicitudes de financiación de la Subvención para Soluciones de Emergencia (ESG) por un total de $2,896,094.40 dólares. Las propuestas para el programa HOME incluyen HOME New Construction ($1,563,704.17 $); HOME Propiedad Directa ($350,000); HOGAR/CHDO Reservado ($312,742); y Administración NACIONAL ($208,494). El coste combinado de la supervisión de los programas (HOME, CDBG, ESG), la gestión general y las actividades administrativas se estima en $1,700,000.

DESPLAZAMIENTO Todas las actividades planificadas financiadas por el DPC estarán diseñadas para minimizar el desplazamiento de personas. La provisión de beneficios por reubicación a personas desplazadas y la sustitución de viviendas de ingresos bajos y moderados que sean demolidas o convertidas a otro uso como resultado de actividades financiadas por el CDBG será coherente con el Plan de Asistencia Anti-Desplazamiento y Reubicación del Condado y con las disposiciones de la Ley Uniforme de Asistencia para la Reubicación y Adquisición de Bienes Inmuebles de 1970, según sus enmiendas.

PARTICIPACIÓN CIUDADANA Y COMENTARIOS El Condado de Riverside inició el ciclo de financiación del DPC 2026-2027 en septiembre de 2025, con la publicación de la Notificación de Disponibilidad de Financiación (NOFA) para los programas CDBG y ESG. El Condado inició el Proceso de Participación Ciudadana en septiembre de 2025, con la notificación a los residentes, Ciudades Cooperantes, organizaciones sin ánimo de lucro, proveedores de servicios, organismos públicos y otros interesados del ciclo de financiación del DPC 2026-2027. El proceso de Participación Ciudadana consistió en envíos en línea, reuniones públicas en comunidades no incorporadas para recibir aportaciones de residentes y otras personas que identificaran y evaluaran las necesidades económicas, comunitarias, de vivienda y de desarrollo social en las comunidades.

COMUNIDADES PARTICIPANTES El Plan de Acción Anual 2026-2027 del Plan Consolidado 2024-2029 incluye las áreas no incorporadas del condado, las ciudades de Lake Elsinore, Murrieta, Palm Desert, Banning, Beaumont, Blythe, Coachella, Canyon Lake, Calimesa, Desert Hot Springs, Eastvale, Rancho Mirage, La Quinta, Norco, San Jacinto y Wildomar.

IMPLEMENTACIÓN Los objetivos del Plan de Acción Anual 2026-2027 del Plan Consolidado incluyen: crear vivienda asequible para personas de ingresos muy bajos, bajos y moderados; ofrecer oportunidades de propiedad de vivienda para compradores primerizos; mejorar las condiciones de viviendas de calidad inferior y alquiler; abordar las necesidades de vivienda para trabajadores agrícolas; garantizar la disponibilidad de refugios de emergencia para atender las necesidades de las personas sin hogar; crear oportunidades de vivienda para los mayores, especialmente los ancianos frágiles; crear viviendas o refugios de apoyo para personas afectadas por VIH/SIDA; crear asistencia para el alquiler a través de programas de subvenciones; proporcionar refugio temporal a personas sin hogar con enfermedades mentales; crear un entorno habitacional adecuado mediante la mejora de las instalaciones y servicios públicos; y proporcionar oportunidades de desarrollo económico para familias de ingresos bajos y moderados.

Si tiene alguna pregunta o necesita información adicional sobre los programas de DPC del Condado, el proceso de Participación Ciudadana, audiencias públicas u otra información, por favor contacte con HWS en el (951) 955-5936, o RivCoCDBG@rivco.org

Las objeciones deben prepararse y enviarse por correo electrónico de acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sección 58.76) y deben dirigirse a las siguientes Oficinas de Campo del HUD en Los Ángeles: Planificación y Desarrollo Comunitario en CPDLA@hud.gov. Las omisiones o objeciones recibidas después del 27 de abril de 2026 no serán consideradas por HUD.

Juan García, Subdirector de HWS - CHD - CDBG/HOGAR/Programas ESG

PVVT - 4/01/26 - 577236

NOTICE OF REQUEST FOR PUBLIC COMMENT

The County of Riverside invites input from residents, public agencies, service providers, and all interested stakeholders on the final draft of the 2026-2027 One Year Action Plan, a key component of the County's 2024-2029 Five Year Consolidated Plan for HUD Community Planning and Development (CPD) funding. The One Year Action Plan aims to build strong, sustainable communities by fostering public-private partnerships that provide decent, affordable housing, create a suitable living environment, and promote economic opportunities, primarily for individuals and families with low- to moderate-income.

The final draft of the 2026-2027 One Year Action Plan covers the entire Urban County program area, including the unincorporated areas of Riverside County, as well as the following cooperating cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Lake Elsinore, Norco, Palm Desert, Rancho Mirage, San Jacinto, and Wildomar. The Joint Metro City of Murrieta is included within the County's Urban County program.

It is anticipated that the Board of Supervisors will adopt the final draft of the 2026-2027 One Year Action Plan at the regular meeting on July 14, 2026. The One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development for final review and approval.

30-Day Public Comment Period

The required 30-day public comment period for the final draft of the 2026-2027 One Year Action Plan for the 2024-2029 Five Year Consolidated Plan will be available for viewing online starting June 12, 2026. The draft documents may be reviewed at the following links: www.harivco.org and https://rivcohws.org/public-noticesnewsreportsprocurement#2741959481-4117593162

The 2026-2027 One Year Action Plan can also be made available to those requesting the plan by emailing RIVCOCDBG@rivco.org.

Written comments may be submitted to the following address no later than 5:00 PM on July 13, 2026:
Riverside County Department of Housing and Workforce Solutions
Attention: CDBG Program
3403 10th St. Suite 300
Riverside, CA 92501

Comments may also be sent via email to RIVCOCDBG@rivco.org.

Objections must be submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) to the U.S. Department of Housing and Urban Development, CPD Division, at CPDLA@hud.gov. Comments or objections received after July 13, 2026, will not be considered.

If you have any questions or require additional information, please contact us via email at RIVCOCDBG@rivco.org.

AVISO DE SOLICITUD DE COMENTARIOS PÚBLICOS

El Condado de Riverside invita a los residentes, agencias públicas, proveedores de servicios y todas las partes interesadas a dar su opinión sobre el borrador final del Plan de Acción de un año 2026-2027, un componente clave del Plan Consolidado de cinco años 2024-2029 del Condado para la financiación de la Planificación y Desarrollo Comunitario (CPD) de HUD. El Plan de Acción Anual tiene como objetivo construir comunidades fuertes y sostenibles fomentando asociaciones público-privadas que proporcionen viviendas decentes y asequibles, creen un entorno de vida adecuado y promuevan oportunidades económicas, principalmente para personas y familias con ingresos bajos a moderados.

El borrador final del Plan de Acción de un Año 2026-2027 cubre toda el área del programa del Condado Urbano, incluyendo las áreas no incorporadas del condado de Riverside, así como las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Lake Elsinore, Norco, Palm Desert, Rancho Mirage, San Jacinto y Wildomar. La Ciudad Metropolitana Conjunta de Murrieta está incluida dentro del programa de Condado Urbano del Condado.

Se anticipa que la Junta de Supervisores adoptará el borrador final del Plan de Acción de un año 2026-2027 en la reunión ordinaria del 14 de julio de 2026. El Plan de Acción de un Año se enviará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. para su revisión y aprobación final.

Periodo de Comentarios Públicos de 30 Días

El periodo de comentarios públicos obligatorio de 30 días para el borrador final del Plan de Acción de un Año 2026-2027 para el Plan Consolidado de Cinco años 2024-2029 estará disponible para su visualización en línea a partir del 12 de junio de 2026. Los borradores de documentos pueden se revisados en los siguientes enlaces: www.harivco.org y https://rivcohws.org/public-noticesnewsreportsprocurement#2741959481-4117593162

El Plan de Acción Anual 2026-2027 también puede estar disponible para quienes soliciten el plan enviando un correo electrónico a RIVCOCDBG@rivco.org.

Los comentarios escritos pueden enviarse a la siguiente dirección a más tardar a las 4:00 p.m del 13 de julio de 2026:

Departamento de Vivienda y Soluciones para la Fuerza Laboral del Condado de Riverside
Atención: Programa CDBG
3403 10th St. Suite 300
Riverside, CA 92501

Los comentarios también pueden enviarse por correo electrónico a RIVCOCDBG@rivco.org.

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The Press-Enterprise
Published: 6/12, 7/2/26

AVISO DE SOLICITUD DE COMENTARIOS PUBLICOS

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Departamento de Vivienda y Soluciones para la Fuerza Laboral del Condado de Riverside Atención: Programa CDBG
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Si tiene alguna pregunta o requiere información adicional, por favor contáctenos por correo electrónico en RIVCOCDBG@rivco.org.

The Press-Enterprise
Published: 6/12, 7/2/26

APPENDIX D

CONSULTATION AND COMMENTS

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Outreach

2026-2027 One Year Action Plan for HUD CPD Funding

COUNTY AGENCY/ DEPARTMENT
Community Action Partnership of Riverside County (CAP)
First Five Riverside
Riverside University Health System- Behavioral Health
Riverside County Office on Aging
Riverside University Health System- Public Health
Riverside County Office of Homeless Services (OHS)
Housing Authority of the County of Riverside
Riverside County Department of Veterans' Services
Riverside County Economic Development
Riverside County Workforce Development Centers
Riverside University Health System- Community Health Centers
Riverside University Health System- Medical Centers

Previous Applicant and Other Public or Private Agency
Big Brothers Big Sisters of the Inland Empire
Boys and Girls Club San Gorgonio Pass
Boys and Girls Club
California Family Life Center
Coachella Valley Association of Govts
Coachella Valley Economic Partnership
Coachella Valley Housing Coalition
Coachella Valley Rescue Mission
Coachella Valley USD (4th District)

Coachella Valley Women's Business Center

College of the Desert

Community Mission of Hope

Consortium for Early Learning Services

Desert AIDS

Fair Housing Council Riverside County, Inc.

Family Services Association (FSA)

Family Services of the Desert, Inc.

Feeding America Riverside and San Bernardino Counties

Foothill AIDS

Greater Riverside Hispanic Chamber of Commerce

Habitat for Humanity Inland Valley

Hemet USD (3rd District)

Inland Caregiver Resource Center

Inland Empire Community Collaborative

Inland Empire Community Foundation

Inland Southern California United Way

Inland Empire Small Business Development Center

Kingdom Development Inc.

Jurupa USD (2nd District)

Lake Elsinore USD (1st District)

Leadership Counsel for Justice and Accountability

Martha's Village & Kitchen

Palo Verde USD (4th District)

Path of Life Ministries

Operation Silver Star

Social Work Action Group (SWAG)

Val Verde USD (5th District)

Valley-Wide Recreation and Park District

Voices for Children

Western Riverside Council of Governments

Dream Center Lake Elsinore

TruEvolution

Valon Consulting

Inspire Life Skills Training

US. VETS Inland Empire

My City Youth Center

Operation Safehouse

Regional Access Project (RAP) Foundation

Vision y Compromiso

United Way of the Desert

Sigma Beta Xi

Smiles for Seniors

Reach Out

Goodwill Southern California, Inland Empire

Parkview Legacy Foundation

Desert Healthcare District and Foundation

Lift to Rise

Salvation Army Riverside Corps

Pueblo Unido CDC

Catholic Charities of San Bernardino and Riverside Counties

Neighborhood Partnership Housing Services, Inc.

AP-12 Participation – (Appendix D) Citizen Participation Outreach Results

Mode of Outreach - Memorandum of Participation

The County attempted to invite and consult with various agencies involved in housing, homelessness, community development, and economic development.

Ten (10) Participation and Assistance Memorandum Requests were sent to other County agencies/departments, and sixty-one (61) were sent to previous and new CPD applicants and non-profit agencies.

The following seven **(7) agencies** submitted brief summaries of their current goals, objectives, the effectiveness of the services and/or programs provided by their organizations, available resources, and current plans, all of which address the needs of the County's CPD program's targeted populations.

First 5 Riverside County

First 5 Riverside County invests in upstream prevention and early intervention for children prenatal through age 5 and their families, with a strong focus on reducing barriers for families experiencing economic hardship, housing instability, disability-related needs, and other vulnerabilities.

1. Quality Early Learning and Economic Stability
    - Quality Start Riverside County (QSRC): Quality improvement supports for early care and education providers serving families with limited resources.
    - Riverside Hybrid Alternative Payment (RHAP): Child care scholarships for families who do not qualify for other subsidies.
    - Facilities and workforce development: Support for early learning facility expansion/improvements and professional development cohorts to increase access and quality in underserved areas.
2. Comprehensive Health and Development
    - Help Me Grow Inland Empire (HMGIE): Coordinated developmental screening, referral, and navigation supports for families, including those facing access barriers.
    - HealthySteps: Pediatric care model that integrates child development and family support into primary care, improving early identification and connection to services.
    - Early Childhood Oral Health Assessment (ECOHA): Oral health screenings and referrals for children ages 0–5.
    - Drowning prevention: Sponsored swim lessons and water safety education to reduce preventable injury and improve child safety, including outreach to families with limited resources.
3. Resilient Families and Basic Needs Connection
    - Evidence-based home visiting: Programs such as Nurse-Family Partnership (NFP), Parents as Teachers (PAT), Healthy Families America (HFA), and other parent education models that strengthen protective factors, stabilize families, and reduce risk.
    - Family Resource Centers (FRCs): County-operated and community-based hubs that connect families to concrete supports (food, housing supports, crisis resources), benefits navigation, and warm handoffs to partner services.

- Child welfare prevention supports: Coordination with partners serving families involved with child welfare, including differential response approaches where applicable.

4. Countywide Impact, Policy, and Data Supports
    - Data and research: Needs assessments, GIS mapping, and integrated data efforts to inform equitable service planning and resource targeting.
    - Policy and systems work: Advocacy and systems improvement efforts aligned to early learning access, family strengthening, and coordinated care pathways.

Effectiveness (where available)
Many of the services above use evidence-based or validated approaches (e.g., evidence-based home visiting models; validated developmental screening tools such as ASQ-3 and ASQ:SE-2). Our FRC platform is designed to reduce access barriers by providing community-based entry points and coordinated referrals to partner systems.
Relevant reports and plans (available upon request / can be shared as links or attachments)

- First 5 Riverside County Strategic Plan (2023–2026)
- First 5 Riverside County Communications Plan (2024)
- HealthySteps Sustainability and Impact Report (most recent)
- UC Berkeley Center for the Study of Child Care Employent – evaluation of F5RC ARPA investment (attached)

Funding resources utilized to serve targeted populations
First 5 Riverside County's primary funding source is Proposition 10 (California Children and Families Act of 1998) tobacco tax revenue, which supports early childhood prevention and early intervention investments for children 0–5 and their families. We also leverage additional resources when available, including:

- California Electronic Cigarette Excise Tax (CECET)
- Surplus Money Investment Funds (SMIF)
- Time-limited federal/state funding opportunities when available (e.g., CARES Act, ARPA, FFPSA)
- Select grants supporting early learning quality improvement (e.g., IMPACT Legacy, as applicable)
- Local partnerships and braided funding with Riverside County agencies (including DPSS and Children's Services) that help support Family Resource Center operations and targeted family supports like CalWORKs Home Visiting Program and Title IVE.

1. **Provide a brief summary of current programs, services, goals, and objectives that address the needs of the targeted populations, including information on effectiveness where available:**

   Agency Overview: Since 1916, Goodwill Southern California (GSC) has provided employment and workforce development services to individuals facing significant barriers to employment. GSC operates across Riverside, San Bernardino, and Los Angeles

Counties, with over 3,200 employees and more than 120 locations supporting workforce development and social enterprise activities. GSC delivered 32,616 workforce services and placed 7,835 individuals into employment. GSC maintains established accounting, finance, and grants and contract management systems to support program administration.

Target Populations and Core Services: In Riverside County, GSC serves individuals with the greatest barriers to employment, including veterans, individuals experiencing homelessness, disconnected and at-risk youth, justice-involved individuals, individuals with disabilities, and lower-wage and lower-skilled workers. Programs focus on improving access to employment and career pathways that support economic stability and improved quality of life.

Core services include employment preparation and workforce readiness training, assessment and case management, individualized service strategy development, educational and vocational training, supportive services and barrier removal, transitional and subsidized work experiences, paid work experience, employment placement, and post-placement follow-up and retention services.

GSC is co-located at the Riverside America's Job Center of California (AJCC) and operates additional employment centers across the Inland Empire, including the Victorville, and San Bernardino Career Resource Centers. While the Victorville site primarily serves youth and young adults, the Riverside and other Inland Empire sites serve multiple priority populations and communities that are often underserved by traditional workforce providers.

In addition, GSC operates youth-focused workforce programs in Riverside County, including the Indio Youth Opportunity (Youth Source) Center in the Coachella Valley. This program provides services to at-risk youth, including employment preparation, case management, educational services, vocational training, mentoring, leadership development, internships, and paid work experience. These services support youth in completing secondary education or its equivalent, transitioning to postsecondary education, and entering employment.

Employer Engagement and Social Enterprise: GSC works with a broad network of employers and training partners across Riverside County and the Inland Empire, including partners in healthcare, retail, staffing, manufacturing, and related sectors. In addition, GSC operates 25 retail stores, three boutiques, and one distribution center in the Inland Empire. These locations provide paid employment and hands-on training in areas such as customer service, merchandising, and logistics, while generating earned revenue that supports workforce and career services.

Effectiveness and Impact: Over a four-year period, Goodwill Southern California served 18,295 individuals across Riverside County and the Inland Empire. During this time:

- 3,234 participants (216% of goal) completed training
- 3,098 participants (148% of goal) earned certificates upon completion of training

- 4,335 participants (108% of goal) were placed into employment

Participants served included individuals with disabilities (1,631), veterans (388), justice-involved individuals (1,831), disconnected youth (4,060), individuals experiencing homelessness (591), and working low-income individuals (4,547).

GSC also conducted hiring events, supported co-enrollments with community partners, and collaborated with vocational and community college partners to expand access to training opportunities in growing sectors.

Average wages in Riverside County remain lower than those in neighboring regions, and pathways to living-wage employment are limited. Within this context, GSC's efforts focus on connecting underserved individuals with training and career pathways that support long-term economic stability, upward mobility, and improved quality of life.

Goals and Objectives: GSC's ongoing goals include:

- Expanding direct employment services through mobile service delivery and co-location with partner organizations, including participation as the workforce development partner at the planned IEHP Career Resource Center in Indio.
- Strengthening employer outreach, placement, and follow-up capacity to improve employment outcomes and retention.
- Improving access to career pathways aligned with high-growth sectors such as advanced manufacturing, healthcare, green jobs, and hospitality.
- Supporting regional collaboration through the planned relaunch of the GSC Inland Empire Advisory Council to strengthen partnerships and advance shared workforce development priorities.

2. Provide copies or links to any relevant reports, plans, or adopted strategies that address the needs of the targeted populations:
A summary of our organizational 3-year strategic plan is attached. More information on our mission services can be found at: Goodwill Southern California. https://k16collaborative.org, https://www.thriveinlandsocal.org Economic-Blueprint.pdf

3. Identification of funding resources (e.g., federal, state, or local funding sources) utilized to serve the targeted populations: Goodwill Southern California utilizes a combination of federal, state, and philanthropic funding sources to serve targeted populations in Riverside County and the Inland Empire, including:

- **California Department of Rehabilitation:** Serves youth with disabilities in Riverside and San Bernardino Counties.
- **Employment Social Enterprise (IE RISEing):** Serves individuals experiencing homelessness, opportunity youth, veterans, long-term unemployed workers, and justice-involved individuals across Riverside and San Bernardino Counties.

- **Unidos in Finance (UnidosUS):** Serves dislocated workers and long-term unemployed workers in Riverside and San Bernardino Counties.
- **Prisoner to Employment 2.0:** Serves justice-involved individuals in Riverside and San Bernardino Counties.
- **Indio Youth Opportunity (Youth Source) Center:** Provides workforce services to at-risk youth in the Coachella Valley, including employment preparation, case management, educational and vocational services, mentoring, leadership development, internships, and paid work experience.

Martha's Village and Kitchen

Subject: Input for 2026-27 One Year Action Plan – Martha's Village and Kitchen

Dear Riverside County HWS Team,

Thank you for inviting our input as you prepare the 2026-27 One Year Action Plan. Martha's Village and Kitchen has been part of the Coachella Valley community since 1990, and we've grown from a small food pantry into a multi-service organization providing shelter, housing support, health services, and employment programs for thousands of people each year. Our approach centers on meeting people where they are and walking alongside them toward stability and self-sufficiency, with dignity and care.

We appreciate your work to align resources with community needs and are glad to share how our services connect with HUD's priority populations.

1. Summary of Programs and Services

Our continuum of care is designed to help individuals and families move from crisis to long-term stability throughout the Coachella Valley with sites in Palm Springs and Indio. Core programs include:

- Food Services & Community Kitchen
- Emergency Shelter (two sites for individuals and families)
- Transitional Housing with supportive case management
- Recuperative Care medical respite
- Employment Ready Now job training and placement
- Children's Services including childcare and enrichment
- Housing Navigation & Retention Services
- Case Management & Wraparound Support

Our Work in Context

The recent 2025 point-in-time count showed a positive decrease in unsheltered homelessness in our area—a testament to the collaboration of local partners. At the same time, we've seen an increase in sheltered homelessness, especially among veterans, families with children, seniors, and young adults. This tells us that while more people are finding temporary refuge, the journey to permanent housing remains difficult without intensive, ongoing support.

Our Homeless Housing and Wraparound Services Program is tailored to this reality. By pairing housing placement with personalized case management, employment coaching, and wellness services, we help people build a foundation for lasting stability. Recent outcomes include:

- 74% of families exiting our emergency shelters moved into stable housing.
- 290 individuals received critical services to obtain living-wage jobs.

These results are encouraging, but they also highlight a gap: many funding streams cover the initial crisis response but are not designed to sustain the longer-term services that prevent people from returning to homelessness.

2. Plans and Reports

We are happy to share the following documents that detail our work and direction:

- Martha's Village and Kitchen Annual Impact Report
- Strategic Plan, which focuses on expanding housing stability and wraparound care
- Participation in the Riverside County Continuum of Care and Coordinated Entry System

Our program planning is informed by local data, including the Coachella Valley PIT count, and is regularly reviewed to ensure we are responsive to emerging needs.

3. Funding Overview & Sustainability Approach

We fund our work through a diversified mix of public and private sources, which allows us to maintain service continuity and adapt to community needs.

Public Funding Partnerships

We are grateful for ongoing partnerships with several local cities and Riverside County, which provide crucial operating and program support. Current public funding includes:

- City of Palm Springs – multi-year operational support
- City of La Quinta, Indio, Indian Wells, Rancho Mirage, and Cathedral City – annual grants for shelter, food, and housing services
- Riverside County – through HHAP, ESG, and County CARES funding for housing navigation, shelter, and inclement weather response
- State childcare funding (RCOE) – supporting our Children's Services
- Federal programs including CACFP, Emergency Food and Shelter Program (EFSP), ESG

Private & Foundation Support

We also benefit from strong philanthropic relationships, which provide both program-specific and flexible funding. Recent grants from partners like the Houston Family Foundation, Berger Foundation, IEHP, Desert Healthcare District, and Bank of America help us deliver targeted services in behavioral health, recuperative care, housing sustainability, and employment.

Investing in Organizational Sustainability

To ensure we can continue serving the community over the long term, we've also made strategic investments in our fundraising capacity—supported by private foundation grants. These efforts allow us to diversify revenue, improve donor engagement, and develop social enterprises like our Thrift Store and Auto Auction. This stronger infrastructure helps us steward every dollar carefully and creates a multiplier effect, enabling us to extend the impact of public funding.

A Note on Funding Gaps

Many of the grants we receive—both public and private—are designated for specific use, such as shelter operations, food services, or medical respite. While this targeted funding is essential, it often doesn't cover the full cost of the ongoing, flexible support many clients need to stay housed and stable over time. Services like continued case management, mental health counseling, and employment coaching after someone moves into housing are vital for long-term success but can be difficult to fund under current structures.

4. Moving Forward Together

Martha's Village and Kitchen is committed to being a reliable partner to Riverside County and the cities we serve. We've seen firsthand how sustained, collaborative investment can reduce unsheltered

homelessness, and we believe the next phase of progress will depend on deepening our collective focus on housing retention and economic mobility for those currently in sheltered settings.
As you develop the 2026-27 plan, we encourage continued attention to flexible, longer-term funding for wraparound services—the kind of support that helps people stay housed, stay healthy, and build self-sufficiency after they leave shelter. We're here to support that conversation in any way that's helpful, whether by sharing more detailed program data, participating in stakeholder discussions, or helping align resources with on-the-ground needs.

Riverside County Office on Aging

The Office on Aging appreciates the opportunity to provide input in the development of Housing and Workforce Solutions' One Year Action Plan. In response to the request, we are providing the following:

- A description of our department programs and services. LINK
- A summary of our service unit totals from recent FYs as a quantitative measure of our department's activities. LINK
- A summary of our department's goals and objectives included in our current Area Plan on Aging four-year cycle. LINK
- Copies of our FY 24 and FY 25 Service Report flyers which provide quick snapshots of our programs' successes. LINK

Additionally, below are links to full copies of our department's Area Plan on Aging (2024-2028) along with our most recent Area Plan Update (FY 25-26). If preferred, we can provide pdf versions of these documents (not included here to avoid too large of an email message).

Area Plan on Aging 2024-2028: LINK
FY 25-26 Area Plan Update: LINK

Community Action Partnership of Riverside County

Current Programs, Services, Goals and Objectives

Current Programs:
- **Cool & Warm Centers**
- **Dispute Resolution Center (Mediation Program)**
- **VITA (Volunteer Income Tax Assistance)**

PROGRAM: Cool & Warm Centers Service
To provide support for Community Action's Energy Crisis Response Plan in Riverside County. The plan is a comprehensive response to severe weather conditions across the county to help the most vulnerable populations such as the elderly, families with small children and the disabled. The plan incorporates the coordination of cool/warm centers countywide to serve as drop-in sites where individuals can seek temporary relief from the extreme temperatures.

Cool Center duration is June 1st through October 15th. Participating partner sites range from 65 -70 sites county-wide. The sites operate at their own operation hours. Sites are officially activated to open doors when Heat Advisories or Heat Warnings of 97° or higher are activated when National Weather Services sends out notification alerts.

Warm Center duration is December 1st – March 31st. Participating partner sites can range from 45 - 50 sites county-wide. The sites operate at their own operation hours. Sites are officially activated to open doors when Cold Advisories or Cold Warnings of 40° or below are activated when National Weather Services sends out notification alerts.

Goals

• Recruit up to 80 Cool & Warm Center partners county-wide.
• Provide educational information, and T&TA to up to 80 Cool & Warm Centers.

2026-2027 One Year Action Plan for HUD CPD Funding

• Provide a quantity of vast locations throughout Riverside County through partnerships for residents to seek temporary shelter from the hot or cold temperatures.
• Residents reduce utility costs.
• Develop new & foster current partnerships with community-based & faith based organizations
• Inform partners with current local laws, resources, power outage notifications, weather forecast (winter/summer) and recruit presenters from Emergency Management Department, Southern CA Edison & National Weather Services.

Objectives

• To provide safe and accessible Cool & Warm Centers that offer temporary relief from extreme heat and cold for vulnerable residents.
• CAP Riverside to provide supplies and healthy nutritious snack, water and/or hot drink.
• Reduce weather-related health risks and promote community safety

PROGRAM: Dispute Resolution Center (Mediation Program) Service

The use of trained community volunteers as providers of mediation services; the practice of mediation is open to all persons.

The Program works with over forty-five (45) trained certified volunteer mediators, who mediate small claims cases at five (5) Riverside County Superior Courts such as Palm Springs, Banning, Moreno Valley, Menifee and Corona. In addition, the volunteer mediators mediate community cases in city, rural communities and/or virtually in Riverside County.

Each and every individual who completes the Basic Mediation Training has the opportunity to stay on board with CAP Riverside and volunteer in the various mediation programs. Programs include but are not limited to community and court mediations; Law Enforcement Referral Training; and Community Education Conflict Resolution Workshops. All volunteers are required to attend Roundtable meetings, Advance Mediation Trainings and actively participate in mediation in order to stay up-to-date and aligned with CAP Riverside's mission, vision and goals.

Goals: Volunteer

• Provide 2 Basic Mediation Trainings to reach 30 volunteers per program year
• Provide overview of Conflict Resolution to 30 volunteers per program year
• Mediate minimum of 1,200 cases (small claims/community) per program year
• Understand Mediation Models & the role of a Mediator
• Learn the art of neutral observation

• Learn how to negotiate collaboratively & intervention skills
• Learn personal conflict management styles
• Learn communication strategies & active listening
• Learn skills to become a Mediator

Goals: Community

• Engage in public awareness and educational activities about the values and practices of mediation.
• Connect with community through presentations, community outreach, resource fairs, collaborative meetings, flyers, word of mouth, community partners, law enforcement, educational institutions, community and faith-based organizations and other government agencies These organizations also encourage residents and the community at-large to reach out to DRC and seek assistance (self-referral).
• CAP Riverside provides direct access to the public through their four physical locations (one main location and three satellite offices) which employees bilingual staff, website, local number, 800 number and TTY number.
• Provide diverse mediator volunteers with various backgrounds and offer an array of culture and special skills to relate to the wide population served. Skills include but are not limited to foreign languages, sign language, cultural backgrounds, religion and experience in dealing with individuals who require mental health.
• CAP Riverside's DRC provides free mediation services from low to moderate income Riverside County residents without discrimination on the basis of race, color, religion, gender, age, disabilities, national origin, marital status, personal appearance, gender orientation, family responsibilities, matriculation, political affiliation or source of income.
• Providing a safe and neutral forum for dispute resolution at the earliest stage of conflict.
• Ensure Individuals and partners are informed of free community workshops to learn more about conflict resolution and how to develop enhance communication skills.

Objectives

• Assist the five (5) Riverside County Superior Courts by mediating timely resolution of disputes in a neutral and confidential setting.
• To improve the case outcomes and reducing court case backlog.
• Support compliance with court referred mediation through structural and professional services.
• To provide fair, impartial and accessible dispute resolution services that assist partied in resolving conflict collaboratively, constructively and efficiently.
• To promote peaceful conflict resolution through facilitated dialogue, problem solving and mutual understanding.
• To reduce the need for formal legal proceedings by offering alternative dispute resolution options.
• To strengthen community relationships and foster respectful communication among parties
• To reduce repeat conflicts by addressing root causes.
• Empower individuals and community with conflict resolution skills that encourage cooperation and stability and provide tools for effective communication.

PROGRAM: VITA (Volunteer Income Tax Assistance)

Service

Community Action Partnership (CAP) of Riverside County partners with local organizations including public libraries, community centers, community colleges, and health clinics – to deliver Volunteer

Income Tax Assistance (VITA) services across Riverside County. These partnerships are structured to extend free tax preparation to primary and secondary target populations, with a clear focus on historically underserved residents and communities facing geographic, transportation, and access barriers.

Goals

• Partner with 15-20 community partners community/faith-based, libraries, senior centers) to provide in-kind space for Free Tax Preparation for residents within and outside Riverside County
• Recruit, train and background check 50-100 VITA Volunteers to provide Free Tax Preparation or serve as a Site Coordinator at Tax Site.
• VITA Volunteers complete fifty-one (51) hours in tax law, tax preparation, confidentiality, customer training and tax site training.
 25 hours training
 25 hours preparation
 1 hour VITA Program Orientation
• Increase access to free, high quality tax preparation services for low-to moderate income individuals.
• Ensure accurate and compliant tax filings.
• Ensure Tax Site locations operate within program & IRS compliance guidelines.
• Maximize eligible tax credits and refunds.
• Promote financial stability and self-sufficiency.
• Increase taxpayer awareness.

By leveraging trusted community-based locations and partner networks, CAP expanded service availability into remote and rural areas where residents often lack nearby tax preparation options. Partner sites also strengthened local awareness and increased community confidence in accessing VITA services, particularly among households that have limited digital access. CAP promoted VITA services through multiple outreach channels to increase participation. Promotions included CAP's public-facing communication platforms (including social media and the CAP website) and targeted outreach efforts coordinated with rural community partners. These efforts emphasized service availability, no-cost filing, and the importance of claiming eligible tax credits. CAP also expanded outreach to underserved foster youth through formal partnerships with community colleges. CAP Riverside four (4) community colleges hosted "March Madness" events each Friday during the month of March. These events provided workshops designed specifically for foster youth to explain: (1) the benefits of filing taxes, and (2) how to claim foster youth-related tax credits when eligible.

CAP increased operational capacity to support electronic filing by expanding service locations and strengthening site readiness through partner coordination and standardized site operations. By hosting VITA services across multiple partner facilities, CAP improved geographic coverage and reduced the concentration of demand at a small number of locations – allowing more taxpayers to be served through an organized, site-based delivery model that supports consistent electronic filing workflows. CAP staff worked closely with site coordinators to provide ongoing updates, troubleshooting support, and training and technical assistance throughout the tax season. This ensured each site could implement required intake, preparation, and quality review steps consistently – supporting reliable processing and timely electronic submissions of returns.

Objectives

• Prepare and electronically file 5,000 federal and state tax returns for eligible low-to-moderate income households during the tax season (January 30th – October 31st).
• Ensure 100% of returns are prepared within compliance IRS & VITA program guidelines and requirements.
• Complete quality reviews all prepared returns.
• Reduce rejected or amended returns.
• Offer multilingual or interpretation assistance to support limited English speakers.
• Conduct up to 50 community outreach events to raise awareness of VITA services targeting HPI communities.
• Retain 75% of returning volunteers through ongoing support, recognition events and IRS certification trainings.

To strengthen program integrity and service consistency across all sites, CAP began developing and implementing internal auditing policies and procedures for VITA operations. The purpose of this quality control initiative was to improve standardization in processing, delivery, documentation, and communication across sites – while ensuring compliance with required IRS procedures

Community Action Partnership Planning
ROMA
Community Action Partnership of Riverside County (CAP Riverside) utilizes the Results Oriented Management and Accountability (ROMA) process to develop and evaluate its programs and services, to measure agency performance, and to establish and increase the successful achievement of customer outcomes.
Assessment
Every two years CAP Riverside conducts a comprehensive Community Needs Assessment throughout Riverside County by gathering information and data (qualitative and quantitative) from community members, community-based and faith-based organizations, public and private sectors, educational institutions, etc. The analyzed results of this assessment, which identifies priority needs of low-income individuals and families in Riverside County, and gaps in resources to meet these needs, form a foundation for developing the goals and strategies inherent in CAP Riverside's two-year Community Action Plan and five-year Strategic Plan.

Planning
CAP Riverside creates a Community Action Plan every two years in its accountability to the California Department of Community Services and Development (CSD) for its federal Community Services Block Grant (CSBG) funding. The Community Needs Assessment is included as an essential component of the Community Action Plan.
CAP Riverside's 2024-2028 Strategic Plan was adopted by the Community Action Commission to chart a four-year course for the Agency. The Strategic Plan contains strategies and goals designed to address the reduction of poverty, revitalization of low-income communities, and empower low-income individuals and families to become more self-sufficient. Download the 2024-2028 Strategic Plan

Implementation and Achievement of Results

CAP Riverside implements its goals and strategies for meeting needs of low income individuals, families and communities in partnership with numerous organizations. In addition to providing programs and services, CAP Riverside serves residents of Riverside County through assisting in the capacity building of its partners, referrals of customers to these partners, and in collaborative efforts towards alleviation of the complex conditions of poverty with these partners. To ensure continually improved performance of these combined efforts, CAP Riverside creates measurable outcomes and tracks progress of the results.

Evaluation

Program and services, fiscal performance, outcomes/results and partnerships are evaluated by CAP Riverside's senior management and its Community Action Commission. Included in this process are monitoring of subcontractors and customer satisfaction survey reports. In addition, CAP Riverside is assessed annually for compliance with 50 nationally established CSBG Organizational Standards, contrived to determine an effective and healthy organization in relation to federal laws and regulations, good management practices, and Community Action values. *Reference: www.capriverside.org*

Program Funding Sources

Community Service Block Grant

CSBG is a federally funded block grant that aims to reduce poverty in the United States. CSBG is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services. CSD is designated by the Governor as the state agency responsible for administering the CSBG program in California.

There are currently 60 private nonprofit and local government organizations across California (referred to as eligible entities) receiving CSBG funds. This network of eligible entities continues to administer programs that assist low-income individuals and families with attaining the skills, knowledge, and motivation necessary to achieve self-sufficiency and economic security. The services offered through CSBG vary by county. Some examples of the services offered include the following:

- Child/Youth Services
- Education Services
- Emergency Services
- Employment Services
- Food/Nutrition Services
- Health Services
- Homeless Services
- Housing Services
- Income Management Services
- Senior Services
- Transportation Services

CSBG eligible entities establish partnerships and collaborate with local community organizations, service providers and public and private agencies to assure the effective delivery of services to the low-income population. CSBG eligible entities improve local services by linking low-income Californians to available resources through direct services, and by establishing formal and informal agreements with subcontractors and referrals to community partners. CSBG eligible entities apply and evaluate community assessment data to identify gaps in services and opportunities. They then develop

strategies to resolve the identified gaps and enhance current programs. As such, the practice of cross referring clients is common, as staff participates on local area commissions and share information about respective services and gaps in services.

Program Funding Sources (cont.)

DRPA (Dispute Resolution Program Act)

The Dispute Resolution Programs Act of 1986 (Stats 1986, ch.1313, SB 2064- Garamendi and Stats 1987, ch.28, SB 123-Garamendi) provides for the local establishment and funding of informal dispute resolution programs. The goal of the Act is the creation of a state-wide system of locally-funded programs which will provide dispute resolution services (primarily conciliation and mediation) to county residents. These services assist in resolving problems informally and function as alternatives to more formal court proceedings.

Counties which choose to offer these services to their residents are authorized to allocate up to up to $8 from filing fees in superior, municipal, and justice court actions to generate new revenues for these local programs. *Reference:* https://www.dca.ca.gov/publications/drpa_statutes.shtml

VITA (Volunteer Income Tax Assistance) Matching Grant

The VITA grant is a competitive, matching-fund grant that supports nonprofit and community organizations operating VITA sites to provide free tax preparation services for underserved taxpayers. *Reference: https://www.irs.gov/site-indexsearch?search=grants&field_pup_historical_1=1&field_pup_historical=1*

Riverside County LIHEAP Program Overview and Impact Summary – 2025

The **Low-Income Home Energy Assistance Program (LIHEAP)** provides critical energy assistance services to low-income households throughout Riverside County to promote energy stability and economic security. The program includes Utility Assistance, the Low-Income Weatherization Program, and related energy support services designed to reduce utility burden, prevent service disruptions, and improve long-term household energy efficiency.

LIHEAP is funded by the U.S. Department of Health and Human Services through the Administration for Children and Families, Office of Community Services. In accordance with federal targeting requirements, the program prioritizes households with the greatest need, particularly elderly individuals, persons with disabilities, and families with children under six years of age.

LIHEAP provides one-time financial assistance to eligible households facing a 24–48 hour utility disconnection, service termination, or potentially life-threatening energy-related situations. Additional services include free energy efficiency upgrades through the Weatherization component and energy education and budget counseling to promote sustainable energy management practices. Together, these services stabilize households in crisis while supporting long-term self-sufficiency.

The program serves low-income households at highest risk of energy insecurity across Riverside County, with focused outreach in communities identified through the Healthy Places Index. Due to federal funding reductions and statutory targeting requirements, assistance is prioritized for households with the highest energy burden and greatest vulnerability.

Services are provided countywide, including unincorporated areas and participating cities, with emphasis on communities experiencing high socioeconomic vulnerability.

In Program Year 2025, LIHEAP **served 8,435** households and **distributed $6,644,554** in total energy assistance. The average benefit amount was $618 for HEAP assistance and $1,297 for Fast Track emergency assistance. These outcomes reflect the program's critical role in preventing utility disconnections, reducing financial hardship, and stabilizing vulnerable households.

LIHEAP operates in partnership with the Family Resource Center of Riverside County (FRC), which supports intake services and expands geographic accessibility throughout the County.
This collaboration strengthens service delivery by increasing community access points and integrating supportive services. Through coordination with FRC and Community Action Partnership (CAP) programming, participating households are connected to additional resources that promote long-term economic stability and self-sufficiency.

Riverside University Health System (RUHS)

The Riverside University Health System (RUHS) is comprised of six divisions: Federally Qualified Health Center (FQHC), Behavioral Health (RUHS-BH), Public Health (RUHS-PH), RUHS - Medical Center (RUHS-MC), Correctional Health Services (CHS), and Medically Indigent Services Program (MISP).
RUHS-MC is comprised of the Medical Center, hospital-based clinics and the Medical and Surgical Center (MSC) with over 7,000 healthcare professionals and support staff. Its mission and work profoundly and positively affect tens of thousands of patients every year. The 30-clinic, 439-bed Medical Center trains 1,000 medical residents and students and 2,500 nursing students annually. The Medical Center also operates an emergency psychiatric hospital. In FY 2023/24, RUHS-MC oversaw 94,959 clinic visits, 130,725 inpatient days, 24,576 discharges, 1,771 births, 107,896 emergency room visits and 143,710 outpatient diagnostic visits.
In FY 2019/20, RUHS opened the MSC which provides patients with an improved and more efficient ability to access a complete array of outpatient services, thereby increasing the overall experience and enhanced health outcomes for those served. By providing these services in an outpatient setting, RUHS is able to deliver a higher quality of care in a much more cost-effective environment. Additionally, this development also creates the opportunity for the expansion of much needed specialty care services within the hospital. The MSC allows RUHS to expand the reach and footprint in the County of Riverside elevating the standard of health care delivery by providing the community the opportunity to receive the care they need in the most appropriate, efficient and cost-effective manner, for the benefit of all.
RUHS established key strategic initiatives in FY 2014/ 15 based on four pillars that leverage technology and develop a culture of perpetual improvement to enhance, build, and expand service lines to effectively meet community needs. After a multi-year strategic planning process, RUHS has adopted a vision to align the services of RUHS-MC and the FQHC to improve access to the delivery of coordinated care while cutting costs and improving clinical outcomes.

- Integrated care improves the quality of care as well as overall experience to help create a sustainable future for health promotion, disease prevention and coordinated care for all community members with the goal of ensuring care is delivered in the right place, at the right time, and for the right cost. Integrated Delivery Network: Technology provides the foundation for establishing a clinically integrated network, which is comprised of electronic patient health records designed to enhance patient care and enable health care providers to implement

consistent preventative health measures. Additionally, RUHS recognizes that coordinated care across the health system, including close collaboration with other county departments and community partners, is essential to improving the health and well-being of the community. Together with department partners, RUHS can positively influence all aspects of an individual's state of health, both physical and emotional.

- Master Plan: Developing services, service lines, and structures that align and efficiently meet the demands of the rapidly growing community is essential to the community's wellness and to RUHS's financial viability.
- Rebranding: RUHS has been one of the region's best-kept secrets. RUHS's community deserves to learn how to access the exceptional services the County of Riverside has to offer across the continuum of care.
- Efficient, high-quality services: Improving care delivery models, streamlining care, improving access, and improving outcomes results in an overall reduced cost for care and demonstrates the value of the care delivered. While all of this is 364 COUNTY OF RIVERSIDE | FISCAL YEAR 2025/26 ADOPTED BUDGET VOLUME IRUHS Health and Hospital Services essential for the patients, providing efficient high quality service is paramount to RUHS's financial future as the payment structure for services is expected to shift more towards outcome oriented, value-based incentives, while reimbursement for services is expected to decline over time.

Riverside County Department of Veterans Services

The Riverside County Department of Veterans Services serves veterans, service members, and their dependents throughout Riverside County, many of whom fall within low and moderate income households and other at risk populations, including seniors, persons with disabilities, and individuals experiencing or at risk of homelessness. Our department's work supports income stabilization, medical care needs, housing access, and long term economic security for these residents.

Summary of Programs and Services

Federal and State Benefits Advocacy
Riverside County Veterans Services assists veterans and their dependents in accessing federal and state benefits, including VA disability compensation, non-service connected pension, health care enrollment, burial benefits, and survivor benefits. These benefits often provide critical and ongoing support to low income households, seniors, and persons with disabilities, contributing to income security and housing stability.

Homelessness Prevention and Housing Support Collaboration
Riverside County Veterans Services collaborates with Housing and Workforce Solutions, Continuum of Care partners, and nonprofit service providers to support veterans experiencing homelessness or at risk of homelessness. Our staff assist with documentation, eligibility verification, and benefit access that strengthen applications for programs such as HUD-VASH, Supportive Services for Veteran Families (SSVF), justice involved recidivism reduction and other housing stabilization programs.

Justice Involved Veteran Services
Through the Board of State and Community Corrections (BSCC) grant funded programs, including Veterans Reentry Integration Program (VRIP), Riverside County Veterans Services assists justice

involved veterans in securing benefits, treatment services, and housing resources upon release, supporting long term stabilization and reducing recidivism.

Targeted Outreach to Vulnerable Populations
Riverside County Veterans Services Community Liaisons conduct outreach across Riverside County, including rural and underserved areas, to ensure access to services for seniors, disabled veterans, and economically disadvantaged households.

Relevant Reports

Riverside County Veterans Services reporting sources:

- CalVet Subvention Program reporting and performance standards https://www.cacvso.org/wp-content/uploads/2026/02/CACVSO-AR_web-version.pdf
- Board of State and Community Corrections (BSCC) grant reporting
- Veterans Advisory Committee reporting to the Board of Supervisors

Funding Resources Utilized

Riverside County Veterans Services is supported through a combination of:

- CalVet Subvention Funding
- County NCC Fund allocations
- Board of State and Community Corrections (BSCC) grant funding

TO: HWS and the Continuum of Care Board Members

FROM: Anna Varona-Doromal, Supervising Development Specialist, ESG & CDBG Programs

DATE: March 13, 2026

SUBJECT: Consultation with Continuum of Care for 2026-27 Emergency Solutions Grant Program

Pursuant to HEARTH Act requirements and our shared desire to improve coordination and collaboration between HWS the Continuum of Care, and our ESG sub-recipients, we are asking the Continuum to review and comment on the funding allocation recommendation for the 2026-2027 Emergency Solutions Grant.

HWS received fourteen (14) applications for the 2026-27 ESG cycle, totaling $2,896,184.40. The application funding breakdown is as follows: $1,467,850 Emergency Shelter to serve 3693; $610,000 Rapid Re-Housing to serve 125 ; $600,000 Homelessness Prevention to serve 53; and $218,334.40 Street Outreach to serve 350.

The total 2025-2026 ESG allocation for Riverside County was $604,165. We anticipate the 2026-2027 funding level to be the same or lower than 2026-27.

We have also attached the CoC Consultation Feedback form to comment regarding the funding needs of Outreach Services, Emergency Shelter, Rapid Re-housing, and Homelessness Prevention and how it addresses the gaps, needs, and Action Plan to End Homelessness in the County of Riverside. In addition, the 2026-27 ESG recommended funding allocation is provided for your feedback.

We welcome your comments and feedback concerning the proposed ESG funding allocation to assist with filling the gaps and needs of Riverside County by utilizing the Emergency Solutions Grant funding. The feedback received will also assist in exploring the development of performance standards, and increased coordination and collaboration between HWS and the Continuum.

The CoC Consultation Feedback is to be completed no later than April 10, 2026**.** Separate "Public Comments" are also welcomed and must be submitted to HWS no later than April 24, 2026 at the address listed below.

If you have any questions or comments, please contact me at (951) 955-1113 or avarona-doromal@rivco.org. Please return the completed CoC Consultation Feedback form by email or mail noted below.

Thank you in advance for your participation.

Attachments: CoC Consultation Feedback form with instructions

2026-27 COC Consultation Feedback Form for 2026-27 ESG

As part of the collaboration with the Continuum of Care, please provide feedback for the ESG 2025-26 recommended allocation of funding on page two of this document.

Please include information related to the current Point-in-Time Count, Performance Assessment and Gap Analysis, Action Plan to Address Homelessness in Riverside County and CoC Plan to End Homelessness along with your own understanding of homelessness in Riverside County. Reference links have been provided below for your reference.

REFERENCE LINKS:

Continuum of Care Publications

https://rivcohws.org/continuum-care-division#2392643287-3734471280

Ending Homelessness in Riverside County

https://rivcohws.org/sites/g/files/aldnop131/files/cocdocumnets/Pub-rpeh.pdf

County of Riverside Department of HWS and CoC Homeless Action Plan 2022-2027

https://rivcohws.org/sites/g/files/aldnop131/files/cocdocumnets/County%20of%20Riversid

e%20Homeless%20Action%20Plan_1.pdf

2023 Homeless Point-In-Time Count Summary

https://rivcohws.org/sites/g/files/aldnop131/files/users/user1041/2025%20PIT%20Infograp

hic.pdf

2024-2025 FY CoC Impact Report

https://rivcohws.org/sites/g/files/aldnop131/files/2025-12/2024%E2%80%932025%20FY%20CoC%20Impact%20Report%20Homeless%20Services%20%26%20Outcomes.pdf

Below is the maximum allowed funding for each ESG component for your reference.

Maximum Allocation of Proposed ESG Funding:

Category Distribution	**$604,165**
ADMINISTRATION 7.5%	$45,312
EMERGENCY SERVICES MAX 60%	$353,853
RAPID RE-HOUSING/HOMELESSNESS PREVENTION	$205,000

PROPOSED FUNDING ALLOCATION OF ESG FUNDS RECOMMENDATION

Below is the proposed funding allocation recommended for the FY 25-26 ESG.

Proposed Funding Allocation:

Total Emergency Shelter and Outreach **% of Total ESG Allocation**	**$345,000** **57.1%**
Total Rapid Re-Housing/HP **% of Total ESG Allocation**	**$213,853** **35.4%**
Total ESG Program Administration **% of Total ESG Allocation**	**$45,312** **7.5%**

Proposed Number to Serve Total:

E-Emergency Shelter	3693
O-Outreach Services	0
HP-Homelessness Prevention	18
RR-Rapid Rehousing	44
HMIS	0
ADMIN	0
Total	3755

CONSULTATION FEEDBACK SECTION: Please Provide Your Response in the below section and make any changes to the funding allocation chart above. Please complete no later than April 10,206. Return to Anna Varona-Doromal : avarona-doromal@rivco.org

FEEDBACK RESPONSE: 3/30/2026 consultation with CoC lead agency HWS- Office of Homeless Solutions.

Consultation was conducted to review funding applications received as a result of County ESG NOFA. Discussion on proposed funding allocation breakdown versus what was received.
Main priorities identified by the CoC are reduction of instances of first time homelessness and reduction in homelessness of people being discharged from institutions or re-entering from the homeless response system. With the loss of the Emergency Food and Shelter Program grant there are some gaps to fill with homelessness prevention. CoC supports the continued funding of emergency shelter operations by the County ESG allocation, as that is not something they are funding. Re-entry programs have also been identified as a need for funding support as it relates to the overarching priority of reduction of homelessness. CoC provided current list of ESG funded programs.

WHAT DOES YOUR COMMUNITY NEED?



ENGLISH

TAKE THE SURVEY TODAY!

ESPAÑOL

HWS HOUSING AND WORKFORCE SOLUTIONS

ENGAGE. ENCOURAGE. EQUIP.

Fonosch, Nicholas

From: brett@dreamcenterle.org
Sent: Thursday, April 23, 2026 3:53 PM
To: RivCo CDBG
Cc: Varona-Doromal, Anna; Fonosch, Nicholas; Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3
Subject: Written Comments for the April 28th Hearing (RE: CDBG Request for HOPE, Inc.)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Riverside County Commissioners,

On behalf of our active Pantry Program in Lake Elsinore, I would like to express our sincere gratitude for your consideration of our request for Community Development Block Grant (CDBG) funding in the upcoming Fiscal Year.

Since 1990, the H.O.P.E., Inc. Food Pantry has been proudly serving individuals and families in need throughout Southwest Riverside County. What began as a simple effort to meet basic needs has grown into a vital community resource. Today, we serve approximately 4,000 households each year—providing food and essential household items up to two times per month. Beyond these tangible resources, we are committed to fostering meaningful relationships and connecting individuals to a healthy, supportive community.

We are deeply grateful for the ongoing financial support we have received over the years through CDBG funding. Your support has been instrumental in allowing us to remain consistent and dependable in serving those who are most vulnerable in our community.

Thank you again for your time, consideration, and willingness to consider extending this support into the 2026–2027 grant year. We truly value your partnership and commitment to strengthening our community.



With appreciation,

Brett

Brett Masters
Executive Director

HOPE since 1990
Helping Our People Elsinore

Mailing: 114 E. Peck Street Lake Elsinore, CA 92530
Physical Address: 506 W. Minthorn Street Lake Elsinore, CA 92530
951.376.3703 | www.DreamCenterLE.org/hope | Facebook.com/DreamCenterLE

"Find a need and fill it, find a hurt and heal it." -Tommy Barnett

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Fonosch, Nicholas

From: Carol Allbaugh <callbaugh5@gmail.com>
Sent: Thursday, April 23, 2026 1:32 PM
To: RivCo CDBG
Subject: Justification for CDBG Funding – FIASGP Community Resource & Navigation Center

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear HWS,

Thank you for the opportunity to submit our request for CDBG funding for the 2026–2027 program year. I would like to clearly outline why this request is both critical and highly aligned with the County's funding priorities.

The proposed project directly supports the core purpose of the Community Development Block Grant program—to provide **decent living environments, expand economic opportunity, and serve low- and moderate-income residents** . The Faith in Action of the San Gorgonio Pass (FIASGP) Community Resource & Navigation Center is a fully operational, high-impact service hub that already delivers these outcomes daily.

1. Direct Benefit to Low- and Moderate-Income Residents (Primary CDBG Objective)
This project clearly meets the CDBG National Objective of serving low- and moderate-income (LMI) individuals. The Center serves over 1,500 unduplicated residents annually—primarily individuals experiencing homelessness, housing instability, unemployment, and lack of access to healthcare. Services such as housing navigation, benefits enrollment, and workforce support are exclusively targeted to income-qualified populations.

2. Immediate Impact with No Start-Up Risk
Unlike many proposals, this project is **fully operational and implementation-ready**. There are no delays related to construction, permitting, or program development. Funding will immediately sustain an existing, proven service model that is already stabilizing vulnerable households across Banning, Beaumont, Cabazon, and surrounding rural communities.

3. Critical Gap Funding That Prevents Service Disruption
Most of FIASGP's existing grants limit the use of funds for facility rent. As a result, this request is not for new programming—it is to **prevent the loss of an essential service location**. Without CDBG support to cover the unfunded portion of rent, the Center—and the services delivered within it—are at risk of interruption or displacement. This makes the request both urgent and uniquely appropriate for flexible CDBG funding.

4. High Leverage and Cost Efficiency
CDBG funds will support only 36% of the facility cost, while the remaining program operations are funded through multiple sources, including County contracts, CalAIM, workforce programs, and private

foundations. This demonstrates strong leveraging and ensures that a relatively small CDBG investment sustains a **much larger network of services and funding streams.**

5. Regional Service Hub Filling a Critical Gap
The San Gorgonio Pass is an underserved region with limited centralized access points for coordinated services. The Center functions as a **front door to housing, health, and employment systems**, improving service coordination and reducing strain on County systems by stabilizing residents before crises escalate.

6. Alignment with Eligible CDBG Activities
The project supports eligible public service activities, including homelessness prevention, healthcare access, job training, and basic needs support—all explicitly recognized under CDBG as allowable uses . It also strengthens community infrastructure by maintaining a stable, accessible service location.

In Summary
Funding this request does not create a new program—it **protects an essential, high-performing community asset** that directly advances the County's goals. It ensures uninterrupted access to critical services for the region's most vulnerable residents and maximizes the impact of existing public and private investments.

We respectfully request your support in funding this project and ensuring the continued stability of services that hundreds of local families depend on each year.

Thank you for your consideration, and I am happy to provide any additional information.

Sincerely,
Carol Allbaugh
Executive Director
Faith in Action of the San Gorgonio Pass

MISSION HOPE

(951) 444-1404
41760 Rider Way, Temecula CA 92590
www.MissionHope.com
Tax ID: 95-3551068

April 27, 2026

Department of Housing & Workforce Solutions
PO Box 1528
Riverside, CA 92501
RivCoCDBG@rivco.org

Dear Board of Supervisors,

On behalf of Thessalonika Family Services (known as *Mission Hope),* I want to express my deepest gratitude for your past support and for your continued consideration of funding for our programs. Your commitment to addressing food and housing insecurities has made a profound impact on the lives of children, families, and seniors in our community.

One of the most transformative programs made possible through partnerships like yours is **Empowerment Village**—a safe, secure housing community where **42 single mothers and their children** are finding stability and a path forward. Beyond providing shelter, **Empowerment Village** equips families with the resources, life skills, and support they need to break the cycle of poverty and achieve independence.

In addition to this vital housing program, Mission Hope provided nearly **1 million meals** last year and served more than **5,000 individuals** facing food insecurity. Funding from the County directly supports these critical initiatives, ensuring that vulnerable families receive the food, shelter, and resources they need to thrive.

We appreciate your leadership and dedication to strengthening our community, and we look forward to the opportunity to continue working together to bring hope and lasting change. Please know that your support makes a real difference, and we are incredibly grateful for your consideration.

Sincerely,

Kristi Piatkowski

Kristi Piatkowski
Development Director

Our mission is *hope.*

MISSION HOPE

(951) 444-1404
41760 Rider Way, Temecula CA 92590
www.MissionHope.com
Tax ID: 95-3551068

Our mission is *hope.*

SUMMARY OF COMMUNITY PARTICIPATION (CP) MEETINGS
2026-2027

District	Meeting(s) Location	Date/Time	Summary	Attendance
5	**Cabazon MAC Meeting** James A. Venable Community Center 50390 Carmen Avenue Cabazon, CA 92230	Thursday October 9, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the Fifth District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities. A QR code and website links were provided to help residents complete the online survey. Residents received information about the Home Enhancement Program. Residents voiced their needs for Home Repair Programs, Urgent Homelessness Prevention, and increased police presence.	35

5	**Neuvo-Lakeview MAC Meeting** Nuview Elementary School District Board Room 29780 Lakeview Ave, Nuevo, CA, 92567	Thursday November 6, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the Fifth District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities. A QR code and website links were provided to help residents complete the online survey. Residents received information about the Home Enhancement Program. Residents voiced their needs for Home Repair Programs, Urgent Homelessness Prevention, and increased police presence.	33

1	**Mead Valley MAC Meeting** Mead Valley Community Center 21091 Rider Street Mead Valley, CA 92570	Wednesday November 5, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the First District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities. A QR code and website links were provided to help residents complete the online survey. Residents received information about the Home Enhancement Program. Residents showed interest in services to tackle local issues, such as police presence, and asked about current or upcoming housing projects.	50
1	**Good Hope MAC Meeting** Moses Schaffer Community Center 21585 Steele Peak Rd. Perris, CA 92570	Thursday November 6, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the First District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities.	50

			A QR code and website links were provided to help residents complete the online survey. Residents received information about the Home Enhancement Program. Community members expressed a need for expanded services through Good Hope Senior Services and improvements to local infrastructure.	
4	**Mecca-North Community Council Meeting** Boys & Girls Club-Coachella Valley 91-391 Avenue 66 Mecca, CA 92254 Zoom Meeting	Tuesday November 13, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the Fourth District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities. A QR code and website links were provided to help residents complete the online survey.	25
3	**Anza** Community Center 56630 CA-371 Anza, CA 92539	Wednesday November 19, 2025, 5:30 PM *Canceled*	N/A	N/A

4	**Oasis-Thermal** Jerry Rummond's Senior and Community Center 87-229 Church Street Thermal, CA 92274	Monday November 24, 2025, 6:00 PM	The Community was informed about the application dates and process for the 2026-2027 Program Year funding. The CDBG funding process and grant cycle were explained to attendees. A review of previous and current funded CDBG activities in the Fourth District was discussed. Community members were informed about how to submit written comments and encouraged to share their feedback. They were also informed about survey results used to identify community needs for future funding priorities. A QR code and website links were provided to help residents complete the online survey. Residents indicated that they need help with trailer park repairs, more streetlights, and pedestrian improvements.	30

APPENDIX E

AP-20

2026-2027 FUNDING DETAILS/BACK-UP PROJECTS

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Section AP-20 Attachment - 2026-2027 Funding Details/Back-up Projects

Activities to be Undertaken

The following table summarizes the proposed use of CPD funds during FY 2026-2027 by general activity, funding amount, and percentage of the total allocation. The appendix of this One-Year Action Plan provides detailed descriptions of projects and activities.

Proposed Use of Funds FY 2026/27		
Program Allocations	**Dollars**	**% of Total Combined Grants**
CDBG Allocated Funds - County		
CDBG County/Metro City Administration *(Includes Fair Housing Administration $140,000)*	$1,463,802	19%
Public Services	$732,530	9%
Public Facilities and Infrastructure Improvements	$4,314,377	56%
Code Enforcement	$0	0%
Economic Development	$0	0%
Homeowner Assistance & Rehab	$1,253,858	16%
Total CDBG: (Including Metro City)	**$7,764,567**	**100%**
HOME Funds		
HOME Administration	$210,221	9%
Community Housing Development Organization (CHDO)	$315,333	13%
HOME New Construction	$1,576,663.03	64%
First-Time Home Buyer Program (Will include $350,000 prior year PI)	$350,000	14%
Total HOME:	**$2,452,217.03**	**100%**
ESG Funds		
ESG Administration (7.5% Max)	$46,753	7.5%
HMIS Data Collection	$0	0%
Emergency Shelter	$369,000	59%
Street Outreach	$0	0%
Homelessness Prevention	$0	0%
Rapid Re-housing	$207,616	34%
Total ESG:	**$623,369**	**100%**
Total from all CPD Programs	**$10,840,153.03**	

*The County's projected CDBG Public Service Activity "CAP" for 2026-2027 has been calculated to be $1,084,012. Pursuant to 24 CFR Part 570.201(e), the public service cap has been calculated as follows:

- 15% of the County's total 2026-2027 CDBG allocation (including Metro City) = $1,084,012; plus
- 15% of the estimated total prior year CDBG Program Income ($0) received by the County = $0.

For the 2026-2027 fiscal year, the County has allocated $732,530, which is $351,482 below the estimated public service cap. However, the County will carry over approximately $241,142.26 in public service activities from 2025-2026.

Summary of Proposed One-Year Plan Activities

Community Development Block Grant

The County received ninety-five (95) proposals (PN) for the 2026-27 CDBG program year, requesting a total of $7.6 million. The proposed activities include public service, public facility improvements, economic development, housing rehabilitation and assistance, code enforcement, and other initiatives. The County and sixteen (16) cities participating in the Urban County Program will fund fifty-nine (59) activities for the 2026-2027 program year.

The City of Lake Elsinore, Murrieta, and Palm Desert chose to participate in the County's Urban County program as a Joint Metro City/Urban County participant. The City's allocation will be that portion of their total annual allocation as determined by HUD, less a minimum of thirteen percent (13%) to be retained by the County for the administration of the City's CDBG program. Lake Elsinore submitted six (6) proposals that will be funded for the 2026-27 CDBG program year, with a total funding allocation of $588,351. The activities include public services and improvements to public facilities and infrastructure. Murrieta submitted seven (7) proposals that will be funded for the 2026-27 CDBG program year, allocating their total funding amount of $537,816. Palm Desert submitted six (6) proposals, with three (3) to be funded for the 2026-27 CDBG program year, allocating a total funding amount of $368,670. The activities include public services and improvements to public facilities and infrastructure.

Detailed descriptions of the activities can be found in AP-35 and Table 3c in Appendix H. The FY 2026-2027 allocations are as follows:

District	Entitlement Allocation	City	Entitlement Allocation	City	Entitlement Allocation
First District	$228,357	Banning	$158,987	La Quinta	$160,542
Second District	$514,906	Beaumont	$150,824	Lake Elsinore	$588,351
Third District	$672,023	Blythe	$81,243	Murrieta	$537,816
Fourth District	$461,348 *($60,000 ECVCEI)*	Calimesa	$ 27,210	Norco	$61,029
Fifth District	$205,824	Canyon Lake	$ 21,768	Palm Desert	$368,670
		Coachella	$222,349	Rancho Mirage	$10,495
		Desert Hot Springs	$189,308 *($189,308 Repayment for Advancement)*	San Jacinto	$221,960 *($221,960 Repayment for Advancement)*
		Eastvale	$158,210	Wildomar	$132,165

Emergency Solutions Grant

The County received ESG applications from fourteen (14) organizations for the 2026-2027 ESG program year, requesting a total of $2,896,184.40 for twenty (20) activities. The 2026-2027 ESG allocation of $623,369 will fund ten (10) activities, including emergency shelter, rapid re-housing, outreach, homelessness prevention, and administrative activities. Detailed descriptions of the activities can be found in Appendices G and H.

HOME Program

HWS will use $2,452,217.03 of the County's 2026-2027 HOME allocation for the management and administration of the four (4) activities:

HOME Admin	$ 210,221.00
HOME New Construction	$ 1,576,663.03
First-Time Homebuyer Assistance	$ 350,000.00 (*Prior year PI)*
HOME/CHDO Set-Aside	$ 315,333.00
Subtotal	**$2,452,217.03**

General Management and Administrative Activities

HWS will use $1,543,129 of the County's 2026-2027 CPD allocations for the management and administration of the three (3) CPD-funded programs. Funds will be used for staffing, overhead, coordination, monitoring, and evaluation of the programs. A portion of the CDBG HWS administrative allocation ($140,000) will be used for Fair Housing (F.H.) activities.

CDBG Admin Funding	$1,286,155
HOME (10%) Admin Funding	$ 210,221
ESG (7.5%) Admin Funding	$ 46,753
Total Program Administration	**$1,543,129**

Substantial and Non-Substantial Amendments

From time to time, it may be necessary for the County to process a "substantial amendment" to the Five Year Consolidated Plan or the One Year Annual Action Plans to allow for new CDBG, ESG, or HOME activities, modifications of existing activities, or other CPD program administrative actions.

To efficiently utilize CDBG, HOME, and ESG funds within the timeframes required by HUD, the County will consider the reprogramming of unspent balances from completed and canceled funded activities to other eligible activities as a "Non-Substantial Amendment." In the event that any of these "administrative" reprogramming actions fall under the "substantial amendment" criteria, the proposed actions will be subject to the Citizen Participation process and require formal action by the Board of Supervisors and subsequent approval by HUD.

The County will maintain and provide for public review a Reprogramming Action File that details every reprogramming action (Substantial and Non-Substantial) occurring during the program year.

2026-2027 Action Plan Back-Up Projects

For the FY 2026-27 Program Year, the County also considers funding the following:

Project	Estimated Costs	HUD Activity Code	National Objective	24 CFR Citation
Camino Terrace Apartments - 1st District (HOME)	$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Rubidoux Gateway Apartments - 1st District (HOME)	$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Grace Vista Apartments - 2nd District (HOME)	$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Broadway Manor Townhomes Renovation Project - 2nd District (CDBG)	$831,224	14B	LMH	570.202
Fairview Lake Townhomes Renovation Project - 2nd District (CDBG)	$493,817	14B	LMH	570.202
Ripley Community Center - 4th District (CDBG)	$20,000	05Z	LMA	570.208 (a)(1)
Thermal I Apartments Renovation Project - 4th District (CDBG)	$695,941	14B	LMH	570.202
Thermal II Apartments Renovation Project - 4th District (CDBG)	$764,238	14B	LMH	570.202
Dr. Clair S Johnson Renovation Project - 4th District (CDBG)	$1,044,955	14B	LMH	570.202
Desert Rose Apartments Renovation Project - 4th District (CDBG)	$500,000	14B	LMH	570.202
Quinto Del Sol Apartment Renovation Project - 4th District (CDBG)	$1,255,146	14B	LMH	570.202
Sonora Homes Apartments - 4th District (HOME)	$3,000,000	HOME	LI	24 CFR §92.205(a)(1)
Beaumont Grove Apartment Renovation Project - 5th District (CDBG)	$22,740	14B	LMH	570.202
Banning Townhomes Renovation Project - 5th District (CDBG)	$25,480	14B	LMH	570.202
Idyllwild Place Renovation Project - 5th District (CDBG)	$25,592	14B	LMH	570.202
Security Deposit Assistance (Countywide)	$250,000	HOME	LI	24 CFR §92.205(a)(1)
Riverside County Youth Commission Youth Advisory Council (Countywide)	$75,000	05Z	LMC	570.208(a)(2)(i)(B)
Community Enhancement Program (Countywide)	$75,000	05V	LMA	570.208 (a)(1)(i)
Homelessness Prevention Program (Countywide)	$20,000	O5Q	LMC	570.208(a)(2)(i)(B)
Project Home – Homelessness Assistance (Countywide)	$50,000	O3T	LMC Presumed	570.208(a)(2)(i)(A)

2026-2027 Action Plan Back-Up Projects Descriptions

1st District

Camino Terrace Apartments (HOME)
Wakeland Housing and Development Corporation is proposing to use $3,000,000 in HOME funds for the development and construction of an 80-unit multi-family housing complex to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley, Riverside County. The proposed project would comprise APNs 186-470-001, 185-460-001, and 185-460-002. The proposed project will comprise 42 one-bedroom units, 20 two-bedroom units (with one dedicated to the on-site manager), and 18 three-bedroom units. The units will be rented to families with incomes that do not exceed 60% of the Riverside County Area Median Income. The estimated total cost for the development is $56,986,845.

Rubidoux Gateway Apartments (HOME)
Northtown Housing Development Corporation is proposing to utilize $3,000,000 in HOME funds for the development and construction of an approximately 57-unit affordable housing project, aiming to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley, County of Riverside. The proposed project would be composed of APNs 179-330-002, 179-330-003, and 179-330-005. The proposed project will include a manager's unit, a community center, open space, and related amenities on the entire site to provide housing affordable to persons and families of low and very low income, and also possibly provide additional support services to residents with special needs. Approximately 49% of the units not occupied by an on-site manager will be restricted to low-income households whose incomes do not exceed 60% of the Area Median Income for Riverside County.

2nd District

Grace Vista Apartments (HOME)
The National Community Renaissance of California is proposing to use $3,000,000 in HOME funds for the development and construction of an approximately 101-unit multifamily affordable rental housing complex, aiming to expand the affordable housing stock for qualified low-income families in the City of Jurupa Valley, County of Riverside. The proposed project would be composed of APNs 169-070-031 and 169-070-002. The proposed project will include a manager's unit, a community center, open space, and related amenities on the entire site to provide housing affordable to persons and families of low and very low income, and also possibly provide additional support services to residents with special needs. Approximately 49% of the units not occupied by an on-site manager will be restricted to low-income households whose incomes do not exceed 60% of the Area Median Income for Riverside County.

Broadway Manor Townhomes Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $831,224 of CDBG funds to pay for various improvements and upgrades at the Broadway Manor Townhomes. Broadway Manor Townhomes is a 28-unit, affordable housing community in Lake Elsinore, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing a backlog of deferred maintenance, weatherization for each unit, new roofs, and HVAC systems. www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx

Fairview Lake Townhomes Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $493,817 of CDBG funds to pay for various improvements and upgrades at the Fairview Lake Townhomes. Fairview Lake Townhomes is a 16-unit, affordable housing community in Lake Elsinore, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing a backlog of deferred maintenance, weatherization for each unit, new roofs, and HVAC systems. www.harivco.org/Program/FairviewLakeTownhomes/tabid/77/Default.aspx

4th District

Ripley Community Center (CDBG)
The Housing Authority for the County of Riverside (HACR) will utilize CDBG funds to cover operational expenses at the Center, enabling the provision of new and expanded services and programs for residents in the unincorporated community of Ripley. Eligible expenses will include utilities, supplies, security, and other related costs. ($20,000)

Thermal I Apartments Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $695,941 of CDBG funds to pay for various improvements and upgrades at the Thermal I Apartments. Thermal I Apartments is a 28-unit, affordable housing community in Thermal, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing a backlog of deferred maintenance, weatherization in each unit, new roofs and HVAC systems, and other renovations. www.harivco.org/Program/BroadwayManorTownhomes/tabid/77/Default.aspx

Thermal II Apartments Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $764,238 of CDBG funds to pay for various improvements and upgrades at the Thermal II Apartments. Thermal II Apartments is a 25-unit, affordable housing community in Thermal, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing an accumulation of deferred maintenance, weatherization for each unit, new roofs, and HVAC systems. www.harivco.org/Program/ThermalIIApartments/tabid/77/Default.aspx

Dr. Clair S Johnson Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $1,044,955 of CDBG funds to pay for various improvements and upgrades at the Dr. Clair S Johnson. Dr. Clair S. Johnson is a 40-unit affordable housing community in Mecca, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing an accumulation of deferred maintenance and roof issues.
www.harivco.org/Program/Dr.ClairSJohnson/tabid/77/Default.aspx

Desert Rose Apartments Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $500,000 of CDBG funds to pay for various improvements and upgrades at the Desert Rose Apartments. Desert Rose is a 77-unit, affordable housing community in Ripley, CA. Improvements include labor, materials, project management, and other costs associated with rehabilitation, aimed at addressing accumulated deferred maintenance, repairing the main backflow, and other renovations.
www.harivco.org/Program/DesertRoseApartments/tabid/77/Default.aspx

Quinto Del Sol Apartments Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $1,255,146 of CDBG funds to pay for various improvements and upgrades at the Quinto Del Sol Apartments. Quinto Del Sol Apartments is a 42-unit, affordable housing community in Desert Hot Springs, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing an accumulation of deferred maintenance, weatherization, HVAC systems, new Roofs, and other renovations.
www.harivco.org/Program/Quintodelsolapartments/tabid/77/Default.aspx

Sonora Homes Apartments (HOME)
Abode Communities proposes to utilize $3,000,000 in HOME funds for the development and construction of an approximately 176-unit multi-family housing complex, aiming to expand the affordable housing stock for qualified low-income families in the City of Indio, Riverside County. The proposed project would be composed of APN 608-080-032. The units will be rented to families with incomes that do not exceed 60% of the Riverside County Area Median Income. The proposed project may include on-site services for residents and the community.

5th District

Beaumont Grove Apartments Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $22,740 of CDBG funds to pay for various improvements and upgrades at the Beaumont Grove Apartments. Beaumont Grove is a 12-unit, affordable housing community in Beaumont, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization, HVAC, and other renovations.
www.harivco.org/Program/BeaumontgroveApartments/tabid/77/Default.aspx

Banning Townhomes Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $25,480 of CDBG funds to pay for various improvements and upgrades at the Banning Townhomes. Banning Townhomes is a 14-unit, affordable housing community in Banning, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward an accumulation of deferred maintenance, weatherization, HVAC, and other renovations.
www.harivco.org/Program/BanningTownhomes/tabid/77/Default.aspx

Idyllwild Place Renovation Project (CDBG)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and subrecipient, will use $25,592 of CDBG funds to pay for various improvements and upgrades at the Idyllwild Place Apartments. Idyllwild Place Apartments is a 14-unit, affordable housing community in San Jacinto, CA. Improvements include labor, materials, project management, and other rehabilitation costs directed toward addressing an accumulation of deferred maintenance, weatherization, HVAC systems, and other renovations.
www.harivco.org/Program/Idyllwildplaceapartments/tabid/77/Default.aspx

Countywide Activities

Security Deposit Assistance (HOME)
The Housing Authority of the County of Riverside, a public housing authority acting under the California Housing Authorities Law and sub-recipient, intends to utilize $250,000 in HOME funds to fund, operate, and administer a Security Deposit Assistance (SDA) Program. The SDA program is meant to remove initial barriers that extremely and very low-income households encounter as they attempt to find suitable housing. The SDA program is designed to provide extremely and very low-income individuals and families earning no more than 50% of the area median income with a one-time grant to cover the security deposit. Eligible participants will include new participants in the following Housing Authority programs: Section 8 Housing Choice Voucher Program; Veterans Affairs Supportive Housing (VASH) Program; Shelter Plus Care; Homeless Prevention and Rapid Rehousing (HPRP); Rental Assistance Demonstration (RAD); or households that desire to rent at Housing Authority owned conventional housing.

Youth Advisory Council (CDBG)
The County of Riverside will use CDBG funds for the Youth Commission/Youth Advisory Council (YAC) program. CDBG funds will be used to pay for costs associated with the YAC Program Coordinator. The YAC is dedicated to empowering, improving, and connecting the lives of Riverside County youth and will assist the CDBG program in community outreach, information, and engagement. ($75,000)

Community Enhancement Program (CDBG)
As an extension to the County's CDBG-funded Code Enforcement activities, Riverside County HWS will use CDBG funds for community group-coordinated events and property clean-ups in eligible unincorporated areas within Riverside County. Funds will be used for supplies, event outreach materials, salaries (direct costs), equipment, trash and debris removal, and project delivery costs. ($75,000)

Homelessness Prevention Program (CDBG)
Riverside Community Housing Corp.'s Subsistence Payment Assistance Program will provide one-time or short-term (no more than three months) emergency payments on behalf of individuals or families to prevent homelessness. CDBG funds will be used for assistance, including utility payments to prevent service disconnection, rent payments to prevent eviction, and staff salaries (direct costs). ($20,000)

Project Home - Homelessness Assistance (CDBG)
Riverside Community Housing Corp.'s Project Home Program provides housing services to homeless persons and families in Riverside County. Services include mobile outreach and navigation to help stabilize housing for seventeen households. CDBG funds will be used for program staff salaries (direct cost), training, transportation, telephone, rental and utility assistance (up to 3 months), security deposits, and other related expenses. ($50,000)

APPENDIX F

AP-90

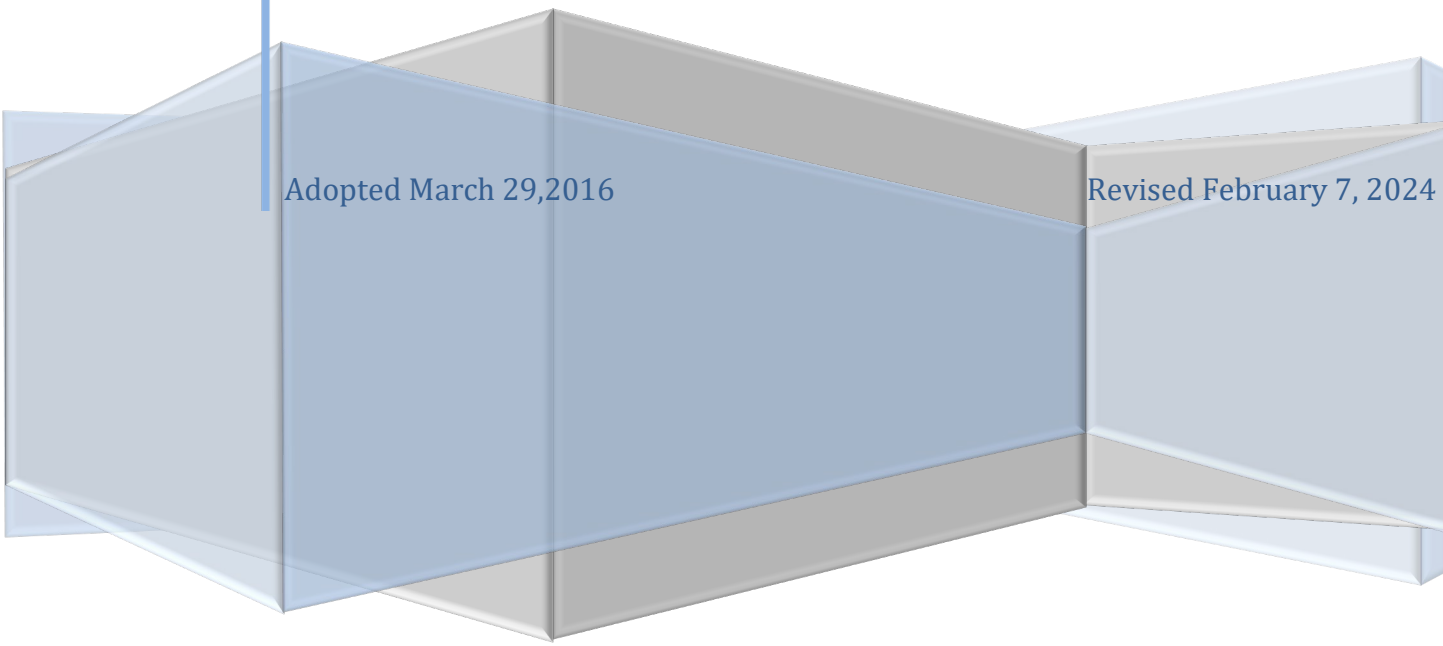
ESG WRITTEN STANDARDS

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County of Riverside

ESG WRITTEN STANDARDS

Outreach Services
Emergency Shelter
Rapid Re-Housing
Homelessness Prevention



Adopted March 29,2016

Revised February 7, 2024

Emergency Solutions Grant (ESG)
Reference 24 CFR Part 576.400 and 24 CFR Part 91.220

Emergency Solutions Grant Standards

The County of Riverside, under its department of Housing and Workforce Solutions (HWS), oversees the coordination and implementation of a system-wide approach to meet the needs of the population and subpopulation experiencing homelessness within the geographic area of Riverside County. The Emergency Solution Grant (ESG) regulations, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), and the Continuum of Care (CoC) Program Interim Rules state that the CoC, in consultation with recipients of ESG program funds within the geographic area, must:

(1) Establish and consistently follow written standards for providing CoC assistance;
(2) Establish performance targets appropriate for population and program type; and
(3) Monitor recipient and sub-recipient performance.

Pursuant to the Code of Federal Regulations 24 CFR Part 578, HWS has developed the following written standards. These standards will apply to all projects and activities that receive County ESG funding. These are intended as basic minimum standards to which subrecipients can make additions and/or enforce more stringent standards applicable to their own projects. In addition, all projects must comply with the Notice of Funding Availability (NOFA) under which the project was originally awarded and applicable HEARTH Act requirements. All programs that receive ESG funding are required to abide by these written standards.

Overview of Hearth Act:

- The Homeless Emergency and Rapid Transition to Housing Act, was approved on May 20, 2009, and amended the McKinney-Vento Homeless Assistance Act.
- Changes allow for increased flexibility in who may be served and what activities may be carried out.
- The HEARTH Act consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program and creates the Emergency Solutions Grant Program and the Rural Housing Stability Program.
- The focus changed from homeless shelter to homelessness prevention.

ESG and CoC Coordination/Collaboration

In collaboration with other ESG service providers, these written standards have been developed by ESG grantees within Riverside County, including HWS, the City of Riverside, City of Moreno Valley, and Continuum of Care (CoC) Membership. This collaboration allows for input on the standards and implementation process developed by organizations that directly provide homeless and housing services, Rapid Re-housing (R/R), and Homelessness Prevention (HP). The ESG Written Standards have been approved by the CoC, the County, and City ESG recipients. These written standards will be reviewed and revised at least annually, or as needed, to continue to build upon and refine this document.

Housing First Model

HUD encourages all ESG grantees and subrecipients as well as the COC to implement a "housing first" approach when providing assistance. The housing first approach prioritizes rapid placement and stabilization in permanent housing; it does not have service participation requirements or preconditions (such as sobriety or a minimum income threshold).

Transitional housing and supportive services only projects may also be considered when using the housing first approach, if they operate with low barriers, work to quickly move people into permanent housing, do not require participation in supportive services, and do not require any preconditions for moving into transitional housing.

Violence Against Women Act (VAWA)

The core statutory protections of VAWA that prohibit denial or termination of assistance or eviction solely because an applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking applied upon enactment of VAWA 2013 on March 7, 2013. The VAWA regulatory requirements under 24 CFR part 5, subpart L, as supplemented by this section, apply to all eligibility and termination decisions that are made with respect to ESG rental assistance on or after *December 16, 2016.* The recipient must ensure that the requirements under 24 CFR part 5, subpart L, are included or incorporated into rental assistance agreements and leases as provided in § 576.106(e) and (g). Additional guidance is located at 24 CFR.576.409 Protection for victims of domestic violence, dating violence, sexual assault, or stalking.

Universal Assessment

All individuals will be assessed using a comprehensive, universal assessment tool called the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). This tool guarantees that an individual or family's level of need and eligibility determination are made in an informed, reasonable, and objective manner.

Homeless Management Information System

All subrecipients are required to participate in the Homeless Management Information System (HMIS) per the ESG and CoC Interim Rule (24 CFR Part 576 and Part 578). HMIS provides an opportunity to document homelessness and helps to ensure coordination between service providers while avoiding duplication of services and client data.

Data Sharing Requirement

Data sharing is a multi-directional sharing relationship between multiple organizations. In order to systematically share data, the participating agencies must jointly establish a data sharing network formalized by the execution of guidelines, with the understanding they agree to future updates to the guidelines made by the HMIS Committee.

ESG Agreements

HWS enters into one or two-year agreements with ESG subrecipients. In general, these subrecipient agreements define:

- Key program components or activities (including benchmarks for success);
- The level of ESG funding;
- The anticipated source and amount of matching funds (24CFR Part 576.201) contributed by the agency/organization;
- Applicable laws and regulations; and
- Documentation or reporting requirements.

Expenditure Limits

Funds used for street outreach and emergency shelter activities will be limited to the greater of:

- 60 percent of the County of Riverside's total current fiscal year (FY) grant for ESG; or
- the amount of FY 2010 ESG grant funds that were committed to street outreach and emergency shelter.

Matching Funds Requirements

- The recipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD.
- Matching contributions may be obtained from any eligible source, including any Federal source other than the ESG program, as well as state, local, and private sources. Additional requirements apply to matching contributions from a federal source of funds.
- Matching contributions must be provided after the date that HUD signs the grant agreement.

Uniform Administrative Requirements

The use of ESG funding is subject to the applicable requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principals, and Audit Requirements for Federal Awards*. The purpose of 2 CFR Part 200 is to streamline the Federal Government's guidance on administrative requirements to focus Federal resources more effectively on improving performance and outcomes, while ensuring the financial integrity of the Federal programs in partnership with non-federal stakeholders (e.g., grantees and sub-recipients). 2 CFR Part 200 supersedes, consolidates, and streamlines requirements from eight (8) OMB Circulars: A-21, A-87, A-89, A-102, A-110, A-122, A-133, and A-50. Subrecipients are required to maintain an acceptable general accounting system. A subrecipient's general accounting system must include:

- Independent Single Audit: All ESG sub-recipients that expend more than $750,000 of Federal funds (including all Federal sources) in a single year must have a single audit conducted in conformance with 2 CFR Part 200.514. Copies of the Single Audit must be sent to the County as well as HUD.
- All records must be maintained for a minimum of four (4) years.

Financial Management

Pursuant to 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principals, and Audit Requirements for Federal Awards,* ESG Grantees and subrecipients must ensure compliance with regulations and requirements pertaining to the following key areas of financial management:

- Usage of funds
- Internal controls
- Cash management
- Procurement Property
- Audits
- Required funding match
- Budget controls
- Accounting controls
- Asset controls

Documentation of Homelessness

ESG sub-recipients are required to maintain adequate documentation of homelessness status to determine eligibility of persons served by the ESG program.

- A copy of this documentation must be maintained by the subrecipient in the client's or participant's file. Documentation includes 3-day notice to pay or quit, public agency written verification of homelessness, or self-certification of homelessness are examples of required proof to require and maintain in client file.

Qualifications of Homelessness

A person is considered homeless only when he/she resides in one of the following places:

- In places not meant for human habitation such as a car, park, sidewalk, an abandon building, or on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or
- In any of the above but is spending a short time (up to 30 consecutive days) in a hospital or other institution.

Monitoring and Site Visits

Monitoring can take several forms and can include review of progress reports, telephone consultation, and performance on-site assessments. The three basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Enhance and develop the management capacity of grantees or recipients.

Participation of Homeless Persons in Policymaking and Operations

Pursuant to 24 CFR Part 576.405, recipients of ESG funds must provide for the participation of not less than one homeless or formerly homeless persons in a policy-making function within the subrecipient's organization. If the recipient is unable to meet this requirement, they must instead develop and implement a plan to consult with homeless or formerly homeless persons in a policy-making function regarding any facilities, services, or other assistance that received funding under ESG. All subrecipients of ESG funds are required to involve or encourage involvement of participants in the operation of an ESG-funded program or facility. ESG subrecipients will be required to provide documentation during HWS monitoring visits of their efforts to seek the participation of the homeless or formerly homeless.

Termination of Assistance (24 CFR Part 576.402):

The County and subrecipients may terminate assistance provided through ESG-funded activities to participants that violate program requirements. Written procedures must describe the specific program requirements and the termination, grievance, or appeal processes; this should include the procedures for a participant to request a hearing regarding the termination of their assistance. The federal regulation at 24 CFR Part 576.402 describes the termination provision:

(a) If a program participant violates program requirements, the recipient or subrecipient may terminate the assistance in accordance with a formal process established by the recipient or subrecipient that recognizes the rights of individuals affected. The recipient or subrecipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

(b) Program participants receiving rental assistance or housing relocation and stabilization services. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

(1) Written notice to the program participant containing a clear statement of the reasons for termination;
(2) A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
(3) Prompt written notice of the final decision to the program participant.

(c) Ability to provide further assistance. Termination under this section does not bar the recipient or subrecipient from providing further assistance at a later date to the same family or individual.

Reimbursement Responsibilities

Subrecipients will be responsible to submit reimbursement request, on a monthly basis, for eligible and reasonable expenditures. The following must be included in the request:

- request cover page and summary page
- cancelled checks, bank statements, electronic payment receipts, credit card receipt, etc.
- invoice, bill, contract, lease, etc. *(Late charges are **not** eligible)*
- HMIS reporting

Final reimbursement request must be submitted no later than the date specified in the ESG subrecipient agreement.

Five ESG Program Components

The table below compares the two types of eligible ESG clients and which of the five ESG funding components each client group may receive:

Component	Those who are Homeless	Those who are at risk of Homelessness
1. Street Outreach	X	
2. Emergency Shelter	X	
3. Homelessness Prevention		X
4. Rapid Re-housing	X	
5. Homeless Management Information System (HMIS)	X	X

Standards for Programs Components

1. **Street Outreach**

Eligible Participants: "Unsheltered" individuals and families, meaning those who qualify under paragraph (1) (i) of the definition of "homeless."
Eligible Activities: Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus stations, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach activities is also eligible.

Eligible Costs:
Standards for targeting and providing essential services related to Street Outreach include:

- Engagement
  Activities to locate, identify, and build relationships with unsheltered homeless people for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.
- Case Management
  Assessing housing need and arranging/coordinating/monitoring the delivery of individualized services.
- Emergency Health Services
  Outpatient treatment for urgent medical conditions provided by licensed medical professionals in community-based settings (e.g., streets, parks, and campgrounds) to eligible participants unwilling or unable to access emergency shelter or health care facility.
- Emergency Mental Health Services
  Outpatient treatment for urgent mental health conditions provided by licensed professionals in community-based settings (e.g., streets, parks, and campgrounds).
- Transportation
  Travel by outreach workers, social workers, medical professionals, or other service providers during the provision of eligible street outreach services.
- Services to Special Populations
  Address the special needs of homeless youth, victims of domestic violence and related crimes/threats, and/or people living with HIV/AIDS who are literally homeless.

2. Emergency Shelter

Eligible Participants are individuals and families who are homeless. ESG funds may be used to provide essential services to persons in emergency shelters, major renovation of an emergency shelter, conversion of a building into an emergency shelter, or shelter operating costs. Staff costs related to carrying out emergency shelter activities is also eligible.

Overview of eligible costs include:

- Essential Services
- Renovation
- Shelter Operations

A. Essential Services

Eligible costs to provide essential services to individuals and families who are in an emergency shelter are as follows:

- Case Management
- Life Skills Training
- Child Care
- Education Services
- Employment Assistance and Job Training
- Outpatient Health Services
- Legal Services
- Mental Health Services
- Substance Abuse Treatment Services
- Transportation
- Services for Special Populations

Note: Emergency Shelter agencies must include in their policies and procedures the process of admission, diversion, referral, and discharge including standards regarding length of stay and safeguards to meet the safety and shelter needs of special populations and individuals, and families who have the highest barriers to housing and are likely to be homeless the longest.

B. Renovation and Conversion

Eligible costs include labor, materials, tools, and other costs for renovations. When ESG funds are used for renovations, other than major rehabilitation or conversion, the minimum period of use to be maintained as a shelter for homeless individuals and families is three (3) years. If the rehabilitation costs of an emergency shelter exceed 75 percent of the value of the building before rehabilitation (major rehabilitation) or if the costs to convert a building into an emergency shelter exceeds seventy-five percent (75%) of the value of the building after the conversion, then the minimum period of use is 10 years. including soft costs, or conversion of a building to be used as an emergency shelter. The maximum funding allowed is **$5,000**.

C. Shelter Operations

Eligible costs are the costs of maintenance necessary for the operation of an emergency shelter. In the case when no appropriate emergency shelter is available for a homeless family or individual, a hotel or motel voucher will also be considered eligible. Additional eligible shelter operation costs include the following:

- Maintenance *(including minor or routine repairs)*
- Food
- Insurance
- Rent
- Furnishings
- Security
- Supplies necessary for the operation of the emergency shelter
- Fuel, Utilities, or Equipment

D. Prohibition on Denial of Admission or Removal on the basis or as a result of Domestic Violence includes the following:

- ❑ An ESG applicant or participant cannot be denied admission to or removed from an emergency shelter on the basis or as a direct result of the fact that the applicant/participant is or has been a victim of domestic violence if they would otherwise qualify for admission or occupancy.

3. Rapid- Rehousing

The purpose of Rapid Re-housing is to serve participants who meet the criteria under paragraph (1) of the "homeless" definition in 24 CFR Part 576.2 or who meet the criteria under paragraph (4) of the "homeless" definition and live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition.

Sub-recipients must maintain standards to help homeless persons living on the streets or in an emergency shelter transition as quickly as possible into permanent housing, and then, to help such persons achieve stability in that housing. Agencies must comply with the ESG VAWA Compliance Policy when assisting with short- and medium-term rental assistance.

Eligible participants are individuals and families literally homeless currently living in an emergency shelter or place not meant for human habitation. Eligible activities include the following services:

- Housing Relocation and Stabilization Services
- Short- and Medium-Term Rental Assistance

4. Homelessness Prevention

The purpose of Homelessness Prevention is to prevent persons from becoming homeless in a shelter or an unsheltered situation. Funding may also be used to help such persons regain stability in their current housing or other permanent housing. Eligibility for services applies to

individuals and families who are *at imminent risk, or at risk, of homelessness*, meaning those who qualify under paragraph (2) and (3) of the homeless definition or those who qualify as at risk of homelessness. Individuals and families must have an income at, or below, 30% of median family income for the area (AMI). Agencies must comply with the ESG VAWA Compliance Policy when assisting with short- and medium-term rental assistance. Eligible activities include the following:

- Housing Relocation and Stabilization Services
- Short- and Medium-Term Rental Assistance

Housing Relocation and Stabilization Services

The following guidelines apply to both Rapid-Rehousing and Homelessness Prevention.

FINANCIAL ASSISTANCE	SERVICES
Moving costs	Housing search & placement
Rent application fees	Housing Stability Case Management
Last month's rent	Mediation
Utility payments –up to 24 mos. of payments per program participant/including up to 6 mos. arrears per service	Credit repair
Security deposit –equal to no more than 2 months' rent	Legal Services
Standard utility deposits	

Short- and Medium-Term Rental Assistance: Rapid Re-housing/Homelessness Prevention

Types of Rental Assistance	*Length of Assistance*
1. Short Term Rental Assistance	up to 3 Months
2. Medium Term Rental Assistance	4 to 24 Months
3. Payment of Rental Arrears	One-time payment for up to 6 months of arrears including late fees.

Payment of Rental Assistance and Lease Requirements 24 CFR Part 576.106

Rent Restrictions: Pursuant to 24 CFR Part 576.106 (d), rental assistance cannot be provided unless the rent **does not exceed** the Fair Market Rent established by HUD, as provided under 24 CFR Part 888, and complies with HUD's standard of rent reasonableness as established by 24 CFR Part 982.507.

Rental Assistance Agreement: ESG recipients and subrecipients **must** enter into Rental Assistance Agreements with the property owner prior to the payment of any rental assistance on behalf of a client. The agreements must comply with the provisions of 24 CFR Part 576.106 (e). Subrecipients are required to ensure that the requirements listed under 24 CFR Part 5, Subpart L, are included

or incorporated into all leases and rental assistance agreements for units that receive ESG-funded short-term or medium-term rental assistance. Leases: under most circumstances, subrecipients will need to provide and require a lease amendment including the necessary language.5 Subrecipients may choose between two options for VAWA lease amendments:

• Subrecipients may use the sample "Lease Addendum" (HUD-91067), provided here: https://www.hud.gov/sites/documents/91067.doc

• Subrecipients may create their own lease addendum, which must incorporate all protections listed in 24 CFR Part 5, Subpart L Rental assistance agreements: subrecipients will need to incorporate the necessary language into all rental assistance agreements. Subrecipients should define their approach to ensuring VAWA protections are included in all rental assistance agreements and leases in their project policies and procedures. For more information, including the applicability of protections under different rental/leasing models, please refer to the ESG Program interim rule, sections 576.106(e) and 576.106(g).

Leases: Pursuant to 25 CFR Part 576.106 (g), each program participant receiving ESG-funded rental assistance **must** have a legally binding written lease with the property owner for the rental unit unless the ESG assistance is for arrears. Rental assistance may be tenant-based or project-based. For tenant-based rental assistance, both the rental assistance agreement and lease **must** conform to the requirements found at 24 CFR Part 576.106 (h). For project-based rental assistance, both the rental assistance agreement and lease **must** conform to the requirements found at 24 CFR Part 576.106 (i). **NOTE: for project-based rental assistance, the initial lease must have a term of one year.**

A. Performance Standards

The ESG grantee must describe the performance standards for evaluating ESG activities which must be developed in consultation with the Continuum of Care.

Based on standards and goals of the local Continuum of Care, Riverside County is proposing the following performance standards for the Emergency Solutions Grant:

Performance Measures for Homelessness Prevention

a. A reduction in the number of homeless individuals and families seeking emergency shelter services.

b. Expected Outcome: At least thirty-five percent (35%) of participants assisted will remain in permanent housing six (6) months after the last assistance was provided under ESG.

Performance Measures for Homeless Rapid Re-Housing

a. A reduction in the reoccurrence of homelessness for individuals and families who exit the shelter system.

b. Expected Outcome: At least thirty-five percent (35%) of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

B. EVALUATION OF ELIGIBILITY

Utilization of the Coordinated Entry System (HomeConnect) Requirement

Pursuant to 24CFR 576.400(10)(d) requires centralized or coordinated assessment requirement. The Continuum of Care has developed a coordinated assessment system in accordance with requirements established by HUD known as HomeConnect. ESG funded program or project within the Continuum of Care's area must use that assessment system. The recipient and subrecipient must work with the Continuum of Care to ensure the screening, assessment and referral of program participants are consistent with the written standards established and all policies and guidelines required by the Coordinated Entry System lead agency. As allowed by the ESG Interim rule, a victim service provider may choose not to use the Continuum of Care's centralized or coordinated assessment system. Refer to the Coordinated Entry System guide and lead agency for instructions.

Standard Policies and Procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG).

Building on Established HPRP Policies and Procedures

The policies and procedures were originally established based on the provisions of HPRP assistance. The policies and procedures have been modified based upon the checklist of required elements set forth in 24 CFR Part 576.400 (e)(1) and (e)(3); 24 CFR Part 91.220 (l)(4)(vi), and in collaboration with CoC standards.

Centralized Pre-Screening and Assessment Available at Multiple Locations

The County of Riverside Continuum of Care (CoC) conducts a Coordinated Intake and Assessment System piloted through the 25 Cities Project, a partnership with HUD and the U.S. Department of Housing and Urban Development (HUD) to eliminate homelessness among veterans by 2016 and chronic homelessness by 2020. The pilot in the Greater City of Riverside Area was implemented countywide during 2015.

Participating agencies are responsible for engaging chronically homeless individuals and families through the use of Housing Navigators and a standardized vulnerability assessment and intake process that provides referrals to a centralized housing system that places priority on those who are at highest risk with the most appropriate intervention rather than a "first come, first served" approach.

Individuals and families applying for ESG assistance must complete an eligibility pre-screening form. Pre-screening may be completed via phone, online, or at established locations, including emergency shelter locations. Individuals and families who meet established pre-screening requirements will be scheduled an appointment with a case manager for assessment and eligibility documentation.

Basic Eligibility Requirements

- Initial Consultation & Eligibility Determination: The applicant(s) **must** receive at least an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and appropriate type of assistance.
- ESG clients must meet one of the following definitions of homelessness:
    1. Literally homeless
    2. At imminent risk of homelessness
    3. Homeless under Federal Statutes
    4. Fleeing/attempting to flee domestic violence

- Income: The household's total annual income must be below thirty percent (30%) of the median family income for the area (AMI)

- Housing Status: Case files must document the current housing status of the household at application. Housing status will be verified through third party verification whenever possible. Self-certification of housing status will be considered on a case-by-case basis.

- Riverside County Residency: All households receiving Homelessness Prevention or Rapid Re-housing assistance under ESG must be residents of Riverside County at time of application.

- Unidentifiable financial resources and/or support networks: In order to receive ESG rental financial assistance, applicants must also demonstrate the following:
    1. No appropriate subsequent housing options have been identified;
    2. The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
    3. The household lacks support networks needed to obtain immediate housing or remain in its existing housing.

C. POLICIES AND PROCEDURES FOR PROGRAM COORDINATION

Policies and Procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

The ESG program requires coordination among participating agencies. All ESG subrecipients in Riverside County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. Additionally, the project administration agreement with ESG subrecipients will require coordination among agencies receiving ESG funds to administer Emergency Shelter, essential services, Homelessness Prevention, Rapid Re-housing services, and related assistance, and access to mainstream services and housing providers for clients.

Participation in the Continuum of Care

ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has over 100 member organizations including homeless service providers, veteran service

representatives, churches, and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies.

Required Client Information and Referrals

To further facilitate collaboration and information sharing, ESG funded agencies will be required to provide the following information and referrals to ESG program participants:

- 2-1-1 hotline for social services
- Social security benefits
- Cal-Works and other income security programs provided by the County of Riverside, Department of Public Social Services (DPSS)
- Cal-Fresh (formerly known as Food Stamps) assistance
- Low Income Energy Assistance Programs
- Affordable housing information
- Employment assistance and job training programs
- Health care and mental health services
- Services for victims of domestic violence
- Veteran services
- Specialized services such as legal services and credit counseling

D. POLICIES AND PROCEDURES FOR DETERMINING ASSISTANCE AND PRIORITIZATION

Policies and Procedures for determining and prioritizing which eligible families and individuals will receive Homelessness Prevention assistance and which eligible families and individuals that will receive Rapid Re-housing assistance.

Once it is determined that the household meets the basic eligibility guidelines noted above, the household will be assessed for the appropriate form(s), level, and duration of financial assistance. The results of this assessment will be formalized in a Housing/Financial Assistance Plan that is signed by both the applicant and the case manager.

Assistance through Homelessness Prevention

Homelessness Prevention assistance will be targeted to households who are at risk of losing their present housing and becoming homeless. While there are many people who are housed and have a great need for rental assistance, not everyone will become homeless without assistance. A risk assessment will be used to assess the household's level of crisis and prioritize those who are at greatest risk of becoming homeless. The assessment tool will include vulnerability criteria including but not limited to, income, housing history, food security, childcare, health care, life skills, and other special needs. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria.*

Assistance through Re-housing

Homeless Rapid Re-housing assistance is intended for individuals or families who meet the homeless definition described in 42 USC 11302 of the McKinney Vento Homeless Assistance Act, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009.

While there are many homeless individuals and families in Riverside County at any given night, the Rapid Re-housing assistance will be prioritized for households who are residing in emergency shelters and on the streets. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria. *****

**** Rapid Re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being.***

E. DETERMINING SHARE OF RENT AND UTILITY COSTS

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving Homelessness Prevention or Rapid Re-housing assistance.

Limitations on Assistance – Homelessness Prevention

Riverside County's ESG rental assistance is intended to stabilize individuals and families who have recently endured difficult financial circumstances that have led them into homelessness or who are at imminent risk of becoming homeless. For Homelessness Prevention assistance, the rental assistance consists of short-term rental assistance (3 months); extended under certain circumstances to medium term rental assistance (for an additional 3 months). The total maximum length of assistance is twelve months (12) over a 3-year period. Client **must** be reassessed after every 90-day period and provided case management services on a monthly basis.

Not every individual or family in need of rental assistance is a candidate for ESG Homelessness Prevention or Rapid Re-housing assistance. ESG rental assistance is not a substitute for Section 8 rental assistance or a permanent rental subsidy, but rather a tool to help stabilize families or individuals who are at imminent risk of becoming homeless and lack any other resources to help them stabilize their housing situation. Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (24 CFR Part 576.106).

As a general rule, an individual or household should pay approximately 30% of their income towards rent. This requirement may be waived on a case-by-case basis for extreme circumstances. The ESG assistance will consist of the remaining portion of the rent, up to $1,000 (excluding the clients' contribution towards the rent).

Clients are required to be reassessed at regular monthly intervals to monitor progress and levels of self-sufficiency. If a client requires assistance beyond the three-month mark, the ESG rental subsidy will be reduced, and the client will be required to pay a larger portion of the rent. Homelessness Prevention assistance will be based on number in household, fair market rent rate, and income to determine for a maximum one year over a 3 -year period.

Limitations on Assistance – Rapid Re-housing

Under Rapid Re-housing assistance, a client's share of rent should be based on the client's ability to pay during their path to housing stabilization, with a minimum $25.00 client contribution. This requirement may be waived on a case-by-case basis for extreme circumstances. Clients receiving Rapid Re-housing assistance must be re-assessed, at a minimum every 90 days, and reviewed during

monthly case management. The maximum length of Rapid Re-housing assistance will be one (1) year during any 3-year period. The assistance should not exceed the Fair Market Rent amount based on client household, except for the first month of assistance if client requires assistance with other re-housing expenses such as rent deposits or utility deposits. Security deposit should not exceed two times the rent.

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:

- 100% of the cost of rent in rental assistance may be provided to program participants. However, to maximize the number of households that can be served with Rapid Re-housing resources, it is expected that the level of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term;
- Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD;
- The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Note: Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources (24 CFR Part 576.106).

Limitations on Assistance – All Clients

Due to the limited amount of funds available, the ESG assistance will not exceed Fair Market Rent per client per month in combined ESG assistance, including rent and utility payments.* Generally, clients should be responsible for paying their own utility costs while receiving ESG rental assistance, unless they are experiencing acute financial hardship or are at risk of losing their housing due to utility shut off. Clients seeking help with utilities only may be eligible for ESG assistance if it can be documented that they will lose their housing and become literally homeless if utility assistance is not provided; however, the household still must meet other ESG eligibility requirements.

F. DETERMINING LENGTH AND ONGOING NEED FOR RENTAL ASSISTANCE

Standards for determining how long a particular participant will be provided with rental assistance and whether the amount of that assistance will be adjusted over time.

ESG assistance consists of short term (up to 3 months), medium term (up to 6 months), and maximum term (up to 1 year) rental assistance to allow individuals or families who have recently encountered a financial crisis that has led them into homelessness or at imminent risk of homelessness, to gain housing stabilization. Since the program consists of temporary assistance aiming at rapid stabilization of households, clients are required to contribute a portion of their income towards rent. Clients with no potential to earn income may not be suitable candidates for this type of assistance unless other subsidies can be accessed after the ESG assistance expires.

Clients assisted under ESG Homelessness Prevention Assistance are eligible to receive the rental assistance for up to 3 months if they meet income eligibility of less than 30% of median family income for the area (AMI) during the 3-month period and comply with the case management requirements of

the program. At the end of the third month, clients must be re-assessed to determine if the client's rental assistance needs to be extended for an additional 3-month period. If the ESG rental assistance is extended for an additional three (3) months, the ESG assistance will be reduced and/or adjusted over the remaining time.

Clients assisted under ESG Rapid Re-housing Assistance are eligible to receive rental and utility assistance for up to one-year if they meet income eligibility during the one-year period. Rapid Re-housing clients **must** receive monthly case management, be evaluated at regular intervals, and be re-assessed every 90-days during the ESG assistance period. The ESG rental assistance should be reduced gradually, and the client's portion of rent increased during the months of assistance.

G. Notice of Occupancy Rights under the Violence Against Women Act and Certification Form

Each entity that determines eligibility for or administers ESG rental assistance is responsible for providing the following two forms to each applicant for ESG rental assistance and each participant receiving ESG rental assistance:

• "Notice of Occupancy Rights under the Violence Against Women Act" (Form HUD5380), available here: https://www.hud.gov/sites/documents/5380.DOCX

• "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternative Documentation" (Form HUD-5382), available here: https://www.hud.gov/sites/documents/5382.docx

These forms must be provided at each of the following times:

- When an applicant is denied ESG rental assistance
- When an applicant's application for a unit receiving project-based rental assistance is denied
- When a participant begins receiving ESG rental assistance
- When a participant is notified of termination of ESG rental assistance
- When a participant receives notification of eviction

H. DETERMINING NEED FOR HOUSING STABILIZATION AND RELOCATION SERVICES

Standards for determining the type, amount, and duration of housing stabilization and /or relocation services to provide a program participant, including the limits, if any, on Homelessness Prevention or Rapid Re-housing assistance that each program participant may receive, such as the maximum amount of assistance; maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

Reasonableness Determination

HWS will set the maximum amount of assistance to be provided to Homelessness Prevention and Rapid Re-housing clients on an annual basis. HWS will also determine if the total benefit amount to be awarded to any one client is both reasonable and necessary.

Reporting – Centralized/Coordinated Assessment System

- The HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and sub-recipients. HWS and the subrecipients work with the Continuum of Care to ensure the screening, assessment, and referral of program participants are consistent with the written standards.

- The recipient will ensure that data on all persons served, and all activities assisted under ESG are entered into a community wide HMIS in the area in which those persons and activities are located.

- Victim service providers cannot, and Legal Services Organizations may choose to not participate in HMIS. Providers that do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports instead.

- Eligible Cost include, but not limited to the following:
    - Hardware, Equipment and Software Costs
    - Staffing: Paying salaries for operating HMIS
    - Training and Overhead- Technical support, leasing space, and utilities for space used by HMIS staff

Comparable Database for Victim Services

If the sub-recipient is a victim services or a legal services provider that use a comparable database, it may use ESG funds to establish and operate a comparable database that collects client-level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must not be entered directly into or provided to an HMIS.

Case Management

HWS has defined case management as a "collaborative" process that assesses, plans, implements, coordinates, monitors, and evaluates the options and services required to meet the client's health and human service needs. It is characterized by advocacy, communication, and resource management and promotes quality and cost-effective interventions and outcomes. Case management focuses on housing stability and placement, with an emphasis on the arrangement, coordination, monitoring, and delivery of services related to housing needs and improving housing stability.

A meeting with a case manager is required in order to receive Rapid Re-housing assistance, although it is not necessarily the first step. Some communities might have a screening, intake, assessment, or other eligibility determination process that precedes the assignment to a case manager while other communities may have case managers performing the eligibility task. Regardless of the arrangement, the meeting with the case manager should be regarded not only as a program requirement, but also as an early opportunity to help a household improve its housing stability during and beyond the period of Rapid Re-housing assistance.

Transitional Housing and Rapid Re-housing

While transitional housing is technically eligible, HUD cautions recipients against using ESG Rapid Re-housing funds as a way of regularly exiting a person from transitional housing to permanent housing. It is recommended that Rapid Re-housing be used as a model for helping people move from the streets or shelter to permanent housing, not for people exiting transitional housing.

Additionally, transitional housing providers should have programs designed to successfully exit people and should not use Rapid Re-housing, another form of temporary assistance, as a regular part their program design. HUD recommends this be done on a case-by-case basis, so that it is not common

practice, but is provided only when necessary to prevent the program participant from going back to the streets or emergency shelter. HWS established standards and determined transitional housing is not an effective use of funding and will not be utilized to house clients residing in transitional housing or transition to permanent housing.

NOTE: program participants would need to be assessed for and determined to be eligible for ESG Rapid Re-housing assistance, in accordance with the ESG eligibility and documentation requirements. (Homeless definition in 24 CFR Part 576.2) This includes a requirement that the assistance be necessary to help the program participant move as quickly as possible into permanent housing and achieve stability in housing. Note that such a household would have to be exited from the transitional housing program in HMIS and entered into the ESG program in HMIS.

Consultation Process

HWS and the ESG subrecipients will continuously consult with the Continuum of Care to discuss the County's ESG allocation in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction;
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

The ESG program requires coordination among participating agencies. All ESG subrecipients in Riverside County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has over 100 member organizations including homeless service providers, veteran service representatives, churches and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies.

HWS also consulted with the Continuum of Care on the Ten-Year Plan to End Homelessness to ensure the alignment of proposed ESG activities as they relate to the goals and strategies outlined in the plan. This joint effort has worked successfully in the past and HWS will continue to work closely with DPSS who serves as the lead agency and grantee for the County's Continuum of Care (CoC) program.

ESG Homeless Definitions and Reference Information

Refer to reference information located at the following:

https://www.hudexchange.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf

VAWA Compliance Policy -24CFR.576.409: https://www.govinfo.gov/content/pkg/FR-2013-08-06/pdf/2013-18920.pdf

APPENDIX G

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

2026-2027 FUNDING ALLOCATIONS

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2026-2027 Emergency Solutions Grant Program (ESG) Funding Allocations

1	**Project Name**	**6.273-26 - Valley Restart Shelter**
	Sponsor	Valley Restart Shelter
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter
	Funding	**$30,000 (ES)**
	Description	Valley Restart Shelter provides up to 90 days of emergency shelter and outreach services. Services include case management, referrals, outreach services, and supportive services for homeless families and individuals. ESG funds will be used for maintenance, utilities, supplies, and program staff salaries (direct cost).
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter - 100
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility
2	**Project Name**	**6.274-26 - Martha's Village and Kitchen, Inc.**
	Sponsor	Martha's Village and Kitchen, Inc.
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter
	Funding	**$74,000**
	Description	Martha's Village and Kitchen provides emergency shelter to homeless families and individuals. Services include case management, substance abuse referrals, and career and education center services. ESG funds will be used for facility equipment, utilities, food services, operational and maintenance, and staff salaries (direct cost).
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter - 160
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility Decent Housing/Affordability
3	**Project Name**	**6.275-26 - Path of Life Ministries**
	Sponsor	Path of Life Ministries
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter
	Funding	**$100,000 (ES)**
	Description	Path of Life Ministries provides a 90-day short-term shelter program for homeless individuals and families, and homelessness prevention. ESG funds will be used for emergency shelter operational costs, case managers' salaries (direct cost), food, transportation, and insurance.
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter - 15

	Objective/Outcome	Suitable Living Environment / Availability/Accessibility
4	**Project Name**	**6.276-26 - Starting Over, Inc.**
	Sponsor	Starting Over, Inc.
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter
	Funding	**$30,000 (ES)**
	Description	Starting Over, Inc. (SOI) operated a low-barrier transitional housing program in congregate homes that serve justice-impacted men and women experiencing homelessness in Riverside County. Services include outreach, case management, and supportive services. ESG funds will be used for the operational costs of congregate homes, including rent, as well as for rapid re-housing expenses, such as rent and case management salaries.
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter – 10
	Objective/Outcome	Suitable Living Environment / Availability-Accessibility
5	**Project Name**	**6.277-26 - Operation Safehouse, Inc.**
	Sponsor	Operation Safehouse, Inc.
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter
	Funding	**$40,000**
	Description	Operation SafeHouse, Inc. provides a 21-day emergency shelter program for runaway and homeless youth ages 11-17 in Riverside. Services include shelter, case management, counseling, and education. One hundred fifty (150) clients will receive substance abuse, life skills, shelter, food, anger management, and housing services. ESG funds will be used for staff salaries (direct cost) and utilities.
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter- 75
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility
6	**Project Name**	**6.278-26 - Coachella Valley Rescue Mission**
	Sponsor	Coachella Valley Rescue Mission
	Target Area	Supervisorial Districts
	Needs Addressed	Emergency Shelter / Rapid Re-housing
	Funding	**$65,000 (ES); $137,616 (RRH)**
	Description	The Coachella Valley Rescue Mission provides emergency shelter to homeless individuals and families for up to 90 days, and rapid re-housing services. ESG funds will be used to pay for case managers/housing coordinators (direct cost), emergency shelter operational and maintenance, and rapid re-housing, including financial assistance, services, and rent.
	Target Date	7/1/2026 – 6/30/2027

	Estimate the number of individuals or families that will benefit from the proposed activities	Emergency Shelter – 2,200 Rapid Re-housing - 10
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility Decent Housing/Affordability
7	**Project Name**	**6.279-26 - Coachella Valley Association of Governments**
	Sponsor	Coachella Valley Association of Governments
	Target Area	Supervisorial Districts
	Needs Addressed	Street Outreach
	Funding	**$30,000 (SO)**
	Description	The Coachella Valley Association of Governments' street outreach program provides outreach and case management to homeless individuals in District 4 of Riverside County. ESG funds will be used for street outreach, case management, direct staff salaries, emergency mental health services, and transportation.
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Outreach Services - 25
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility
8	**Project Name**	**6.280-26 - Riverside University Health System- Behavioral Health**
	Sponsor	Riverside University Health System-Behavioral Health
	Target Area	Supervisorial Districts
	Needs Addressed	Homelessness Prevention
	Funding	**$70,000 (HP)**
	Description	Riverside University Health System - Behavioral Health (RUHS-BH) will provide a homeless prevention program throughout Riverside County, directing its efforts to prevent households from losing their housing, stabilize families and individuals at risk of homelessness, and reduce entries into the homeless system. ESG funds will be used for direct staff salaries, rental assistance, utility assistance, and administrative and operational costs.
	Target Date	7/1/2026 – 6/30/2027
	Estimate the number of individuals or families that will benefit from the proposed activities	Homelessness Prevention - 20
	Objective/Outcome	Suitable Living Environment / Availability/Accessibility
9	**Project Name**	**6.281-26 - ESG Program Administration**
	Sponsor	Riverside County Department of Housing and Workforce Solutions
	Target Area	N/A
	Needs Addressed	Administration
	Funding	**$46,753**
	Description	The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG program.
	Target Date	7/1/2026 – 6/30/2027

	Estimate the number of individuals or families that will benefit from the proposed activities	N/A
	Objective/Outcome	N/A

APPENDIX H

2026-2027 PROJECT TABLE 3C's

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Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 8.82-26- HOME Administration

Priority Need: Administration

Sponsor: Riverside County Department of Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: Funds will be used to provide staffing and overall program management, coordination, monitoring, and evaluation of the County's HOME program.

Location: Countywide

Objective: N/A
Outcome: N/A

Objective Number N/A	**Project ID** 8.82-26
HUD Matrix Code N/A	**CDBG Citation** N/A
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator N/A	**Annual Units/Units Upon Completion:** N/A
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

HOME	**$210,221**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 8.83-26 - HOME Community Housing Development Organization (CHDO) Set-Aside

Priority Need: Rental Housing

Sponsor: Riverside County Department of Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: Per HUD regulations, the County of Riverside must allocate 15% of HOME funds to qualified Community Housing and Development Organizations. The county will accept applications in person and give priority to those applying for tax credits submitted at least six (6) months prior to the tax credit application deadline. An application fee of $1,000 will be charged for each HOME application to help defray the costs associated with reviewing the HOME application. For all new rental multifamily construction projects, the County will charge $100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects. The CHDO Set-Aside provides funding to eligible Community Housing Development Organizations (CHDOs) to develop, own, and manage affordable housing projects.

Location: Countywide

Objective: 2 - Decent Housing
Outcome: 2 - Affordability

Objective Number DH-2	**Project ID** 8.83-26
HUD Matrix Code N/A	**CDBG Citation** N/A
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator CHDO Set-Aside	**Annual Units/Units Upon Completion:** 5
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

HOME	**$315,333**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 8.84-26 - HOME New Construction

Priority Need: Construction of Housing

Sponsor: Riverside County Department of Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The County of Riverside will obligate 2026-27 HOME Entitlement Funds for the construction of new affordable housing units. The County will accept applications over the counter and give priority to those applying for tax credits submitted six (6) months prior to the tax credit application deadline. An application fee of $1,000 will be charged for each HOME application to help cover the costs associated with reviewing these applications. For all new rental multi-family construction projects, the County will charge $100 per unit for the life of the affordability period to help offset the costs associated with monitoring HOME projects.

Location: Countywide

Objective: 2 - Decent Housing
Outcome: 2 - Affordability

Objective Number DH-2	**Project ID** 8.84-26
HUD Matrix Code N/A	**CDBG Citation** N/A
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Expand the Affordable Rental Housing Stock.	**Annual Units/Units Upon Completion:** 40
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

HOME	**$1,576,663.03**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 8.85-26 - HOME First-Time Home Buyer (FTHB)

Priority Need: Homeownership Assistance

Sponsor: Riverside County Department of Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The County of Riverside will allocate $350,000 in prior year program income (PI) for direct homeownership assistance to eligible households through the First-Time Home Buyers Assistance (FTHB) Program. FTHB provides down payment assistance on a first-come, first-served basis to persons who meet the income requirements.

Location: Countywide

Objective: 2 - Decent Housing
Outcome: 2 - Affordability

Objective Number DH-2	**Project ID** 8.85-26
HUD Matrix Code N/A	**CDBG Citation** N/A
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/2027
Performance Indicator Number of First-Time Home Buyers receiving down payment assistance.	**Annual Units/Units Upon Completion:** 10
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

HOME	**$0**
HOME Prior Year (PI)	**$350,000**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 9.262-26 - CDBG Program Administration

Priority Need: Program Administrative Costs

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: CDBG administration funding provides staffing and overall program management, coordination, monitoring, and evaluation of the CDBG program.

Location: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Objective: N/A
Outcome: N/A

Objective Number N/A	**Project ID** 9.262-26
HUD Matrix Code 21A	**CDBG Citation** 570.206
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator N/A	**Annual Units/Units Upon Completion:** N/A
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$1,286,155**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 9.263-26 - Fair Housing Administration

Priority Need: Program Administrative Costs

Sponsor: Fair Housing Council of Riverside County, Inc.

Address: P.O. Box 1068, Riverside, CA 92502

Project Description: The program provides a vital range of "no-cost" fair housing services to eligible clientele throughout the County's Urban County program area. Services are provided to persons who are victimized by and affected by illegal housing practices. CDBG funds will be used for program administrative expenses to promote open, inclusive, cooperative community living.

Location: 3933 Mission Inn Avenue, Riverside, CA 92501

Objective: N/A
Outcome: N/A

Objective Number N/A	**Project ID** 9.263-26
HUD Matrix Code 21D	**CDBG Citation** 570.206
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator N/A	**Annual Units/Units Upon Completion:** 11,400
Type of Recipient HWS - Grantee	**Local ID** P 09

Funding Sources:

CDBG	**$140,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 9.264-26 - Countywide Public Facility Projects

Priority Need: Public Facilities and Improvements

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The County will use CDBG funds for activity delivery costs and public facility projects that benefit low-income individuals throughout the County. In addition, as specific eligible projects are identified, the County will proceed with a substantial amendment to the 2026-2027 One Year Action Plan, pursuant to the Citizen Participation Plan.

Location: To be determined

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 9.264-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$1,303,100**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 9.265-26 - Countywide Road Improvement Projects

Priority Need: Public Facilities and Improvements

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The County will use CDBG funds for road, street, sidewalk, and related improvement projects that benefit low-income individuals throughout the County. In addition, as specific eligible projects are identified, the County will proceed with a substantial amendment to the 2026-2027 One Year Action Plan, pursuant to the Citizen Participation Plan.

Location: To be determined

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 9.265-26
HUD Matrix Code 03Z	**CDBG Citation** 507.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$1,088,006**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 9.266-26 - Home Enhancement Program

Priority Need: Rehabilitation Activities

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The County will use CDBG funds for activity delivery costs and to cover costs associated with grants to assist homeowners with rehabilitating stick-built and modular (attached to private land) owner-occupied single-family residences. Grants cover the costs of exterior rehabilitation related to a property's health and safety and to the Housing Quality Standards as defined by the U.S. Department of Housing and Urban Development.

Location: Countywide

Objective: 2 - Decent Housing
Outcome: 2 - Affordability

Objective Number DH-2	**Project ID** 9.266-26
HUD Matrix Code 14A	**CDBG Citation** 570.202 (b)
CDBG National Objective 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Households will benefit from affordable housing rehabilitation.	**Annual Units/Units Upon Completion:** 5
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$400,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.286-26 - Teens Continue to Lead Program

Priority Need: Public Services

Sponsor: Boys and Girls Clubs of the San Gorgonio Pass

Address: P.O. Box 655, Beaumont, CA 92223

Project Description: The Boys and Girls Club of San Gorgonio Pass offers a teen program for ages 13-18 during summer and school breaks. The program provides mentorship and courses in character and leadership, arts, health and life skills, education and technology, and sports and recreation. CDBG funds will be used for staff salaries (direct cost), consumable supplies, and other eligible program-related costs.

Location: 240 W. Ramsey Street, Banning, CA 92220

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.286-26
HUD Matrix Code 05D	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 18
Type of Recipient HWS - Grantee	**Local ID** P 08

Funding Sources:

CDBG	**$27,143**
5th	$2,500
Banning	$24,643

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.287-26 - Camp Kids

Priority Need: Public Services

Sponsor: Boys and Girls Clubs of the San Gorgonio Pass

Address: P.O. Box 655, Beaumont, CA 92223

Project Description: The Boys and Girls Clubs of San Gorgonio Pass provide after-school, summer, and winter break programs at Sundance Elementary during the summer and at Brookside School during all other school breaks. Services include character building, sports and recreation, photography, field trips, and computer education. CDBG funds will be used for staff salaries (direct cost), consumable supplies, and other eligible program-related costs.

Location: 1520 E Eighth St. (Sundance) and 38755 Brookstone Ave. (Brookside), Beaumont, CA 92223

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.287-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 12
Type of Recipient HWS - Grantee	**Local ID** P 07

Funding Sources:

CDBG	**$12,500**
5th	$2,500
Beaumont	$10,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.288-26 - Court Appointed Special Advocate Program (CASA)

Priority Need: Public Services

Sponsor: Voices for Children

Address: P.O. Box 7219, Riverside, CA 92505

Project Description: The Voices for Children CASA program assigns trained volunteers, appointed by a judge, to represent the best interests of an abused or neglected child in court. These volunteers conduct independent investigations into the child's circumstances, report their findings to the court, monitor the provision of services, and provide consistent support to the child throughout the legal process. CDBG funds will be used for staff salaries/benefits (direct cost).

Location: Countywide

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.288-26
HUD Matrix Code 05N	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 46
Type of Recipient HWS - Grantee	**Local ID** P 21

Funding Sources:

CDBG	**$92,142**
1st	$10,000
2nd	$25,092
3rd	$20,000
4th	$20,000
Beaumont	$10,000
Lake Elsinore	$7,050

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.289-26 - H.O.P.E. Pantry Program

Priority Need: Food Pantry

Sponsor: Helping Our People in Elsinore, Inc. (H.O.P.E.)

Address: 114 E. Peck Street, Lake Elsinore, CA 92530

Project Description: H.O.P.E provides meals to needy families, seniors, and individuals experiencing homelessness in the Cities of Lake Elsinore, Canyon Lake, and Wildomar. CDBG funds will be used for consumable supplies, space costs, utilities, food, transportation, and staff salaries (direct cost).

Location: 506 W. Minthorn Street, Lake Elsinore, CA 92530

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.289-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 1,700
Type of Recipient HWS - Grantee	**Local ID** P 01

Funding Sources:

CDBG	**$43,374**
Canyon Lake	$3,374
Lake Elsinore	$25,000
Wildomar	$15,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.290-26 - School Zone Program

Priority Need: Public Service

Sponsor: Thrifting 4 Gifting (T4G)

Address: 28720 Via Montezuma, Temecula, CA 92590

Project Description: Thrifting 4 Gifting's School Zone Program (formerly known as Operation School Bell) will use CDBG funds to provide school supplies, new clothing, and shoes to children and youth aged 5-18 from low-income families at multiple shopping events.

Location: 28720 Via Montezuma, Temecula, CA 92590

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.290-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 536
Type of Recipient HWS - Grantee	**Local ID** P 11

Funding Sources:

CDBG	**$67,000**
2nd	$25,000
3rd	$15,000
Lake Elsinore	$27,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.291-26 - SAFE and Healthy Families Program

Priority Need: Public Services

Sponsor: SAFE Family Justice Centers

Address: 28910 Pujol Street, Temecula, CA 92590

Project Description: The SAFE Violence Prevention for Healthy Families Program provides referral services for domestic violence survivors. CDBG funds will be used for staff salaries/benefits (direct cost).

Location: 3900 Orange Street, Riverside, CA 92501

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.291-26
HUD Matrix Code 05G	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 140
Type of Recipient HWS - Grantee	**Local ID** P 28

Funding Sources:

CDBG	**$34,657**
1st	$10,000
2nd	$7,000
3rd	$5,157
5th	$2,500
Murrieta	$10,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.292-26 - Kin Care

Priority Need: Public Services

Sponsor: California Family Life Center

Address: P.O. Box 727, Hemet, CA 92546

Project Description: The California Family Life Center Kin Care program provides case management, needs assessments, caregiver support groups, parent education, and guidance with legal guardianship processes so children can remain safely within their extended families and avoid placement in the foster care system. CDBG funds will be used for staff salaries (direct cost) and other eligible program-related costs.

Location: 547 N. San Jacinto Street, Hemet, CA 92543

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.292-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 180
Type of Recipient HWS - Grantee	**Local ID** P 14

Funding Sources:	
CDBG	**$16,000**
2nd	$4,000
3rd	$4,000
4th	$4,000
5th	$4,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.293-26 - Care-A-Van Transit Program

Priority Need: Public Services

Sponsor: Care-A-Van Transit Systems, Inc.

Address: P.O. Box 130, San Jacinto, CA 92581

Project Description: The Care-A-Van Transit program offers transportation services to low-income elderly individuals and those with special needs. These services include rides to and from medical appointments, dialysis, social service agencies, grocery stores, senior centers, job training, and other essential errands. CDBG funds will be used for staff salaries (direct cost), insurance, maintenance, and other eligible program-related costs.

Location: 749 N. State Street, Hemet, CA 92543

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.293-26
HUD Matrix Code 05E	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 325
Type of Recipient HWS - Grantee	**Local ID** P 15

Funding Sources:

CDBG	**$20,000**
2nd	$6,666
3rd	$6,667
5th	$6,667

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.294-26 - Main Street and Harrison House Transitional Living Program

Priority Need: Public Services

Sponsor: Operation Safehouse, Inc.

Address: 9685 Hayes Street, Riverside, CA 92503

Project Description: Operation Safehouse provides transitional housing at the Harrison House Transitional Living Program in Eastern Riverside County and the Main Street Transitional Living Program in Western Riverside County. Services include housing assistance for the homeless, runaways, and aged out of the foster care system youth ages 18-21, transportation, life skills, counseling, and case management. CDBG funds will be used for staff salaries (direct cost), utilities, and other eligible program-related costs.

Location: 4509 & 4539 Main Street, Riverside, CA 92501, and 76-695 La Canada Way, Thousand Palms, CA 92276

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.294-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 12
Type of Recipient HWS - Grantee	**Local ID** P 38

Funding Sources:

CDBG	**$40,246**
1st	$22,246
Palm Desert	$18,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.295-26 - Desert Arc HVAC Improvement Project

Priority Need: Public Facilities

Sponsor: DesertArc

Address: 73255 Country Club Drive, Palm Desert, CA 92260

Project Description: The Desert Arc's mission is to enhance the quality of life and create opportunities for people with disabilities. CDBG funds will be used to remove existing split systems and replace the facility's rooftop HVAC units to comply with EPA regulations. Improvements will include replacing seven (7) rooftop HVAC units at the Palm Desert campus. Eligible CDBG expenses will include design, construction, installation, materials, project management, and other eligible related costs.

Location: 73255 Country Club Drive, Palm Desert, CA 92260

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 0.295-26
HUD Matrix Code 03B	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with improved access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 250
Type of Recipient HWS - Grantee	**Local ID** P 26

Funding Sources:

CDBG	**$283,926**
4th	$81,184
Palm Desert	$202,742

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.296-26 - St. Martha Food Pantry

Priority Need: Food Banks

Sponsor: The Roman Catholic Bishop of San Bernardino dba St. Martha Food Pantry

Address: 39493 Los Alamos Road, Suite A, Murrieta, CA 92563

Project Description: St. Martha's Food Pantry provides emergency food assistance to low-income individuals and families. Clients are assisted with social services consultations, health and medical care, counseling, clothing, food, and essential household items. CDBG funds will be used for space and other eligible program-related costs.

Location: 39493 Los Alamos Road, Suite A, Murrieta, CA 92563

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.296-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 680
Type of Recipient HWS - Grantee	**Local ID** P 12

Funding Sources:

CDBG	**$30,000**
3rd	$15,000
Murrieta	$15,000

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.297-26 - Emergency Food Bag Program

Priority Need: Food Banks

Sponsor: Western Eagle Foundation

Address: 40940 County Center Drive, Temecula, CA 92591

Project Description: Western Eagle Foundation offers an Emergency Food Bag Program that provides individuals and families with access to non-perishable staples and fresh produce. The program distributes a biweekly food bag containing nutritious items. CDBG funds will be used for staff salaries (direct cost).

Location: 40940 County Center Drive, Temecula, CA 92591

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.297-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 250
Type of Recipient HWS - Grantee	**Local ID** P 13

Funding Sources:

CDBG	**$20,000**
3rd	$10,000
Murrieta	$10,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.298-26 - Strengthening Child and Family Resilience Program

Priority Need: Public Services

Sponsor: NORA

Address: 1845 Chicago Avenue, Suite A, Riverside, CA 92507

Project Description: NORA provides responsive guidance, support, and services to survivors and families affected by sexual assault, domestic violence, and child abuse. The Strengthening Child and Family Resilience Program provides counseling services to survivors. CDBG funds will be used for staff salaries (direct cost), operational expenses, supplies, and other program-related costs.

Location: 1845 Chicago Avenue, Suite A, Riverside, CA 92507

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 0.298-26
HUD Matrix Code 05M	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 15
Type of Recipient HWS - Grantee	**Local ID** P 36

Funding Sources:

CDBG	**$15,000**
2nd	$7,500
3rd	$7,500

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 0.299-26 - Home Enhancement Program

Priority Need: Rehabilitation Activities

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth St., Suite 300, Riverside, CA 92501

Project Description: Riverside County Housing and Workforce Solutions (HWS) administers the Home Enhancement Program and will use Community Development Block Grant (CDBG) funds to cover activity delivery costs and provide grants to low-income homeowners for the rehabilitation of owner-occupied single-family residences, including stick-built and modular homes permanently attached to private land. Grant funds will be used for exterior rehabilitation improvements that address health and safety concerns, preserve housing quality, ensure compliance with the Housing Quality Standards established by the U.S. Department of Housing and Urban Development (HUD), and meet the requirements of 24 CFR 570.208(a)(3) and support the preservation of safe and decent housing throughout Riverside County.

Location: Countywide

Objective: 2 - Decent Housing
Outcome: 2 - Affordability

Objective Number DH-2	**Project ID** 0.299-26
HUD Matrix Code 14A	**CDBG Citation** 570.202 (b)
CDBG National Objective 570.208 (a)(3) Low Mod Limited Clientele-Housing Activities	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Households that will benefit from affordable housing rehabilitation.	**Annual Units/Units Upon Completion:** 20
Type of Recipient HWS - Grantee	**Local ID** P 60

Funding Sources:

CDBG	**$853,858**
1st	$86,111
2nd	$200,000
3rd	$200,000
4th	$200,000
5th	$167,747

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 1.135-26 - TruEvolution Project Legacy Improvements Phase II

Priority Need: Public Facilities

Sponsor: Young Scholars for Academic Empowerment dba TruEvolution

Address: 3839 Brockton Avenue, Riverside, CA 92501

Project Description: TruEvolution provides long-term transitional housing, behavioral health support, and case management to income-eligible individuals. CDBG funds will be used to cover costs associated with the improvements to the Center Project Legacy. These improvements include, but are not limited to, the installation of permanent canopy structures. Eligible CDBG expenses will include construction, project management, compliance monitoring, and other eligible related costs.

Location: 3839 Brockton Avenue, Riverside, CA 92501

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 1.135-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 150
Type of Recipient HWS - Grantee	**Local ID** P 41

Funding Sources:

CDBG	**$100,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.95-26 - Teen Leadership Program

Priority Need: Public Services

Sponsor: Corona-Norco Family Young Men's Christian Association

Address: 1331 River Road, Corona, CA 92878

Project Description: The Corona-Norco YMCA offers an after-school teen program at the Home Gardens Community Center. Services include a computer lab, tutoring, and other activities. CDBG funds will be used to provide financial "Scholarships" for eligible low-income youth participating in the program.

Location: 3785 Neece Street, Corona, CA 92878

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 2.95-26
HUD Matrix Code 05D	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 25
Type of Recipient HWS - Grantee	**Local ID** P 29

Funding Sources:

CDBG	**$20,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.96-26 - 2nd District Public Facility Fund

Priority Need: Public Facilities

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth St., Suite 300, Riverside, CA 92501

Project Description: CDBG funds will be used to construct eligible public facilities/infrastructures benefiting low- to moderate-income persons in the 2nd District. As specific eligible projects are identified, the County will proceed with amendments to the 2026-2027 One Year Action Plan in accordance with the Citizen Participation Plan.

Location: Second District

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 2.96-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$219,648**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.216-26 - Empowerment Village Program

Priority Need: Public Services

Sponsor: Thessalonika Family Services, Inc. DBA Mission Hope

Address: 38950 Mesa Road, Temecula, CA 92592

Project Description: The Mission Hope Empowerment Village Program offers housing and support services to homeless single mothers with children who are either experiencing homelessness or are at risk of homelessness. CDBG funds will be used for staff salaries (direct cost) and other eligible program-related expenses.

Location: 38950 Mesa Road, Temecula, CA 92592

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.216-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 5
Type of Recipient HWS - Grantee	**Local ID** P 57

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.217-26 - Menifee Valley Community Cupboard

Priority Need: Food Bank

Sponsor: Menifee Valley Community Cupboard

Address: P.O. Box 2253, Menifee, CA 92584

Project Description: The Menifee Valley Community Cupboard provides emergency food boxes to low-income individuals and families in the Menifee Valley. CDBG funds will be used for rent and other eligible program-related expenses.

Location: 26808 Cherry Hills Blvd., Menifee, CA 92586

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.217-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 275
Type of Recipient HWS - Grantee	**Local ID** P 23

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.218-26 - Case Management and Supportive Services Program

Priority Need: Public Services

Sponsor: Riverside University Health System-Behavioral Health (RUHS-BH)

Address: 10281 Kidd Street, Riverside, CA 92503

Project Description: The Riverside University Health System-Behavioral Health Department offers intensive case management to eligible households throughout Riverside County who are homeless or at risk of homelessness, aiming to stabilize housing, provide access to mainstream benefits, enhance life skills, and promote self-sufficiency. CDBG funds will be used for staff salaries (direct cost) and other eligible program-related expenses.

Location: 10281 Kidd Street, Riverside, CA 92503

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.218-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 5
Type of Recipient HWS - Grantee	**Local ID** P 53

Funding Sources:

CDBG	**$15,000**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.219-26 - Senior Homelessness Integrated Partnerships (SHIP) Program

Priority Need: Public Services

Sponsor: Riverside County Office on Aging

Address: 3610 Central Avenue, Suite 102, Riverside, CA 92506

Project Description: The Senior Homelessness Integrated Partnerships (SHIP) program helps older adults (seniors) who are experiencing or at risk of housing instability through coordinated case management, resource navigation, and short-term financial assistance. CDBG funds will be used for staff salaries (direct cost) and other eligible program-related expenses.

Location: 3610 Central Avenue, Suite 102, Riverside, CA 92506

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.219-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 5
Type of Recipient HWS - Grantee	**Local ID** P 54

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.220-26 - Emerald Park Accessibility Project

Priority Need: Public Facilities

Sponsor: Valley Wide Recreation and Park District

Address: P.O. Box 907, San Jacinto, CA 92581

Project Description: Valley Wide Recreation & Park District will use CDBG funds for design and construction to remove architectural barriers and improve Emerald Park to meet ADA standards and provide accessible resources for the elderly and people with disabilities. All improvements are outlined in the Accessibility Survey Report prepared by Disability Access Consultants (DAC). These include restroom upgrades; installation or modification of hardware, sinks, and lavatories; improved access to picnic areas, drinking fountains, and outdoor sports facilities; repair of steep slopes and elevation changes along paths, curbs, and ramps; and installation of essential directional signage to ensure accessible navigation throughout the park. Eligible CDBG expenses will include construction, project management, compliance monitoring, and other eligible related costs.

Location: 31736 Emerald Drive, Wildomar, CA 92596

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.220-26
HUD Matrix Code 03F	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with improved access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 1,498
Type of Recipient HWS - Grantee	**Local ID** P 45

Funding Sources:

CDBG	**$130,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.221-26 - 3rd District Public Facility Fund

Priority Need: Public Facilities

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth St., Suite 300, Riverside, CA 92501

Project Description: CDBG funds will be used to construct eligible public facilities/infrastructures benefiting low- to moderate-income persons in the 3rd District. As specific eligible projects are identified, the County will proceed with amendments to the 2026-2027 One Year Action Plan in accordance with the Citizen Participation Plan.

Location: Third District

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 3.221-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$213,699**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.313.26 - Emergency Food Assistance Program

Priority Need: Food Bank

Sponsor: Family Services of the Desert, Inc. DBA Food Now

Address: 14080 Palm Drive, Suite E, Desert Hot Springs, CA 92240

Project Description: Family Services of the Desert's Food Now program helps low-income individuals and families needing emergency food in the City of Desert Hot Springs and surrounding unincorporated communities. CDBG funds will be used for space and operational costs, as well as other eligible program-related expenses.

Location: 14080 Palm Drive, Suite E, Desert Hot Springs, CA 92240

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.313.26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 60
Type of Recipient HWS - Grantee	**Local ID** P 22

Funding Sources:

CDBG	**$15,099**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.314-26 - FIND's Outreach Program

Priority Need: Food Banks

Sponsor: Food In Need of Distribution, Inc., dba FIND Food Bank

Address: 83-775 Citrus Avenue, Indio, CA 92201

Project Description: FIND Food Bank provides free, fresh, and shelf-stable food to low-income households. This ensures that nutritious food reaches individuals and families in need. CDBG funds will be used for operational and other eligible program-related expenses.

Location: 83-775 Citrus Avenue, Indio, CA 92201

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.314-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 60
Type of Recipient HWS - Grantee	**Local ID** P 48

Funding Sources:

CDBG	**$15,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.315-26 - Small Farmers Program

Priority Need: Public Services

Sponsor: Hidden Harvest Corporation

Address: P.O. Box 266, Coachella, CA 92236

Project Description: The Hidden Harvest Small Farmers Program supports low-income, small-scale farmers in the Eastern Coachella Valley by purchasing fresh, healthy produce for low-income families in Mecca, Thermal, Oasis, and North Shore. CDBG funds will be used to buy food, pay for transportation, and other eligible program-related expenses. This project will serve communities eligible under the Eastern Coachella Valley Community Empowerment Initiative (ECVCEI).

Location: 85-711 Peter Rabbit Ln, Coachella, CA 92236

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.315-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 100
Type of Recipient HWS - Grantee	**Local ID** P 24

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.316-26 - STEM in the Wild Field Trip Scholarship Program

Priority Need: Public Services

Sponsor: The Living Desert

Address: 47-900 Portola Avenue, Palm Desert, CA 92260

Project Description: The Living Desert Zoo offers educational field trips through the STEM in the Wild School Field Trip Scholarship Program. Students engage in hands-on STEM learning experiences at the Living Desert Zoo. CDBG funds will be used for "Scholarships" to low-income students in the 4th District.

Location: 47-900 Portola Avenue, Palm Desert, CA 92260

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 4.316-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 200
Type of Recipient HWS - Grantee	**Local ID** P 50

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.317-26 - Idyllwild HELP Center

Priority Need: Public Service

Sponsor: Idyllwild Help Center

Address: P.O. Box 660, Idyllwild, CA 92549

Project Description: The Idyllwild HELP Center offers food, clothing, firewood, utility assistance, and healthcare/mental health counseling to low-income individuals in the Idyllwild, Pine Cove, Fern Valley, Mountain Center, and surrounding communities. CDBG funds will be used for staff salaries (direct cost) and other eligible program-related expenses.

Location: 26330 CA HWY 243, Idyllwild, CA 92549

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.317-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 100
Type of Recipient HWS - Grantee	**Local ID** P 55

Funding Sources:

CDBG	**$12,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.318-26 - Our Lady of Guadalupe Center

Priority Need: Public Services

Sponsor: Galilee Center, Inc.

Address: P.O. Box 308, Mecca, CA 92254

Project Description: The Galilee Center provides food, clothing, showers, and laundry services to farmworkers in the eastern Coachella Valley. CDBG funds will be used for direct program costs such as supplies for showers and laundry facilities, daily meals, utilities, staff salaries (direct costs), and other eligible program-related expenses. This project will serve communities eligible under the Eastern Coachella Valley Community Empowerment Initiative (ECVCEI).

Location: 66-101 Hammond Road, Mecca, CA 92254

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.318-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 135
Type of Recipient HWS - Grantee	**Local ID** P 05

Funding Sources:

CDBG	**$50,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.319-26 - Energy Efficient Homeless Housing Improvement Project Phase 5

Priority Need: Public Facilities

Sponsor: Martha's Village and Kitchen, Inc.

Address: 83-791 Date Avenue, Indio, CA 92201

Project Description: Martha's Village and Kitchen provides housing for homeless individuals and families in the eastern Coachella Valley. CDBG funds will be used to replace eleven (11) HVAC units at the Dan Dunlap Center, which houses homeless individuals and families. Eligible CDBG expenses include design, construction, materials, installation, project management, and other eligible related costs.

Location: 83-791 Date Avenue, Indio, CA 92201

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 4.319-26
HUD Matrix Code 03C	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with improved access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 80
Type of Recipient HWS - Grantee	**Local ID** P 04

Funding Sources:

CDBG	**$20,000**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.320-26 - Mesa Vista Parking Lot Improvement Project

Priority Need: Public Facilities

Sponsor: The Ranch Recovery Centers, Inc.

Address: 7885 Annadale Avenue, Desert Hot Springs, CA 92240

Project Description: The Ranch Recovery Centers, Inc., is dedicated to helping men and women begin their recovery from the devastating and far-reaching effects of alcoholism and drug dependency. CDBG funds will be used to improve the parking lot at the Mesa Vista Facility in the City of Desert Hot Springs. Improvements will include demolition, grading, and paving. Eligible CDBG expenses will cover design, construction, materials, project management, compliance, monitoring, and other eligible related costs.

Location: 66610 12th Street, Desert Hot Springs, CA 92240

Objective: 1 - Suitable Living Environment
Outcome: 3 - Sustainability

Objective Number SL-3	**Project ID** 4.320-26
HUD Matrix Code 03G	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with improved access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 50
Type of Recipient HWS - Grantee	**Local ID** P 37

Funding Sources:

CDBG	**$34,065**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.127-26 - Community Resource & Navigation Center – Save our Services

Priority Need: Public Services

Sponsor: Faith In Action of the San Gorgonio Pass

Address: 66 S. San Gorgonio Avenue, Banning, CA 92220

Project Description: Faith in Action of the San Gorgonio Pass provides housing navigation, workforce development, benefits enrollment, and stabilization services to low- and moderate-income residents of the San Gorgonio Pass Region through the Community Resource & Navigation Center. The center serves as the primary access point for individuals experiencing or at risk of homelessness, unemployment, and food insecurity. CDBG funds will be used for space and other eligible program-related costs.

Location: 1735 West Ramsey Suite 102, Banning, CA 92220

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.127-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 200
Type of Recipient HWS - Grantee	**Local ID** P 06

Funding Sources:

CDBG	**$2,500**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.128-26 - Food Assistance Program

Priority Need: Food Bank

Sponsor: Valley Community Pantry

Address: P.O. Box 763, Hemet, CA 92546

Project Description: The Valley Community Pantry provides assistance to individuals and families in need of emergency food in the San Jacinto area. CDBG funds will be used to purchase food and other eligible program-related costs.

Location: 305 E. Devonshire Avenue, Hemet, CA 92543

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.128-26
HUD Matrix Code 05W	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 100
Type of Recipient HWS - Grantee	**Local ID** P 27

Funding Sources:

CDBG	**$5,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.129-26 - Youth Scholarship Program

Priority Need: Public Services

Sponsor: Valley Wide Recreation and Park District

Address: P.O. Box 907, San Jacinto, CA 92581

Project Description: Valley Wide Recreation and Park District offers quality sports and recreational activities for youth within its boundaries. The Youth Scholarship Program helps families access these programs. CDBG funds will be used to provide "Scholarships" to eligible youth who participate in the program.

Location: 901 W. Esplanade Avenue, San Jacinto, CA 92582

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 5.129-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 65
Type of Recipient HWS - Grantee	**Local ID** P 44

Funding Sources:

CDBG	**$3,117**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.130-26 - Valley Restart Shelter

Priority Need: Public Services

Sponsor: Valley Restart Shelter

Address: 200 E. Menlo Avenue, Hemet, CA 92543

Project Description: Valley Restart Shelter operates a year-round shelter that offers services to homeless individuals and families for up to 90 days. These services include case management, referrals, outreach, and supportive services. CDBG funds will be used for staff salaries (direct cost), utilities, maintenance, and other eligible program-related costs.

Location: 200 E. Menlo Avenue, Hemet, CA 92543

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.130-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 15
Type of Recipient HWS - Grantee	**Local ID** P 02

Funding Sources:

CDBG	**$6,793**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.131-26 - Housing Services for People with HIV/AIDS Program

Priority Need: Public Services

Sponsor: Foothill AIDS Project

Address: 678 South Indian Hill Blvd, Suite 220, Claremont, CA 91711

Project Description: Foothill AIDS Project provides housing support for persons living with HIV/AIDS who are homeless or at risk of homelessness. CDBG funds will be used to pay for staff salaries/benefits (direct cost), and other eligible project-related costs.

Location: 5750 Division Street, Riverside, CA 92506

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.131-26
HUD Matrix Code 03T	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 8
Type of Recipient HWS - Grantee	**Local ID** P 35

Funding Sources:

CDBG	**$2,500**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.BN.66-26 - Sylvan Park Improvement Project

Priority Need: Public Facilities

Sponsor: City of Banning

Address: P.O. Box 998, Banning, CA 92220

Project Description: The City of Banning will use CDBG funds to design and construct improvements at Sylvan Park. Improvements include, but are not limited to, removing and replacing a shade structure; adding a concrete pad and picnic area; purchasing waste receptacles, picnic tables, and BBQs to accompany the new shade structure; and installing a new surface on the existing basketball courts. Eligible CDBG expenses include design, demolition, construction, project management, and other eligible related costs.

Location: 2798 W. George Street, Banning, CA 92220

Census Tract: 441.02 BG 1

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.BN.66-26
HUD Matrix Code 03F	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(1)(i) Low Mod Income Area Benefit	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1,720
Type of Recipient HWS - Grantee	**Local ID** BN01

Funding Sources:

CDBG	**$134,344**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.BL.60-26 - Bommer Park Improvement Project

Priority Need: Public Facilities

Sponsor: City of Blythe

Address: 235 N. Broadway, Blythe, CA 92225

Project Description: The City of Blythe will use CDBG funds to purchase and install playground equipment and fall protection at the City's Bommer Park. CDBG funds will be used to purchase equipment, construct and install playgrounds, and install pour-in surfaces. Eligible CDBG expenses will include design, construction, installation, materials, project management, and other eligible related costs.

Location: 300 N. Eighth Street, Blythe, CA 92225

Objective: 1 – Suitable Living Environment
Outcome: 1 – Availability/Accessibility

Objective Number SL-1	**Project ID** 4.BL.60-26
HUD Matrix Code 03F	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(1)(i) Low Mod Income Area Benefit	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1980
Type of Recipient HWS - Grantee	**Local ID** BL01

Funding Sources:

CDBG	**$71,243**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.BL.61-26 - PFC Support Services Program

Priority Need: Public Services

Sponsor: City of Blythe

City Subrecipient: Peace from Chaos

Address: 235 N. Broadway, Blythe, CA 92225

Project Description: Peace from Chaos 91 provides the community 24/7 support for those dealing with or affected by Mental Health, Substance Abuse, Suicide, and social acceptance.CDBG funds will be used for staff salaries (direct cost), utilities, supplies, and other eligible program-related expenses.

Location: 1325 Bruce Ct., Blythe, CA 92225

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.BL.61-26
HUD Matrix Code 05M	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 2000
Type of Recipient HWS - Grantee	**Local ID** BL02

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.CL.14-26 - City Hall ADA Accessibility Project

Priority Need: Public Facilities

Sponsor: City of Canyon Lake

Address: 31516 Railroad Canyon Road, Canyon Lake, CA 92587

Project Description: The City of Canyon Lake will use funds to cover the costs of constructing ADA improvements in the publicly accessible areas of its City Hall building. These improvements are recommended in the city's ADA Accessibility report. CDBG funds will be used to cover project management, construction, inspection, and other eligible related costs.

Location: 31516 Railroad Canyon Road, Canyon Lake, CA 92587

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 2.CL.14-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 443
Type of Recipient HWS - Grantee	**Local ID** CL01

Funding Sources:

CDBG	**$18,394**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 5.CM.07-26 - City of Calimesa ADA Improvement Project

Priority Need: Public Facilities

Sponsor: City of Calimesa

Address: 908 Park Avenue, Calimesa, CA 92320

Project Description: The City of Calimesa will use CDBG funds to cover the costs of constructing ADA improvements at the intersections of East Avenue L and Douglas Street and at Bryant Street and Green Tree Circle, all of which are prioritized improvements recommended in the City's ADA Transition Plan Report. Eligible CDBG expenses include design and engineering, construction, inspections, project management, testing, and other eligible related costs.

Location: East Avenue L and Douglas Street, Bryant Street and Green Tree Circle, Calimesa, CA 92320

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 5.CM.07-26
HUD Matrix Code 03L	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1,417
Type of Recipient HWS - Grantee	**Local ID** CM01

Funding Sources:

CDBG	**$27,210**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.LE.94-26 - Spring Street ADA Sidewalk Project

Priority Need: Public Facilities

Sponsor: City of Lake Elsinore

Address: 130 S. Main Street, Lake Elsinore, CA 92530

Project Description: The City of Lake Elsinore will use CDBG funds to design and construct sidewalk improvements along Spring Street between W. Lake Shore Drive and Limited Ave., as prioritized in the city's ADA Plan report. Improvements include, but are not limited to, replacing temporary sidewalks with concrete ADA-compliant sidewalks and ramps. Eligible CDBG expenses include design and engineering, construction, project management, and other eligible related costs.

Location: Spring Street between W. Lake Shore Drive and Limited Ave. Lake Elsinore, CA 92530

Census Tract: 430.06 BG 1

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 2.LE.94-26
HUD Matrix Code 03L	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(1)(i) Low Mod Income Area Benefit	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 1,345
Type of Recipient HWS - Grantee	**Local ID** LE01

Funding Sources:

CDBG	**$382,630**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.LE.95-26 - Boys and Girls Club Scholarship Program

Priority Need: Public Services

Sponsor: City of Lake Elsinore

City Subrecipient: Boys & Girls Club of Southwest County

Address: 130 S. Main Street, Lake Elsinore, CA 92530

Project Description: The Boys and Girls Club of Southwest County provides an after-school program at the Lake Elsinore Clubhouse in Lakeland Village. Services include life skills, recreation, arts, academics, career development, and service learning. CDBG funds will be used for "Scholarships" to eligible youth participating in the program.

Location: 16275 Grand Ave., Lake Elsinore, CA 92530

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 2.LE.95-26
HUD Matrix Code 05D	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 10
Type of Recipient HWS - Grantee	**Local ID** LE03

Funding Sources:

CDBG	**$8,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.LE.96-26 - Vista Community Clinic Program

Priority Need: Public Services

Sponsor: City of Lake Elsinore

City Subrecipient: Vista Community Clinic

Address: 130 S. Main Street, Lake Elsinore, CA 92530

Project Description: Vista Community Clinic Health Center provides medical care and assistance in obtaining health insurance for low-income residents of Lake Elsinore. CDBG funds will be used for a Certified Enrollment Counselor (direct cost) and other eligible program-related expenses.

Location: 31361 Riverside Drive, Lake Elsinore, CA 92530-7006

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 2.LE.96-26
HUD Matrix Code 05M	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 100
Type of Recipient HWS - Grantee	**Local ID** LE05

Funding Sources:

CDBG	**$21,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.LQ.54-26 - City of La Quinta Miscellaneous ADA Improvements

Priority Need: Public Facilities

Sponsor: City of La Quinta

Address: 78495 Calle Tampico, La Quinta, CA 92253

Project Description: The City of La Quinta will use CDBG funds to cover the costs of constructing ADA improvements at the Bear Creek Trail entryways at Avenida Montezuma, Avenida Carranza, and Calle Tecate, which are prioritized improvements recommended in the city's ADA Transition Plan report. Eligible expenses include design, construction, project management, monitoring, inspection, and testing costs, as well as other eligible related costs.

Location: Avenida Montezuma, Avenida Carranza, and Calle Tecate

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.LQ.54-26
HUD Matrix Code 03Z	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 3711
Type of Recipient HWS - Grantee	**Local ID** LQ01

Funding Sources:

CDBG	**$136,542**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.LQ.55-26 - Membership Fees Waiver and Reduction Program

Priority Need: Public Services

Sponsor: City of La Quinta

City Subrecipient: Boys & Girls Clubs of Coachella Valley

Address: 78495 Calle Tampico, La Quinta, CA 92253

Project Description: The Boys and Girls Club will use CDBG funds to provide membership "Scholarships" to youth and children from low-income families. These scholarships will enable eligible individuals to participate in after-school programs, including concerts, recreation, virtual learning, and arts-and-crafts activities.

Location: 49995 Moon River Drive, La Quinta, CA 92253

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 4.LQ.55-26
HUD Matrix Code 05D	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 19
Type of Recipient HWS - Grantee	**Local ID** LQ02

Funding Sources:

CDBG	**$24,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.MR.91-26 - Murrieta Administration

Priority Need: Program Administrative Costs

Sponsor: City of Murrieta

Address: One Town Square, Murrieta, CA 92562

Project Description: The City of Murrieta will use CDBG funds to provide program management, coordination, monitoring, and evaluation of the City's CDBG Program.

Location: One Town Square, Murrieta, CA 92532

Objective: N/A
Outcome: N/A

Objective Number N/A	**Project ID** 3.MR.91-26
HUD Matrix Code 21A	**CDBG Citation** 570.206
CDBG National Objective N/A	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator N/A	**Annual Units/Units Upon Completion:** N/A
Type of Recipient HWS - Grantee	**Local ID**

Funding Sources:

CDBG	**$37,647**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.MR.92-26 - Cultivating Program

Priority Need: Public Services

Sponsor: City of Murrieta

City Subrecipient: Cultivating Inclusion

Address: One Town Square, Murrieta, CA 92562

Project Description: The Cultivating Program is a day program for students with special needs in the Murrieta Valley Unified School District and for special-needs adults enrolled in state vocational programs. CDBG funds will be used for operational expenses, materials, and supplies.

Location: 39775 Alta Murrieta Drive, Murrieta, CA 92563

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.MR.92-26
HUD Matrix Code 05B	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 70
Type of Recipient HWS - Grantee	**Local ID** MR04

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☒ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.MR.93-26 - A Brush with Kindness Senior Minor Home Maintenance Program

Priority Need: Public Services

Sponsor: City of Murrieta

City Subrecipient: Habitat for Humanity Inland Valley

Address: One Town Square, Murrieta, CA 92562

Project Description: Habitat for Humanity administers the A Brush of Kindness Senior Minor Home Maintenance and Cleanup Program for qualified senior homeowners. Habitat for Humanity will use CDBG funds to pay for staff salaries (direct cost) and other eligible program-related costs.

Location: Qualified Senior Homeowners within the City of Murrieta

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.MR.93-26
HUD Matrix Code 05A	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 15
Type of Recipient HWS - Grantee	**Local ID** MR05

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.MR.94-26 - Boys and Girls Clubs Scholarship Program

Priority Need: Public Services

Sponsor: City of Murrieta

City Subrecipient: Boys & Girls Clubs of Southwest County

Address: One Town Square, Murrieta, CA 92562

Project Description: The Boys & Girls Club of Southwest County provides an after-school program at the Murrieta Clubhouse. Services include life skills, recreation, arts, academics, career, and service learning. CDBG funds will be used for "Scholarships" to eligible youth participating in the program.

Location: 40550 California Oaks Road and 24960 Adams Avenue, Murrieta, CA 92562

Objective: 1 - Suitable Living Environment
Outcome: 2 - Affordability

Objective Number SL-2	**Project ID** 3.MR.94-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 10
Type of Recipient HWS - Grantee	**Local ID** MR08

Funding Sources:

CDBG	**$15,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 3.MR.95-26 - Hope Family Housing

Priority Need: Public Services

Sponsor: City of Murrieta

City Subrecipient: Thessalonika Family Services DBA Mission Hope

Address: One Town Square, Murrieta, CA 92562

Project Description: The Mission Hope Family Housing Program will provide low-income families with safe, stable housing and support, including income-qualified rent reductions, case management, and other services and resources. CDBG funds will be used for utilities and other eligible program-related expenses.

Location: 41760 Rider Way, Temecula, CA 92590

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 3.MR.95-26
HUD Matrix Code 05Z	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(B) Low Mod Limited Clientele Income Certification	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 32
Type of Recipient HWS - Grantee	**Local ID** MR07

Funding Sources:

CDBG	**$10,000**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.NR.66-26 - Senior Center Program

Priority Need: Public Services

Sponsor: City of Norco

Address: 2870 Clark Avenue, Norco, CA 92860

Project Description: The City of Norco Senior Recreation and Community Services provides various health, recreational, educational, and social programs for seniors at the Rose M. Eldridge Senior Center. CDBG funds will be used to cover staff salaries (direct cost) and other eligible program-related expenses.

Location: 2690 Clark Avenue, Norco, CA 92860

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 2.NR.66-26
HUD Matrix Code 05A	**CDBG Citation** 570.201 (e)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons assisted with new access to services.	**Annual Units/Units Upon Completion:** 200
Type of Recipient HWS - Grantee	**Local ID** NR01

Funding Sources:

CDBG	**$9,459**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 2.NR.67-26 - Rose M Elridge Senior Center Flooring Project

Priority Need: Public Facilities

Sponsor: City of Norco

Address: 2870 Clark Avenue, Norco, CA 92860

Project Description: The City of Norco will use CDBG funds to remove and replace existing uneven flooring throughout the Rose M Elridge Senior Center to address safety concerns. CDBG funds will cover the costs of demolishing the existing floor, properly leveling the subfloor, and installing new ADA-compliant, slip-resistant flooring. Eligible expenses will include design, construction, materials, installation, project management, and other eligible related costs.

Location: 2690 Clark Avenue, Norco, CA 92860

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 2.NR.67-26
HUD Matrix Code 03A	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with improved access to a public facility or infrastructure benefit.	**Annual Units/Units Upon Completion:** 362
Type of Recipient HWS - Grantee	**Local ID** NR02

Funding Sources:

CDBG	**$51,570**

The primary purpose of the project is to help: ☐ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 4.PD.08-26 - Joslyn Center Air Conditioning Replacement Project

Priority Need: Public Facilities

Sponsor: City of Palm Desert

City Subrecipient: Cove Communities Senior Association dba The Joslyn Center

Address: 73510 Fred Waring Dr., Palm Desert, CA 92260

Project Description: The Joslyn Center will use CDBG funds to cover the costs of replacing (4) air conditioning units at the Joslyn Wellness Center and (3) air conditioning units in the Theatre. Eligible expenses will include design, construction, materials, installation, project management, and other eligible related costs.

Location: 73-750 Catalina Way, Palm Desert, CA 92260

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 4.PD.08-26
HUD Matrix Code 03A	**CDBG Citation** 570.201 (c)
CDBG National Objective 570.208 (a)(2)(i)(A) Low Mod Limited Clientele Presumed	
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Persons served with new or improved access, or no longer have access to a substandard facility or infrastructure.	**Annual Units/Units Upon Completion:** 500
Type of Recipient HWS - Grantee	**Local ID** PD05

Funding Sources:

CDBG	**$100,000**

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.273-26 - Valley Restart Shelter

Priority Need: Emergency Shelter

Sponsor: Valley Restart Shelter

Address: 200 E. Menlo Avenue, Hemet, CA 92543

Project Description: Valley Restart Shelter provides up to 90 days of emergency shelter and outreach services. Services include case management, referrals, outreach services, and supportive services for homeless families and individuals. ESG funds will be used for maintenance, utilities, supplies, and program staff salaries (direct cost).

Location: 200 E. Menlo Avenue, Hemet, CA 92543

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.273-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter.	**Annual Units/Units Upon Completion:** Emergency Shelter: 100
Type of Recipient HWS - Grantee	**Local ID** HESG01

Funding Source:

Emergency Shelter	$30,000
ESG	**$30,000**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.274-26 - Martha's Village and Kitchen, Inc.

Priority Need: Emergency Shelter

Sponsor: Martha's Village and Kitchen, Inc.

Address: 83-791 Date Avenue, Indio, CA 92210

Project Description: Martha's Village and Kitchen provides emergency shelter to homeless families and individuals. Services include case management, substance abuse referrals, and career and education center services. ESG funds will be used for facility equipment, utilities, food services, operational and maintenance, and staff salaries (direct cost).

Location: 83-791 Date Avenue, Indio, CA 92210

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.274-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter.	**Annual Units/Units Upon Completion:** Emergency Shelter: 160
Type of Recipient HWS - Grantee	**Local ID** HESG02

Funding Source:

Emergency Shelter	$74,000
ESG	**$74,000**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.275-26 - Path of Life Ministries

Priority Need: Emergency Shelter

Sponsor: Path of Life Ministries

Address: P.O. Box 1445, Riverside, CA 92502

Project Description: Path of Life Ministries provides a 90-day short-term shelter program for homeless individuals and families, and homelessness prevention. ESG funds will be used for emergency shelter operational costs, case managers' salaries (direct cost), food, transportation, and insurance.

Location: 2840 Hulen Place, Riverside, CA 92507

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.275-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter.	**Annual Units/Units Upon Completion:** Emergency Shelter: 15
Type of Recipient HWS - Grantee	**Local ID** HESG03

Funding Source:

Emergency Shelter	$100,000
ESG	**$100,000**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.276-26 - Starting Over, Inc.

Priority Need: Emergency Shelter

Sponsor: Starting Over, Inc.

Address: 6355 Riverside Avenue, Suite 100, Riverside, CA 92506

Project Description: Starting Over, Inc. (SOI) operates a low-barrier transitional housing program in congregate homes that serve justice-impacted men and women experiencing homelessness in Riverside County. Services include outreach, case management, and supportive services. ESG funds will be used for the operational costs of congregate homes, including rent, as well as for rapid re-housing expenses, such as rent and case management salaries.

Location: 6355 Riverside Avenue, Suite 100, Riverside, CA 92506

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.276-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter.	**Annual Units/Units Upon Completion:** Emergency Shelter: 10
Type of Recipient HWS - Grantee	**Local ID** HESG04

Funding Source:

Emergency Shelter	$30,000
ESG	**$30,000**

The primary purpose of the project is to help: ☒ **the Homeless** ☐ **Persons with HIV/AIDS** ☐ **Persons with Disabilities** ☐ **Public Housing Needs**

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.277-26 - Operation Safehouse, Inc.

Priority Need: Emergency Shelter

Sponsor: Operation Safehouse, Inc.

Address: 9685 Hayes Avenue, Riverside, CA 92503

Project Description: Operation SafeHouse, Inc. provides a 21-day emergency shelter program for runaway and homeless youth ages 11-17 in Riverside. Services include shelter, case management, counseling, and education. One hundred fifty (150) clients will receive substance abuse, life skills, shelter, food, anger management, and housing services. ESG funds will be used for staff salaries (direct cost) and utilities.

Location: 9685 Hayes Avenue, Riverside, CA 92503

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.277-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter.	**Annual Units/Units Upon Completion:** Emergency Shelter: 75
Type of Recipient HWS - Grantee	**Local ID** HESG05

Funding Source:

Emergency Shelter	$40,000
ESG	**$40,000**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.278-26 - Coachella Valley Rescue Mission

Priority Need: Emergency Shelter / Rapid Re-Housing

Sponsor: Coachella Valley Rescue Mission

Address: P.O. Box 10660, Indio, CA 92201

Project Description: The Coachella Valley Rescue Mission provides emergency shelter to homeless individuals and families for up to 90 days, and rapid re-housing services. ESG funds will be used to pay for case managers/housing coordinators (direct cost), emergency shelter operational and maintenance, and rapid re-housing, including financial assistance, services, and rent.

Location: 47-470 Van Buren Street, Indio, CA 92201

Objective: 2- Decent Housing 1 - Suitable Living Environment
Outcome: 2- Affordability 1 - Availability/Accessibility

Objective Number DH-2, SL-1	**Project ID** 6.278-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter and rehousing services.	**Annual Units/Units Upon Completion:** Emergency Shelter: 2,200 Rapid Re-Housing: 10
Type of Recipient HWS - Grantee	**Local ID** HESG08

Funding Source:

Emergency Shelter	$65,000
Rapid Re-Housing	$137,616
ESG	**$202,616**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.279-26 - Coachella Valley Association of Governments

Priority Need: Street Outreach

Sponsor: Coachella Valley Association of Governments

Address: 74199 El Paseo, Suite 100, Palm Desert, CA 92260

Project Description: The Coachella Valley Association of Governments' street outreach program provides outreach and case management to homeless individuals in District 4 of Riverside County. ESG funds will be used for street outreach, case management, direct staff salaries, emergency mental health services, and transportation.

Location: 41550 Eclectic Street, Palm Desert, CA 92260

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.279-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided outreach services.	**Annual Units/Units Upon Completion:** Street Outreach: 25
Type of Recipient HWS - Grantee	**Local ID** HESG10

Funding Source:

Street Outreach	$30,000
ESG	**$30,000**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.280-26 - Riverside University Health System-Behavioral Health

Priority Need: Homelessness Prevention

Sponsor: Riverside University Health System-Behavioral Health

Address: 10281 Kidd Street, Riverside, CA 92503

Project Description: Riverside University Health System - Behavioral Health (RUHS-BH) will provide a homeless prevention program throughout Riverside County, directing its efforts to prevent households from losing their housing, stabilize families and individuals at risk of homelessness, and reduce entries into the homeless system. ESG funds will be used for direct staff salaries, rental assistance, utility assistance, and administrative and operational costs.

Location: 10281 Kidd Street, Riverside, CA 92503

Objective: 1 - Suitable Living Environment
Outcome: 1 - Availability/Accessibility

Objective Number SL-1	**Project ID** 6.280-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator Number of persons provided shelter and re-housing services.	**Annual Units/Units Upon Completion:** Homelessness Prevention: 20
Type of Recipient HWS - Grantee	**Local ID** HESG12

Funding Source:

Homelessness Prevention	$70,000
ESG	**$70,000**

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects
County of Riverside

Project: 6.281-26 - ESG Program Administration

Priority Need: N/A

Sponsor: Riverside County Housing and Workforce Solutions

Address: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Project Description: The funding will provide staffing and overall program management, coordination, monitoring, and evaluation for the ESG program.

Location: 3403 Tenth Street, Suite 300, Riverside, CA 92501

Objective Number N/A	**Project ID** 6.281-26
Start Date 07/01/26	**Completion Date** 06/30/27
Performance Indicator N/A	**Annual Units/Units Upon Completion:** N/A
Type of Recipient HWS - Grantee	**Local ID** HESG15

Funding Source:

ESG	**$46,753**

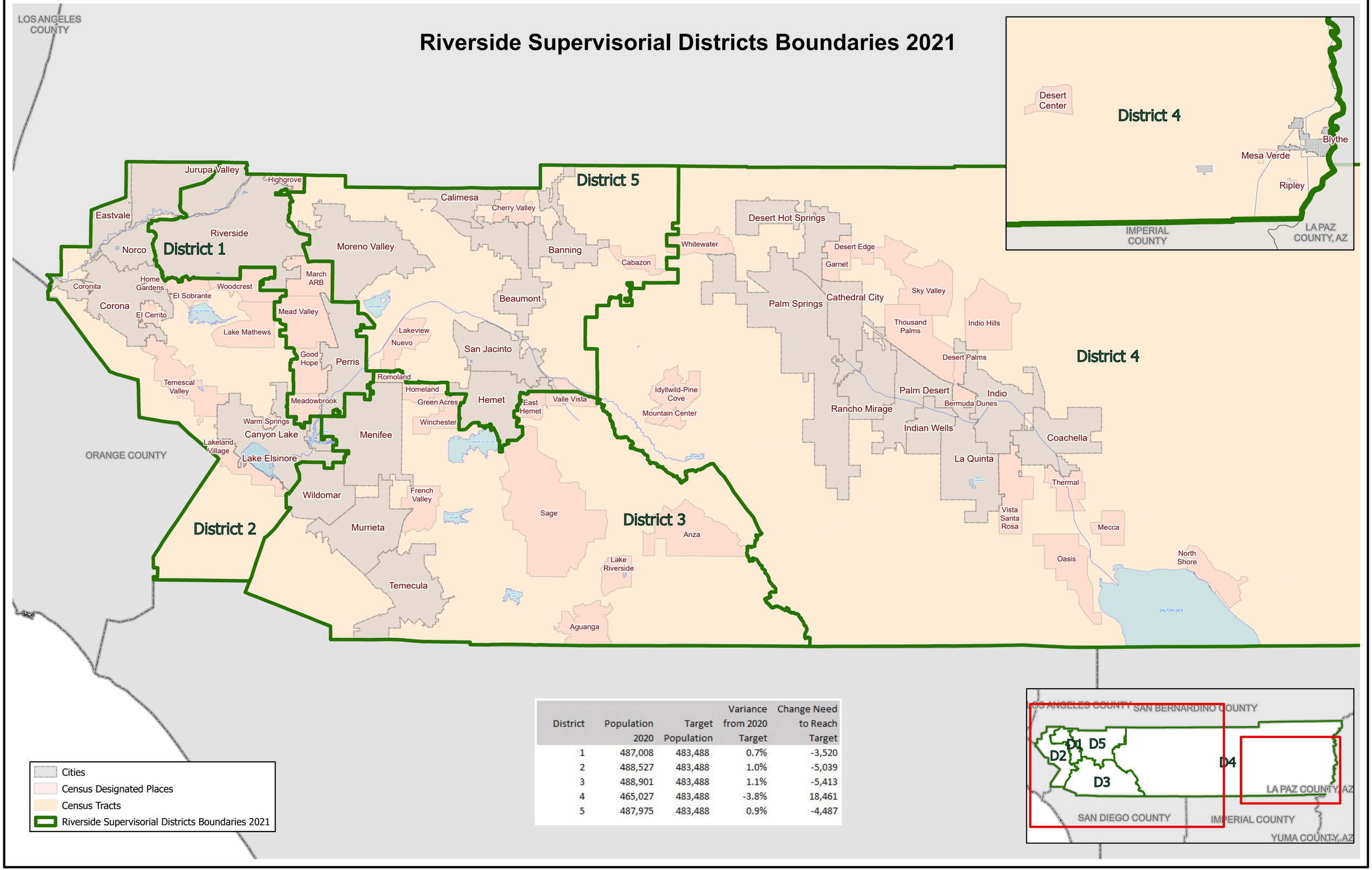
The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

APPENDIX I

RIVERSIDE COUNTY MAP

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Riverside Supervisorial Districts Boundaries 2021



District	Population 2020	Target Population	Variance from 2020 Target	Change Need to Reach Target
1	487,008	483,488	0.7%	-3,520
2	488,527	483,488	1.0%	-5,039
3	488,901	483,488	1.1%	-5,413
4	465,027	483,488	-3.8%	18,461
5	487,975	483,488	0.9%	-4,487

County of Riverside
Board of Supervisors



First District
Jose Medina
Representing:

Jurupa Valley
Perris
Riverside

UNINCORPORATED AREAS:
Good Hope, Highgrove, March Air Reserve Base, Mead Valley, Meadowbrook



Second District
Karen Spiegel
Representing:

Canyon Lake
Corona
Eastvale
Jurupa Valley
Lake Elsinore
Norco

UNINCORPORATED AREAS:
Canyon Ridge, Coronita, El Cariso, El Cerrito, Gavilan Hills, Home Gardens, Lake Hills, Lake Mathews, Lakeland Village, Rancho Capistrano, Rancho Carrillo, Temescal Valley, Victoria Grove, Warm Springs, Woodcrest



Third District
Chuck Washington
Representing:

Menifee
Murrieta
Temecula
Wildomar

UNINCORPORATED AREAS:
Aguanga, Anza Valley, DeLuz, LaCresta, East Hemet, French Valley, Green Acres, Homeland, Lake Riverside, Romoland, Sage, Tenaja, Valle Vista, Winchester



Fourth District
V. Manuel Perez
Representing:

Blythe
Cathedral City
Coachella
Desert Hot Springs
Indian Wells
Indio
La Quinta
Palm Desert
Palm Springs
Rancho Mirage

UNINCORPORATED AREAS:
Bermuda Dunes, Chiriaco Summit, Colorado River communities, Desert Center, Desert Edge, Eagle Mountain, Idyllwild, Indio Hills, Lake Tamarisk, Mecca, Mesa Verde, Mountain Center, North Shore, Oasis, Pine Cove, Ripley, Sky Valley, Sun City, Thermal, Thousand Palms, Vista Santa Rosa



Fifth District
Yxstian Gutierrez
Representing:

Banning
Beaumont
Calimesa
Hemet
Moreno Valley
San Jacinto

UNINCORPORATED AREAS:
Cabazon, Cherry Valley, Lakeview, Nuevo, Reche Canyon, San Timeteo Canyon, Valle Vista, Whitewater

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APPENDIX J

HOME MAXIMUM PURCHASE PRICE LIMITS

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:38 pm**

Property Type is 'Residential' **Standard Status** is 'Closed' 04/14/2026 to 01/14/2026 **Property Sub Type** is 'Manufactured On Land' **State Or Province** is 'California' **County** is 'Riverside'

Residential

Closed

MLS #	Address	BD	BA	SqFt	$/SqFt	List Date	Sold Date	DAM	List Price	Sold Price	SP%LP
IV25268096	906 Acorn Drive	1	1	250	$220.00	12/01/2025	03/11/2026	88	$59,900	$55,000	91.82
CV25162083	1295 S Cawston Avenue #344	1	1	480	$114.58	07/17/2025	01/28/2026	16	$55,000	$55,000	100.00
CV25275662	18625 Ellis	2	2	960	$67.71	12/13/2025	03/25/2026	9	$59,000	$65,000	110.17
CV26037098	73331 Pine Valley	2	2	1,168	$55.65	02/19/2026	04/03/2026	14	$79,900	$65,000	81.35
OC26020633	1285 Jennifer Court	3	2	1,584	$41.04	01/28/2026	02/20/2026	8	$79,000	$65,000	82.28
IV25259001	944 S Elk	2	2	1,368	$51.90	11/12/2025	03/24/2026	100	$129,900	$71,000	54.66
IV26038913	770 S Lyon	2	2	1,152	$68.49	02/21/2026	03/20/2026	6	$92,900	$78,900	84.93
IV26037050	460 San Mateo Circle	2	1	940	$90.43	02/18/2026	03/17/2026	2	$85,000	$85,000	100.00
SW26017562	893 S Palm	2	1	720	$125.00	01/26/2026	03/17/2026	30	$100,000	$90,000	90.00
SW26028183	711 San Mateo Circle	2	2	1,140	$82.02	02/09/2026	02/25/2026	5	$98,500	$93,500	94.92
SW25265127	31146 Fretwell	2	1	560	$179.43	11/21/2025	02/27/2026	3	$110,000	$100,482	91.35
IV25194342	838 San Francisco Drive	2	2	1,040	$105.77	07/30/2025	02/05/2026	152	$125,000	$110,000	88.00
SW25257280	1295 S Cawston Avenue #249	1	1	400	$275.00	11/10/2025	01/28/2026	67	$115,000	$110,000	95.65
SW25282179	1295 S Cawston #271	1	1	400	$287.50	12/31/2025	01/29/2026	19	$119,000	$115,000	96.64
SW25067117	1295 S Cawston Avenue #6	1	1	700	$164.29	03/28/2025	03/26/2026	355	$119,000	$115,000	96.64
SW25249079	230 San Mateo	2	2	1,198	$95.99	10/28/2025	01/21/2026	48	$139,000	$115,000	82.73
SW26016075	431 San Mateo Circle	3	2	1,040	$113.46	01/22/2026	03/19/2026	26	$140,000	$118,000	84.29
SW25263893	1441 Prospect Drive	1	1	600	$208.17	11/20/2025	03/27/2026	82	$131,000	$124,900	95.34
SW22224023	1199 San Marcos Drive	2	2	1,779	$70.26	10/17/2022	01/22/2026	2	$125,000	$125,000	100.00
SW24233915	220 San Carlos Drive	2	1	1,020	$124.51	11/14/2024	04/10/2026	418	$129,000	$127,000	98.45
IV26003356	1730 San Marcos	2	2	1,344	$100.45	01/06/2026	03/27/2026	69	$135,000	$135,000	100.00
IV26018957	8189 Keissel Road	3	2	1,152	$118.06	01/26/2026	03/31/2026	3	$135,000	$136,000	100.74
IV25270688	590 Santa Lucia	2	2	1,368	$100.15	12/04/2025	01/20/2026	11	$144,900	$137,000	94.55
SW26000030	1295 S Cawston #67	2	1	750	$191.33	01/01/2026	02/17/2026	1	$143,499	$143,499	100.00
SW26014120	1427 Sierra Drive	1	1	700	$207.14	01/12/2026	03/17/2026	39	$149,999	$145,000	96.67
SW26022967	1083 Via Del Mesa	2	2	1,200	$124.92	01/31/2026	03/13/2026	27	$154,500	$149,900	97.02
DW26055470	43865 Terwilliger	2	2	1,248	$120.19	03/12/2026	03/19/2026	0	$189,000	$150,000	79.37
PW25109164	36251 Melody Lane	2	1	1,000	$150.00	05/12/2025	04/02/2026	153	$184,000	$150,000	81.52
SW26033645	31271 Terand Avenue	3	2	1,120	$133.93	02/06/2026	03/20/2026	3	$199,999	$150,000	75.00
OC25272045	17647 Palowalla	3	2	1,200	$128.00	12/06/2025	03/17/2026	16	$160,000	$153,605	96.00
IV26002817	1116 Santa Maria	2	2	1,368	$113.30	01/06/2026	01/23/2026	3	$154,900	$155,000	100.06
SW26031671	1735 San Marcos	2	2	1,440	$107.64	02/11/2026	04/09/2026	31	$157,000	$155,000	98.73
PW25254790	380 Santa Lucia Drive	2	2	1,800	$88.89	11/05/2025	02/20/2026	30	$199,000	$160,000	80.40
IV26030194	44603 Buntin	2	1	640	$250.00	02/09/2026	03/12/2026	18	$159,900	$160,000	100.06
CV26000416	831 Santa Teresa	2	2	1,250	$132.00	01/01/2026	02/19/2026	9	$169,900	$165,000	97.12
OC26046232	153 Barbara	2	1	800	$212.50	09/26/2025	03/17/2026	4	$215,000	$170,000	79.07
TR25150388	1550 Rimpau Avenue #159	2	2	1,440	$121.46	07/04/2025	01/15/2026	88	$174,900	$174,900	100.00
SW25270101	1387 Bishop	2	2	1,440	$122.22	12/03/2025	01/22/2026	36	$180,000	$176,000	97.78
CV26033805	14858 Vinehill	2	2	1,344	$133.93	02/13/2026	04/06/2026	4	$180,000	$180,000	100.00
IV25278013	1020 Tierra Linda	2	2	1,640	$109.76	12/18/2025	01/30/2026	21	$184,000	$180,000	97.83
SW25187571	995 Santa Teresa Way	3	2	1,056	$175.19	08/19/2025	03/13/2026	113	$184,800	$185,000	100.11
219115154DA	5261 N Intake Boulevard	3	2	1,384	$143.79	08/08/2024	02/03/2026	502	$199,999	$199,000	99.50
SW25251854	1645 Sonora	2	2	1,440	$138.82	11/01/2025	02/24/2026	59	$199,999	$199,900	99.95

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:38 pm**

SW25243698	1450 Carlotta	2	2	1,440	$141.67	10/24/2025	03/05/2026	49	$199,000	$204,000	102.51
CV26023948	1777 Amethyst	2	2	960	$213.54	02/01/2026	03/09/2026	14	$298,888	$205,000	68.59
IG25260945	44783 Cornish	2	2	1,344	$152.53	11/13/2025	03/04/2026	45	$205,000	$205,000	100.00
250042466SD	43745 Rassle Dr	2	2	1,440	$142.36	10/14/2025	02/06/2026	75	$220,000	$205,000	93.18
SW26033537	59995 Granite Gulley	2	2	1,248	$168.27	02/13/2026	03/17/2026	7	$240,000	$210,000	87.50
SW25083560	24469 Manzanita Road	2	2	1,440	$145.83	04/04/2025	03/26/2026	296	$309,000	$210,000	67.96
IG26012704	32538 Mission Trail	3	1	700	$307.14	01/17/2026	02/26/2026	5	$199,000	$215,000	108.04
SW26031962	1262 Sorrel	3	2	1,560	$137.82	02/11/2026	03/13/2026	15	$210,000	$215,000	102.38
NDP2511108	38069 Calle De Amor	2	2	1,560	$140.88	11/23/2025	03/17/2026	66	$219,777	$205,000	93.28
IG25245221	41238 Cheyenne Trail	2	2	1,464	$150.27	10/10/2025	03/03/2026	81	$230,000	$220,000	95.65
CV26029026	43716 Frank Court	2	2	1,440	$152.78	02/09/2026	03/05/2026	1	$235,000	$220,000	93.62
SW25241946	1470 San Marcos	2	2	1,600	$138.12	10/16/2025	03/06/2026	113	$228,900	$221,000	96.55
SW25084643	360 Santa Clara Circle	2	2	1,120	$200.00	04/17/2025	03/09/2026	293	$229,999	$224,000	97.39
SW25275710	1545 El Cerrito	2	2	1,440	$157.01	12/13/2025	03/09/2026	24	$235,000	$226,100	96.21
IV25101230	1676 Amethyst Drive	2	1	1,044	$216.95	05/06/2025	03/12/2026	51	$260,000	$226,500	87.12
SW25246036	903 Santa Teresa	2	2	1,736	$132.49	10/23/2025	03/24/2026	48	$238,000	$230,000	96.64
SW25274315	992 S Elk	2	2	1,440	$159.72	12/10/2025	01/14/2026	9	$249,000	$230,000	92.37
CV25076188	1580 Cabrillo Drive	2	2	1,640	$143.29	04/07/2025	03/06/2026	209	$235,000	$235,000	100.00
SW26026023	43231 Chapman	2	2	1,056	$222.54	02/04/2026	03/18/2026	21	$245,000	$235,000	95.92
SW25265318	43609 Walden	3	2	1,740	$135.06	11/22/2025	03/25/2026	73	$250,000	$235,000	94.00
SW25247991	18864 Grand	2	2	924	$254.33	10/27/2025	04/08/2026	93	$288,000	$235,000	81.60
219136844DA	100080 72nd Avenue	3	2	1,120	$214.29	10/12/2025	01/26/2026	51	$299,900	$240,000	80.03
IG25182187	3800 W Wilson Street #28	2	2	864	$283.56	08/08/2025	04/08/2026	202	$245,000	$245,000	100.00
IG26037306	10165 Frontier Trail	2	2	1,344	$182.29	02/13/2026	03/26/2026	19	$250,000	$245,000	98.00
SW25276543	30697 Butia Palm	2	2	1,760	$141.48	12/15/2025	02/19/2026	23	$249,000	$249,000	100.00
OC25274897	73691 Stanton	2	2	1,512	$165.34	12/09/2025	03/12/2026	25	$250,000	$250,000	100.00
SW25149203	1117 San Marcos Drive	2	2	1,440	$173.61	08/27/2025	01/28/2026	113	$249,990	$250,000	100.00
IG26027554	1337 Lodgepole	2	2	2,064	$121.12	02/04/2026	03/13/2026	9	$250,000	$250,000	100.00
SW25096696	57590 Benton Way	2	2	728	$343.41	05/01/2025	04/02/2026	310	$259,000	$250,000	96.53
SW25272509	59300 Norman Hills Road	2	1	720	$347.22	12/02/2025	01/21/2026	15	$289,000	$250,000	86.51
IV25278979	26082 Seaforthia Palm	2	2	1,344	$188.99	12/22/2025	02/10/2026	20	$254,900	$254,000	99.65
SR26020352	5800 Hamner Avenue #72	3	2	1,344	$189.73	12/15/2025	03/25/2026	22	$265,000	$255,000	96.23
SW26001823	21225 Victorian	3	2	1,152	$221.35	01/12/2026	02/23/2026	2	$249,999	$255,000	102.00
IG25268890	30861 Paradise Palm	2	2	1,464	$174.18	12/03/2025	03/17/2026	70	$269,000	$255,000	94.80
SW25185994	1272 Brentwood Way	2	2	1,670	$155.09	08/18/2025	01/23/2026	148	$259,000	$259,000	100.00
SW25246326	1293 Yellowood	3	2	1,820	$142.86	10/14/2025	03/13/2026	100	$260,000	$260,000	100.00
OC25274877	1730 San Simeon Drive	2	2	1,832	$141.92	07/23/2025	02/05/2026	21	$264,999	$260,000	98.11
SW25075082	30740 Palmetto Palm Ave	2	2	1,740	$149.43	02/27/2025	03/13/2026	94	$265,000	$260,000	98.11
NDP2511343	49945 Saginaw Court	2	2	1,504	$173.70	12/08/2025	03/19/2026	60	$261,250	$245,250	93.88
219136737DA	18525 Keyes Drive	2	1	768	$345.05	10/10/2025	02/18/2026	103	$265,000	$265,000	100.00
SW25115637	42950 Sage Road	2	2	1,464	$181.01	05/30/2025	02/27/2026	154	$425,000	$265,000	62.35
SW25140727	43657 Walden Way	2	2	1,920	$139.06	06/23/2025	02/09/2026	111	$265,000	$267,000	100.75
SW26005628	32290 Bilton	2	2	1,152	$238.72	01/08/2026	02/19/2026	17	$250,000	$275,000	110.00
SW25141993	22725 Skylink Drive	2	2	720	$381.94	06/24/2025	02/25/2026	201	$275,000	$275,000	100.00
SW25117643	2918 Dogwood Way	2	2	1,440	$194.44	06/06/2025	01/16/2026	188	$285,000	$280,000	98.25
SW25183706	2953 Manzanita Way	2	2	1,716	$165.50	08/10/2025	03/19/2026	122	$284,000	$284,000	100.00
SW26022665	521 Bermuda Drive	2	2	1,672	$170.45	01/30/2026	03/17/2026	19	$285,000	$285,000	100.00
SW26017313	1599 Brentwood	2	2	1,440	$197.92	01/23/2026	02/27/2026	18	$285,000	$285,000	100.00
SW25271828	1361 Lodgepole Drive	2	2	1,900	$152.58	12/05/2025	03/23/2026	76	$279,900	$289,900	103.57

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:38 pm**

IG25259183	9597 Rosedale	2	2	1,440	$201.39	10/07/2025	01/14/2026	30	$299,950	$290,000	96.68
SW26014424	2526 Peach Tree	2	2	1,711	$169.49	01/19/2026	03/10/2026	11	$295,000	$290,000	98.31
CV25269930	1104 Carrotwood Court	2	2	1,344	$217.26	11/18/2025	03/18/2026	68	$292,000	$292,000	100.00
MC25224191	38240 Calle Arrebol	2	2	1,632	$179.35	09/22/2025	02/13/2026	112	$299,900	$292,700	97.60
SW26022833	22946 Skylink	2	2	1,344	$223.21	01/30/2026	02/13/2026	0	$300,000	$300,000	100.00
DW25272269	24190 Minton Rd	3	1	940	$319.15	12/06/2025	01/21/2026	5	$300,000	$300,000	100.00
SW26048842	43854 Payne	3	2	1,538	$195.06	03/05/2026	04/06/2026	5	$284,900	$300,000	105.30
SW25073410	25490 Briggs Road	3	2	1,500	$200.00	04/03/2025	02/27/2026	4	$315,000	$300,000	95.24
PW26015592	42600 San Ignacio	3	2	1,440	$212.50	01/21/2026	04/06/2026	18	$225,000	$306,000	136.00
IV25266891	25401 Browca Street	2	2	1,440	$215.28	11/21/2025	02/06/2026	12	$325,000	$310,000	95.38
SW25166155	23463 Big Tee Drive	2	2	1,320	$234.85	07/23/2025	02/20/2026	142	$325,000	$310,000	95.38
SW25249609	10135 Donner	2	2	1,990	$156.78	10/27/2025	01/29/2026	63	$319,900	$312,000	97.53
219138652DA	72360 Shell Drive	3	2	1,568	$200.57	11/12/2025	01/29/2026	51	$319,990	$314,500	98.28
219142457DA	98920 Surfside Avenue	3	2	1,790	$175.98	01/27/2025	03/20/2026	23	$315,000	$315,000	100.00
SW25269258	33124 Arbolado Lane	2	2	1,152	$277.78	12/02/2025	02/11/2026	13	$350,000	$320,000	91.43
OC25113025	17105 Aragon Drive	2	2	1,446	$226.83	05/17/2025	04/08/2026	256	$329,600	$328,000	99.51
IG26020735	40795 Laredo Trail	2	2	1,660	$198.80	01/29/2026	02/27/2026	3	$320,000	$330,000	103.13
219138693DA	16650 Avenida Rambla	4	2	1,661	$198.68	11/13/2025	02/13/2026	79	$335,000	$330,000	98.51
SW26006533	33400 Hixon Drive	2	2	1,344	$245.54	01/11/2026	04/02/2026	24	$325,000	$330,000	101.54
IV25189699	22861 Betty Rd.	3	2	1,440	$229.17	08/20/2025	01/23/2026	108	$330,000	$330,000	100.00
SW25278473	1446 Martinique	3	2	1,798	$183.54	08/01/2025	03/14/2026	1	$350,000	$330,000	94.29
PW25117773	32851 Mesa Drive	2	2	1,632	$204.04	05/27/2025	03/20/2026	240	$330,900	$333,000	100.63
PTP2507673	59063 Reynolds Way	3	3	1,452	$234.10	09/24/2025	03/24/2026	135	$339,909	$345,000	101.50
SW25264793	28180 Whitaker	3	3	990	$343.43	11/26/2025	01/29/2026	19	$379,900	$340,000	89.50
IG25267093	14939 Vinehill	2	2	1,272	$271.23	11/26/2025	02/04/2026	45	$345,000	$345,000	100.00
PW25239499	28161 Cottontail Drive	2	2	960	$359.38	10/14/2025	02/23/2026	84	$369,000	$345,000	93.50
SW26024277	38195 Via Taffia	2	2	1,368	$252.19	02/02/2026	04/07/2026	24	$355,900	$345,000	96.94
219136822DA	70640 Longyear Road	3	2	1,710	$204.68	10/11/2025	03/12/2026	67	$350,000	$350,000	100.00
PW26032616	21285 Kinney	2	2	1,092	$320.51	02/12/2026	04/14/2026	11	$200,000	$350,000	175.00
SW25237340	39630 Howard	3	2	1,632	$214.46	10/12/2025	01/26/2026	40	$335,000	$350,000	104.48
SW25279362	57745 Bailey	3	2	2,400	$145.83	12/22/2025	03/05/2026	42	$359,000	$350,000	97.49
IV26026623	291 Coral Hills Road	2	2	1,152	$308.16	02/04/2026	03/12/2026	3	$375,000	$355,000	94.67
IG25262343	9677 Terra Linda	3	2	1,636	$219.44	11/13/2025	03/20/2026	83	$359,000	$359,000	100.00
IV25145079	3107 Lake View Drive	4	3	1,300	$280.77	06/27/2025	03/16/2026	227	$385,000	$365,000	94.81
NDP2510521	21626 Mary Street	4	2	1,456	$252.51	11/03/2025	02/13/2026	84	$367,650	$370,000	100.64
SW26038749	34842 Lyn Avenue	3	2	1,680	$224.40	02/12/2026	04/09/2026	11	$349,999	$377,000	107.71
SW25225132	38070 Via La Colina	3	2	1,232	$308.36	09/25/2025	01/23/2026	4	$379,900	$379,900	100.00
CV25263321	335 E Mead	3	2	1,426	$269.99	11/19/2025	01/20/2026	24	$374,900	$385,000	102.69
IV25270782	22958 Skylink	2	2	1,440	$267.36	12/03/2025	02/19/2026	54	$415,000	$385,000	92.77
SW25245050	24473 Wagon Wheel	2	2	1,740	$223.28	10/22/2025	02/25/2026	94	$420,000	$388,500	92.50
WS25257636	41685 Gassner Road	3	2	1,566	$248.40	11/13/2025	03/09/2026	68	$379,888	$389,000	102.40
SW25280183	38619 Calle De La Siesta	3	2	1,344	$290.18	12/24/2025	03/29/2026	47	$399,900	$390,000	97.52
IG25276787	25382 Wanda Lane	3	2	1,230	$317.07	12/14/2025	03/24/2026	26	$399,900	$390,000	97.52
IG25276772	526 Calhoun Place	3	2	1,264	$316.46	12/14/2025	02/17/2026	14	$399,900	$400,000	100.03
PT26026590	44685 Palm	3	2	1,200	$333.33	02/04/2026	04/09/2026	38	$400,000	$400,000	100.00
IG25280691	505 Adobe	3	2	1,352	$295.86	12/23/2025	02/17/2026	0	$400,000	$400,000	100.00
SW25271095	3123 El Rosario	2	2	1,440	$278.47	12/04/2025	03/12/2026	28	$401,000	$401,000	100.00
SW26021439	927 Marcy	3	2	1,500	$268.60	01/29/2026	03/27/2026	8	$395,000	$402,900	102.00
PW25281112	28771 Via Estrella	3	2	2,061	$196.51	12/28/2025	03/20/2026	45	$399,000	$405,000	101.50

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:38 pm**

SW26021272	44050 Barbara Trail	4	2	2,160	$187.50	01/27/2026	04/02/2026	33	$499,000	$405,000	81.16
IG25268884	51490 Forest Boundary Rd	5	3	2,960	$138.51	12/02/2025	01/20/2026	8	$400,000	$410,000	102.50
PW25245354	18374 Tereticornis	3	2	1,680	$244.05	10/22/2025	01/16/2026	0	$435,000	$410,000	94.25
IV25264853	20301 Iron Horse	5	2	1,848	$223.76	11/19/2025	02/11/2026	0	$465,000	$413,500	88.92
SW25280484	25962 Sherman Road	2	2	1,120	$370.54	12/26/2025	03/17/2026	60	$415,000	$415,000	100.00
CV25245859	44755 Orpington	3	2	1,600	$259.38	10/23/2025	01/20/2026	44	$419,000	$415,000	99.05
SW25245774	59760 Burnt Valley	3	2	1,344	$312.50	10/23/2025	02/13/2026	61	$435,000	$420,000	96.55
SW25230932	26350 Cortrite	3	2	1,248	$340.54	10/02/2025	02/19/2026	13	$395,000	$425,000	107.59
IV25261100	38138 Calle Quedo	2	2	1,908	$225.37	11/13/2025	04/02/2026	100	$435,000	$430,000	98.85
CV25111066	61225 High Country Trail	3	2	2,640	$162.88	05/19/2025	01/30/2026	214	$459,000	$430,000	93.68
SW25187459	47480 Twin Pines Road	3	2	1,344	$320.68	08/21/2025	02/13/2026	144	$419,900	$431,000	102.64
CV25198793	44265 Arya Court	3	2	1,620	$267.28	09/05/2025	04/06/2026	176	$480,000	$433,000	90.21
SW25281538	17037 Aragon Drive	3	2	1,440	$302.08	01/07/2026	03/27/2026	53	$445,000	$435,000	97.75
SW26032328	38262 Via Oruga	3	2	1,684	$258.91	01/30/2026	04/02/2026	3	$439,000	$436,000	99.32
IV25268067	20230 Planada Court	2	2	1,620	$277.78	11/25/2025	01/27/2026	18	$439,900	$450,000	102.30
SW26002863	34135 Olive Grove	3	3	2,004	$224.55	01/05/2026	02/11/2026	6	$419,900	$450,000	107.17
CV26032781	20620 Evans Road	2	2	1,774	$253.66	02/10/2026	04/01/2026	48	$430,000	$450,000	104.65
SW25227024	1100 W 7th	4	2	1,445	$311.42	09/25/2025	01/15/2026	54	$449,900	$450,000	100.02
SW25234442	33922 Windmill	3	2	1,440	$312.50	10/07/2025	03/04/2026	79	$450,000	$450,000	100.00
SW25260886	44451 Jay Dr	3	2	1,344	$334.82	11/22/2025	02/10/2026	23	$475,000	$450,000	94.74
CV25113532	901 Norwich Way	3	2	1,344	$338.54	05/17/2025	01/28/2026	203	$445,000	$455,000	102.25
SW25278663	25177 Avenida Valencia	3	2	1,440	$315.97	12/19/2025	03/05/2026	49	$449,900	$455,000	101.13
SW25236550	26276 Guthridge	3	2	1,440	$319.44	10/09/2025	03/11/2026	73	$439,000	$460,000	104.78
SW25187591	27140 Wilkinson Street	3	2	1,344	$345.98	08/17/2025	02/16/2026	153	$495,000	$465,000	93.94
SW26000395	24363 Briggs	2	2	1,368	$345.03	01/02/2026	02/10/2026	13	$475,000	$472,000	99.37
IG25279182	34437 Tree Lane	3	3	1,440	$329.86	12/22/2025	03/04/2026	19	$470,000	$475,000	101.06
IG25278408	21916 Jean	3	2	1,536	$312.50	01/19/2026	03/31/2026	23	$470,000	$480,000	102.13
SW26017776	38141 Via La Colina	3	2	1,664	$290.26	01/29/2026	04/07/2026	23	$489,900	$483,000	98.59
SW25276216	10281 Wagonroad	3	2	1,536	$315.76	11/15/2025	03/17/2026	19	$485,000	$485,000	100.00
SW25279393	21302 Illinois Street	3	2	1,152	$421.01	12/22/2025	02/27/2026	12	$485,000	$485,000	100.00
SW26026633	33594 Windmill	3	2	1,680	$291.67	02/04/2026	03/13/2026	5	$475,000	$490,000	103.16
SW25252444	26613 Cortrite	3	2	1,728	$283.56	11/02/2025	02/27/2026	101	$510,000	$490,000	96.08
OC26005644	1421 Glengrove	3	2	1,880	$263.56	01/13/2026	04/03/2026	17	$499,000	$495,500	99.30
PTP2509124	29115 Via Princesa	3	2	1,512	$330.62	11/26/2025	02/02/2026	24	$499,900	$499,900	100.00
OC25280981	28495 Nevada	3	2	1,344	$372.02	12/28/2025	02/11/2026	24	$499,000	$499,999	100.20
IV26022099	33642 Harvest	3	2	1,956	$255.62	01/31/2026	03/09/2026	7	$500,000	$500,000	100.00
SW25266709	40120 Lakeshore	3	2	1,566	$319.28	11/26/2025	01/26/2026	7	$480,000	$500,000	104.17
TR26009811	24773 Cornstalk	3	2	1,344	$372.02	11/29/2025	02/23/2026	4	$485,000	$500,000	103.09
SW25237971	38190 Camino Cinife	2	2	1,512	$330.69	10/11/2025	04/07/2026	122	$499,999	$500,000	100.00
IV26008098	22821 Deprad Street	3	2	1,344	$375.74	01/13/2026	03/12/2026	7	$490,000	$505,000	103.06
IG25217786	18759 Clark St	4	2	1,848	$275.43	09/11/2025	01/30/2026	15	$525,000	$509,000	96.95
IV25278679	24553 Maitri Road	3	2	1,440	$354.17	11/22/2025	02/17/2026	27	$500,000	$510,000	102.00
SW26033260	27972 Benigni	3	2	2,034	$250.74	02/12/2026	03/23/2026	6	$507,000	$510,000	100.59
IG26036653	10244 Wrangler	3	2	1,680	$306.55	02/18/2026	04/08/2026	14	$515,000	$515,000	100.00
SW26006738	52830 Mount Road	4	3	3,040	$169.90	01/03/2026	04/02/2026	36	$507,900	$516,500	101.69
SW26015792	33060 Almond	3	2	1,824	$285.09	01/22/2026	02/24/2026	6	$519,000	$520,000	100.19
SW26015843	39609 Valarie Road	3	2	2,160	$240.74	01/22/2026	03/06/2026	8	$525,000	$520,000	99.05
CV25273662	10320 Wrangler	3	2	1,704	$316.84	12/09/2025	03/02/2026	17	$539,900	$539,900	100.00
TR26010330	10624 Wrangler	4	2	1,830	$295.08	01/15/2026	02/24/2026	4	$539,999	$540,000	100.00

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:38 pm**

SW25248775	26036 Calvert ave	4	2	1,512	$359.13	10/28/2025	01/31/2026	47	$524,900	$543,000	103.45
PW25171100	33195 Meyer Road	2	2	1,344	$416.67	01/19/2026	02/19/2026	14	$450,000	$560,000	124.44
TR25273862	40270 Vans Vision Road	3	2	1,670	$339.61	12/10/2025	02/13/2026	13	$574,900	$567,154	98.65
IG25268429	33508 Orange Street	3	2	1,568	$376.28	12/01/2025	03/10/2026	41	$580,000	$590,000	101.72
SW26002308	35125 Hobbiton	4	2	2,140	$275.70	01/02/2026	02/17/2026	9	$599,000	$590,000	98.50
RS25220539	33275 cottonwood rd	4	2	1,536	$385.74	09/18/2025	03/09/2026	44	$624,900	$592,500	94.82
SW26007554	34261 The Farm	3	2	2,226	$267.25	01/05/2026	03/30/2026	41	$599,888	$594,888	99.17
OC25264713	42815 El Campo road	3	3	1,741	$341.76	11/21/2025	04/03/2026	66	$598,000	$595,000	99.50
SW25141207	33075 Grand Avenue	3	2	1,540	$389.61	06/24/2025	02/20/2026	124	$615,000	$600,000	97.56
SW25270889	33045 Briggs Road	3	2	2,001	$306.10	12/08/2025	02/13/2026	13	$599,000	$612,500	102.25
SW25272468	19957 Hansen Avenue	3	2	1,814	$372.11	12/08/2025	01/30/2026	30	$675,000	$675,000	100.00
IG25233391	22350 Gavilan Rd	2	2	2,400	$283.33	10/10/2025	03/05/2026	9	$650,000	$680,000	104.62
IV25277317	25655 Leon Road	3	2	2,574	$281.66	12/17/2025	04/07/2026	18	$699,000	$725,000	103.72
SW26061227	27355 Scott Road	3	2	1,488	$504.03	03/23/2026	04/02/2026	3	$780,000	$750,000	96.15
SW25273440	32830 Shrimp	3	2	1,874	$416.22	12/05/2025	03/27/2026	70	$799,000	$780,000	97.62
SW26014861	29825 Porth	3	2	2,400	$327.08	01/21/2026	03/13/2026	10	$799,900	$785,000	98.14
SW25115744	42345 De Portola Road	4	3	2,800	$282.14	05/23/2025	01/15/2026	168	$799,000	$790,000	98.87
SW25188466	35125 Stirrup Road	3	3	2,560	$308.59	08/19/2025	03/06/2026	93	$799,999	$790,000	98.75
SW25274347	40121 Bella Vista Road	2	2	1,956	$409.00	12/10/2025	01/27/2026	8	$800,000	$800,000	100.00
SW25215241	23742 Bundy Canyon Road	4	3	2,464	$363.23	08/28/2025	02/23/2026	134	$895,000	$895,000	100.00
SW25237004	34265 Judith	3	2	1,512	$627.65	10/09/2025	02/13/2026	32	$959,900	$949,000	98.86
SW26040317	39485 Colleen Way	4	3	2,416	$434.60	02/24/2026	03/25/2026	0	$1,124,000	$1,050,000	93.42

Inventory Analysis	**Prior 7-12 Months** (04/14/2025-10/12/2025)	**Prior 4-6 Months** (10/13/2025-01/12/2026)	**Current - 3 Months** (01/13/2026-04/14/2026)
Total # of Comparable Sales (Settled)	0	0	212
Absorption Rate (Total Sales/Months)	0.00	0.00	70.67
Total # of Comparable Active Listings	46	53	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**
Median Comparable Sale Price	$0	$0	$317,500
Median Comparable Sales DAM	0	0	27
Median Comparable List Price (Listings Only)	$329,800	$330,900	$0
Median Comparable Listings DAM (Listings Only)	143	82	0
Median Sale Price / Median List Price %	0.00%	0.00%	97.69%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:45 pm**

Property Type is 'Residential' **Standard Status** is 'Closed' 04/14/2026 to 02/13/2026 **Property Sub Type** is one of 'Condominium', 'Townhouse' **State Or Province** is 'California' **County** is 'Riverside'

Residential

Closed

MLS #	Address	BD	BA	SqFt	$/SqFt	List Date	Sold Date	DAM	List Price	Sold Price	SP%LP
219143022DA	64291 Spyglass Avenue #12	1	1	565	$158.41	02/10/2026	03/04/2026	4	$89,500	$85,000	94.97
IG25222415	150 E Lakeshore #58	1	2	800	$137.50	09/18/2025	04/06/2026	47	$132,000	$110,000	83.33
P1-25449	9645 Spyglass Avenue #76	2	1	829	$138.72	01/14/2026	02/23/2026	19	$135,000	$115,000	85.19
OC25083492	1030 N Lovekin ##27	2	2	1,768	$67.87	04/21/2025	04/01/2026	332	$125,000	$120,000	96.00
219145041DA	510 N Villa #116	1	1	589	$212.22	03/18/2026	04/10/2026	17	$130,000	$125,000	96.15
SR25280385	685 N Ashurst Court #H 215	1	1	589	$246.18	12/20/2025	02/18/2026	31	$150,000	$145,000	96.67
219137541DA	2812 N Auburn Court #206	1	1	589	$254.67	10/23/2025	02/18/2026	118	$155,000	$150,000	96.77
219138311DA	5300 E Waverly Drive #4209	1	1	522	$287.36	11/06/2025	03/17/2026	111	$175,000	$150,000	85.71
260001638SD	1402 Hancock	2	2	1,015	$147.78	01/22/2026	03/11/2026	33	$199,000	$150,000	75.38
OC25044430	74380 El Camino #43	1	1	600	$267.50	02/28/2025	03/04/2026	343	$150,000	$160,500	107.00
IG25275072	420 N Villa Court #103	1	1	589	$275.04	12/12/2025	02/19/2026	47	$169,000	$162,000	95.86
219141702DA	44260 Monroe Street ## 54	1	1	720	$229.17	01/20/2026	03/11/2026	29	$179,000	$165,000	92.18
25605109PS	675 N Los Felices Circle #110	1	1	589	$283.53	10/19/2025	04/07/2026	148	$164,900	$167,000	101.27
219142538DA	680 N Ashurst Court #102	1	1	589	$286.08	02/02/2026	03/31/2026	53	$175,000	$168,500	96.29
219143500DA	2821 N Los Felices Circle #107	1	1	589	$303.48	02/02/2026	03/30/2026	37	$185,000	$178,750	96.62
SW26023113	601 S Palm Avenue #B	2	2	1,247	$145.55	01/21/2026	04/01/2026	28	$182,000	$181,500	99.73
219140064DA	1407 N Sunrise Way #18	1	1	771	$250.32	12/08/2025	03/25/2026	100	$209,000	$193,000	92.34
OC26017418	2825 N Los Felices Road #114	1	1	589	$335.31	01/24/2026	02/27/2026	1	$205,000	$197,500	96.34
OC25281897	150 E Lakeshore Drive #82	2	2	800	$249.88	12/30/2025	03/16/2026	52	$209,900	$199,900	95.24
SW26023433	353 N Hermosa Dr, 7C1	1	1	633	$315.96	02/01/2026	04/09/2026	4	$229,000	$200,000	87.34
26633913PS	1552 S Camino Real #330	1	1	645	$315.50	01/06/2026	03/27/2026	69	$235,000	$203,500	86.60
219139679DA	6112 Arroyo Road #1	2	2	993	$211.48	12/04/2025	02/19/2026	9	$210,000	$210,000	100.00
OC25219571	2240 Palm Canyon Dr #20	2	2	1,278	$165.58	09/17/2025	02/26/2026	106	$250,000	$211,606	84.64
219143454PS	2857 N Los Felices Road #115	1	1	589	$364.18	02/18/2026	03/18/2026	28	$219,000	$214,500	97.95
26658249PS	69130 Gerald Ford Drive #41	2	2	900	$238.89	03/01/2026	03/30/2026	25	$229,000	$215,000	93.89
IV25266925	25584 Sharp Drive #D	3	3	1,628	$132.68	11/26/2025	02/23/2026	34	$215,000	$216,000	100.47
IV25280511	12175 Carnation #B	2	2	1,037	$212.15	12/25/2025	03/24/2026	40	$225,000	$220,000	97.78
219141498DA	78650 Avenue 42 #210	2	2	960	$229.17	01/15/2026	02/25/2026	21	$220,000	$220,000	100.00
219143235DA	2290 S Palm Canyon Drive #104	1	1	552	$404.59	02/14/2026	03/26/2026	33	$223,333	$223,333	100.00
219141199DA	78650 Avenue 42 #615	2	2	960	$234.38	01/08/2026	02/27/2026	44	$255,000	$225,000	88.24
IV26051883	82075 Country Club #53	1	1	616	$365.26	03/06/2026	04/13/2026	6	$225,000	$225,000	100.00
PW25023937	1407 N Sunrise Way #25	1	1	771	$291.83	02/01/2025	02/17/2026	360	$225,000	$225,000	100.00
219144738DA	67451 Toltec Court	3	2	1,285	$177.43	03/12/2026	03/13/2026	0	$288,000	$228,000	79.17
IG26019275	1368 Randolph Circle	2	2	1,015	$226.50	01/27/2026	02/26/2026	13	$229,900	$229,900	100.00
219142198DA	46943 Highway 74 #4	2	1	924	$248.92	01/26/2026	03/02/2026	27	$250,000	$230,000	92.00
OC26005479	643 W Villa Chaparral	2	2	1,040	$222.31	01/08/2026	04/01/2026	49	$239,000	$231,200	96.74
219141450DA	5994 Fairway Circle	1	2	951	$247.11	01/07/2026	04/01/2026	46	$279,000	$235,000	84.23
CV25176170	1313 Massachusetts Avenue #201	1	1	604	$397.35	08/04/2025	02/26/2026	175	$255,000	$240,000	94.12
PW26041058	40855 Sandy Gale #A	2	2	925	$259.46	02/24/2026	03/26/2026	0	$285,000	$240,000	84.21
RS26001161	40925 Sandy Gale Lane #A	2	2	925	$259.46	01/03/2026	02/17/2026	32	$285,000	$240,000	84.21
OC25266697	1555 N CHAPPARAL #311	1	2	750	$320.00	11/26/2025	03/10/2026	83	$245,000	$240,000	97.96
26652263PS	2290 S Palm Canyon Drive #115	1	1	552	$443.84	02/15/2026	03/11/2026	24	$245,000	$240,000	97.96
219135774DA	5175 E Waverly Drive #F47	1	2	887	$270.57	09/20/2025	03/27/2026	153	$245,000	$240,000	97.96

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:45 pm**

25620675PS	1655 E Palm Canyon Drive #602	1	1	755	$317.88	11/20/2025	03/06/2026	85	$249,000	$240,000	96.39
219135198DA	48255 Monroe Street #43	1	2	857	$282.38	09/10/2025	02/13/2026	76	$249,000	$242,000	97.19
219135841DA	48255 Monroe Street #59	2	2	998	$245.49	09/24/2025	03/31/2026	181	$239,900	$245,000	102.13
219138439DA	47395 Monroe Street #259	2	2	942	$260.08	11/07/2025	02/26/2026	88	$295,000	$245,000	83.05
219143250DA	40880 Whirling Wind Drive #A	2	2	925	$283.24	02/14/2026	03/12/2026	6	$262,000	$245,000	93.51
SW26022691	1373 Sierra Seneca	2	2	1,040	$235.58	01/26/2026	03/13/2026	10	$250,000	$245,000	98.00
TR25230363	2891 Canyon Crest Drive #53	2	2	900	$277.78	09/30/2025	03/19/2026	105	$269,000	$250,000	92.94
IG25271960	465 La Costa Drive	2	2	985	$258.88	12/05/2025	03/30/2026	48	$269,000	$255,000	94.80
219139253PS	1725 N Via Miraleste #2124	1	1	854	$298.59	11/26/2025	02/25/2026	91	$265,000	$255,000	96.23
219138745DA	1548 Sunflower Court	2	1	837	$304.66	11/14/2025	03/12/2026	69	$280,000	$255,000	91.07
219138576DA	35200 Cathedral Canyon Drive #D33	2	2	1,384	$185.33	11/11/2025	04/13/2026	153	$279,000	$256,500	91.94
219139144DA	78650 Avenue 42 #1609	2	2	960	$269.27	11/22/2025	02/23/2026	94	$258,500	$258,500	100.00
IG25232569	5380 W Palmer Drive	2	2	985	$262.94	10/01/2025	02/17/2026	80	$259,000	$259,000	100.00
219136019DA	42764 Sand Dune Drive	3	3	1,796	$144.77	09/29/2025	04/06/2026	124	$301,340	$260,000	86.28
219138400DA	200 E Racquet Club Road #69	2	1	1,211	$214.70	11/07/2025	02/25/2026	61	$265,900	$260,000	97.78
SW25142918	200 E Racquet Club Rd #69	2	1	1,211	$214.70	06/25/2025	02/25/2026	116	$265,900	$260,000	97.78
219137693DA	35200 Cathedral Canyon Drive #A7	2	2	1,388	$187.32	10/27/2025	02/13/2026	109	$275,000	$260,000	94.55
SW26017413	1325 W Latham	3	3	1,340	$196.04	01/23/2026	03/13/2026	13	$260,000	$262,700	101.04
IV26030039	12215 Carnation Lane #D	3	2	1,183	$224.01	02/09/2026	04/03/2026	3	$265,000	$265,000	100.00
219143183DA	46880 Mountain Cove #89	1	1	576	$477.43	02/13/2026	03/30/2026	45	$275,000	$265,000	96.36
IG25170134	668 La Costa Drive	2	2	921	$289.90	07/28/2025	03/31/2026	206	$275,000	$267,000	97.09
PW25161041	1535 Border Avenue #C	1	1	731	$369.36	07/14/2025	02/25/2026	162	$314,999	$270,000	85.71
IV25228237	6979 Palm #331J	2	2	1,005	$268.66	09/28/2025	03/03/2026	108	$290,000	$270,000	93.10
DW26016415	2345 S Cherokee #109	2	2	1,225	$220.41	01/22/2026	02/27/2026	4	$270,000	$270,000	100.00
26639653PS	5301 E Waverly Drive #222	2	2	979	$275.79	01/17/2026	02/26/2026	25	$275,000	$270,000	98.18
IG25227606	505 S Farrell #N77	1	1	797	$338.77	09/28/2025	03/30/2026	155	$279,900	$270,000	96.46
25614687PS	1950 S Palm Canyon Drive #137	2	2	1,024	$263.67	11/06/2025	03/11/2026	98	$289,000	$270,000	93.43
219142331DA	31200 Landau Boulevard #2707	2	2	1,160	$232.76	01/20/2026	03/12/2026	42	$269,900	$270,000	100.04
219140160PS	67270 Cumbres Court	2	2	984	$274.39	12/18/2025	03/02/2026	43	$275,000	$270,000	98.18
IV25174543	117 Tiger Lane	3	2	1,339	$201.64	08/10/2025	03/19/2026	16	$270,000	$270,000	100.00
219141646DA	71990 Eleanora Lane	2	2	996	$273.74	01/09/2026	03/04/2026	12	$285,000	$272,650	95.67
CV26025632	25871 Cherry Hills Boulevard	2	2	1,378	$198.11	02/01/2026	04/03/2026	8	$268,800	$273,000	101.56
219138444DA	78269 Scarlet Court	1	1	763	$360.42	11/08/2025	04/06/2026	149	$278,000	$275,000	98.92
219141506DA	78347 Terra Cotta Court	1	1	763	$360.42	01/16/2026	02/27/2026	42	$290,000	$275,000	94.83
219143419PS	1050 E Ramon #96	2	2	1,152	$238.72	02/18/2026	03/31/2026	41	$260,000	$275,000	105.77
219136869DA	2001 Camino Parocela #O-107	1	1	797	$345.04	10/13/2025	04/01/2026	150	$279,000	$275,000	98.57
25589997PS	2345 S Cherokee Way #118	2	2	1,252	$219.65	09/13/2025	03/16/2026	157	$299,000	$275,000	91.97
219139793DA	67825 N Portales Drive	2	2	1,212	$226.90	12/09/2013	04/06/2026	61	$280,000	$275,000	98.21
219138945DA	28738 W Natoma Drive	2	2	1,177	$233.64	11/18/2025	04/06/2026	110	$289,000	$275,000	95.16
IG25262948	631 La Costa	2	2	985	$289.34	11/19/2025	04/03/2026	99	$287,000	$285,000	99.30
219137357DA	68035 Lakeland Drive	2	2	1,197	$238.10	10/20/2025	03/23/2026	93	$295,000	$285,000	96.61
OC26030841	16377 Lakeshore	2	3	785	$363.06	02/26/2026	04/14/2026	18	$284,900	$285,000	100.04
SW25229783	28661 Via Las Flores	1	1	762	$374.02	10/01/2025	03/30/2026	144	$295,000	$285,000	96.61
25540473PS	1421 N Sunrise Way #34	2	2	1,170	$247.01	05/18/2025	03/09/2026	257	$299,000	$289,000	96.66
IG26027125	440 La Costa	2	2	921	$314.33	02/05/2026	03/25/2026	23	$289,500	$289,500	100.00
SR25276925	50640 Santa Rosa #8	1	1	682	$425.22	12/17/2025	03/24/2026	84	$314,999	$290,000	92.06
219143553DA	46173 Highway 74 ## 5	2	2	1,140	$254.39	02/20/2026	03/23/2026	28	$299,950	$290,000	96.68
TR26044653	43756 Avenida Alicante	2	2	1,291	$224.63	03/01/2026	04/08/2026	14	$289,000	$290,000	100.35
219138425PS	114 Desert Falls E Drive	1	2	1,061	$273.33	11/07/2025	02/26/2026	53	$299,950	$290,000	96.68

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25516833PS	2530 N Whitewater Club Drive #D	2	2	1,244	$233.12	03/27/2025	02/27/2026	245	$295,000	$290,000	98.31
219141530PS	29221 E Portales Drive	2	2	1,212	$239.27	01/16/2026	03/02/2026	26	$290,000	$290,000	100.00
26633021PS	68644 Calle Mancha	2	2	1,486	$195.15	01/13/2026	03/17/2026	39	$299,000	$290,000	96.99
219144383DA	46185 California 74 #23	2	2	1,140	$257.89	03/06/2025	04/13/2026	24	$299,000	$294,000	98.33
219143013DA	69746 Encanto Court	3	2	1,128	$270.39	02/06/2026	04/02/2026	32	$305,000	$295,000	96.72
219140939PS	3627 Quiet Side	1	1	833	$354.14	01/07/2026	03/04/2026	77	$299,900	$295,000	98.37
219144944DA	2700 E Mesquite Avenue #E29	2	2	1,175	$251.06	03/02/2026	03/17/2026	0	$319,000	$295,000	92.48
219143593DA	78180 Cortez Lane #157	1	1	576	$516.20	02/21/2026	03/31/2026	0	$305,000	$297,333	97.49
IV26005754	600 Central #374	1	1	822	$362.53	01/07/2026	03/13/2026	30	$310,000	$298,000	96.13
219138740DA	42872 Scirocco Road	2	2	1,139	$262.51	11/14/2025	03/31/2026	89	$299,000	$299,000	100.00
SW26024077	28466 Pebble Beach	2	2	1,066	$281.42	02/02/2026	03/20/2026	13	$299,999	$299,999	100.00
PTP2601976	600 Central Avenue #332	2	2	1,076	$278.81	03/13/2026	04/08/2026	20	$300,000	$340,000	113.33
219141108PS	215 Via Reneca	2	2	1,042	$287.91	01/09/2026	02/17/2026	14	$340,000	$300,000	88.24
219143208DA	43737 Avenida Alicante	2	2	1,291	$247.87	02/13/2026	03/23/2026	33	$320,000	$300,000	93.75
219142748DA	2023 N Via Miraleste Unit # 1018 #1018	2	2	1,183	$274.72	02/05/2026	03/19/2026	18	$324,999	$300,000	92.31
NP25190851	280 S Avenida Caballeros #223	2	2	1,082	$277.26	08/24/2025	04/06/2026	135	$320,000	$300,000	93.75
25601629PS	2393 S Skyview Drive #25	2	2	1,163	$257.95	10/08/2025	03/24/2026	142	$315,000	$300,000	95.24
TR26013860	1315 Massachusetts Avenue #204	2	2	886	$344.24	01/20/2026	02/19/2026	6	$307,500	$305,000	99.19
219143694DA	70100 Mirage Cove Drive #55	1	1	763	$399.74	02/23/2026	04/08/2026	30	$315,000	$305,000	96.83
25617789PS	325 E Via Escuela #324	1	1	854	$357.14	11/12/2025	02/24/2026	104	$312,000	$305,000	97.76
219138321PS	35200 Cathedral Canyon Drive #I72	2	2	1,384	$220.38	11/06/2024	02/23/2026	95	$339,900	$305,000	89.73
SW25280856	26450 Arboretum #1006	1	1	730	$417.81	12/15/2025	03/11/2026	44	$314,999	$305,000	96.83
CV26003883	6979 Palm Court	3	2	1,235	$247.77	12/09/2025	03/19/2026	41	$315,000	$306,000	97.14
SW25270768	26444 Arboretum Way #2106	1	1	730	$419.18	12/04/2025	03/09/2026	75	$304,500	$306,000	100.49
SW26023994	26923 Augusta	2	2	1,266	$244.08	02/02/2026	04/07/2026	17	$309,000	$309,000	100.00
OC25275038	2620 Avenida Del Vista #203	1	1	673	$460.62	12/11/2025	02/21/2026	29	$305,000	$310,000	101.64
OC26044957	3535 Banbury #14	1	1	685	$452.55	02/28/2026	04/01/2026	1	$310,000	$310,000	100.00
219138686DA	82022 Odlum Drive	2	2	1,156	$268.17	11/13/2025	03/16/2026	119	$325,000	$310,000	95.38
25512197PS	422 Forest Hills Drive	1	2	1,049	$295.52	03/20/2025	03/11/2026	339	$332,000	$310,000	93.37
SR26033438	800 E Cottonwood Rd #4	2	2	816	$379.90	02/13/2026	03/25/2026	13	$325,500	$310,000	95.24
IV25127739	1553 Spyglass	1	2	951	$325.97	06/07/2025	02/27/2026	136	$299,999	$310,000	103.33
219136486PS	5920 Paradise Plaza	2	2	1,168	$265.41	10/06/2025	03/02/2026	128	$325,000	$310,000	95.38
219139246DA	49211 Douglas Street	2	2	1,218	$256.16	11/26/2025	03/26/2026	113	$314,900	$312,000	99.08
IG25279214	2085 Highpointe	1	1	540	$583.33	12/18/2025	02/27/2026	12	$325,000	$315,000	96.92
IG25246918	5664 Trevino	2	2	1,300	$242.31	10/22/2025	04/08/2026	128	$345,000	$315,000	91.30
219141938DA	76527 Begonia Lane	1	2	936	$336.54	01/22/2026	03/26/2026	34	$350,000	$315,000	90.00
219142449DA	77620 Woodhaven Drive	2	2	1,348	$233.68	01/31/2026	03/24/2026	52	$380,000	$315,000	82.89
IG26054037	994 La Costa #N101	2	2	1,032	$310.08	03/11/2026	04/13/2026	6	$360,000	$320,000	88.89
219126348DA	78069 Cobalt Court	1	1	763	$419.40	03/12/2025	03/24/2026	373	$339,000	$320,000	94.40
IG25230748	49108 Wayne Street	2	2	1,082	$295.75	10/05/2025	03/16/2026	151	$329,000	$320,000	97.26
OC25227507	42841 Scirocco	2	2	1,295	$247.10	09/25/2025	03/27/2026	144	$340,000	$320,000	94.12
219142159DA	1470 S Camino Real	2	2	1,163	$275.15	01/25/2025	04/10/2026	35	$340,000	$320,000	94.12
PT26040132	3666 Sunburst	1	2	925	$350.27	02/23/2026	02/26/2026	0	$349,000	$324,000	92.84
219131178DA	49380 Eisenhower Drive	2	2	982	$330.96	06/04/2025	03/12/2026	276	$350,000	$325,000	92.86
PW26018439	1111 E Palm Canyon Drive #202	1	1	525	$619.05	01/20/2026	04/09/2026	43	$333,900	$325,000	97.33
SW26030575	26364 Arboretum #3303	1	1	730	$445.21	02/09/2026	03/24/2026	14	$297,000	$325,000	109.43
219144273DA	77720 Woodhaven Drive	2	2	1,348	$242.95	03/05/2026	04/10/2026	32	$355,000	$327,500	92.25
219124102DA	35200 Cathedral Canyon Drive #W184	2	3	1,699	$193.64	02/02/2025	02/27/2026	339	$359,900	$329,000	91.41
25609995PS	2504 N Whitewater Club Drive #F	2	2	1,244	$265.27	11/01/2025	03/25/2026	142	$350,000	$330,000	94.29

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IG25281670	815 Hogan	2	2	921	$361.02	01/01/2026	04/01/2026	53	$349,999	$332,500	95.00
SW25265888	31409 Taylor	1	1	864	$387.62	11/26/2025	03/12/2026	69	$334,800	$334,900	100.03
219135482DA	56 Majorca Drive	1	2	854	$392.27	09/17/2025	02/23/2026	159	$339,000	$335,000	98.82
24461761	1732 Capri Circle	2	2	1,200	$279.17	11/08/2024	03/13/2026	469	$359,000	$335,000	93.31
250042089SD	1645 Beaver Creek #A	2	2	1,566	$217.11	10/19/2025	04/03/2026	141	$340,000	$340,000	100.00
219139255DA	42515 Sultan Avenue	2	2	1,139	$298.51	11/19/2025	04/09/2026	103	$359,900	$340,000	94.47
219140402DA	786 Montana Vista Drive	2	2	1,360	$250.00	12/22/2025	03/17/2026	76	$398,000	$340,000	85.43
219142601DA	47 Portola Drive	2	2	1,125	$302.22	01/31/2026	02/27/2026	26	$340,000	$340,000	100.00
219142423DA	68414 Paseo Real	2	3	1,505	$225.91	10/21/2025	03/30/2026	59	$349,900	$340,000	97.17
IV26047203	2891 Canyon Crest #32	2	2	900	$380.00	03/06/2026	04/10/2026	9	$349,900	$342,000	97.74
IV26042260	375 Central Avenue #78	1	1	740	$462.16	02/25/2026	04/13/2026	6	$349,900	$342,000	97.74
219137328DA	49189 Russell Lane	2	2	1,140	$300.00	10/17/2025	04/06/2026	168	$339,000	$342,000	100.88
219128718DA	292 Desert Falls Drive	2	2	1,330	$257.14	04/16/2025	03/10/2026	323	$355,900	$342,000	96.09
219144346DA	46855 Mountain Cove Drive #75	1	1	576	$594.62	03/06/2026	03/30/2026	18	$347,000	$342,500	98.70
219142519DA	35981 Alameda Court	2	2	1,008	$340.28	02/02/2026	02/27/2026	18	$350,000	$343,000	98.00
219142679DA	549 Desert Falls Drive	2	2	1,330	$259.40	02/04/2026	02/19/2026	15	$359,000	$345,000	96.10
219140991DA	2625 N Whitewater Club Drive #C	2	2	1,420	$242.96	01/08/2026	02/20/2026	46	$345,500	$345,000	99.86
26650209PS	69729 Encanto Court	3	2	1,128	$344.86	02/17/2026	04/03/2026	36	$389,000	$349,000	89.72
219138964DA	46177 California 74 #11	2	2	1,104	$316.94	11/19/2025	02/17/2026	83	$359,000	$349,900	97.47
CV25255081	25796 Iris #A	2	2	1,140	$307.02	11/06/2025	02/27/2026	59	$350,000	$350,000	100.00
219140764DA	34071 Denise Way	3	2	1,218	$287.36	01/04/2026	04/07/2026	74	$359,900	$350,000	97.25
219134601DA	103 Verde Way	2	2	1,212	$288.78	08/29/2025	02/20/2026	166	$375,000	$350,000	93.33
219144112DA	72835 Don Larson Lane	2	3	1,258	$278.22	03/02/2026	03/31/2026	16	$350,000	$350,000	100.00
26645425PS	73406 Irontree Drive	2	4	1,525	$229.51	01/30/2026	03/02/2026	25	$399,000	$350,000	87.72
219139872DA	42831 Scirocco Road	1	1	775	$451.61	12/11/2025	02/17/2026	58	$365,000	$350,000	95.89
219144658DA	1111 E Palm Canyon Drive #318	1	1	525	$666.67	03/12/2026	03/27/2026	5	$379,000	$350,000	92.35
219142124DA	5985 Spoon Road	2	2	1,549	$225.95	01/26/2026	04/06/2026	70	$419,000	$350,000	83.53
IV26037747	26342 Arboretum #3607	1	1	787	$444.73	02/16/2026	04/02/2026	5	$350,000	$350,000	100.00
219138842DA	45301 Deep Canyon Road #21	2	2	981	$360.86	11/16/2025	02/27/2026	73	$359,000	$354,000	98.61
SW25267325	24311 Canyon Lake Drive N Unit 12	2	2	925	$382.70	11/26/2025	04/09/2026	100	$389,000	$354,000	91.00
IG26012548	1586 Border Avenue #G	2	1	860	$412.21	01/18/2026	02/20/2026	6	$350,000	$354,500	101.29
25618859PS	48910 Eisenhower Drive	2	2	1,494	$237.55	11/13/2025	03/23/2026	130	$354,900	$354,900	100.00
CV25277806	600 Central #349	1	1	822	$431.87	12/17/2025	02/17/2026	13	$355,000	$355,000	100.00
SW25279774	76658 Morocco Road	2	2	1,230	$288.62	12/22/2025	03/24/2026	48	$374,999	$355,000	94.67
219141526DA	42334 Sari Court	2	3	1,250	$284.00	01/16/2026	04/13/2026	41	$375,000	$355,000	94.67
219141888PS	2601 S Broadmoor Drive #74	2	2	1,178	$301.36	01/22/2026	03/25/2026	54	$359,000	$355,000	98.89
OC26021075	6087 Montecito Circle #4	4	3	1,551	$228.88	01/29/2026	03/26/2026	34	$370,000	$355,000	95.95
219141595DA	1900 S Palm Canyon Drive #12	2	2	1,024	$346.68	01/17/2026	03/02/2026	28	$375,000	$355,000	94.67
OC26000006	650 Parkview Drive	2	2	1,195	$297.07	02/25/2025	03/16/2026	36	$349,999	$355,000	101.43
IV25170663	1373 Wheaton Way	2	2	1,024	$350.59	07/26/2025	03/19/2026	191	$359,000	$359,000	100.00
NDP2600807	68383 Paseo Real	2	2	1,371	$262.58	01/25/2026	04/01/2026	56	$359,999	$340,000	94.44
219141638PS	74223 Santa Rosa Circle	2	2	1,459	$246.74	01/19/2026	03/11/2026	44	$365,000	$360,000	98.63
219140615DA	42320 Baracoa #20	2	2	1,415	$255.12	01/02/2026	04/03/2026	92	$369,900	$361,000	97.59
219139061PS	1384 E Andreas Road	2	2	1,595	$226.96	11/20/2025	03/19/2026	104	$399,995	$362,000	90.50
219142958DA	41691 Jupiter Hills Court	2	2	1,337	$306.66	02/09/2026	03/30/2026	49	$410,000	$363,000	88.54
219138705DA	34585 Calle Tobara	2	2	1,512	$240.08	10/30/2025	03/17/2026	80	$364,900	$363,000	99.48
SW25280522	1626 Green Hills	2	3	1,054	$346.30	12/25/2025	02/23/2026	10	$359,990	$365,000	101.39
25618385PS	6032 Montecito Drive #5	4	3	1,551	$237.91	01/01/2026	03/19/2026	70	$375,000	$369,000	98.40
CV26011917	2560 Gonzaga	3	2	1,152	$321.18	01/16/2026	04/08/2026	24	$375,000	$370,000	98.67

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Listings as of **04/14/26 at 4:45 pm**

219141605DA	45 Verde Way	2	2	1,080	$342.59	01/17/2026	02/20/2026	17	$425,000	$370,000	87.06
219140919DA	271 Paseo Gregario	2	2	1,289	$287.04	01/03/2026	02/24/2026	48	$389,000	$370,000	95.12
219142101DA	291 E Mel Avenue #362	2	2	902	$410.20	01/25/2026	03/17/2026	26	$379,000	$370,000	97.63
IV26026041	1626 Queen Palm Court	2	2	1,213	$305.03	02/04/2026	02/25/2026	3	$359,990	$370,000	102.78
219142103DA	45301 Deep Canyon Road #7	2	2	981	$380.22	01/26/2026	03/05/2026	38	$379,999	$373,000	98.16
219138182PS	491 Desert Falls Drive	2	2	1,330	$281.39	11/04/2025	04/09/2026	147	$399,500	$374,250	93.68
PW26002876	2616 Avenida Del Vista #104	2	2	956	$392.26	01/12/2026	04/01/2026	40	$389,000	$375,000	96.40
IG26012507	5502 Trevino Way	2	2	1,261	$297.38	01/18/2026	02/27/2026	0	$375,000	$375,000	100.00
IG25216987	1642 Beaver Creek #B	2	2	1,340	$279.85	09/13/2025	03/10/2026	133	$375,000	$375,000	100.00
219143228DA	318 Paseo Primavera	2	2	1,303	$298.54	02/04/2026	03/17/2026	6	$389,000	$375,000	96.40
219142226DA	38497 Nasturtium Way	2	2	1,312	$285.82	11/10/2025	03/25/2026	57	$395,000	$375,000	94.94
25630869PS	77207 Preston Trail	2	2	1,177	$318.61	12/25/2025	04/02/2026	98	$419,000	$375,000	89.50
25605771PS	222 N Calle El Segundo #543	2	2	944	$397.25	10/13/2025	04/08/2026	178	$375,000	$375,000	100.00
25611031PS	1719 Capri Circle	3	2	1,427	$262.79	10/29/2025	03/23/2026	145	$385,500	$375,000	97.28
OC26011601	12937 Paradiso Drive #303	1	1	773	$487.37	01/16/2026	02/27/2026	14	$379,990	$376,736	99.14
IV26059097	760 Rimpau #202	2	2	848	$448.11	03/18/2026	04/10/2026	2	$389,900	$380,000	97.46
219144157DA	82191 Ullman	2	2	1,446	$262.79	03/02/2026	04/07/2026	6	$384,000	$380,000	98.96
OC26007492	43850 San Ysidro	2	2	1,242	$305.96	01/19/2026	04/02/2026	39	$425,000	$380,000	89.41
219137949DA	41830 E Woodhaven Drive	2	2	1,392	$272.99	09/25/2025	03/20/2026	112	$400,000	$380,000	95.00
219138771DA	79397 Horizon Palms Circle	3	3	1,280	$297.66	11/14/2025	03/03/2026	85	$379,000	$381,000	100.53
219142909DA	41721 Woodhaven Drive	2	2	1,392	$283.76	02/03/2026	03/10/2026	26	$395,000	$382,000	96.71
219138055DA	42540 Baracoa Drive	3	3	2,028	$188.61	10/29/2025	02/23/2026	110	$409,000	$382,500	93.52
TR25202400	1471 Clemson Way	3	2	1,170	$327.35	09/08/2025	02/26/2026	117	$395,000	$383,000	96.96
IV25258101	200 E Alessandro #79	2	2	930	$413.98	11/11/2025	03/04/2026	89	$375,000	$385,000	102.67
SR26020061	2537 Occidental Circle	3	2	1,085	$354.84	01/19/2026	03/31/2026	14	$385,000	$385,000	100.00
219139159DA	760 Montana Vista Drive	2	2	1,330	$289.47	11/23/2025	03/25/2026	120	$395,000	$385,000	97.47
SW26013991	41410 Juniper Street #2123	2	2	1,159	$332.18	01/10/2026	03/20/2026	34	$385,000	$385,000	100.00
IV26034522	375 Central Avenue ##14	2	2	960	$402.08	02/02/2026	04/09/2026	8	$375,000	$386,000	102.93
NP25244909	41351 Kansas Street	2	2	1,360	$284.56	10/23/2025	02/13/2026	92	$399,000	$387,000	96.99
219133166DA	42706 Liolios Drive	2	3	1,576	$245.88	07/25/2025	03/17/2026	210	$399,900	$387,500	96.90
SW25271589	26314 Arboretum #3804	2	2	890	$437.64	12/04/2025	04/10/2026	88	$389,500	$389,500	100.00
219139763DA	41537 Princeville Lane	2	2	1,245	$313.25	12/09/2025	03/25/2026	107	$399,000	$390,000	97.74
PW26002549	41650 Kansas	2	2	1,091	$357.47	01/06/2026	02/20/2026	30	$405,000	$390,000	96.30
260002755SD	44706 Adam Ln	2	2	1,101	$362.40	02/04/2026	03/26/2026	14	$399,000	$390,000	97.74
219138001DA	69389 Avenida De Las Montanas	3	2	1,430	$274.13	11/01/2025	03/06/2026	125	$399,000	$392,000	98.25
IV26006064	25818 Iris Ave #C #C	3	3	1,599	$245.78	01/07/2026	04/06/2026	46	$398,000	$393,000	98.74
SW26031931	31293 Taylor	2	2	1,101	$357.40	02/12/2026	03/26/2026	15	$410,000	$393,500	95.98
IG25167914	1194 Border Avenue #A	2	1	902	$437.92	07/25/2025	02/25/2026	178	$389,000	$395,000	101.54
SW25274539	4807 Jackson #D	2	1	980	$403.06	12/11/2025	02/17/2026	46	$395,000	$395,000	100.00
IV25258152	1477 Clemson Way Way	3	2	1,119	$352.99	11/11/2025	02/24/2026	58	$399,999	$395,000	98.75
219138379DA	78201 Indigo Drive	2	2	912	$433.11	11/07/2025	04/14/2026	154	$415,000	$395,000	95.18
219141314PS	68735 Calle Denia	2	2	1,550	$254.84	01/13/2026	03/04/2026	27	$379,900	$395,000	103.97
SW26030361	39141 Anchor #F	2	2	961	$411.03	02/01/2026	04/02/2026	22	$399,900	$395,000	98.77
219141064DA	72520 Sandstone Lane	2	2	1,440	$275.69	01/09/2026	04/01/2026	49	$410,000	$397,000	96.83
25626237PS	500 S Farrell Drive #M79	2	2	1,175	$337.87	12/09/2025	03/20/2026	101	$405,000	$397,000	98.02
SW26001800	30354 Island Bay #F	2	2	961	$413.11	01/15/2026	03/06/2026	29	$397,000	$397,000	100.00
219144218DA	1728 Capri Circle	3	2	1,427	$279.61	03/04/2026	04/10/2026	23	$399,000	$399,000	100.00
IG25083691	34543 Ciruela Avenue	3	3	1,497	$267.19	04/16/2025	02/19/2026	196	$399,990	$399,990	100.00
CV26013918	27964 John F Kennedy Drive #B	3	3	1,468	$272.48	01/20/2026	03/03/2026	13	$409,000	$400,000	97.80

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219136581DA	34955 Mission Hills Drive	2	2	1,806	$221.48	10/08/2025	03/10/2026	131	$449,000	$400,000	89.09
25629095PS	2010 Via San Martino	2	2	1,559	$256.57	12/19/2025	02/23/2026	47	$405,000	$400,000	98.77
219131523DA	243 Bouquet Canyon Drive	2	2	1,368	$292.40	06/15/2025	02/27/2026	220	$422,000	$400,000	94.79
SW25224637	487 Village Square W.	2	2	1,680	$238.10	09/26/2025	02/19/2026	108	$410,000	$400,000	97.56
CV25265007	2155 Highpointe Drive #205	2	2	1,146	$353.40	11/22/2025	02/27/2026	0	$425,000	$405,000	95.29
OC26035036	375 Central #24	2	2	1,121	$361.28	02/16/2026	04/09/2026	15	$399,900	$405,000	101.28
IV25177481	1356 Wheaton Way	3	2	1,119	$361.93	08/06/2025	02/13/2026	145	$405,000	$405,000	100.00
219141891DA	76632 Morocco Road	2	2	1,139	$355.58	01/22/2026	03/06/2026	20	$410,001	$405,000	98.78
219138507DA	73268 Azure Rain #102	2	3	1,624	$252.46	11/10/2025	02/19/2026	71	$410,000	$410,000	100.00
219143702DA	45750 San Luis Rey Avenue #24	1	2	1,000	$410.00	02/24/2026	04/09/2026	38	$425,000	$410,000	96.47
219141417DA	78255 Cabrillo Lane #118	1	2	864	$474.54	01/14/2026	03/24/2026	69	$420,000	$410,000	97.62
219141930DA	5805 Los Coyotes Drive	2	2	1,092	$375.46	01/22/2026	02/20/2026	23	$415,000	$410,000	98.80
PV25270569	6147 Arroyo Road #4	4	3	1,551	$264.35	01/07/2026	03/24/2026	51	$425,000	$410,000	96.47
219139136PS	2301 Via Calderia	2	2	1,492	$276.14	11/21/2025	02/18/2026	73	$439,000	$412,000	93.85
IG26019284	41588 Jupiter Hills Court	3	2	1,337	$308.15	01/30/2026	03/30/2026	26	$415,000	$412,000	99.28
NP25274784	135 Blue River Drive	2	2	1,368	$301.90	12/11/2025	03/20/2026	52	$429,000	$413,000	96.27
219142373PS	7523 Regency Drive	2	2	1,486	$277.93	01/30/2026	04/10/2026	30	$419,500	$413,000	98.45
OC26012457	38119 Crocus	3	2	1,598	$259.70	01/18/2026	04/01/2026	59	$419,000	$415,000	99.05
219140820PS	41387 Princeville	2	2	1,245	$333.33	01/06/2026	02/25/2026	51	$425,000	$415,000	97.65
NP25271417	57 Ponderosa Circle	2	2	1,368	$303.36	12/03/2025	03/19/2026	68	$445,000	$415,000	93.26
26638291PS	2302 Los Patos Drive	2	2	1,092	$380.04	01/15/2026	02/24/2026	41	$420,000	$415,000	98.81
250038534SD	44984 Hawthorn St #208	2	2	1,071	$387.49	09/10/2025	02/17/2026	28	$399,999	$415,000	103.75
SW26003564	39224 Anchor Bay #C	2	3	1,016	$408.46	01/02/2026	03/03/2026	12	$415,000	$415,000	100.00
219140953DA	72317 Merry Vale Way	2	2	1,320	$315.91	01/07/2025	03/02/2026	54	$444,000	$417,000	93.92
SW26007975	30505 Canyon Hills #1903	2	3	1,274	$327.32	01/12/2026	02/24/2026	11	$419,000	$417,000	99.52
26642853PS	2701 E Mesquite Avenue #A4	2	2	1,175	$356.60	02/02/2026	04/03/2026	56	$424,900	$419,000	98.61
PW25245641	4687 Knickerbocker	2	2	1,223	$343.42	10/23/2025	03/19/2026	110	$420,000	$420,000	100.00
IV26005236	3944 Polk #F	2	2	1,211	$346.82	01/06/2026	02/24/2026	22	$425,000	$420,000	98.82
219138457DA	55406 Laurel	3	2	1,515	$277.23	11/08/2025	04/01/2026	136	$449,000	$420,000	93.54
219140359DA	84 Avenida Las Palmas	2	2	1,381	$304.13	12/26/2025	02/19/2026	48	$420,000	$420,000	100.00
219140885DA	148 Verde Way	2	2	1,070	$392.52	01/07/2026	02/25/2026	37	$439,000	$420,000	95.67
219143861DA	148 Verde Way	2	2	1,070	$392.52	02/26/2026	02/26/2026	0	$450,000	$420,000	93.33
219143925PS	2501 N Indian Canyon Drive #635	1	2	1,083	$387.81	02/27/2026	04/02/2026	34	$432,000	$420,000	97.22
25576529PS	7601 Calle Mazamitla	2	2	1,769	$237.99	09/06/2025	03/02/2026	144	$459,000	$421,000	91.72
IV25279458	5025 Brooklawn	3	2	1,155	$367.97	12/24/2025	02/23/2026	14	$425,000	$425,000	100.00
219142798DA	175 Torremolinos Drive	2	2	1,270	$342.52	11/04/2025	03/23/2026	39	$435,000	$425,000	97.70
219137933DA	296 Castellana	2	2	1,336	$318.11	10/31/2025	02/24/2026	103	$439,000	$425,000	96.81
219136274DA	314 S Sierra Madre	2	2	1,656	$256.64	02/08/2025	02/18/2026	128	$439,000	$425,000	96.81
219134897PS	49 Maximo Way	2	2	1,533	$277.23	09/03/2025	02/18/2026	165	$448,000	$425,000	94.87
219140018DA	48590 Oakwood Way	2	2	1,428	$297.62	12/15/2025	02/18/2026	52	$439,000	$425,000	96.81
PW25239261	76695 Roadrunner	2	2	1,831	$232.11	10/14/2025	03/20/2026	105	$450,000	$425,000	94.44
219142102DA	1895 N Via Miraleste #1518	2	2	1,183	$359.26	01/26/2026	03/23/2026	49	$430,000	$425,000	98.84
219142724DA	2077 S Caliente Drive	2	2	1,325	$316.23	02/05/2026	02/27/2026	12	$419,000	$425,000	101.43
25624817	2480 S Linden Way #F	2	2	1,180	$360.17	12/03/2025	03/23/2026	84	$439,000	$425,000	96.81
SW26014747	41410 Juniper #721	3	2	1,235	$344.13	01/19/2026	04/09/2026	37	$419,500	$425,000	101.31
219139482DA	414 Via De La Paz	3	3	1,624	$263.24	07/31/2025	03/11/2026	85	$449,000	$427,500	95.21
219140941DA	45451 Lupine Lane #30	2	3	1,250	$342.40	01/07/2026	04/13/2026	88	$450,000	$428,000	95.11
PT25266266	38399 Nasturtium Way	3	2	1,598	$267.83	11/25/2025	02/17/2026	52	$441,000	$428,000	97.05
26639781PS	505 S Farrell Drive #A3	2	2	1,175	$365.11	01/19/2026	02/26/2026	38	$435,000	$429,000	98.62

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IG26011124	34611 Ciruela Avenue	3	3	1,560	$275.63	01/16/2026	03/30/2026	6	$426,990	$429,990	100.70
IG26007154	32732 Manhattan Avenue	3	3	1,658	$259.34	01/12/2026	03/06/2026	4	$429,990	$429,990	100.00
219143074DA	1456 Tiffany Circle	2	2	1,251	$359.63	02/11/2026	03/24/2026	22	$449,900	$430,000	95.58
25607931PS	1775 E Ramon Road #43	2	2	1,199	$358.63	10/17/2025	03/24/2026	150	$450,000	$430,000	95.56
IG25257661	34623 Ciruela Avenue	3	3	1,560	$278.20	11/10/2025	03/05/2026	75	$476,210	$433,990	91.13
219141129DA	44220 Anacapa Way	3	2	1,459	$298.08	01/07/2026	02/26/2026	27	$434,900	$434,900	100.00
CV26011724	1980 Las Colinas #208	2	2	1,063	$409.22	01/16/2026	03/09/2026	14	$429,999	$435,000	101.16
219141992DA	42501 Virginia Avenue	2	2	1,174	$370.53	01/23/2026	04/02/2026	4	$435,000	$435,000	100.00
219143541DA	42818 Scirocco Road	2	2	1,432	$303.77	02/20/2026	04/10/2026	22	$445,000	$435,000	97.75
219143146DA	40577 Preston Trail	2	2	1,337	$335.83	02/12/2026	04/01/2026	46	$449,000	$435,000	96.88
219143369DA	42821 Turqueries Avenue	3	2	1,787	$257.41	02/17/2026	03/18/2026	15	$460,000	$435,000	94.57
26651763PS	255 E Avenida Granada #312	2	2	1,198	$363.11	02/06/2026	03/19/2026	31	$435,000	$435,000	100.00
SW26001119	6230 Driver	2	2	1,549	$280.83	01/03/2026	04/07/2026	69	$451,000	$435,000	96.45
SW26005207	26451 Arboretum	2	2	1,213	$358.62	01/08/2026	03/27/2026	49	$436,000	$435,000	99.77
IG26009618	32744 Manhattan Avenue	3	3	1,658	$262.96	01/14/2026	03/17/2026	11	$435,990	$435,990	100.00
219138250DA	616 Desert West Drive	3	3	2,420	$180.79	11/04/2025	04/01/2026	72	$475,000	$437,500	92.11
IV26020118	1040 Central Avenue #14	2	2	1,368	$321.64	01/28/2026	03/20/2026	13	$439,999	$440,000	100.00
219142030DA	55378 Laurel	2	2	1,288	$341.61	01/13/2026	02/23/2026	24	$460,000	$440,000	95.65
219142549DA	512 Desert Falls Drive	3	3	1,814	$242.56	02/02/2026	02/19/2026	15	$440,000	$440,000	100.00
219136425DA	42405 Turqueries Avenue	2	2	1,384	$317.92	10/05/2025	02/17/2026	105	$460,000	$440,000	95.65
26649077PS	2023 N Via Miraleste #1017	2	2	1,183	$382.08	02/08/2026	03/26/2026	48	$452,000	$440,000	97.35
26637169PS	1111 E Ramon Road #37	2	2	1,069	$411.60	01/13/2026	02/23/2026	31	$440,000	$440,000	100.00
219140548PS	3155 E Ramon Road #904	2	2	1,230	$357.72	01/01/2026	04/09/2026	82	$449,000	$440,000	98.00
219140440PS	68354 Calle Cordoba	2	2	1,736	$253.46	01/06/2025	03/06/2026	425	$459,000	$440,000	95.86
219137634PS	68354 Calle Cordoba	2	2	1,736	$253.46	10/25/2025	03/09/2026	51	$469,000	$440,000	93.82
OC25132486	31054 Strawberry Tree Lane #5	2	2	1,340	$328.36	06/12/2025	02/19/2026	108	$450,000	$440,000	97.78
IG26036155	9785 Crossbay Loop #1503	2	3	1,148	$387.63	02/17/2026	03/24/2026	13	$440,000	$445,000	101.14
219144000DA	48833 Owl Lane	2	2	1,271	$350.12	02/06/2026	04/08/2026	6	$469,900	$445,000	94.70
219141533DA	41681 Kansas Street	2	2	1,245	$357.43	01/16/2026	02/17/2026	24	$445,000	$445,000	100.00
25617447PS	1678 Paseo De La Palma	2	2	1,318	$337.63	11/11/2025	02/27/2026	101	$459,000	$445,000	96.95
219140584PS	7562 Regency Drive	3	2	1,828	$244.53	01/02/2025	03/24/2026	8	$464,500	$447,000	96.23
IG26008340	15982 Lasselle #2	3	3	1,674	$268.22	01/13/2026	02/26/2026	10	$449,000	$449,000	100.00
26645053PS	323 S Calle Jasmin	2	2	1,218	$369.38	01/30/2026	03/26/2026	31	$449,900	$449,900	100.00
IV25222698	15952 Lasselle Street #1	3	4	1,973	$228.08	09/22/2025	03/12/2026	138	$465,000	$450,000	96.77
219136149DA	31 Malaga Drive	2	2	1,320	$340.91	09/30/2025	02/27/2026	133	$499,000	$450,000	90.18
219140922DA	29 Verde Way	2	2	1,080	$416.67	12/31/2025	03/25/2026	79	$450,000	$450,000	100.00
PW25269746	41390 Kansas	2	2	1,245	$361.45	11/19/2025	03/13/2026	67	$459,000	$450,000	98.04
219142811DA	466 E Calle Begonia	2	2	1,359	$337.75	02/05/2026	04/07/2026	49	$459,000	$450,000	98.04
219139496PS	7571 Calle Mazamitla	3	2	1,841	$244.43	12/03/2025	04/01/2026	88	$459,000	$450,000	98.04
219141796DA	35801 Paseo Circulo	3	2	1,841	$244.43	01/21/2026	04/02/2026	0	$465,000	$450,000	96.77
IG25185642	34531 Ciruela Avenue	3	3	1,843	$246.87	08/17/2025	03/20/2026	100	$454,990	$454,990	100.00
IG25184914	34525 Ciruela Avenue	3	3	1,847	$246.34	08/15/2025	03/06/2026	91	$454,990	$454,990	100.00
OC26005843	883 Tangerine	2	1	1,054	$431.69	12/21/2025	03/02/2026	17	$459,999	$455,000	98.91
IV25240614	15982 Lasselle St. #1	3	4	1,973	$230.61	10/16/2025	04/06/2026	141	$464,900	$455,000	97.87
219141639DA	259 San Remo Street	2	2	1,347	$337.79	01/19/2026	03/03/2026	39	$468,000	$455,000	97.22
PTP2508530	34495 Agave Drive #20106	3	3	1,484	$306.60	11/08/2025	03/25/2026	107	$455,000	$450,000	98.90
SW26017848	44891 Athel	2	2	1,340	$339.55	01/06/2026	03/23/2026	2	$445,000	$455,000	102.25
SW25263052	30332 Town Square	2	3	1,395	$326.16	12/10/2025	04/10/2026	91	$455,000	$455,000	100.00
26660001PS	72308 Valley Crest Lane	3	2	1,654	$276.30	03/06/2026	04/01/2026	27	$457,000	$457,000	100.00

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:45 pm**

AR26035510	6103 Avenue Juan Diaz	3	2	1,362	$337.00	02/16/2026	03/25/2026	8	$459,000	$459,000	100.00
219143018DA	1711 Grand Bahama Drive	2	2	1,391	$329.98	02/08/2026	04/07/2026	55	$449,000	$459,000	102.23
SW26017609	25218 Crest Haven #3	2	3	1,163	$394.67	01/27/2026	04/03/2026	38	$459,000	$459,000	100.00
SW26000172	73746 Manzanita Court	3	3	1,543	$298.12	01/01/2026	03/06/2026	24	$459,000	$460,000	100.22
219143164DA	1861 Paseo Pelota	2	2	1,252	$391.29	02/11/2026	03/16/2026	31	$489,900	$460,000	93.90
219140603PS	1611 S Calle Palo Fierro #4	1	1	572	$804.20	01/02/2026	04/08/2026	74	$469,000	$460,000	98.08
219138892PS	2033 E Ramon Road #7a	2	2	1,275	$360.78	11/17/2025	03/04/2026	94	$479,000	$460,000	96.03
SW26013080	34495 Agave Drive #10110	3	3	1,408	$326.70	01/20/2026	04/07/2026	45	$455,000	$460,000	101.10
SW25238604	28410 Socorro Street #137	3	3	1,472	$312.50	10/09/2025	02/17/2026	70	$464,000	$460,000	99.14
IG25236554	34581 Ciruela Avenue	3	3	1,497	$308.21	10/09/2025	02/13/2026	81	$399,990	$461,385	115.35
SW26018956	19152 Chestnut Grove Court	2	2	1,121	$412.12	01/26/2026	02/27/2026	5	$461,990	$461,990	100.00
SW25277402	41688 Timberwood Avenue #3	2	3	1,163	$397.68	12/17/2025	02/20/2026	39	$459,900	$462,500	100.57
219144472DA	270 Vista Royale Circle	3	3	1,814	$255.79	11/15/2025	04/01/2026	25	$529,000	$464,000	87.71
IV26009367	2900 Via Toscana #101	2	2	1,120	$415.18	01/14/2026	03/10/2026	25	$480,000	$465,000	96.88
RS26003480	1448 Allium Court #E	3	3	1,648	$282.16	01/05/2026	03/26/2026	38	$459,900	$465,000	101.11
219143165DA	73721 Desert Vista Court	3	2	1,248	$375.80	02/09/2026	04/01/2026	40	$469,000	$465,000	99.15
219140580DA	48852 Owl Lane	2	2	1,202	$386.86	01/02/2026	04/08/2026	57	$499,900	$465,000	93.02
219144365DA	41457 Woodhaven Drive	2	3	1,404	$331.20	03/03/2026	03/30/2026	25	$489,000	$465,000	95.09
NP25218389	266 Running Springs Drive	2	2	1,368	$339.91	09/17/2025	03/02/2026	152	$495,000	$465,000	93.94
OC26007949	33540 Willow Haven	3	3	1,619	$287.21	01/30/2026	03/17/2026	27	$454,900	$465,000	102.22
250044538SD	31167 Strawberry Tree Lane	2	2	1,104	$421.20	11/21/2025	02/27/2026	67	$472,000	$465,000	98.52
219140157DA	72580 Moonridge Lane	3	2	1,548	$302.33	12/18/2025	02/24/2026	56	$499,000	$468,000	93.79
26641191PS	360 Cabrillo Road #101	1	1	512	$916.02	01/23/2026	02/13/2026	14	$469,000	$469,000	100.00
IV26006160	3874 Polk Street #D	3	3	1,394	$337.16	01/10/2026	03/17/2026	39	$475,000	$470,000	98.95
25617865PS	899 Island Drive #404	2	2	1,722	$272.94	11/12/2025	03/30/2026	111	$499,800	$470,000	94.04
25601771PS	34 Camino Arroyo Place	3	2	1,950	$241.03	10/06/2025	02/24/2026	142	$475,000	$470,000	98.95
219139966DA	234 Running Springs Drive	2	2	1,661	$282.96	12/13/2025	03/13/2026	75	$477,000	$470,000	98.53
NP25123176	76022 Honeysuckle Drive	2	2	1,540	$305.19	06/02/2025	02/20/2026	212	$499,000	$470,000	94.19
SW26010385	28253 Socorro Street # 84	3	3	1,508	$311.67	01/15/2026	02/20/2026	9	$469,000	$470,000	100.21
CV25267814	9804 Crossbay Loop #2410	2	3	1,148	$411.14	11/30/2025	03/25/2026	78	$471,990	$471,990	100.00
219139134DA	55456 Firestone	2	3	1,492	$316.35	11/21/2025	03/04/2026	101	$472,000	$472,000	100.00
SW25274860	29472 Courtney Place	3	3	1,407	$335.82	12/11/2025	02/13/2026	34	$475,000	$472,500	99.47
IG26007114	32720 Manhattan Avenue	3	3	1,695	$279.46	01/12/2026	03/05/2026	8	$454,990	$473,690	104.11
219141760DA	59 Oak Tree Drive	3	3	2,259	$209.76	01/20/2026	02/17/2026	15	$486,000	$473,850	97.50
IV25263602	22272 Yorke Road	3	3	1,960	$242.35	12/09/2025	02/20/2026	8	$489,000	$475,000	97.14
219138729PS	4018 Via Fragante #2	2	2	1,610	$295.03	11/14/2025	03/16/2026	101	$489,000	$475,000	97.14
219142558DA	38019 Crocus Lane	3	2	1,536	$309.24	02/02/2026	04/06/2026	64	$525,000	$475,000	90.48
25601125PS	491 Terra Vita	2	2	1,375	$345.45	10/03/2025	02/27/2026	124	$479,000	$475,000	99.16
25621593PS	1115 E Alejo Road	2	2	1,221	$389.03	11/28/2025	03/06/2026	89	$495,000	$475,000	95.96
SW26012575	27571 Darrington Avenue #2	3	3	1,456	$326.24	01/21/2026	02/17/2026	8	$475,000	$475,000	100.00
CV25267828	9804 Crossbay Loop #2404	2	3	1,148	$415.50	11/30/2025	02/27/2026	54	$476,990	$476,990	100.00
IV26013894	31770 Paseo Peonia	2	3	1,363	$352.09	01/15/2026	03/27/2026	9	$479,900	$479,900	100.00
IV25179250	876 Via Mesa Verde	3	3	1,564	$306.91	08/09/2025	03/04/2026	174	$514,000	$480,000	93.39
219142281DA	133 Torremolinos Drive	3	2	1,693	$283.52	01/29/2026	02/17/2026	14	$499,000	$480,000	96.19
219139920DA	146 Las Lomas	2	2	1,303	$368.38	12/12/2025	04/06/2026	112	$489,000	$480,000	98.16
219139973DA	118 Las Lomas	2	2	1,656	$289.86	12/14/2025	03/30/2026	103	$499,000	$480,000	96.19
219142337DA	153 Desert Falls Circle	2	2	1,330	$360.90	01/29/2026	04/03/2026	20	$479,000	$480,000	100.21
219141329PS	1111 E Ramon Road #98	3	2	1,313	$365.58	01/13/2026	03/04/2026	51	$499,000	$480,000	96.19
PW25262919	166 Ambrosia Court	3	3	1,710	$280.70	11/19/2025	04/06/2026	74	$485,000	$480,000	98.97

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Listings as of **04/14/26 at 4:45 pm**

CV25227030	36127 Jaden Avenue #2506	2	2	1,460	$328.77	09/27/2025	03/13/2026	97	$499,990	$480,000	96.00
219140025DA	1484 Versailles Drive	2	2	1,491	$324.61	12/15/2025	03/02/2026	49	$499,999	$484,000	96.80
219139988DA	4 Maximo Way	3	2	1,759	$275.72	12/10/2025	03/24/2026	67	$489,000	$485,000	99.18
219138834DA	142 Camino Arroyo	3	3	2,051	$236.47	11/15/2025	03/20/2026	94	$569,000	$485,000	85.24
219140486DA	340 Vista Royale Drive	3	3	1,814	$267.36	12/30/2025	02/19/2026	15	$489,000	$485,000	99.18
219139404DA	1111 Ramon Road #39	2	2	1,069	$453.70	11/24/2025	02/17/2026	66	$499,900	$485,000	97.02
SW25143168	31170 Strawberry Tree Lane #67	3	3	1,582	$306.57	06/24/2025	02/26/2026	179	$499,000	$485,000	97.19
219142380DA	193 Seville Circle	2	2	1,303	$374.90	01/30/2026	03/25/2026	41	$489,900	$488,500	99.71
219138190DA	96 Presidio Place	3	3	2,051	$238.42	11/04/2025	02/27/2026	101	$499,000	$489,000	98.00
219139843DA	48275 Racquet Lane	3	2	1,823	$268.24	12/10/2025	03/03/2026	83	$499,000	$489,000	98.00
NDP2511034	44584 La Paz Road	3	3	1,889	$258.87	10/29/2025	02/23/2026	98	$489,000	$500,000	102.25
PW25229832	1171 Stone Pine Lane #C	2	2	1,024	$478.52	10/01/2025	04/08/2026	160	$498,000	$490,000	98.39
25610623	8 La Ronda Drive	3	2	1,581	$309.93	10/24/2025	02/24/2026	123	$529,000	$490,000	92.63
PW25280395	42304 Sand Dune Dr	2	2	1,295	$378.38	12/23/2025	03/16/2026	11	$495,000	$490,000	98.99
219140522DA	43818 Via Granada	2	2	1,441	$343.51	01/01/2026	02/24/2026	33	$489,000	$495,000	101.23
219143051PS	910 E Palm Canyon Drive #101	2	2	1,257	$404.93	02/11/2026	04/03/2026	49	$509,000	$495,000	97.25
SW26024032	24140 Tuscany Avenue #2304	3	3	1,472	$336.28	02/02/2026	03/23/2026	17	$499,999	$495,000	99.00
IG26024760	32696 Manhattan Avenue	3	3	1,695	$292.04	02/03/2026	04/13/2026	29	$500,295	$495,000	98.94
CV26008651	36139 Jaden Avenue #2301	2	2	1,460	$339.04	01/13/2026	02/20/2026	18	$510,990	$495,000	96.87
26648167PS	1809 E Tachevah Drive	2	2	1,200	$415.83	02/09/2026	04/06/2026	28	$499,000	$496,000	99.40
219142551DA	6 Palma Drive	2	2	1,320	$378.03	02/02/2026	03/09/2026	30	$499,000	$499,000	100.00
219138865DA	40 Presidio Place	3	2	1,821	$274.03	11/17/2025	02/17/2026	65	$499,000	$499,000	100.00
26642731PS	1020 E Palm Canyon Drive #101	2	2	1,257	$396.98	01/24/2026	04/08/2026	61	$509,000	$499,000	98.04
SW25236484	36351 Elizabeth Lane #17101	3	3	1,776	$280.97	10/05/2025	02/24/2026	107	$499,990	$499,000	99.80
IV26006222	1150 E Palm Canyon Drive #54	2	2	1,240	$403.15	01/01/2026	02/23/2026	17	$499,900	$499,900	100.00
IG26026885	26893 Rubicon Road	3	3	1,391	$359.45	02/05/2026	04/01/2026	35	$499,990	$499,990	100.00
SW25272776	30983 Olas Court	4	3	1,900	$263.15	12/08/2025	03/19/2026	68	$499,990	$499,990	100.00
SW25201429	30995 Olas Court	3	3	1,807	$276.70	09/07/2025	02/13/2026	116	$499,990	$499,990	100.00
SW26034072	30975 Olas Court	4	3	1,900	$263.15	02/14/2026	03/25/2026	8	$509,990	$499,990	98.04
IV26016635	6930 Kern	3	2	1,171	$426.99	01/23/2026	02/25/2026	10	$499,000	$500,000	100.20
219141911DA	55451 Winged Foot	3	2	1,515	$330.03	01/13/2026	03/12/2026	23	$514,900	$500,000	97.11
219135808DA	714 Inverness Drive	3	3	2,227	$224.52	09/23/2025	02/20/2026	103	$529,000	$500,000	94.52
219136057DA	73265 Shadow Mountain Drive	2	2	1,345	$371.75	02/24/2025	03/03/2026	155	$515,000	$500,000	97.09
219141173DA	217 Desert Falls Circle	3	3	1,814	$275.63	12/29/2025	02/26/2026	40	$489,000	$500,000	102.25
219138506DA	678 Vista Lago Circle	3	3	1,814	$275.63	11/10/2025	04/09/2026	141	$539,000	$500,000	92.76
25630235	910 E Palm Canyon Drive #102	2	2	1,257	$397.77	01/04/2026	02/13/2026	23	$500,000	$500,000	100.00
TR26004663	33810 Willow Haven #101	3	3	1,814	$275.63	01/08/2026	03/30/2026	53	$499,750	$500,000	100.05
SW26032504	27580 Darrington Avenue #2	3	3	1,428	$350.14	02/17/2026	03/25/2026	19	$500,000	$500,000	100.00
IV26011486	40463 Melrose Drive	2	3	1,387	$360.49	01/16/2026	02/27/2026	19	$509,900	$500,000	98.06
IG25260526	29388 Oceanside Drive	3	3	1,695	$295.06	11/14/2025	03/23/2026	77	$500,135	$500,135	100.00
26638915PS	72765 Mesquite Court #D	3	2	1,554	$323.36	01/16/2026	03/17/2026	49	$535,000	$502,500	93.93
CV26042527	9815 Crossbay Loop #1006	3	3	1,395	$362.00	02/26/2026	03/31/2026	7	$504,990	$504,990	100.00
SW25251582	30979 Olas Court	3	3	1,807	$279.46	10/31/2025	03/30/2026	64	$499,990	$504,990	101.00
IV26025762	6336 Andromeda Court	2	3	1,384	$364.88	02/04/2026	04/07/2026	30	$519,900	$505,000	97.13
PW26002151	12500 Palmeria	2	3	1,550	$325.81	01/05/2026	03/10/2026	34	$519,900	$505,000	97.13
25581751PS	155 W Hermosa Place #4	1	1	756	$667.99	08/28/2025	02/23/2026	179	$525,000	$505,000	96.19
LG25266930	27351 Georgetown	3	3	1,527	$330.71	11/26/2025	03/19/2026	77	$474,900	$505,000	106.34
NDP2601470	41764 Ridgewalk St #3	3	3	1,548	$326.23	02/14/2026	03/23/2026	4	$505,000	$507,500	100.50
219141381PS	1028 E Palm Canyon Drive #207	2	2	1,116	$453.43	01/14/2026	03/20/2026	57	$529,000	$506,025	95.66

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219138157PS	990 N Village Square	3	3	1,880	$270.74	11/04/2025	02/23/2026	112	$529,000	$509,000	96.22
CV25267826	9804 Crossbay Loop #2406	3	3	1,395	$365.58	11/30/2025	02/25/2026	61	$509,990	$509,990	100.00
CV25227026	36127 Jaden Avenue #2504	3	3	1,608	$317.16	09/27/2025	02/17/2026	57	$581,990	$509,990	87.63
OC25260859	6398 Pegasus Court	3	3	1,668	$305.76	11/13/2025	02/23/2026	50	$540,000	$510,000	94.44
IG25187612	12911 Via Napoi	3	3	1,300	$392.31	08/10/2025	03/04/2026	142	$515,000	$510,000	99.03
NP25229726	175 Bouquet Canyon Drive	2	2	1,661	$307.04	10/08/2025	03/26/2026	141	$550,000	$510,000	92.73
25606329PS	2033 E Ramon Road #2C	2	2	1,730	$294.80	10/12/2025	03/23/2026	155	$525,000	$510,000	97.14
SW25240147	40358 Calle Real	3	3	1,427	$357.39	10/15/2025	02/13/2026	105	$520,000	$510,000	98.08
ND25219673	40365 Calle Real	3	3	1,574	$324.02	09/24/2025	04/14/2026	167	$520,000	$510,000	98.08
CV25256888	36144 Jaden Avenue #2604	3	3	1,608	$318.41	11/08/2025	03/31/2026	113	$526,990	$512,000	97.16
219139853DA	60 El Toro Drive	2	2	1,270	$403.54	12/11/2025	02/13/2026	64	$519,000	$512,500	98.75
SW25269223	30971 Olas Court	4	3	1,907	$270.05	12/02/2025	03/09/2026	71	$514,990	$514,990	100.00
IG26015343	6333 Norma Court	2	3	1,668	$308.75	01/23/2026	04/09/2026	41	$515,000	$515,000	100.00
219141648DA	940 E Palm Canyon #207	2	2	1,116	$461.47	01/19/2026	02/23/2026	22	$515,000	$515,000	100.00
OC25277172	27448 Clarise Ln	4	3	1,685	$305.64	11/01/2025	03/13/2026	59	$537,500	$515,000	95.81
250046051SD	33471 Winston Way #C	3	2	1,408	$365.77	01/07/2026	02/17/2026	20	$515,000	$515,000	100.00
SW25226632	33760 Willow Haven #101	3	4	1,976	$260.63	09/26/2025	04/10/2026	175	$529,900	$515,000	97.19
SW25200859	30999 Olas Court	4	3	1,900	$271.31	09/05/2025	02/27/2026	132	$509,990	$515,486	101.08
219141759DA	43 Sunrise Drive	2	2	1,554	$332.53	01/19/2026	03/25/2026	27	$549,000	$516,750	94.13
OC26000809	12930 Lassen Dr Drive #104	2	3	1,302	$397.07	01/02/2026	03/30/2026	72	$541,990	$516,990	95.39
CV25281068	9810 Crossbay Loop #2507	3	3	1,395	$370.60	12/28/2025	03/25/2026	59	$516,990	$516,990	100.00
IG25015299	29560 Monarch Road	3	3	1,391	$373.11	01/21/2025	02/27/2026	369	$499,990	$518,990	103.80
CV25145302	9150 Teralina Circle	3	3	1,380	$376.80	06/28/2025	02/25/2026	206	$519,990	$519,990	100.00
IG25261600	1531 Camelot	3	3	1,523	$341.43	11/19/2025	03/19/2026	82	$549,000	$520,000	94.72
TR25263476	12903 Paradiso #201	3	2	1,643	$316.49	11/20/2025	03/04/2026	89	$528,000	$520,000	98.48
26636225PS	87 Tennis Club Drive	3	3	1,920	$270.83	01/20/2026	03/26/2026	57	$529,000	$520,000	98.30
219144124DA	710 Inverness Drive	3	3	2,227	$233.50	02/26/2026	03/31/2026	20	$567,500	$520,000	91.63
26644301PS	468 N Greenhouse Way	2	3	1,194	$435.51	01/28/2026	04/03/2026	52	$515,000	$520,000	100.97
CV25232199	3195 Arvoredo Lane	3	3	1,380	$377.53	10/03/2025	02/25/2026	10	$529,990	$520,990	98.30
CV25227041	36144 Jaden Avenue #2603	3	3	1,608	$324.00	09/27/2025	02/20/2026	108	$519,990	$520,990	100.19
219134628PS	374 Terra Vita	2	2	1,375	$379.64	08/29/2025	03/10/2026	159	$529,000	$522,000	98.68
219140498DA	48915 Washington Street	3	2	1,600	$326.88	12/31/2025	03/23/2026	68	$549,995	$523,000	95.09
219141375PS	1630 S La Reina Way #1c	2	2	1,850	$283.24	01/14/2026	03/16/2026	61	$589,000	$524,000	88.96
CV26012296	36156 Jaden Avenue #2406	2	2	1,460	$359.58	01/17/2026	03/19/2026	30	$524,990	$524,990	100.00
26652163PS	105 Augusta Drive	3	2	1,620	$330.25	02/14/2026	03/09/2026	23	$535,000	$525,000	98.13
219139053DA	126 Avellino Circle	2	2	1,044	$502.87	11/20/2025	02/23/2026	78	$530,000	$525,000	99.06
219138405DA	42498 Sand Dune	2	2	1,340	$391.79	11/07/2025	03/24/2026	122	$549,000	$525,000	95.63
219143481PS	1874 E Sandalwood Drive	3	2	1,248	$420.67	02/19/2026	03/24/2026	21	$525,000	$525,000	100.00
219139466PS	2910 Calle Loreto	2	2	1,560	$336.54	12/02/2025	04/03/2026	60	$535,000	$525,000	98.13
260005071SD	35430 Marabella Ct	3	3	1,611	$325.88	03/04/2026	04/07/2026	9	$499,900	$525,000	105.02
26636179PS	1429 N Cerritos Drive	3	2	1,248	$423.88	01/10/2026	03/25/2026	60	$514,900	$529,000	102.74
CV25265526	9521 Hannah Way	3	3	1,464	$362.02	11/24/2025	03/27/2026	96	$525,990	$529,990	100.76
219138030DA	55706 Riviera	2	2	1,330	$398.50	03/01/2024	03/10/2026	109	$550,000	$530,000	96.36
SW25226145	29571 Grizzly	3	3	1,882	$281.62	09/24/2025	03/27/2026	139	$539,000	$530,000	98.33
SW26019233	45356 Via Nubes	2	2	1,372	$386.30	01/26/2026	03/10/2026	6	$540,000	$530,000	98.15
CV25278200	9803 Crossbay Loop #1208	3	3	1,554	$342.98	12/18/2025	02/25/2026	28	$516,990	$532,990	103.09
219142274PS	6155 E Driver Road	2	2	1,549	$344.09	01/28/2026	03/20/2026	41	$539,500	$533,000	98.80
26641665PS	62 Tennis Club Drive	3	2	1,920	$278.65	01/22/2026	03/02/2026	23	$545,000	$535,000	98.17
219139912PS	35 La Ronda Drive	2	2	1,320	$405.30	12/04/2025	02/17/2026	59	$549,000	$535,000	97.45

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SW25262178	6383 Volans Court	3	3	1,668	$320.74	11/19/2025	02/20/2026	67	$555,000	$535,000	96.40
219142224DA	77741 Woodhaven Drive	2	3	1,808	$298.12	01/27/2026	04/02/2026	64	$569,000	$539,000	94.73
SW25220253	30980 Olas Court	4	3	2,009	$268.79	09/18/2025	02/26/2026	126	$539,990	$539,990	100.00
CV26004526	1120 Portofino Court #104	3	3	1,298	$416.02	01/05/2026	04/07/2026	42	$524,999	$540,000	102.86
IG25198943	893 Tangelo Way #103	3	4	1,555	$347.27	09/04/2025	03/18/2026	146	$540,000	$540,000	100.00
219135924DA	54671 Inverness Way	3	2	1,627	$331.90	09/26/2025	03/18/2026	168	$550,000	$540,000	98.18
219141958DA	24 Palma Drive	2	2	1,320	$409.09	01/23/2026	02/25/2026	26	$545,000	$540,000	99.08
219142672PS	331 Sandpiper Street	2	2	1,045	$516.75	02/04/2026	03/16/2026	23	$560,000	$540,000	96.43
219142106PS	130 W Racquet Club Road #511	2	2	1,310	$412.21	01/26/2026	03/13/2026	44	$575,000	$540,000	93.91
IG26026879	29561 Monarch Road	4	3	1,650	$328.79	02/05/2026	03/31/2026	39	$524,990	$542,503	103.34
SW26018945	7464 Fig Grove Lane	3	3	1,549	$351.83	01/26/2026	03/26/2026	19	$544,990	$544,990	100.00
CV26009172	36139 Jaden Avenue #2303	3	3	1,608	$338.92	01/14/2026	03/26/2026	44	$544,990	$544,990	100.00
IG25060053	4445 Owens Street #105	2	3	1,638	$332.72	03/24/2025	04/02/2026	246	$549,900	$545,000	99.11
OC25197609	6386 Delgado Lane	3	4	1,583	$344.28	09/03/2025	03/04/2026	145	$559,000	$545,000	97.50
219141781DA	42350 Adams Street	3	2	1,972	$276.37	01/21/2026	04/01/2026	58	$560,000	$545,000	97.32
219137594PS	68665 Calle Mancha	3	2	1,746	$312.14	10/24/2025	03/31/2026	131	$559,500	$545,000	97.41
OC26012429	12967 Paradiso Drive #102	3	3	1,501	$364.42	01/18/2026	02/23/2026	8	$566,990	$546,990	96.47
CV25256918	9170 Teralina Circle	3	3	1,380	$396.37	11/08/2025	02/27/2026	78	$546,990	$546,990	100.00
CV26001032	9191 Connolly Lane	3	3	1,380	$397.09	01/03/2026	03/24/2026	37	$535,990	$547,990	102.24
25591737PS	2602 N Whitewater Club Drive #B	3	2	1,690	$325.41	09/17/2025	03/04/2026	169	$549,950	$549,950	100.00
41091476	4464 Owens St #104	3	3	1,775	$309.86	03/31/2025	03/04/2026	319	$550,000	$550,000	100.00
IG25278502	6396 Pictor Court	3	3	1,668	$329.74	12/22/2025	03/31/2026	63	$567,000	$550,000	97.00
IV25266373	5404 Quince	3	2	1,631	$337.22	11/24/2025	03/25/2026	103	$570,000	$550,000	96.49
219136241DA	5 Valencia Drive	3	2	1,675	$328.36	10/01/2025	04/08/2026	187	$599,000	$550,000	91.82
25607597PS	1312 E Andreas Road	2	2	1,595	$344.83	10/23/2025	03/20/2026	133	$570,000	$550,000	96.49
219141239PS	1249 Trofeo Circle	2	2	1,252	$439.30	01/12/2026	03/06/2026	27	$585,000	$550,000	94.02
OC26010222	41250 Winterberry Street	3	3	1,728	$318.29	01/15/2026	03/05/2026	12	$549,990	$550,000	100.00
26632793PS	3060 Kirkwood Drive	3	2	2,027	$271.78	01/06/2026	03/02/2026	33	$569,000	$550,900	96.82
219134905PS	1334 Tiffany Circle	2	2	1,251	$442.05	09/05/2025	03/09/2026	161	$588,500	$553,000	93.97
IG26019783	4440 Owens Street #104	3	3	1,775	$312.62	01/30/2026	03/26/2026	32	$554,900	$554,900	100.00
25598391	73255 Shadow Mountain Drive	2	3	1,240	$447.58	09/29/2025	03/26/2026	178	$565,000	$555,000	98.23
CV26001028	9179 Teralina Circle	3	3	1,380	$402.89	01/03/2026	03/25/2026	22	$544,990	$555,990	102.02
OC26012662	12967 Paradiso Drive #107	3	3	1,597	$348.46	01/18/2026	03/20/2026	28	$557,990	$556,490	99.73
219143571DA	49165 Washington Street	3	2	1,558	$358.79	02/01/2026	04/09/2026	41	$559,000	$559,000	100.00
219138203DA	44059 Chamonix Court	3	2	1,619	$345.27	11/04/2025	04/02/2026	145	$569,000	$559,000	98.24
CV25281074	9815 Crossbay Loop #1010	3	3	1,554	$360.35	12/28/2025	03/23/2026	10	$559,990	$559,990	100.00
CV25232650	9518 Hannah Way	3	3	1,464	$382.51	10/04/2025	02/19/2026	108	$588,990	$559,990	95.08
IV25265191	2261 Indigo Hills Drive #3	3	3	1,555	$360.13	11/22/2025	03/17/2026	66	$579,600	$560,000	96.62
219142594DA	78810 Montego Bay Circle	3	3	2,305	$242.95	02/03/2026	03/03/2026	0	$560,000	$560,000	100.00
219141561DA	55327 Tanglewood	3	2	1,525	$367.21	01/16/2026	02/23/2026	29	$575,000	$560,000	97.39
219140811DA	500 E Amado Road #106	2	2	1,259	$444.80	01/05/2026	02/25/2026	20	$560,000	$560,000	100.00
25606937PS	2033 E Ramon Road #5A	2	2	1,275	$439.22	10/16/2025	02/18/2026	108	$579,000	$560,000	96.72
219138564DA	67985 Seven Oaks Drive	3	2	1,911	$293.04	11/11/2025	02/27/2026	93	$585,000	$560,000	95.73
CV25278210	9810 Crossbay Loop #2511	3	3	1,490	$376.50	12/18/2025	03/24/2026	80	$560,990	$560,990	100.00
CV26042496	9815 Crossbay Loop #1002	2	3	1,148	$489.54	02/26/2026	03/27/2026	1	$481,990	$561,990	116.60
CV26012292	36156 Jaden Avenue #2405	4	3	1,994	$282.34	01/17/2026	03/27/2026	29	$562,990	$562,990	100.00
OC26048004	12951 Paradiso Drive #105	3	4	1,597	$353.34	03/04/2026	03/30/2026	4	$566,990	$564,290	99.52
219138696DA	80613 Oak Tree	3	3	1,627	$347.26	11/13/2025	03/16/2026	122	$599,000	$565,000	94.32
219138091DA	76804 Kybar Road	3	2	1,787	$316.17	05/19/2025	03/11/2026	77	$575,000	$565,000	98.26

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CV26012136	36156 Jaden Avenue #2402	4	3	1,994	$285.35	01/17/2026	03/27/2026	36	$561,990	$568,990	101.25
CV26025776	2230 Indigo Hills Drive #4	3	3	1,555	$366.56	02/04/2026	04/08/2026	44	$569,900	$570,000	100.02
PW25262484	1151 Portofino Ct. #101	3	3	1,298	$439.14	11/18/2025	03/04/2026	69	$580,000	$570,000	98.28
PW25257805	32 Acapulco	2	2	1,418	$401.97	11/11/2025	04/10/2026	123	$575,000	$570,000	99.13
219143969DA	73216 Tumbleweed Lane #B	2	2	1,798	$317.02	02/28/2026	03/25/2026	25	$570,000	$570,000	100.00
SW26007447	40603 Melrose Drive	3	3	1,698	$335.69	01/08/2026	02/20/2026	4	$565,000	$570,000	100.88
IG25015324	29552 Monarch Road	4	3	1,650	$346.97	01/21/2025	02/27/2026	361	$554,990	$572,503	103.16
SW25216922	45763 Via Nubes	2	3	1,727	$331.79	09/12/2025	03/16/2026	147	$565,000	$573,000	101.42
219143923DA	141 Lake Shore Drive	2	3	1,615	$355.42	02/23/2026	03/31/2026	31	$589,000	$574,000	97.45
26648045PS	153 E Kavenish Drive	3	3	1,724	$333.53	02/10/2026	03/09/2026	17	$575,000	$575,000	100.00
25613565PS	38854 Kilimanjaro Drive	3	3	1,782	$322.67	10/31/2025	03/24/2026	144	$575,000	$575,000	100.00
NP25259681	278 Green Mountain Drive	2	2	1,746	$329.32	11/13/2025	03/20/2026	97	$599,000	$575,000	95.99
219143322DA	78510 Vista Del Fuente	3	3	2,124	$282.02	02/11/2026	04/06/2026	38	$599,000	$575,000	95.99
SB25251956	80377 Kiawah Island	2	2	1,222	$473.81	11/01/2025	03/06/2026	88	$609,000	$579,000	95.07
26632355	2079 S Ramitas Way	2	2	1,855	$312.13	01/17/2026	04/07/2026	87	$579,000	$579,000	100.00
219135973PS	403 Desert Lakes Drive	3	3	2,174	$266.33	09/26/2025	02/13/2026	132	$659,000	$579,000	87.86
CV25227038	36144 Jaden Avenue #2602	4	3	1,994	$290.83	09/27/2025	03/19/2026	147	$582,990	$579,906	99.47
CV25232654	9520 Hannah Way	4	4	1,672	$346.88	10/04/2025	03/27/2026	70	$579,990	$579,990	100.00
CV25256891	36139 Jaden Avenue #2305	4	3	1,994	$290.87	11/08/2025	02/20/2026	39	$656,840	$579,990	88.30
IG25274522	834 Robles Pl	3	3	1,468	$395.10	12/29/2025	03/31/2026	63	$584,999	$580,000	99.15
IV26043587	680 Via Zapata	3	3	1,945	$298.20	02/27/2026	04/03/2026	9	$574,900	$580,000	100.89
CV25277250	9175 Teralina Circle	3	3	1,641	$353.44	12/17/2025	03/26/2026	6	$631,990	$580,000	91.77
219139677DA	48538 Via Encanto	2	2	1,562	$371.32	12/06/2025	03/17/2026	86	$585,000	$580,000	99.15
SW26043328	31564 Calle Canto	3	3	1,733	$334.68	02/27/2026	04/06/2026	7	$590,000	$580,000	98.31
ND26014415	2955 E Avery #B	3	3	1,983	$293.49	11/12/2025	03/18/2026	17	$599,000	$582,000	97.16
IG26006707	31373 Trappers Loop	3	3	1,795	$325.35	01/11/2026	03/25/2026	48	$524,990	$584,000	111.24
CV25227046	36144 Jaden Avenue #2605	4	3	1,994	$293.38	09/27/2025	03/27/2026	151	$584,990	$584,990	100.00
PW26016487	3956 Lavine Way #110	3	3	1,307	$447.59	01/20/2026	03/06/2026	8	$575,000	$585,000	101.74
PW25280458	1517 Camelot	3	3	1,664	$351.56	12/23/2025	02/25/2026	24	$589,000	$585,000	99.32
219142769DA	31 Pebble Beach Drive	3	2	1,806	$334.99	02/03/2026	03/19/2026	32	$605,000	$585,000	96.69
219137224DA	46205 Burroweed Lane	2	2	1,786	$327.55	10/16/2025	03/12/2026	139	$599,000	$585,000	97.66
25618741	1716 Grand Bahama Drive	3	2	1,576	$371.19	11/13/2025	03/05/2026	112	$585,000	$585,000	100.00
219138818DA	76911 Ascalon Avenue	2	2	1,410	$417.73	11/12/2025	02/27/2026	0	$589,000	$589,000	100.00
219140674PS	1283 Tiffany Circle	2	2	1,260	$467.46	09/19/2025	02/19/2026	45	$359,000	$589,000	164.07
CV26008666	36139 Jaden Avenue #2302	4	3	1,994	$295.88	01/13/2026	02/25/2026	19	$589,990	$589,990	100.00
219125551DA	48835 Mescal Lane	2	2	1,441	$409.44	02/27/2025	03/05/2026	347	$590,000	$590,000	100.00
SW26027274	24510 Snapdragon	4	3	2,196	$268.67	02/04/2026	04/01/2026	21	$579,900	$590,000	101.74
219142006DA	19 Maximo Way	3	2	1,759	$338.26	01/23/2026	03/17/2026	25	$595,000	$595,000	100.00
219143461PS	5 La Ronda Drive	2	2	1,650	$363.03	08/22/2018	03/26/2026	20	$599,000	$599,000	100.00
219141289DA	48849 Cassia Place	2	2	1,293	$463.26	10/06/2025	03/04/2026	39	$615,000	$599,000	97.40
219140451PS	1294 Tiffany Circle	2	2	1,251	$478.82	12/29/2025	03/09/2026	33	$599,000	$599,000	100.00
25527665PS	2084 S Lagarto Way	2	2	1,364	$439.15	04/22/2025	04/03/2026	329	$599,000	$599,000	100.00
SW26031626	33624 Winston Way #B	3	3	1,654	$362.70	02/10/2026	03/25/2026	1	$599,900	$599,900	100.00
CV25271240	1130 Portofino Court #103	3	3	1,385	$433.21	12/05/2025	02/27/2026	54	$620,000	$600,000	96.77
219141768DA	34935 Mission Hills Drive	3	3	2,216	$270.76	01/21/2026	03/13/2026	34	$599,000	$600,000	100.17
219143855DA	1521 S Cerritos Drive	2	2	1,491	$402.41	02/25/2026	04/06/2026	42	$600,000	$600,000	100.00
219138254DA	75550 Calle Del Sur	2	2	1,530	$395.42	11/05/2025	02/13/2026	97	$625,500	$605,000	96.72
219137238PS	197 W Via Lola #7	2	2	1,230	$491.87	10/18/2025	04/13/2026	177	$650,000	$605,000	93.08
219140528PS	2365 Oakcrest Drive	2	2	1,518	$398.55	12/31/2025	03/09/2026	33	$638,000	$605,000	94.83

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Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:45 pm**

IG25217952	29212 Santa Fe Springs Court	4	3	1,992	$303.71	09/15/2025	03/25/2026	155	$597,990	$605,000	101.17
219138743DA	47212 Marrakesh Drive	2	2	1,838	$331.07	11/14/2025	04/07/2026	144	$649,900	$608,500	93.63
219140989DA	80691 Oak Tree	3	2	1,627	$374.92	01/08/2026	03/24/2026	81	$669,000	$610,000	91.18
219142802DA	70070 Frank Sinatra Drive #14	2	3	1,422	$442.33	02/06/2026	04/10/2026	49	$629,000	$610,000	96.98
MC25251806	4553 Via Veneto	3	3	2,114	$288.55	10/31/2025	03/27/2026	119	$635,000	$610,000	96.06
219141946DA	157 Desert Falls Drive	3	3	1,814	$336.27	01/22/2026	03/27/2026	40	$640,000	$610,000	95.31
219141313DA	842 N Calle De Pinos	2	2	1,170	$521.37	01/12/2026	03/31/2026	77	$624,000	$610,000	97.76
SW25254525	38411 Glen Abbey Lane	2	3	1,685	$362.02	11/06/2025	03/09/2026	19	$610,000	$610,000	100.00
219139334DA	51 Pebble Beach Drive	3	2	1,806	$340.53	10/29/2025	03/13/2026	102	$639,000	$615,000	96.24
SW25274359	40146 Calle Real	3	3	2,377	$258.73	12/09/2025	03/04/2026	20	$605,000	$615,000	101.65
OC25261581	28468 Via Rioja	3	3	1,520	$404.61	11/25/2025	03/09/2026	56	$639,000	$615,000	96.24
CV26001031	9187 Connolly Lane	3	3	1,641	$375.98	01/03/2026	03/27/2026	55	$607,990	$616,990	101.48
OC25238298	28419 Campos de Flores	3	3	1,410	$437.59	10/17/2025	03/13/2026	101	$631,000	$617,000	97.78
SW26007252	32467 Tannat Drive	3	3	1,788	$346.20	01/16/2026	04/08/2026	49	$619,000	$619,000	100.00
OC25267984	28314 Via Moscotel	3	3	1,402	$441.51	01/20/2026	03/11/2026	31	$619,000	$619,000	100.00
219141943DA	95 Torremolinos Drive	3	2	1,680	$369.05	01/22/2026	02/18/2026	24	$629,000	$620,000	98.57
25583615PS	70120 Frank Sinatra Drive	3	3	2,099	$295.38	08/28/2025	03/24/2026	204	$659,000	$620,000	94.08
219141259DA	26 Camisa Lane	3	3	2,051	$302.29	01/12/2026	04/06/2026	66	$675,000	$620,000	91.85
SW26041996	41489 Winterberry	4	3	2,131	$290.94	03/04/2026	04/02/2026	7	$629,000	$620,000	98.57
OC25193934	28563 Via Navarra	3	3	1,520	$407.89	09/02/2025	02/27/2026	141	$630,000	$620,000	98.41
OC25222439	28597 Via Rueda	3	3	1,520	$407.89	09/25/2025	02/25/2026	119	$633,000	$620,000	97.95
26642155PS	1010 Saint George Circle	2	2	1,391	$446.44	01/23/2026	03/09/2026	45	$629,000	$621,000	98.73
OC25261579	28413 Campos de Flores	3	3	1,520	$410.53	11/25/2025	03/30/2026	98	$660,100	$624,000	94.53
219142295DA	23 Leon Way	3	2	1,680	$372.02	01/29/2026	04/02/2026	60	$639,900	$625,000	97.67
25630231PS	1836 Sandcliff Road	2	2	1,512	$413.36	01/03/2026	02/13/2026	37	$629,000	$625,000	99.36
OC26013707	12783 Lomond Way	4	4	1,780	$351.68	01/20/2026	02/18/2026	15	$655,990	$625,990	95.43
219141023DA	1 Cueta Drive	3	2	1,693	$369.76	12/06/2025	03/10/2026	46	$625,000	$626,000	100.16
OC26048242	28291 Via Garnicia	3	3	1,520	$411.84	03/17/2026	04/08/2026	0	$657,500	$626,000	95.21
219142808DA	730 Inverness Drive	2	2	1,756	$358.20	01/22/2026	03/16/2026	27	$629,000	$629,000	100.00
219141647DA	6324 Via Stasera	3	2	1,961	$321.01	01/19/2026	02/20/2026	32	$629,500	$629,500	100.00
WS25252716	564 Via Pueblo	3	4	2,441	$258.09	10/24/2025	02/25/2026	101	$650,000	$630,000	96.92
OC26012669	12825 Auburn Drive	4	4	1,977	$319.17	01/18/2026	02/26/2026	13	$640,990	$630,990	98.44
OC25149512	2561 Sprout Lane	4	4	1,631	$388.54	07/03/2025	03/30/2026	157	$633,703	$633,703	100.00
219141101DA	830 N Calle De Mimosas	2	2	1,262	$503.17	01/08/2026	02/17/2026	34	$649,000	$635,000	97.84
OC25269098	4891 N Winners Circle #D	3	2	1,348	$471.81	12/03/2025	03/20/2026	51	$675,000	$636,000	94.22
CV25277253	9183 Teralina Circle	3	3	1,641	$390.00	12/17/2025	03/25/2026	29	$639,990	$639,990	100.00
IV25271710	547 Via Zapata	3	2	2,120	$301.89	12/05/2025	03/18/2026	76	$640,000	$640,000	100.00
219140943DA	49787 Coachella Drive	3	2	1,960	$327.55	11/12/2025	02/25/2026	43	$769,000	$642,000	83.49
219140077DA	73 Marbella Drive	3	2	1,693	$379.21	12/07/2025	03/24/2026	97	$649,000	$642,000	98.92
219141910DA	3136 Via Giorna	3	3	2,278	$283.14	01/22/2026	02/20/2026	29	$649,500	$645,000	99.31
SW25168804	31664 Viviante Drive	4	3	2,597	$249.50	07/26/2025	03/02/2026	189	$632,290	$647,945	102.48
219142418DA	299 Cordoba Way	3	2	2,055	$315.82	01/30/2026	02/27/2026	8	$649,000	$649,000	100.00
IG25241140	393 Gran Via	2	2	2,055	$315.82	08/19/2025	04/06/2026	140	$699,900	$649,000	92.73
SW26041481	38260 Oaktree	2	3	1,614	$402.66	02/25/2026	04/01/2026	14	$649,900	$649,900	100.00
CV25248086	4539 rivergate court	4	3	1,980	$328.28	10/27/2025	02/28/2026	95	$649,999	$649,999	100.00
219140195DA	80393 Pebble	3	4	2,272	$286.09	09/18/2025	03/16/2026	78	$675,000	$650,000	96.30
219138970DA	55334 Riviera	2	2	1,330	$488.72	11/19/2025	02/17/2026	58	$695,000	$650,000	93.53
219140536DA	78152 Calle Las Ramblas	3	3	2,412	$269.49	01/01/2026	02/20/2026	33	$699,000	$650,000	92.99
219139117DA	84 La Ronda Drive	3	3	1,770	$367.23	11/21/2025	03/11/2026	110	$698,000	$650,000	93.12

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:45 pm**

219146180DA 76189 Sweet Pea Way	2	2	1,549	$419.63	03/05/2026	04/10/2026	0	$650,000	$650,000	100.00
219135765DA 84 Lookout Drive	2	4	2,679	$242.63	09/21/2025	02/27/2026	154	$729,000	$650,000	89.16
219136837DA 45860 Pima Road	3	3	2,280	$285.09	10/11/2025	03/30/2026	148	$670,000	$650,000	97.01
219142939PS 1930 Grand Bahama Drive	3	2	1,576	$410.53	02/09/2026	03/16/2026	17	$647,000	$650,000	100.46
SR26049437 1450 Via Isla	2	3	2,181	$298.03	02/16/2026	03/20/2026	0	$650,000	$650,000	100.00
SR26048852 1849 S Monaco Circle	2	3	2,690	$241.64	02/16/2026	04/01/2026	0	$650,000	$650,000	100.00
26633179PS 2102 S Via Mazatlan	3	2	1,799	$361.31	01/09/2026	02/17/2026	26	$650,000	$650,000	100.00
25631529PS 1561 S Cerritos Drive	2	2	1,897	$345.28	01/10/2026	03/05/2026	41	$669,000	$655,000	97.91
219142460PS 677 E Arenas Road	2	3	1,794	$367.34	01/31/2026	04/07/2026	52	$659,000	$659,000	100.00
219137944DA 38960 Gladiolus Lane	3	2	1,627	$411.80	10/31/2025	02/26/2026	115	$698,000	$670,000	95.99
219143280DA 55173 Shoal Creek	2	2	1,549	$435.70	02/15/2026	03/27/2026	37	$674,900	$675,000	100.01
219143914DA 80381 Oak Tree	2	2	1,549	$435.77	02/26/2026	03/12/2026	11	$675,000	$675,000	100.00
219145579DA 900 Island Drive #314	3	2	1,879	$359.23	03/30/2026	04/01/2026	0	$675,000	$675,000	100.00
219142786DA 900 Island Drive #607	2	2	1,867	$374.93	02/05/2026	03/13/2026	28	$700,000	$675,000	96.43
219141225DA 223 Desert Falls Drive	3	3	2,236	$301.88	01/12/2026	03/13/2026	60	$699,000	$675,000	96.57
219140883DA 45164 Avenida Codorniz	2	2	1,786	$377.94	01/07/2026	03/23/2026	42	$675,000	$675,000	100.00
26652701PS 2910 Cervantes Court	2	3	2,120	$318.40	02/23/2026	03/06/2026	10	$675,000	$675,000	100.00
250038989SD 32395 Tannat Dr	3	3	1,788	$377.52	09/15/2025	02/27/2026	120	$675,000	$675,000	100.00
OC25267981 28300 Via Moscotel	3	3	1,647	$409.84	12/08/2025	03/12/2026	56	$690,600	$675,000	97.74
219136179DA 86 La Ronda Drive	2	2	1,700	$400.00	10/01/2025	03/10/2026	140	$695,000	$680,000	97.84
219134487PS 70164 Frank Sinatra Drive	2	2	2,100	$323.81	08/27/2025	02/18/2026	170	$699,900	$680,000	97.16
TR26005763 87 Camino Arroyo	3	2	1,950	$348.72	01/09/2026	02/27/2026	19	$680,000	$680,000	100.00
219142180DA 3461 Via Leonardo	2	3	2,341	$290.47	01/28/2025	03/31/2026	45	$699,000	$680,000	97.28
219143119DA 18 Conejo Circle	3	3	2,056	$335.12	02/12/2026	04/03/2026	50	$689,000	$682,000	98.98
219146285DA 10511 Sunningdale Drive	3	3	2,895	$236.61	03/30/2026	04/09/2026	1	$685,000	$685,000	100.00
NP26017278 84 Running Springs	2	4	2,184	$315.93	01/23/2026	04/13/2026	68	$719,000	$690,000	95.97
219144182PS 130 W Racquet Club Road #505	2	1	1,310	$526.72	03/04/2026	04/10/2026	23	$695,000	$690,000	99.28
CV26014062 65 Don Quixote	3	2	1,714	$403.73	01/23/2026	04/03/2026	36	$699,900	$692,000	98.87
25607151PS 360 Cabrillo Road #118	1	2	1,072	$652.98	10/17/2025	02/17/2026	119	$699,999	$699,999	100.00
260001762SD 2420 Galisteo St	3	3	1,295	$540.54	01/23/2026	03/05/2026	12	$685,000	$700,000	102.19
IG26015173 2899 Menorca	3	3	1,825	$383.56	01/22/2026	03/06/2026	18	$699,000	$700,000	100.14
IG25253386 319 Durango	2	2	1,656	$422.71	11/01/2025	03/16/2026	98	$710,000	$700,000	98.59
OC25196632 28467 Via Rioja	4	3	1,865	$375.87	09/02/2025	02/27/2026	136	$701,000	$701,000	100.00
26643859PS 130 W Racquet Club Road #506	2	2	1,367	$515.73	01/27/2026	03/05/2026	7	$719,500	$705,000	97.98
219140076DA 10605 Wimbledon Drive	3	3	2,454	$289.32	12/16/2025	03/13/2026	56	$735,000	$710,000	96.60
219139142DA 52 Ponderosa Circle	2	4	2,184	$325.09	11/21/2025	02/23/2026	93	$749,000	$710,000	94.79
IV25195077 76915 Roadrunner Drive	3	3	2,250	$315.56	08/29/2025	03/31/2026	182	$719,900	$710,000	98.62
OC26030204 28271 Via Garnicia	4	3	1,865	$381.77	02/11/2026	03/30/2026	9	$718,000	$712,000	99.16
219140306DA 54368 Inverness Way	3	4	2,596	$275.42	12/23/2025	03/02/2026	37	$769,000	$715,000	92.98
219136289DA 48641 Palo Verde Court	2	2	1,278	$561.82	10/02/2025	03/13/2026	153	$737,000	$718,000	97.42
219137386DA 240 Serena Drive	2	2	2,208	$326.09	10/21/2025	03/30/2026	125	$749,900	$720,000	96.01
219141114DA 57706 Interlachen	3	4	2,182	$331.12	01/09/2026	04/01/2026	53	$758,000	$722,500	95.32
219143868DA 76367 Sweet Pea Way	3	3	1,918	$378.00	02/26/2026	04/13/2026	47	$799,000	$725,000	90.74
219143998DA 38843 Lobelia Circle	3	3	1,918	$380.08	02/28/2026	03/20/2026	24	$729,000	$729,000	100.00
219140924DA 80235 Via Tesoro	3	4	2,254	$326.09	01/07/2026	04/13/2026	96	$795,000	$735,000	92.45
219140553PS 107 Tanglewood Trail	2	3	2,184	$336.54	12/30/2025	04/01/2026	57	$747,000	$735,000	98.39
219142229DA 76745 Chrysanthemum Way	3	2	1,905	$385.83	01/28/2026	03/04/2026	22	$749,000	$735,000	98.13
219140177DA 2937 Sundance Circle	2	2	1,742	$421.93	12/18/2025	03/24/2026	69	$775,000	$735,000	94.84
OC26011387 6075 Burren Way	4	4	1,665	$442.04	01/16/2026	03/30/2026	61	$745,990	$735,990	98.66

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:45 pm**

219138161DA 38487 Gazania Circle	3	3	2,218	$332.28	07/13/2025	03/02/2026	116	$759,000	$737,000	97.10
219138106DA 265 Kavenish Drive	2	3	2,314	$319.79	09/24/2025	02/20/2026	70	$799,000	$740,000	92.62
219143100DA 54588 Oak Tree #A105	3	3	1,918	$404.07	02/03/2026	02/27/2026	15	$775,000	$742,000	95.74
25598459PS 14 Columbia Drive	2	3	2,359	$315.77	09/27/2025	03/03/2026	157	$759,900	$744,900	98.03
NP25279641 3415 Hawthorne	3	2	1,340	$555.97	12/19/2025	02/18/2026	16	$750,000	$745,000	99.33
219138251DA 472 Desert Holly Drive	3	2	1,903	$391.49	11/05/2024	03/13/2026	128	$759,000	$745,000	98.16
NDP2601902 2117 Casitas Way	2	2	2,104	$355.94	02/27/2026	04/02/2026	5	$748,888	$775,000	103.49
219142417PS 73148 Carrizo Circle	2	2	1,872	$400.11	01/29/2026	03/12/2026	66	$749,000	$749,000	100.00
26636799PS 402 N Hermosa Drive	3	3	1,650	$453.94	01/18/2026	02/20/2026	21	$749,000	$749,000	100.00
25550851PS 72781 El Paseo #714	3	3	2,239	$334.97	06/12/2025	02/13/2026	244	$850,000	$750,000	88.24
219141849DA 105 Avellino Circle	3	3	1,874	$400.21	01/21/2026	02/25/2026	27	$729,000	$750,000	102.88
219140426DA 307 W Arenas Road	2	3	1,592	$471.11	12/29/2025	02/20/2026	48	$799,000	$750,000	93.87
219135928PS 211 E Canyon Vista Drive	3	2	1,729	$433.78	09/26/2025	02/24/2026	136	$799,000	$750,000	93.87
219142612PS 2321 Silver Oak Circle	2	2	1,518	$497.36	02/03/2026	03/06/2026	17	$750,000	$755,000	100.67
26649963PS 2224 Casitas Way	2	2	2,104	$358.84	02/10/2026	04/10/2026	30	$755,000	$755,000	100.00
NP26012689 236 Wild Horse Drive	2	4	2,184	$346.33	01/07/2026	04/14/2026	49	$769,000	$756,382	98.36
219142462DA 92 Lake Shore Drive	3	3	2,148	$353.35	01/21/2026	03/18/2026	46	$792,000	$759,000	95.83
SR25243112 1768 S Araby Drive	2	2	1,426	$532.96	10/20/2025	02/24/2026	89	$750,000	$760,000	101.33
219136501DA 38849 Palm Valley Drive	2	3	2,125	$358.82	10/07/2025	02/27/2026	99	$820,000	$762,500	92.99
WS25279570 7035 Montecito	4	4	2,109	$367.47	12/21/2025	02/18/2026	6	$789,000	$775,000	98.23
219139740DA 201 Kavenish Drive	3	3	2,324	$333.48	11/07/2025	03/27/2026	110	$829,500	$775,000	93.43
219140756DA 213 Las Lomas	2	3	1,800	$430.56	01/05/2026	03/05/2026	48	$775,000	$775,000	100.00
219140412DA 244 Running Springs Drive	2	4	2,184	$354.85	12/26/2025	03/16/2026	24	$799,000	$775,000	97.00
219140816DA 45884 Algonquin Circle	3	3	2,399	$323.05	01/05/2026	03/02/2026	16	$774,900	$775,000	100.01
219143381DA 73721 Club Circle Drive #413	3	2	1,831	$426.00	02/17/2026	03/16/2026	17	$780,000	$776,000	99.49
219136046DA 55280 Riviera	3	3	1,918	$406.15	09/01/2025	02/13/2026	109	$789,000	$779,000	98.73
219143575DA 323 Red River Road	2	3	1,819	$428.26	02/14/2026	02/20/2026	0	$799,000	$779,000	97.50
219124940PS 1597 E Sierra Way	3	3	2,600	$301.92	02/17/2025	02/26/2026	301	$825,000	$785,000	95.15
26632811PS 4511 Via Veneto	3	3	2,249	$350.38	01/05/2026	03/10/2026	44	$788,000	$788,000	100.00
OC25278108 4088 Shada ln	4	3	1,967	$401.63	12/17/2025	03/06/2026	32	$825,000	$790,000	95.76
219137934DA 48110 Via Vallarta	2	3	2,027	$389.74	10/31/2025	03/19/2026	136	$845,000	$790,000	93.49
219143558PS 4 Lakeview Circle	2	2	2,112	$374.05	02/20/2026	03/09/2026	0	$790,000	$790,000	100.00
IG25180498 1802 Prince Albert Drive	2	2	2,372	$335.16	08/11/2025	02/24/2026	97	$795,000	$795,000	100.00
219142200DA 73307 Phoebe Court	2	2	1,260	$630.95	01/16/2026	02/20/2026	21	$795,000	$795,000	100.00
219137827DA 38488 Gazania Circle	3	2	1,861	$427.19	10/29/2025	02/25/2026	90	$799,000	$795,000	99.50
25619725PS 226 Canyon Circle	2	2	2,102	$380.11	11/17/2025	02/27/2026	108	$839,000	$799,000	95.23
219140586DA 57660 Interlachen	3	2	1,903	$420.39	01/02/2026	03/27/2026	33	$839,000	$800,000	95.35
219138804DA 80719 Cherry Hills Drive	3	4	2,846	$281.10	11/14/2025	03/30/2026	124	$949,000	$800,000	84.30
SW25272149 37865 Bear View Circle	3	2	1,919	$416.88	12/08/2025	03/13/2026	19	$825,000	$800,000	96.97
219143696DA 251 Calle Del Verano	2	2	1,670	$481.44	07/23/2025	04/06/2026	32	$798,900	$804,000	100.64
219140314PS 76850 Iroquois Drive	3	3	2,380	$343.28	12/22/2025	03/24/2026	54	$849,900	$817,000	96.13
SR26019881 49025 Cedros Circle	3	2	2,202	$374.66	02/11/2026	03/30/2026	16	$819,000	$825,000	100.73
219129573DA 55105 Oakhill	4	4	2,472	$333.74	05/05/2025	02/20/2026	281	$850,000	$825,000	97.06
OC25263207 37 Oak Tree	3	3	2,259	$365.21	01/06/2026	03/13/2026	0	$825,000	$825,000	100.00
219143130DA 74958 S Chateau Circle	3	3	1,947	$423.73	02/12/2026	03/23/2026	0	$825,000	$825,000	100.00
219145070PS 2350 S Sierra Madre	2	3	1,287	$641.03	02/27/2026	04/10/2026	0	$825,000	$825,000	100.00
219140903PS 72817 El Paseo #816	2	2	1,566	$532.25	01/07/2026	02/13/2026	28	$817,500	$833,500	101.96
219140197DA 54808 Inverness Way	3	3	1,918	$435.35	06/16/2025	03/16/2026	85	$849,000	$835,000	98.35
219141418DA 49462 Avenida Obregon #1660	1	2	934	$894.00	01/14/2026	03/03/2026	47	$870,000	$835,000	95.98

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:45 pm**

219142272PS 169 Lake Shore Drive	3	3	2,417	$347.12	01/29/2026	02/26/2026	18	$839,000	$839,000	100.00
219139512DA 766 Obsidian Loop E Loop #64	2	3	2,080	$408.65	12/03/2025	03/25/2026	112	$925,900	$850,000	91.80
219141724DA 38348 Zinnia Lane	3	4	2,125	$404.71	01/20/2026	03/25/2026	43	$875,000	$860,000	98.29
219141758DA 43 La Costa Drive	3	3	2,191	$394.80	01/12/2026	03/02/2026	11	$899,500	$865,000	96.16
219141235PS 109 Westlake Circle	2	2	1,620	$533.95	01/12/2026	03/17/2026	52	$874,000	$865,000	98.97
219141993DA 48055 ViA Vallarta	2	3	2,145	$404.43	01/23/2026	03/31/2026	42	$885,000	$867,500	98.02
219142351PS 246 E Avenida Granada	3	2	1,708	$508.78	01/30/2026	04/06/2026	24	$869,000	$869,000	100.00
26639769PS 254 E Avenida Granada	3	2	1,708	$512.30	01/18/2026	03/23/2026	64	$875,000	$875,000	100.00
26635271PS 243 Canyon Circle	3	3	2,335	$376.02	01/19/2026	02/18/2026	21	$897,000	$878,000	97.88
219144029DA 54851 Shoal Creek	3	4	2,472	$355.58	03/01/2026	04/01/2026	23	$879,000	$879,000	100.00
219132319DA 73457 Irontree Drive	3	2	1,980	$446.97	06/29/2025	02/26/2026	233	$999,000	$885,000	88.59
OC26007362 13078 Irisbend	5	5	3,194	$278.65	01/11/2026	02/19/2026	27	$848,000	$890,000	104.95
219142882DA 78159 Lago Drive	3	3	2,452	$407.42	02/07/2026	04/10/2026	56	$975,000	$900,000	92.31
219134388DA 803 Retreat Circle	2	3	2,590	$349.42	08/11/2025	02/27/2026	178	$999,000	$905,000	90.59
219140861DA 48310 Casita Drive	3	3	2,151	$425.15	01/05/2026	02/20/2026	32	$929,000	$914,500	98.44
219140361DA 54171 Shoal Creek	3	4	2,472	$370.15	12/26/2025	02/24/2026	15	$929,000	$915,000	98.49
219143658DA 341 Gran Via	2	2	1,800	$508.33	02/23/2026	02/26/2026	0	$925,000	$915,000	98.92
219142597DA 78188 Lago Drive	3	3	2,459	$374.14	02/02/2026	04/03/2026	59	$939,000	$920,000	97.98
219145471DA 794 Obsidian Loop	3	3	2,212	$415.91	03/26/2026	03/27/2026	0	$920,000	$920,000	100.00
219140831DA 391 Gran Via	2	2	1,670	$553.89	01/06/2026	03/06/2026	51	$975,000	$925,000	94.87
219141710DA 76955 Lark Drive	3	3	2,280	$416.67	01/20/2026	02/24/2026	30	$950,000	$950,000	100.00
26648193PS 2332 Oakcrest Drive	3	2	1,944	$483.02	02/06/2026	03/02/2026	12	$939,000	$950,000	101.17
219139918PS 187 Westlake Drive	2	2	1,545	$614.89	12/12/2025	02/26/2026	61	$999,000	$950,000	95.10
219137069PS 566 E Flor Circle	3	2	1,636	$581.91	10/16/2025	03/31/2026	103	$959,900	$952,000	99.18
219141656PS 164 Vibe Way	3	3	2,152	$443.77	01/15/2026	03/13/2026	32	$965,000	$955,000	98.96
219144202DA 29 Oak Tree Drive	4	4	2,644	$368.76	03/04/2026	04/10/2026	35	$975,000	$975,000	100.00
219141884PS 72507 El Paseo #901	3	2	2,077	$469.43	01/22/2026	03/20/2026	36	$969,000	$975,000	100.62
219141614DA 38410 Zinnia Lane	3	4	2,489	$391.72	01/17/2026	02/23/2026	30	$975,000	$975,000	100.00
219143850DA 76547 Begonia Lane	3	4	2,489	$391.72	02/23/2026	03/26/2026	20	$1,050,000	$975,000	92.86
219143398DA 29 Rawhide Circle	3	4	2,764	$352.75	08/09/2010	02/17/2026	0	$1,050,000	$975,000	92.86
219141183DA 899 Island Drive #509	2	2	2,289	$428.13	01/11/2026	02/26/2026	38	$980,000	$980,000	100.00
219142131DA 54976 Tanglewood	3	3	2,204	$451.45	12/31/2025	02/26/2026	16	$995,000	$995,000	100.00
219142087DA 409 Bouquet Canyon Drive	4	5	3,203	$312.21	01/20/2026	04/03/2026	46	$1,300,000	$1,000,000	76.92
219138242PS 50031 Avenida Vista Bonita	3	4	1,922	$522.89	11/05/2025	03/11/2026	120	$1,097,000	$1,005,000	91.61
219141046DA 80030 Cedar Crest	3	4	3,103	$328.71	01/07/2026	03/27/2026	71	$1,180,000	$1,020,000	86.44
219141717DA 79682 Arnold Palmer	3	4	2,846	$363.67	01/20/2026	04/03/2026	64	$1,118,000	$1,035,000	92.58
219141632DA 73709 Amir Drive	3	3	2,427	$432.63	01/12/2026	03/13/2026	35	$1,125,000	$1,050,000	93.33
219142275PS 2964 Lantana Court	3	3	2,873	$373.30	01/29/2026	03/23/2026	32	$1,095,000	$1,072,500	97.95
219138209DA 55318 Tanglewood	3	3	2,400	$447.92	10/09/2025	03/31/2026	138	$1,099,000	$1,075,000	97.82
219139940DA 49845 Lago Drive	3	3	2,332	$463.12	08/31/2025	02/27/2026	81	$1,095,000	$1,080,000	98.63
NP25234281 310 Running Springs Drive	3	5	3,144	$349.87	10/07/2025	02/13/2026	100	$1,195,000	$1,100,000	92.05
25599769PS 3708 E Bogert Trail	2	3	2,662	$413.22	10/01/2025	03/27/2026	173	$1,195,000	$1,100,000	92.05
219139838DA 55556 Pinehurst	3	4	3,031	$371.16	12/10/2025	03/10/2026	70	$1,175,000	$1,125,000	95.74
219141874PS 72233 El Paseo #1717	3	4	2,372	$476.39	01/22/2026	02/24/2026	21	$1,198,000	$1,130,000	94.32
26653117PS 1420 Sierra De Ronda	3	3	2,600	$438.08	03/16/2026	04/06/2026	0	$1,139,000	$1,139,000	100.00
25626397PS 2211 S La Paz Way	3	3	2,600	$441.92	01/12/2026	04/13/2026	31	$1,149,000	$1,149,000	100.00
219139422DA 32 Colonial Drive	4	3	2,950	$389.83	12/01/2025	03/31/2026	113	$1,175,000	$1,150,000	97.87
219139856PS 146 Eastlake Drive	2	2	2,080	$552.88	12/11/2025	02/24/2026	75	$1,200,000	$1,150,000	95.83
219138256DA 54885 Inverness Way	3	4	3,031	$382.71	10/28/2025	02/24/2026	100	$1,275,000	$1,160,000	90.98

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:45 pm**

219142795DA 77905 Cottonwood	3	4	2,774	$432.59	02/06/2026	04/09/2026	42	$1,200,000	$1,164,000	97.00
219143314DA 435 Falcon View Circle	3	2	1,903	$604.31	02/16/2026	03/16/2026	22	$1,150,000	$1,171,074	101.83
25620161PS 2960 Lantana Court	3	3	2,873	$417.33	11/21/2025	02/17/2026	87	$1,199,000	$1,199,000	100.00
219142571DA 76 Old Ranch Road	2	4	2,271	$528.40	01/28/2026	03/31/2026	22	$1,250,000	$1,200,000	96.00
219141121DA 45700 Pueblo Road	2	3	2,529	$474.50	01/09/2026	03/02/2026	46	$1,298,000	$1,200,000	92.45
219141434DA 49783 Candeleria Circle	3	3	2,567	$485.00	01/14/2026	02/13/2026	23	$1,345,000	$1,245,000	92.57
219143627DA 55650 Oaktree	3	4	3,031	$412.41	12/24/2025	03/27/2026	29	$1,285,000	$1,250,000	97.28
219141764DA 55 Pine Valley Drive	4	4	2,736	$456.87	01/21/2026	04/01/2026	17	$1,350,000	$1,250,000	92.59
219142743PS 483 Sandpiper Street	4	4	1,930	$647.67	02/03/2026	03/25/2026	40	$1,250,000	$1,250,000	100.00
25629985PS 147 E Perlita Circle	3	3	2,434	$523.83	12/19/2025	02/24/2026	52	$1,295,000	$1,275,000	98.46
219141322PS 2378 S Madrona Drive	3	3	2,593	$491.71	01/13/2026	02/17/2026	35	$1,300,000	$1,275,000	98.08
219138052PS 19 Westlake Drive	2	2	2,013	$643.32	11/01/2025	03/31/2026	103	$1,295,000	$1,295,000	100.00
219142683DA 56300 Pebble Beach	3	4	3,031	$428.90	01/22/2026	04/09/2026	58	$1,335,000	$1,300,000	97.38
219140073DA 109 Rain Bird Circle	3	4	2,473	$525.68	12/16/2025	03/13/2026	66	$1,395,000	$1,300,000	93.19
26652297PS 456 E Alto	3	2	1,671	$655.30	02/15/2026	03/19/2026	32	$1,095,000	$1,325,000	121.00
219140737DA 903 Red Arrow Trail	3	4	2,682	$503.36	01/05/2026	02/25/2026	32	$1,425,000	$1,350,000	94.74
219141529DA 48841 Cassia Place	3	3	2,116	$661.63	01/11/2026	02/18/2026	20	$1,400,000	$1,400,000	100.00
26639929PS 2170 S Barona Road	3	3	2,466	$567.72	01/24/2026	03/30/2026	41	$1,399,900	$1,400,000	100.01
219137521DA 73261 Mariposa Drive	3	3	2,361	$603.56	10/23/2025	02/26/2026	117	$1,425,000	$1,425,000	100.00
219141210PS 1350 E Marion Way	2	3	2,181	$653.37	01/12/2026	02/23/2026	21	$1,375,000	$1,425,000	103.64
219138853DA 77130 Avenida Fernando	3	4	1,922	$754.42	11/16/2025	03/16/2026	109	$1,550,000	$1,450,000	93.55
25602439PS 217 Vista Terrace	2	4	2,277	$661.99	10/06/2025	04/14/2026	190	$1,545,000	$1,507,350	97.56
219136305DA 77720 Cove Point Circle	3	3	3,723	$416.33	10/03/2025	03/10/2026	144	$1,598,000	$1,550,000	97.00
219141462DA 48860 Mariposa Drive	3	2	1,945	$822.62	01/14/2026	02/20/2026	30	$1,650,000	$1,600,000	96.97
219139921DA 461 White Horse Trail	4	5	3,310	$566.47	12/12/2025	03/30/2026	96	$1,975,000	$1,875,000	94.94
219133288DA 74716 Casandra Court	2	3	2,837	$669.72	07/29/2025	02/18/2026	199	$1,995,000	$1,900,000	95.24
219142195DA 74695 Arroyo Drive	3	4	2,527	$1,185.20	01/27/2026	03/19/2026	48	$2,995,000	$2,995,000	100.00

Inventory Analysis	**Prior 7-12 Months** (04/14/2025-10/12/2025)	**Prior 4-6 Months** (10/13/2025-01/12/2026)	**Current - 3 Months** (01/13/2026-04/14/2026)
Total # of Comparable Sales (Settled)	0	0	805
Absorption Rate (Total Sales/Months)	0.00	0.00	268.33
Total # of Comparable Active Listings	136	383	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.01
Median Sale & List Price DOM	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**
Median Comparable Sale Price	$0	$0	$495,000
Median Comparable Sales DAM	0	0	49
Median Comparable List Price (Listings Only)	$511,995	$499,990	$799,000
Median Comparable Listings DAM (Listings Only)	147	96	87
Median Sale Price / Median List Price %	0.00%	0.00%	99.02%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:49 pm**

Property Type is 'Residential' **Standard Status** is 'Closed' 04/14/2026 to 03/15/2026 **Property Sub Type** is 'Single Family Residence' **State Or Province** is 'California' **County** is 'Riverside'

Residential

Closed

MLS #	Address	BD	BA	SqFt	$/SqFt	List Date	Sold Date	DAM	List Price	Sold Price	SP%LP
CV25275371	18635 Keyes	3	2	1,089	$59.69	12/12/2025	03/25/2026	9	$97,000	$65,000	67.01
SW25217371	160 N Date Rd	2	2	964	$129.67	09/15/2025	03/24/2026	109	$139,000	$125,000	89.93
IV26027196	68755 Delemont Road	2	2	1,408	$96.59	02/04/2026	03/25/2026	19	$150,000	$136,000	90.67
CV25278977	470 N Willow Street	4	2	1,748	$96.11	12/20/2025	03/19/2026	38	$168,900	$168,000	99.47
IG25266903	24750 Lindsay	4	3	1,732	$98.15	12/01/2025	04/07/2026	93	$169,900	$170,000	100.06
219137526DA	66425 Desert View Avenue	1	1	754	$233.42	10/23/2025	03/18/2026	146	$195,000	$176,000	90.26
AR24233332	58782 La Colina Lane	1	1	688	$258.72	11/13/2024	03/25/2026	481	$200,000	$178,000	89.00
OC26028095	2185 San Bernardo	2	1	827	$223.70	02/06/2026	04/02/2026	24	$193,000	$185,000	95.85
SW26048350	33174 Tetterington Street	2	2	948	$205.70	03/05/2026	03/16/2026	1	$150,000	$195,000	130.00
OC26031863	800 W Graham	2	1	800	$250.00	02/11/2026	04/07/2026	13	$230,000	$200,000	86.96
IV26024933	16300 Teague	2	2	720	$291.67	02/03/2026	04/14/2026	41	$200,000	$210,000	105.00
219135483DA	17031 Morse St Road	1	1	847	$253.84	09/17/2025	03/27/2026	72	$240,000	$215,000	89.58
SW26025002	560 Parker Place	3	2	1,176	$187.07	02/03/2026	04/01/2026	18	$239,000	$220,000	92.05
PW26021230	44725 Palm Street	2	1	1,050	$209.52	01/29/2026	03/16/2026	27	$140,000	$220,000	157.14
219127742DA	361 N 9th Street	3	2	1,276	$176.33	04/02/2025	03/23/2026	328	$240,000	$225,000	93.75
OC25253869	156 Shaded Palm	3	2	1,179	$203.56	10/29/2025	03/31/2026	108	$245,000	$240,000	97.96
SW26031531	1991 Nuevo Street	2	1	827	$290.21	02/08/2026	03/26/2026	18	$240,000	$240,000	100.00
SW26038387	2131 Avenida Olivos	2	1	1,051	$231.21	02/14/2026	04/03/2026	25	$235,000	$243,000	103.40
219141559DA	81641 Avenue 48 #108	2	2	1,314	$188.74	01/16/2026	03/24/2026	14	$249,000	$248,000	99.60
IV25265714	26785 Hopkins	3	2	1,422	$175.81	11/24/2025	03/31/2026	111	$295,000	$250,000	84.75
JT25245337	65565 Acoma Avenue #80	2	2	1,313	$190.40	10/22/2025	03/25/2026	85	$250,000	$250,000	100.00
SW25098781	1520 Sandlewood Drive	2	2	1,437	$173.97	05/04/2025	03/24/2026	323	$279,000	$250,000	89.61
CV25071328	17750 Bubbling Wells Road	3	2	6,352	$39.75	03/27/2025	04/08/2026	177	$269,800	$252,500	93.59
OC26016421	212 Whispering Winds	3	2	1,662	$160.65	01/22/2026	03/25/2026	32	$278,000	$267,000	96.04
IV26020319	27609 Grosse Point	2	2	998	$271.04	01/26/2026	03/16/2026	17	$260,000	$270,500	104.04
OC26032458	65565 Acoma #77	2	2	1,313	$207.92	02/12/2026	04/10/2026	29	$269,000	$273,000	101.49
CV26028066	5464 Evelyn Drive	2	1	851	$323.15	02/07/2026	04/09/2026	17	$279,000	$275,000	98.57
IG25273679	10269 Live Oak	2	1	766	$359.01	01/21/2026	03/26/2026	2	$290,000	$275,000	94.83
219142867DA	30404 San Antonio Drive	2	1	1,010	$262.38	02/06/2026	03/30/2026	14	$265,000	$275,000	103.77
CV26061661	26715 Saint Andrews Drive	2	1	992	$282.26	03/24/2026	04/13/2026	8	$269,900	$280,000	103.74
SW25090991	820 S Alessandro Street	3	2	1,008	$282.74	04/23/2025	04/10/2026	166	$277,000	$285,000	102.89
219140940DA	65565 Acoma Avenue #1	3	2	1,396	$205.95	01/07/2026	03/26/2026	71	$299,000	$287,500	96.15
219142091DA	82142 W Solar Court	2	2	1,142	$258.32	01/24/2026	03/20/2026	15	$399,999	$295,000	73.75
250037337SD	28587 Goetz Rd	3	2	960	$311.46	08/27/2025	03/31/2026	163	$299,000	$299,000	100.00
219138555DA	81641 Avenue 48 #20	2	2	1,290	$232.56	10/30/2025	03/27/2026	126	$315,000	$300,000	95.24
SW26043029	38090 Cary	3	1	936	$330.13	02/26/2026	04/01/2026	9	$309,000	$309,000	100.00
219136625DA	10751 Deerfield Drive	3	2	1,628	$189.88	10/08/2025	03/26/2026	91	$309,120	$309,120	100.00
219140855DA	9980 Hoylake Road	2	2	1,540	$201.30	01/02/2026	03/29/2026	57	$315,000	$310,000	98.41
SW26000482	27147 El Rancho	2	1	992	$314.52	01/02/2026	04/09/2026	69	$321,180	$312,000	97.14
PW26005999	339 W Wilson	2	2	1,445	$216.61	01/06/2026	03/25/2026	24	$344,990	$313,000	90.73
SW25173775	25650 Hartwick Road	3	2	1,603	$195.26	08/01/2025	03/20/2026	181	$335,000	$313,000	93.43
IV25128866	12830 Perris Boulevard #C10	2	2	1,004	$313.75	06/09/2025	04/01/2026	108	$319,900	$315,000	98.47
219141261DA	47800 Madison Street #79	2	2	924	$340.91	01/12/2026	03/25/2026	72	$349,000	$315,000	90.26

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Listings as of **04/14/26 at 4:49 pm**

DW26028498	64069 Olympic Mountain	3	2	1,630	$193.25	02/06/2026	03/20/2026	5	$300,000	$315,000	105.00
IV25271611	28762 Olympia	3	2	1,833	$171.85	12/06/2025	04/07/2026	69	$324,900	$315,000	96.95
CV26027758	28204 Calle Gaviota	2	2	977	$324.46	02/04/2026	03/26/2026	32	$315,000	$317,000	100.63
250022709SD	53150 53150-4s02	2	2	750	$426.67	03/26/2025	03/23/2026	314	$349,000	$320,000	91.69
219136192DA	53021 Inspiration Lane	2	1	945	$338.62	05/14/2024	04/01/2026	175	$429,000	$320,000	74.59
219139743PS	13285 Caliente Drive	3	2	1,355	$236.16	12/08/2025	04/03/2026	77	$350,000	$320,000	91.43
IV25237210	424 W Acacia Avenue	2	2	880	$363.64	10/10/2025	03/23/2026	130	$310,000	$320,000	103.23
219143084DA	24762 Eugena Avenue	3	2	1,008	$327.28	02/11/2026	03/23/2026	48	$329,900	$324,900	98.48
PW26028286	49901 Mountain View	2	1	948	$342.83	02/01/2026	03/24/2026	10	$310,000	$325,000	104.84
219140053DA	13576 La Mesa Drive	4	3	1,134	$286.60	09/16/2025	03/20/2026	7	$325,000	$325,000	100.00
IV26020351	764 La Morena	2	2	1,190	$273.11	01/26/2026	04/07/2026	8	$325,000	$325,000	100.00
219133372DA	17080 Covey Street	4	3	1,799	$181.21	07/29/2025	03/24/2026	180	$375,000	$326,000	86.93
250034747SD	17080 Covey St	4	3	1,799	$181.21	07/29/2025	03/24/2026	181	$375,000	$326,000	86.93
SW26031097	28255 Avenida Francesca	2	2	1,065	$307.04	02/10/2026	03/23/2026	18	$345,000	$327,000	94.78
219141815DA	78410 Prairie Flower Drive	2	2	1,157	$285.22	01/05/2026	04/08/2026	42	$339,000	$330,000	97.35
SW26009198	456 W Main	2	1	796	$414.57	01/13/2026	04/01/2026	16	$340,000	$330,000	97.06
CV26023090	28751 Bradley	3	2	1,674	$197.13	01/28/2026	03/30/2026	38	$374,999	$330,000	88.00
IG26031480	733 Daybreak	2	2	996	$332.33	02/10/2026	03/25/2026	14	$329,000	$331,000	100.61
SW25200768	10676 Cherry Hills Drive	2	2	1,253	$267.36	09/05/2025	03/23/2026	119	$335,000	$335,000	100.00
219139105DA	78332 Yucca Blossom Drive	2	2	1,176	$284.86	11/21/2025	04/13/2026	129	$350,000	$335,000	95.71
26668437PS	52740 Avenida Alvarado	3	2	1,514	$221.27	03/23/2026	04/13/2026	0	$399,000	$335,000	83.96
PTP2601207	28301 Los Cielos Road	2	2	977	$342.89	02/13/2026	03/26/2026	16	$335,000	$335,000	100.00
SW26040486	27049 Monk	2	2	1,328	$255.27	02/27/2026	03/19/2026	5	$349,500	$339,000	97.00
219143602DA	78490 Winsford Circle	2	2	1,128	$300.98	02/20/2026	04/10/2026	45	$349,000	$339,500	97.28
CV26025485	6940 Keating	3	2	1,048	$324.43	02/04/2026	03/31/2026	5	$340,000	$340,000	100.00
219139852DA	78428 Desert Willow Drive	2	2	1,176	$289.12	12/11/2025	03/18/2026	96	$350,000	$340,000	97.14
219140959DA	38781 Brandywine Avenue	2	2	1,475	$230.51	01/03/2026	04/08/2026	91	$375,000	$340,000	90.67
CV26034098	454 S Rosario	3	2	1,502	$226.36	02/12/2026	04/07/2026	15	$450,000	$340,000	75.56
IV25258993	637 Torrey Pines Rd.	3	2	1,312	$262.96	11/12/2025	03/19/2026	107	$347,000	$345,000	99.42
IG25223835	1021 Laguna Seca Court	2	2	1,383	$249.46	09/16/2025	04/08/2026	152	$349,000	$345,000	98.85
IG25171473	5819 Sleepy Hollow Road	2	2	1,683	$204.99	07/28/2025	03/23/2026	173	$350,000	$345,000	98.57
219137455DA	8461 Gentry Court	2	2	1,590	$216.98	10/21/2025	03/31/2026	145	$349,900	$345,000	98.60
219141691DA	62826 N Crescent Street	3	2	1,457	$239.53	01/20/2026	03/24/2026	42	$349,000	$349,000	100.00
IV26016373	53705 Country Club Drive	3	2	1,239	$282.37	01/22/2026	03/26/2026	38	$349,851	$349,851	100.00
IG26005820	712 1/2 S Vicentia	1	1	616	$568.18	01/07/2026	04/08/2026	49	$420,000	$350,000	83.33
219140689DA	49840 Avenida Cortez	3	1	1,325	$264.15	01/03/2026	03/20/2026	72	$349,000	$350,000	100.29
219142144DA	1461 Mesquite Road	3	2	2,136	$163.86	01/26/2026	03/18/2026	23	$365,000	$350,000	95.89
219143001DA	83160 Tourmaline Avenue	3	2	988	$354.25	02/10/2026	04/03/2026	1	$350,000	$350,000	100.00
219142920PS	45671 Deglet Noor Street	5	4	1,690	$236.69	02/09/2026	03/27/2026	19	$400,000	$350,000	87.50
SW26032121	26495 Mccall	2	2	1,767	$198.08	02/16/2026	03/27/2026	19	$345,000	$350,000	101.45
SW25274944	27580 Charlestown Drive	2	2	1,777	$196.96	12/11/2025	03/25/2026	54	$400,000	$350,000	87.50
219143578DA	67690 S Laguna Drive	3	3	1,825	$194.52	02/20/2026	04/10/2026	1	$380,000	$355,000	93.42
PW25185462	28285 Calle Lustrosos	2	2	1,116	$318.10	08/05/2025	03/16/2026	178	$375,000	$355,000	94.67
DW26005809	779 Wesley	3	2	1,226	$293.56	01/08/2026	03/24/2026	26	$359,900	$359,900	100.00
DW26004717	370 W 12th	3	2	1,026	$350.88	01/07/2026	03/17/2026	27	$360,000	$360,000	100.00
219143277DA	68206 Calle Azteca	3	2	1,210	$301.65	02/15/2026	03/23/2026	33	$365,000	$360,000	98.63
219138121DA	64178 Yosemite Lane	3	2	1,835	$196.19	11/03/2025	04/07/2026	155	$360,000	$360,000	100.00
SW26013202	2918 Cindy	2	2	1,046	$344.17	12/15/2025	03/24/2026	15	$349,900	$360,000	102.89
SW25259601	29130 Prestwick	3	2	1,308	$275.23	10/22/2025	03/23/2026	98	$356,000	$360,000	101.12

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IG26029688	27812 Ruggie	2	2	1,041	$345.82	02/09/2026	04/10/2026	35	$375,000	$360,000	96.00
PW25216460	28981 W Worcester Road	3	2	1,978	$182.00	09/12/2025	04/03/2026	168	$385,000	$360,000	93.51
219143362PS	43331 Virginia Avenue	4	2	1,348	$293.03	02/16/2026	03/30/2026	9	$395,000	$363,000	91.90
SW26055913	27253 Family Circle	2	1	1,002	$362.28	03/12/2026	04/13/2026	6	$365,000	$363,000	99.45
SW25247841	27640 Camden Way	2	2	1,393	$260.59	10/27/2025	03/19/2026	113	$380,000	$363,000	95.53
CV26045085	1308 Pleasant Valley	2	3	1,883	$193.84	03/02/2026	04/07/2026	16	$364,900	$365,000	100.03
IG26009770	492 Autumn Way	3	2	1,475	$247.46	01/10/2026	03/20/2026	47	$365,000	$365,000	100.00
EV23088534	477 COUNTY LINE Road	2	2	1,206	$302.65	05/21/2023	03/30/2026	518	$378,000	$365,000	96.56
26654613PS	80326 Avenida Linda Vista	2	2	1,463	$249.49	02/23/2026	04/06/2026	37	$369,000	$365,000	98.92
IG26020196	1113 E Acacia Avenue	2	1	1,030	$354.37	02/05/2026	03/23/2026	14	$380,000	$365,000	96.05
CV26007858	259 S 22nd	2	1	1,015	$362.56	01/20/2026	04/03/2026	29	$365,000	$368,000	100.82
IV26022072	182 N 4 Street	2	1	840	$440.48	01/30/2026	03/23/2026	15	$359,000	$370,000	103.06
IG25111147	10650 Bel Air Drive	3	2	1,628	$227.27	05/30/2025	04/09/2026	241	$369,000	$370,000	100.27
IG26048407	40833 Caballero	2	2	1,441	$256.77	03/05/2026	04/09/2026	16	$374,000	$370,000	98.93
219144298DA	78512 Glastonbury Way	2	2	1,172	$315.70	03/05/2026	03/27/2026	23	$375,000	$370,000	98.67
219139952DA	39228 Calle Negrete	2	2	1,321	$280.09	12/13/2025	04/03/2026	83	$370,000	$370,000	100.00
26647999PS	22500 Fawnridge Drive	4	2	1,400	$285.64	02/08/2026	03/23/2026	30	$399,900	$370,000	92.52
IG26024190	10683 Ambrosio Drive	4	2	1,439	$257.12	02/04/2026	03/26/2026	16	$350,000	$370,000	105.71
219136633DA	9724 Valencia Drive	3	2	1,591	$232.56	10/09/2025	03/26/2026	103	$370,000	$370,000	100.00
25604855PS	9241 Clubhouse Boulevard	3	2	1,996	$185.37	10/12/2025	03/25/2026	154	$375,000	$370,000	98.67
SW26010616	28050 Bavaria Drive	2	2	1,065	$347.42	01/16/2026	04/13/2026	69	$379,900	$370,000	97.39
SW26001965	17653 Raley	2	1	750	$496.67	01/05/2026	04/07/2026	49	$374,990	$372,500	99.34
219140494DA	66145 First Street	2	1	1,085	$345.62	12/31/2025	04/07/2026	98	$365,000	$375,000	102.74
219140866DA	411 Alameda Street	3	3	2,464	$152.19	01/06/2026	03/19/2026	44	$389,999	$375,000	96.15
SW26056417	26778 Girard Street	3	2	1,306	$287.14	03/14/2026	04/13/2026	8	$375,000	$375,000	100.00
SW26034620	27146 El Rancho	3	2	1,308	$286.70	02/13/2026	04/08/2026	1	$375,000	$375,000	100.00
NDP2600040	1124 E Campus Way	2	1	915	$409.84	12/31/2025	04/06/2026	90	$375,000	$375,000	100.00
IG25201466	13435 Mesquite	4	2	1,580	$238.61	09/07/2025	03/19/2026	146	$377,000	$377,000	100.00
PW26014054	81341 Francis	3	2	1,080	$349.54	01/20/2026	04/01/2026	31	$369,500	$377,500	102.17
219142784PS	78883 Waterford Lane	2	2	1,283	$310.99	02/05/2026	03/24/2026	43	$379,000	$379,000	100.00
219143765DA	78813 Iron Bark Drive	2	2	1,213	$312.45	02/25/2026	03/27/2026	29	$385,000	$379,000	98.44
25631547PS	9375 Santa Cruz Road	3	2	1,732	$218.82	01/05/2026	03/17/2026	65	$369,900	$379,000	102.46
219142776DA	10421 Verbena Drive	3	2	1,543	$245.63	02/04/2026	03/25/2026	20	$379,000	$379,000	100.00
CV25198804	127 S San Jacinto Avenue	4	2	1,497	$253.17	08/21/2025	04/10/2026	145	$369,888	$379,000	102.46
OC26026642	699 Amber Sky	2	2	1,710	$222.22	02/01/2026	03/30/2026	0	$375,000	$380,000	101.33
OC26040789	279 Cavendish	3	2	1,580	$240.51	03/10/2026	04/01/2026	8	$349,900	$380,000	108.60
IV26051180	26678 Saint Andrews	2	2	1,098	$346.08	03/13/2026	04/06/2026	3	$364,900	$380,000	104.14
IV26011092	387 Palm Avenue	3	3	1,159	$327.87	01/16/2026	04/06/2026	39	$380,000	$380,000	100.00
IV25216943	81596 Avenida Bolero	2	2	1,432	$266.76	09/15/2025	04/08/2026	178	$392,000	$382,000	97.45
PW25275306	1049 Olympic Avenue	3	3	1,837	$208.49	12/11/2025	03/27/2026	53	$389,888	$383,000	98.23
SW26036661	1511 Mesquite Rd	3	2	2,136	$180.24	02/17/2026	03/26/2026	2	$365,000	$385,000	105.48
219135199DA	44648 S Heritage Palms Drive	2	2	1,382	$281.48	09/11/2025	04/10/2026	196	$399,000	$389,000	97.49
IG25260077	5130 Savannah Drive	2	3	2,039	$191.27	11/13/2025	04/06/2026	107	$399,500	$390,000	97.62
26639171PS	81595 Avenida Alturas	2	2	1,488	$262.10	01/16/2026	04/10/2026	84	$399,999	$390,000	97.50
219142870DA	12155 Ocotillo Road	4	4	2,650	$150.91	02/04/2026	04/08/2026	3	$399,900	$390,000	97.52
219140113DA	11850 E Crescent Street	3	2	1,792	$217.63	12/17/2025	04/03/2026	87	$400,000	$390,000	97.50
219141445DA	71362 Aurora Road	4	2	1,400	$278.57	01/15/2026	04/06/2026	81	$399,000	$390,000	97.74
SW25260130	618 S Estudillo Avenue	2	1	1,274	$306.12	11/13/2025	04/09/2026	44	$388,000	$390,000	100.52
IG25150029	8753 Rockies Avenue	3	2	1,630	$240.49	07/02/2025	03/24/2026	221	$384,999	$392,000	101.82

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IG25258059	2379 Wailea Beach	2	2	1,683	$234.40	11/17/2025	03/24/2026	2	$394,500	$394,500	100.00
IG26023367	434 Northwood	2	2	1,471	$268.52	01/31/2026	03/26/2026	8	$395,000	$395,000	100.00
219142734DA	49235 Summer Street	4	2	1,428	$276.61	02/05/2026	03/16/2026	40	$395,000	$395,000	100.00
TR25230512	485 W Tramview	4	2	1,318	$299.70	10/01/2025	03/19/2026	146	$409,900	$395,000	96.36
GD26023833	8817 Clubhouse Boulevard	3	2	1,749	$225.84	01/29/2026	04/10/2026	41	$429,000	$395,000	92.07
IG24255778	1562 Remembrance Drive	2	2	930	$424.73	01/01/2025	04/01/2026	25	$405,000	$395,000	97.53
SW26061252	39585 Oak Cliff	3	2	1,052	$375.48	03/13/2026	04/10/2026	0	$395,000	$395,000	100.00
IV26007152	26782 Calle Gregorio	2	2	1,482	$267.61	01/12/2026	03/24/2026	36	$396,900	$396,600	99.92
219142368DA	80717 Turnberry Court	2	2	1,720	$231.10	01/30/2026	04/01/2026	61	$409,000	$397,500	97.19
SW26050353	5999 Warwick Hills	2	3	1,849	$215.25	03/07/2026	03/20/2026	2	$398,000	$398,000	100.00
CV26037378	1549 Big Bend	3	2	1,848	$215.91	02/17/2026	03/24/2026	18	$399,000	$399,000	100.00
219139699DA	78473 Hampshire Avenue	2	2	1,160	$343.97	11/26/2025	03/19/2026	70	$405,000	$399,000	98.52
219141071DA	66 Hacienda Avenue	3	2	1,370	$291.24	01/09/2026	03/27/2026	39	$399,000	$399,000	100.00
219140968DA	77080 Florida Avenue	2	2	1,486	$269.18	01/07/2026	03/27/2026	89	$419,999	$400,000	95.24
219143037DA	9708 Del Ray Lane	3	2	1,200	$333.33	02/11/2026	03/25/2026	42	$400,000	$400,000	100.00
25623985PS	62474 N Starcross Drive	3	3	1,618	$247.22	12/01/2025	04/03/2026	116	$424,000	$400,000	94.34
PW25256008	9740 Capiland Road	3	2	1,772	$225.73	11/07/2025	03/25/2026	103	$424,900	$400,000	94.14
IG26020870	40636 Revere	2	2	1,336	$299.40	01/28/2026	03/20/2026	22	$409,990	$400,000	97.56
IV26000155	270 COG HILL	2	2	1,439	$277.97	01/02/2026	04/08/2026	78	$416,888	$400,000	95.95
SW26029409	2372 Carlsbad Circle	3	2	1,544	$259.72	02/18/2026	03/19/2026	11	$415,000	$401,000	96.63
IG26011326	26656 Sun City Blvd	2	2	1,708	$235.36	01/16/2026	03/27/2026	42	$399,000	$402,000	100.75
219141719DA	80642 Avenida Camarillo	2	2	1,571	$257.80	01/20/2026	03/31/2026	69	$405,000	$405,000	100.00
219142759DA	41446 Calle Pampas	2	2	1,488	$285.62	02/05/2026	03/16/2026	25	$425,000	$405,000	95.29
SW25278817	377 Quandt Ranch	2	2	890	$455.06	12/18/2025	03/25/2026	50	$389,000	$405,000	104.11
SW25219110	26639 Mehaffey Street	2	2	1,705	$237.54	09/16/2025	04/08/2026	161	$425,000	$405,000	95.29
IG26021658	1222 Tumbleweed Court	6	4	3,000	$135.33	01/29/2026	04/06/2026	9	$575,000	$406,000	70.61
219144331PS	620 S El Cielo Road	2	2	1,191	$343.41	03/06/2026	03/18/2026	10	$399,000	$409,000	102.51
219142045DA	9187 Oakmount Boulevard	3	2	1,672	$244.62	01/22/2026	04/10/2026	30	$409,000	$409,000	100.00
219138243DA	66704 Yucca Drive	3	2	1,370	$299.27	11/05/2025	04/06/2026	125	$409,999	$409,999	100.00
CV26023477	4944 Oakhurst	2	3	1,825	$224.66	02/04/2026	04/02/2026	14	$415,000	$410,000	98.80
25582483PS	1385 Palm Avenue	3	3	1,502	$272.97	08/23/2025	04/03/2026	224	$420,000	$410,000	97.62
219139424DA	35093 Staccato Street	2	2	1,394	$294.12	02/21/2025	03/16/2026	91	$415,000	$410,000	98.80
219143264DA	37366 Medjool Avenue	2	2	1,578	$269.33	02/14/2026	03/23/2026	24	$425,000	$410,000	96.47
CV25273032	640 Vista De Loma	3	2	1,398	$293.28	12/09/2025	03/24/2026	76	$413,000	$410,000	99.27
SW25262022	2830 Banyan Tree	3	2	1,817	$225.65	11/17/2025	04/02/2026	106	$420,000	$410,000	97.62
IG26040683	306 W 5th Street	2	1	1,102	$372.05	02/15/2026	03/24/2026	7	$425,000	$410,000	96.47
SW26010753	5444 Paseo Famosa	2	2	1,689	$243.93	12/23/2025	03/26/2026	42	$415,000	$412,000	99.28
IV26054765	10233 Clara Vista	2	1	648	$640.43	03/12/2026	04/09/2026	6	$389,000	$415,000	106.68
IG26034800	7429 Diamond	2	1	840	$494.05	02/17/2026	04/02/2026	13	$449,900	$415,000	92.24
PW26031945	24448 Dorner Dr	4	2	1,342	$309.24	02/11/2026	03/27/2026	11	$425,000	$415,000	97.65
IG25223307	1024 Pine Valley	3	3	1,837	$225.91	09/22/2025	03/24/2026	108	$429,000	$415,000	96.74
IG26024360	1018 Fremont Street	1	1	950	$436.84	02/05/2026	04/13/2026	23	$449,900	$415,000	92.24
219138761DA	78179 Crimson Court	2	2	926	$448.16	11/14/2025	03/16/2026	121	$425,000	$415,000	97.65
219125688DA	80629 Avenida San Fernando	3	2	1,432	$289.80	03/01/2025	03/31/2026	384	$399,000	$415,000	104.01
219143470PS	42570 Stephani Circle	3	2	1,232	$336.85	02/19/2026	04/09/2026	50	$405,000	$415,000	102.47
219142707DA	81315 Riverlane Drive	4	2	1,470	$292.52	02/04/2026	03/19/2026	8	$430,000	$415,000	96.51
CV26021560	7823 Gibson Circle	2	2	1,772	$234.20	02/04/2026	04/07/2026	33	$420,000	$415,000	98.81
219136554DA	85494 Cortona Court	2	2	1,704	$244.72	10/05/2025	04/01/2026	111	$414,000	$417,000	100.72
IV25202326	480 Deerhill Road	2	2	1,780	$234.83	09/04/2025	03/19/2026	99	$412,000	$418,000	101.46

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

219141220DA	29597 E Trancas Drive	2	3	1,576	$265.86	01/12/2026	04/03/2026	51	$419,000	$419,000	100.00
219144061PS	64099 Olympic Mountain Avenue	3	2	1,835	$228.34	03/01/2026	04/06/2026	29	$399,999	$419,000	104.75
IV26027452	675 S Santa Fe Avenue	4	2	1,096	$382.30	02/05/2026	03/17/2026	4	$419,900	$419,000	99.79
CV26032578	24928 Basswood	3	2	1,116	$376.34	02/13/2026	04/13/2026	11	$459,900	$420,000	91.32
SW26044593	711 N 16th	3	2	1,495	$280.94	03/01/2026	04/02/2026	2	$399,900	$420,000	105.03
219137334DA	67364 Rio Plata Road	3	2	1,185	$354.43	10/20/2025	04/13/2026	176	$399,900	$420,000	105.03
CV25278988	65821 Avenida Ladera	3	2	1,650	$254.55	12/10/2025	03/16/2026	42	$420,000	$420,000	100.00
219134906DA	64400 Lema Court	3	4	2,896	$145.03	09/04/2025	03/26/2026	175	$420,000	$420,000	100.00
219139483DA	80538 Knightswood Road	2	2	1,598	$262.83	12/03/2025	03/31/2026	86	$425,000	$420,000	98.82
SW26011377	1385 Via La Presa	2	2	1,632	$257.35	12/20/2025	03/31/2026	20	$399,999	$420,000	105.00
SW26022262	40930 Johnston	3	2	1,379	$304.57	01/30/2026	03/17/2026	14	$415,000	$420,000	101.20
PW26036201	399 Cabrera	2	2	2,071	$202.80	07/25/2025	04/09/2026	33	$419,000	$420,000	100.24
IG26015641	1245 Millie Drive	3	2	1,392	$301.72	01/26/2026	03/24/2026	23	$420,000	$420,000	100.00
OC26011747	407 Westminister	3	2	1,414	$297.03	01/15/2026	03/24/2026	14	$425,000	$420,000	98.82
DW25255165	13844 Boeing St	2	1	1,000	$425.00	11/05/2025	03/25/2026	92	$454,999	$425,000	93.41
CV26017964	883 Eastlake Road	2	2	1,687	$251.93	01/20/2026	03/27/2026	11	$435,000	$425,000	97.70
219143498DA	39073 Calle Animado	2	2	1,512	$281.08	02/12/2026	03/23/2026	32	$425,000	$425,000	100.00
219137644DA	39735 Camino Michanito	2	2	1,512	$281.08	10/25/2025	04/06/2026	165	$440,000	$425,000	96.59
CV26041910	81750 camino fuerte	2	2	1,763	$241.07	02/25/2026	04/10/2026	22	$445,000	$425,000	95.51
219137809DA	81772 Rustic Canyon Drive	2	2	1,386	$306.64	10/29/2025	03/24/2026	128	$449,000	$425,000	94.65
HD25281548	64771 Augusta Avenue	3	3	1,749	$243.00	12/29/2025	04/03/2026	46	$432,000	$425,000	98.38
219136814DA	44390 Royal Lytham Drive	2	2	1,600	$265.62	10/11/2025	04/13/2026	177	$454,000	$425,000	93.61
IG26024566	338 S Gilbert	3	2	1,604	$264.96	02/03/2026	03/30/2026	8	$400,000	$425,000	106.25
SW25282277	27530 Boston Drive	3	2	1,393	$305.10	01/02/2026	03/30/2026	21	$425,000	$425,000	100.00
PW26040306	17771 Brightman	2	2	1,106	$384.27	02/23/2026	03/27/2026	5	$429,000	$425,000	99.07
OC26035965	28630 Carmel Road	3	2	1,609	$264.14	01/02/2026	03/31/2026	10	$434,900	$425,000	97.72
SW26014413	26803 Summer Sunshine Drive	2	2	1,509	$281.64	01/20/2026	03/26/2026	13	$449,999	$425,000	94.44
IG26009660	67325 Oris	4	2	2,130	$200.94	01/14/2026	03/24/2026	40	$440,000	$428,000	97.27
219141438DA	80775 Camino Santa Paula	2	2	1,432	$299.58	01/13/2025	03/25/2026	61	$439,000	$429,000	97.72
IV26013974	28061 Winthrop Court	2	2	1,410	$304.26	01/21/2026	03/19/2026	26	$424,000	$429,000	101.18
IG26025574	1294 N Blanchard	3	2	1,400	$307.07	02/01/2026	03/20/2026	8	$429,900	$429,900	100.00
IV26005806	5623 Montgomery	3	2	1,196	$359.53	01/09/2026	04/14/2026	5	$450,000	$430,000	95.56
PW26002448	1356 Comfrey Leaf Drive	3	3	1,947	$220.85	01/05/2026	04/09/2026	73	$465,000	$430,000	92.47
219139658DA	78650 Blooming Court	2	2	1,836	$234.20	12/03/2025	04/03/2026	69	$449,000	$430,000	95.77
IG26024951	31607 Via Ventana	3	2	1,276	$336.99	01/28/2026	04/02/2026	22	$425,000	$430,000	101.18
SW25243204	28298 Sun City Boulevard	2	2	1,705	$252.20	10/19/2025	04/02/2026	111	$430,000	$430,000	100.00
260002635SD	41614 Zinfandel Ave	3	2	1,543	$279.65	02/03/2026	03/26/2026	20	$599,000	$431,500	72.04
DW26009545	24859 Rock Springs	4	2	1,552	$280.28	01/14/2026	04/09/2026	57	$495,000	$435,000	87.88
219141073DA	78590 Pleasant Drive	2	2	1,527	$284.87	01/09/2026	03/30/2026	13	$439,000	$435,000	99.09
IV26045821	1462 Apple Creek Drive	2	2	1,044	$416.67	03/02/2026	04/09/2026	8	$435,000	$435,000	100.00
HD25198000	383 Song Bird	2	2	1,496	$292.11	09/02/2025	03/20/2026	162	$437,800	$437,000	99.82
SW25280104	4280 9th	2	2	1,020	$431.37	12/23/2025	04/01/2026	69	$430,000	$440,000	102.33
IG26052545	4960 Silverado Avenue	2	2	1,785	$246.50	03/10/2026	04/08/2026	6	$449,500	$440,000	97.89
219132494DA	85549 Veneto Lane	2	3	2,166	$203.14	07/09/2025	03/26/2026	210	$450,000	$440,000	97.78
219145038DA	81915 Corte Valdemoro	2	2	1,432	$307.26	03/17/2026	03/18/2026	0	$437,500	$440,000	100.57
219142714DA	82474 Priscilla Court	3	3	1,276	$344.83	02/02/2026	04/02/2026	4	$440,000	$440,000	100.00
219143501DA	77983 Calypso Road	2	2	1,296	$339.51	02/19/2026	04/13/2026	43	$469,900	$440,000	93.64
219142620DA	15310 Desert View Road	3	3	1,292	$340.56	02/02/2026	04/08/2026	39	$450,000	$440,000	97.78
SW25245516	5307 Paseo Callado	2	2	1,661	$264.90	10/23/2025	04/03/2026	117	$449,000	$440,000	98.00

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SW26024768	22813 Via Santana	3	2	1,440	$305.56	01/28/2026	04/10/2026	25	$399,999	$440,000	110.00
SW25265334	498 Monte Vista	4	2	1,376	$319.77	11/23/2025	04/13/2026	111	$424,900	$440,000	103.55
IV26027180	361 Via Capri	3	2	1,325	$332.08	02/10/2026	04/01/2026	13	$425,000	$440,000	103.53
SW26019301	372 Via Capri	3	2	1,325	$332.08	01/26/2026	03/26/2026	4	$429,900	$440,000	102.35
SW26055410	27129 Stark	2	2	1,367	$321.87	03/13/2026	03/27/2026	0	$440,000	$440,000	100.00
SW26007291	1730 Almond Tree	3	2	2,056	$214.01	01/12/2026	03/20/2026	37	$445,000	$440,000	98.88
SW25258980	30166 San Jacinto	3	2	1,200	$366.67	11/17/2025	03/23/2026	84	$449,999	$440,000	97.78
SW26021022	26491 Harrisburg	2	2	1,538	$287.71	01/22/2026	03/26/2026	37	$449,900	$442,500	98.36
SW26026699	65103 Avenida De Nuves	4	2	1,747	$253.58	02/03/2026	04/07/2026	17	$444,010	$443,000	99.77
IV26050102	6841 36th	2	1	918	$484.75	03/06/2026	04/01/2026	4	$465,000	$445,000	95.70
CV25136907	348 Scarlett Runner	2	3	2,163	$205.73	06/16/2025	03/31/2026	253	$449,000	$445,000	99.11
219137350DA	80878 Amherst Avenue	4	2	1,433	$310.54	10/21/2025	03/20/2026	109	$449,900	$445,000	98.91
CV26019063	69596 Anza	4	3	2,277	$195.43	01/24/2026	04/01/2026	49	$539,999	$445,000	82.41
SW26022101	26097 Speer Court	4	2	1,496	$297.46	01/16/2026	03/26/2026	10	$445,000	$445,000	100.00
OC26036451	252 Noga Avenue	3	2	1,288	$345.50	02/17/2026	03/26/2026	13	$449,900	$445,000	98.91
SW26033337	16481 Stevens	2	1	864	$515.05	02/13/2026	04/02/2026	13	$449,900	$445,000	98.91
SW26037440	856 Harrow	3	2	1,572	$285.94	02/19/2026	04/06/2026	18	$465,900	$449,500	96.48
IG25262753	1829 Springtree	2	1	866	$519.50	11/12/2025	04/02/2026	91	$449,888	$449,888	100.00
219140860PS	44737 Swingle Avenue	3	2	1,600	$281.19	01/05/2026	03/24/2026	67	$449,900	$449,900	100.00
IV26051948	13981 Elmwood Court	2	1	906	$496.69	03/10/2026	04/03/2026	7	$449,900	$450,000	100.02
CV25279068	10456 Nancy	3	3	2,118	$212.46	12/26/2025	03/17/2026	26	$454,900	$450,000	98.92
219142206DA	76887 Kentucky Avenue	2	2	1,238	$363.49	01/26/2026	03/19/2026	50	$463,500	$450,000	97.09
CV26045655	4325 E Calle De Carlos	3	2	1,198	$375.63	03/04/2026	03/25/2026	8	$399,999	$450,000	112.50
IG26021802	327 S Taylor	2	2	1,118	$402.50	01/29/2026	03/24/2026	5	$449,000	$450,000	100.22
SW26027013	1329 Limonite	2	2	1,530	$294.12	02/03/2026	03/17/2026	16	$439,900	$450,000	102.30
SW26048109	2257 Park	4	2	1,910	$235.60	03/03/2026	04/10/2026	7	$449,900	$450,000	100.02
IG25255821	19111 Seaton	2	1	858	$524.48	11/06/2025	03/20/2026	99	$454,900	$450,000	98.92
SW25267379	26850 Columbia Street	3	2	1,344	$334.82	11/22/2025	04/01/2026	51	$475,000	$450,000	94.74
IV25089149	1209 Osprey Street	4	3	2,308	$194.97	04/14/2025	03/31/2026	284	$507,000	$450,000	88.76
IV26051706	5651 Babb Avenue	3	2	1,122	$402.85	03/09/2026	03/31/2026	7	$450,000	$452,000	100.44
219141593DA	37215 Turnberry Isle Drive	2	2	1,622	$278.67	01/17/2026	03/17/2026	27	$459,000	$452,000	98.47
IV25194669	731 Buchanan Street	4	2	1,414	$320.37	08/27/2025	03/27/2026	62	$449,900	$453,000	100.69
219137935DA	82087 Hopkins Drive	2	3	1,619	$281.04	10/31/2025	04/10/2026	159	$465,000	$455,000	97.85
IV25217252	76880 Florida Street	2	2	1,414	$321.78	09/09/2025	04/10/2026	152	$464,990	$455,000	97.85
SW25275283	68750 Panorama	4	2	1,759	$258.67	02/27/2026	04/08/2026	3	$445,000	$455,000	102.25
SW26038912	30710 Arbol Real	4	2	1,842	$247.01	02/21/2026	04/10/2026	9	$399,900	$455,000	113.78
219138069DA	80729 Braemar Court	2	2	2,061	$221.74	10/30/2025	03/31/2026	151	$479,000	$457,000	95.41
SW26028881	29148 Paradise Canyon Drive	3	2	1,560	$292.95	02/10/2026	04/10/2026	27	$475,000	$457,000	96.21
SW26046100	1900 Summertree	3	3	1,334	$343.33	03/02/2026	04/08/2026	6	$460,000	$458,000	99.57
219134791DA	78894 Adesso Way	3	4	1,909	$240.44	06/09/2025	03/26/2026	176	$459,000	$459,000	100.00
IG25262443	925 Bluebell Way	3	3	1,750	$262.80	12/12/2025	03/19/2026	53	$459,900	$459,900	100.00
IG26026837	1084 Circle City	3	1	900	$511.11	02/04/2026	03/25/2026	18	$450,000	$460,000	102.22
IV26012936	111 N Belle Avenue	4	2	1,732	$265.59	01/19/2026	03/30/2026	18	$455,000	$460,000	101.10
IG24163434	115 N Victoria Avenue	3	1	1,100	$418.18	08/05/2024	03/25/2026	333	$499,998	$460,000	92.00
IV26021610	6458 Rhonda	3	2	1,141	$403.16	01/29/2026	04/03/2026	22	$460,000	$460,000	100.00
PW26048732	13631 Pecan	3	2	1,116	$412.19	03/05/2026	03/31/2026	4	$450,000	$460,000	102.22
SW25105921	25176 Wendy Way	2	2	947	$485.74	05/12/2025	03/24/2026	267	$460,000	$460,000	100.00
IG26029702	1087 N 1st st	3	2	1,233	$373.07	02/07/2026	04/06/2026	10	$449,000	$460,000	102.45
IV25191593	660 N Florida Street	5	2	1,740	$264.37	08/25/2025	03/23/2026	182	$470,000	$460,000	97.87

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219140415DA	81300 Avenida Gaviota	4	2	1,476	$311.65	12/27/2025	03/19/2026	60	$449,900	$460,000	102.24
IV25259430	83685 Denver Avenue	4	3	1,246	$369.18	11/07/2025	03/20/2026	81	$461,700	$460,000	99.63
219142137DA	84268 Miramar Court	3	2	1,288	$357.14	01/20/2026	03/26/2026	22	$468,000	$460,000	98.29
219134907DA	29320 S Laguna Drive	3	3	1,841	$249.86	09/05/2025	03/16/2026	150	$499,000	$460,000	92.18
PW26025156	653 E 1st	4	2	1,414	$325.32	02/03/2026	03/17/2026	5	$435,000	$460,000	105.75
SW25264013	42874 Berkley	4	2	1,457	$315.72	11/08/2025	03/25/2026	60	$445,000	$460,000	103.37
WS26037087	42148 Mayberry Avenue	4	2	1,666	$276.11	02/18/2026	03/27/2026	7	$460,000	$460,000	100.00
SW26020037	3688 Sydney	3	2	1,535	$299.67	01/20/2026	04/08/2026	34	$460,000	$460,000	100.00
260001484SD	26684 Rim Creek Path	2	2	1,518	$303.03	01/20/2026	03/17/2026	30	$465,500	$460,000	98.82
26645705PS	3962 E Camino Parocela	3	2	1,365	$338.46	01/30/2026	03/17/2026	45	$499,000	$462,000	92.59
OC26018151	670 Seattle Street	3	2	1,535	$301.63	01/28/2026	03/31/2026	12	$459,950	$463,000	100.66
OC25051952	80943 Via Puerta Azul	2	2	1,371	$339.17	03/09/2025	03/24/2026	269	$505,000	$465,000	92.08
IG25128130	24880 Balestrieri Road	4	2	1,454	$319.81	06/07/2025	03/23/2026	226	$455,000	$465,000	102.20
PW25245882	28545 Connecticut	3	2	1,056	$440.34	10/23/2025	03/27/2026	85	$459,000	$465,000	101.31
DW25086622	28755 Avenida Estrella	3	2	1,260	$369.05	04/19/2025	04/10/2026	278	$465,000	$465,000	100.00
PTP2601082	1584 Napoli Way	3	2	1,397	$332.86	02/10/2026	03/20/2026	7	$465,000	$485,000	104.30
IG25197661	2810 11th Street	3	2	1,120	$417.41	09/01/2025	03/23/2026	120	$499,000	$467,500	93.69
219141374DA	51905 Avenida Velasco	3	2	1,303	$358.79	01/11/2026	03/20/2026	65	$495,500	$467,500	94.35
IG26000021	720 E George St	3	2	1,224	$382.35	12/30/2025	03/26/2026	24	$468,000	$468,000	100.00
SW26022375	660 Olazabal Dr	2	2	2,264	$206.71	01/30/2026	03/24/2026	4	$479,900	$468,000	97.52
IG26008419	860 Tangerine	2	1	1,054	$445.92	01/12/2026	03/16/2026	28	$469,900	$470,000	100.02
SW26029305	3172 Cabana	2	2	2,232	$210.57	02/06/2026	03/17/2026	0	$470,000	$470,000	100.00
219135247DA	78783 Fortuna Place	2	2	1,732	$271.36	09/12/2025	03/31/2026	201	$475,000	$470,000	98.95
219141837DA	78247 Willowrich Drive	2	2	1,836	$255.99	01/20/2026	03/24/2026	44	$479,000	$470,000	98.12
OC26030369	45499 Garden Square	3	2	1,900	$247.37	02/24/2026	04/01/2026	15	$495,000	$470,000	94.95
SW26029219	41774 Jennifer	4	2	1,564	$300.51	02/10/2026	04/14/2026	30	$470,000	$470,000	100.00
SW26010029	25990 Roanoke	3	2	1,474	$318.86	01/13/2026	03/30/2026	21	$475,000	$470,000	98.95
SW25220123	1252 Avenida Floribunda	3	2	1,809	$260.36	09/17/2025	03/31/2026	85	$471,000	$471,000	100.00
219142147DA	80318 Windsong Way	3	2	1,227	$385.49	01/26/2026	03/26/2026	38	$489,000	$473,000	96.73
IV26026968	1578 Castle Pines	2	3	2,127	$222.85	02/04/2026	04/07/2026	38	$469,000	$474,000	101.07
IV26024694	11433 Bald Eagle	4	2	2,003	$237.14	02/02/2026	04/10/2026	20	$474,990	$474,990	100.00
IG26042068	4092 Overland	3	2	1,253	$379.09	02/24/2026	04/06/2026	1	$450,000	$475,000	105.56
SW26022361	3142 Cedar St	2	1	744	$638.44	01/30/2026	04/03/2026	46	$470,000	$475,000	101.06
IG26032062	8774 Jo Jo	3	2	954	$497.90	02/11/2026	04/02/2026	23	$499,000	$475,000	95.19
IG25225464	1476 Signal Peak	2	2	1,738	$273.30	09/25/2025	03/23/2026	140	$479,000	$475,000	99.16
IG26005516	930 Gleneagles	2	3	2,127	$223.32	01/09/2026	04/10/2026	60	$485,000	$475,000	97.94
219136935DA	51725 Ponderosa Drive	2	2	1,342	$353.95	10/14/2025	04/14/2026	174	$495,000	$475,000	95.96
219140643DA	68220 Mccallum Way	3	2	1,501	$316.46	12/11/2025	04/03/2026	81	$480,000	$475,000	98.96
PW26061869	34763 The Farm	3	2	1,261	$376.69	03/20/2026	03/25/2026	0	$475,000	$475,000	100.00
IV25260980	1110 Broadway Lane	3	2	1,556	$305.27	11/14/2025	04/09/2026	70	$475,000	$475,000	100.00
26645875PS	45882 Coco Palm Drive	3	2	1,360	$350.74	01/31/2026	03/16/2026	42	$485,000	$477,000	98.35
IG26008846	321 Knotgrass Street	2	2	1,410	$339.01	01/13/2026	04/10/2026	71	$574,990	$478,000	83.13
IV25251241	5209 Douglas Avenue	3	3	1,741	$274.87	10/31/2025	03/27/2026	31	$465,573	$478,551	102.79
219142383DA	82387 Painted Canyon Avenue	3	2	1,357	$352.98	01/30/2026	04/03/2026	18	$479,000	$479,000	100.00
IG25272787	5560 Corte Viejo	2	3	2,230	$214.80	12/21/2025	03/20/2026	29	$479,000	$479,000	100.00
SW25231092	5655 Corte Vallarta	2	3	2,230	$214.80	08/06/2025	03/31/2026	132	$479,000	$479,000	100.00
IG26031965	378 N 41st	3	2	1,762	$272.42	12/14/2025	03/30/2026	12	$450,000	$480,000	106.67
TR26032675	1645 Rigel Street	4	3	2,141	$224.19	02/12/2026	03/27/2026	2	$480,000	$480,000	100.00
26662357PS	41955 Hemingway Court	4	3	3,100	$154.84	03/18/2026	04/07/2026	2	$499,000	$480,000	96.19

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

SW25251415	388 Buckingham	4	2	1,567	$306.32	01/28/2026	03/31/2026	7	$465,000	$480,000	103.23
IV26020189	468 Birch	3	2	1,086	$441.99	01/28/2026	03/20/2026	15	$470,500	$480,000	102.02
SW26043044	3480 Claremont	3	2	1,556	$308.48	02/25/2026	04/06/2026	6	$475,000	$480,000	101.05
PW26024336	3061 Hampton	5	2	1,678	$286.05	02/01/2026	03/24/2026	10	$489,900	$480,000	97.98
IG26029744	1133 Avenida Del Rio	3	2	1,558	$309.37	02/09/2026	03/23/2026	18	$459,000	$482,000	105.01
CV26024575	2039 Bayou Court	4	3	1,951	$247.31	02/02/2026	03/20/2026	3	$460,000	$482,500	104.89
IV25256467	1352 Cedarwood Drive	3	3	1,787	$270.03	11/07/2025	03/20/2026	45	$449,000	$482,545	107.47
CV25277311	1027 Shady Court	4	2	2,087	$231.43	10/23/2025	03/16/2026	34	$490,000	$483,000	98.57
219144376DA	81411 Camino Los Milagros	2	2	1,763	$274.82	03/03/2026	04/08/2026	33	$484,500	$484,500	100.00
SW26005379	1669 Via Simpatico	3	3	2,230	$217.44	01/06/2026	03/18/2026	28	$484,900	$484,900	100.00
IV25149138	2311 5th Street	4	2	1,111	$436.54	07/07/2025	04/03/2026	253	$485,000	$485,000	100.00
IG26044225	4060 Harrison Street	3	2	1,058	$458.41	03/01/2026	04/07/2026	9	$529,000	$485,000	91.68
219143332DA	60519 Lace Leaf Court	2	2	1,551	$321.73	02/16/2026	03/20/2026	22	$499,000	$485,000	97.19
OC26041327	22960 Penasco Circle	3	2	1,989	$243.84	02/25/2026	03/26/2026	6	$464,950	$485,000	104.31
SW26024580	44268 Galicia	3	2	1,661	$291.99	02/11/2026	03/30/2026	17	$485,000	$485,000	100.00
OC26017165	1471 S Palm	3	2	1,270	$381.89	01/26/2026	03/26/2026	28	$494,900	$485,000	98.00
IG26045930	856 Via Bernardo	3	1	880	$551.70	03/03/2026	03/24/2026	3	$499,000	$485,500	97.29
IV25158624	1645 Westfork Way	3	2	1,688	$287.81	07/15/2025	03/19/2026	10	$474,990	$485,823	102.28
219137254DA	40554 Calle Balderas	2	2	1,763	$277.37	10/18/2025	03/30/2026	160	$489,500	$489,000	99.90
219144526DA	12600 Avenida Alta Loma	3	3	2,300	$212.61	03/10/2026	04/10/2026	12	$475,000	$489,000	102.95
SW25280075	40624 Corte Albara	2	2	1,085	$451.52	12/23/2025	03/16/2026	43	$499,900	$489,900	98.00
DW26008587	27490 Basalt Way	3	3	1,542	$317.77	11/28/2025	03/26/2026	31	$479,900	$490,000	102.10
26654811PS	67931 Whitney Court	4	2	1,895	$258.58	02/26/2026	04/06/2026	40	$495,000	$490,000	98.99
IV26012157	281 Eastwood	4	2	1,378	$355.59	01/10/2026	04/01/2026	28	$479,999	$490,000	102.08
IG25269059	1852 Rogers Way	3	3	1,908	$256.81	11/14/2025	03/16/2026	35	$510,000	$490,000	96.08
P1-26183	26336 Meridian Street	3	2	1,902	$257.62	02/22/2026	04/09/2026	24	$450,000	$490,000	108.89
SW26035271	1259 Pardee	3	3	1,894	$258.71	02/11/2026	03/25/2026	10	$475,000	$490,000	103.16
SW26021996	23825 Corte Picante	3	2	1,263	$387.97	01/30/2026	03/19/2026	18	$485,000	$490,000	101.03
IV26039152	23625 STATE HIGHWAY 74	4	2	1,568	$312.50	02/21/2026	04/03/2026	8	$490,000	$490,000	100.00
SW26044211	33429 Harvest Way E	3	2	1,632	$300.25	02/26/2026	03/20/2026	1	$495,000	$490,000	98.99
SW26023473	285 Harruby	2	2	1,202	$409.73	01/31/2026	03/25/2026	0	$485,000	$492,500	101.55
SW25263843	822 Highlands Drive	3	2	1,316	$374.54	11/20/2025	04/06/2026	62	$493,900	$492,900	99.80
IG25085176	175 Almanac Street	3	2	1,410	$350.35	04/17/2025	03/31/2026	319	$493,990	$493,990	100.00
IV25218837	1514 Willowhaven Lane	2	2	1,563	$316.15	10/31/2025	04/07/2026	10	$454,889	$494,144	108.63
NDP2601890	13441 Kay Drive	3	2	1,434	$345.19	01/20/2026	03/30/2026	5	$495,000	$531,000	107.27
CV26042396	13847 Golden Eagle Court	2	1	984	$503.05	01/02/2026	03/25/2026	7	$485,000	$495,000	102.06
IG26024854	10885 Jonathan	3	2	1,592	$310.93	02/01/2026	03/18/2026	5	$450,000	$495,000	110.00
26637659PS	1538 Green Creek Trail	2	2	2,076	$238.44	01/14/2026	03/23/2026	59	$495,000	$495,000	100.00
PW25256474	42915 Wisconsin Avenue	3	2	1,690	$292.90	11/07/2025	03/23/2026	100	$489,000	$495,000	101.23
IV26032321	68940 Concepcion	3	2	1,588	$311.71	02/12/2026	03/25/2026	3	$489,000	$495,000	101.23
IV26038312	68420 Durango	3	3	1,864	$265.56	03/05/2026	04/09/2026	4	$519,000	$495,000	95.38
OC26042195	33467 Viewpoint	3	2	1,272	$389.15	02/25/2026	03/25/2026	11	$490,000	$495,000	101.02
IV25279146	466 Granite View	4	2	1,279	$387.02	12/21/2025	03/16/2026	35	$495,000	$495,000	100.00
DW25281120	24426 Filaree	3	3	1,381	$358.44	12/27/2025	04/08/2026	68	$505,000	$495,000	98.02
HD26027124	1884 Glow Pointe	4	2	1,850	$267.57	02/02/2026	03/31/2026	7	$485,000	$495,000	102.06
IV26023613	994 Reinhart Street	4	3	1,577	$313.89	02/02/2026	03/30/2026	22	$495,000	$495,000	100.00
IV26000941	25491 Avenida Ramada	3	2	1,382	$358.18	01/03/2026	03/19/2026	48	$507,000	$495,000	97.63
SW26031623	118 Fuerte Court	3	3	1,982	$250.25	01/28/2026	03/23/2026	10	$479,900	$496,000	103.35
SW26015958	1279 Cedar Hollow	3	3	2,143	$231.92	01/17/2026	03/30/2026	20	$510,000	$497,000	97.45

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IV25251250	5188 Douglas Avenue	3	3	1,957	$254.33	10/31/2025	04/14/2026	9	$496,826	$497,721	100.18
TR26050599	23579 Tarara Drive	4	2	1,749	$284.73	03/07/2026	04/07/2026	9	$498,000	$498,000	100.00
IG26044662	449 Glacier Park	2	2	2,126	$234.71	03/01/2026	03/30/2026	10	$499,000	$499,000	100.00
OC26042748	45405 Carrie Lane	3	3	1,651	$302.24	02/26/2026	04/10/2026	25	$499,000	$499,000	100.00
219144243DA	52725 Avenue Alvarado	3	2	1,529	$326.36	03/04/2026	03/30/2026	20	$499,000	$499,000	100.00
219142723DA	3864 Mission Peak	3	2	1,411	$361.45	02/05/2026	03/23/2026	35	$510,000	$499,000	97.84
SW26014808	27563 Pinckney	3	2	1,550	$321.94	01/30/2026	03/24/2026	19	$499,000	$499,000	100.00
219142732DA	43485 Texas Avenue	3	2	1,618	$308.96	02/05/2026	03/24/2026	47	$499,900	$499,900	100.00
SW26035826	30826 Grand Prix Court	3	3	1,375	$363.56	02/10/2026	03/25/2026	6	$499,900	$499,900	100.00
OC26069287	3742 Blair Street	2	1	948	$527.43	12/16/2025	03/31/2026	0	$550,000	$500,000	90.91
IV25223517	6491 Thunder Bay Trail	3	3	1,554	$321.75	09/22/2025	03/19/2026	58	$525,000	$500,000	95.24
CV26018448	3684 Cortez Street	3	2	1,242	$402.58	01/26/2026	04/09/2026	0	$500,000	$500,000	100.00
RS25280334	24247 Millsap	4	2	1,783	$280.43	12/25/2025	03/24/2026	57	$499,000	$500,000	100.20
SW26047584	25790 Via Salerno Court	3	3	1,907	$262.19	03/04/2026	04/09/2026	1	$500,000	$500,000	100.00
OC25250176	5751 Falcon Way	3	2	2,142	$233.43	10/14/2025	03/20/2026	117	$495,000	$500,000	101.01
IV26029380	1353 Fleet Street	3	3	1,729	$289.18	02/09/2026	04/09/2026	7	$499,000	$500,000	100.20
OC26011126	577 Cedar View Drive	4	3	1,545	$323.62	01/15/2026	04/07/2026	41	$515,000	$500,000	97.09
219138497DA	41126 Maxwell Court	4	2	2,181	$229.25	10/31/2025	03/24/2026	113	$520,000	$500,000	96.15
219135767PS	50380 Timber Creek Way	2	2	1,448	$345.30	09/23/2025	04/09/2026	172	$505,000	$500,000	99.01
219141004DA	74450 Millennia Way	2	2	1,652	$302.66	01/08/2026	04/13/2026	95	$539,000	$500,000	92.76
219140182DA	68750 Fortuna Road	3	2	1,565	$319.49	12/18/2025	04/10/2026	103	$519,000	$500,000	96.34
SW26022690	28320 Oregon	3	2	1,360	$367.65	01/30/2026	03/27/2026	33	$494,000	$500,000	101.21
IV25241615	43608 Savannah Way	3	3	2,112	$236.74	10/16/2025	03/25/2026	71	$495,000	$500,000	101.01
SW26030470	42809 Acacia	3	2	1,606	$311.33	02/10/2026	04/10/2026	25	$499,000	$500,000	100.20
IG25268490	1054 Commonwealth Avenue	4	3	1,577	$317.06	12/01/2025	03/30/2026	92	$499,000	$500,000	100.20
SW26042458	2269 Firebrand	2	2	1,062	$470.81	02/27/2026	04/07/2026	12	$500,000	$500,000	100.00
SW25267635	468 Bristolwood	3	2	1,935	$258.40	11/29/2025	03/26/2026	68	$505,000	$500,000	99.01
219139877DA	85169 Avenida Del Prado Avenue	4	3	2,000	$250.25	12/11/2025	03/18/2026	60	$499,999	$500,500	100.10
IV26057792	1176 Dadash	5	3	2,537	$197.43	03/16/2026	03/27/2026	1	$545,000	$500,888	91.91
SW25260140	836 Highlands Drive	3	2	1,316	$380.62	11/01/2025	03/30/2026	98	$500,900	$500,900	100.00
219143338DA	81172 Camino Lampazos	3	2	1,756	$324.32	02/16/2026	04/09/2026	44	$499,500	$502,000	100.50
SW25147510	834 Belmont Lane	3	2	1,316	$382.90	07/01/2025	03/20/2026	93	$503,900	$503,900	100.00
IV26006802	13104 Larkhaven dr	3	2	1,128	$447.70	01/11/2026	03/31/2026	49	$485,000	$505,000	104.12
IV26022643	23370 Woodlander	4	3	1,507	$335.10	01/23/2026	04/08/2026	7	$499,000	$505,000	101.20
IG26026324	1193 Woodburn	3	2	1,508	$334.88	02/02/2026	03/19/2026	6	$499,900	$505,000	101.02
25619399PS	68395 Perlita Road	3	3	1,646	$306.80	11/21/2025	03/19/2026	112	$519,900	$505,000	97.13
SW26028354	26283 Amanda	4	2	1,659	$304.40	02/04/2026	03/18/2026	4	$480,000	$505,000	105.21
SW25193812	40725 Corte Albara	3	2	1,263	$399.84	08/26/2025	03/24/2026	137	$515,000	$505,000	98.06
IG26021446	1064 Queen Annes Lane	4	3	2,076	$243.74	01/29/2026	03/20/2026	21	$500,000	$506,000	101.20
MB25162820	15685 Nadia Street	3	2	1,270	$400.00	07/21/2025	04/10/2026	235	$518,000	$508,000	98.07
SW25250940	32976 Middlegate	3	3	1,794	$283.17	10/29/2025	03/24/2026	106	$515,990	$508,000	98.45
IV26028132	11357 Lexi	3	2	1,557	$326.59	02/06/2026	04/08/2026	39	$519,900	$508,500	97.81
SW26052106	27773 Antelope	3	2	1,207	$421.29	03/10/2026	04/14/2026	3	$495,000	$508,500	102.73
IG26008930	35344 Couples Court	3	2	1,571	$324.57	01/13/2026	03/17/2026	11	$509,900	$509,900	100.00
260004859SD	68785 Jarana Rd	3	3	1,281	$398.13	03/02/2026	04/02/2026	24	$499,000	$510,000	102.20
HD26046574	5137 Peacock	3	2	1,823	$279.76	02/06/2026	04/08/2026	6	$599,900	$510,000	85.01
IV26018680	11375 Red Hill	3	2	1,071	$476.19	01/26/2026	04/08/2026	44	$499,000	$510,000	102.20
IV26043898	9923 Whitewater	3	3	1,259	$405.08	02/28/2026	04/10/2026	23	$519,900	$510,000	98.10
219137858DA	37677 Mojave Sage Street	2	2	2,032	$250.98	10/30/2025	03/30/2026	133	$515,000	$510,000	99.03

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219140336DA	44555 Marguerite Court	3	2	1,621	$314.62	12/24/2025	04/07/2026	103	$530,000	$510,000	96.23
219141339DA	80178 Golden Horseshoe Drive	2	3	1,703	$299.47	01/13/2026	03/23/2026	44	$529,000	$510,000	96.41
SW26010405	27067 Potomac	2	2	1,608	$317.16	01/16/2026	03/26/2026	38	$495,000	$510,000	103.03
SW25276826	669 N Meridian	3	2	1,900	$268.42	02/25/2026	04/02/2026	15	$499,500	$510,000	102.10
IG26022897	1621 Park Way	4	2	1,615	$315.79	01/31/2026	03/20/2026	14	$510,000	$510,000	100.00
IG26018576	209 Ohio	3	2	1,256	$406.05	01/26/2026	04/09/2026	46	$510,000	$510,000	100.00
260004033SD	23796 Via Olivia	3	2	1,052	$484.79	02/19/2026	03/25/2026	9	$515,000	$510,000	99.03
SW25266848	29905 Westlink	2	2	1,466	$347.89	11/26/2025	03/25/2026	88	$519,000	$510,000	98.27
SW26014481	3705 Solandra Street	3	2	1,634	$312.12	01/28/2026	03/16/2026	16	$520,000	$510,000	98.08
IG25063875	188 Planter Court	4	3	2,082	$245.68	03/24/2025	03/27/2026	346	$521,990	$511,500	97.99
IV26045844	6620 Mount Diablo	3	2	1,186	$431.70	02/28/2026	03/20/2026	0	$525,000	$512,000	97.52
IV26026631	658 Glenhill	3	2	1,211	$422.79	02/04/2026	04/06/2026	12	$525,000	$512,000	97.52
IV26020946	32156 Machado	3	2	1,898	$270.28	01/27/2026	03/26/2026	25	$535,000	$513,000	95.89
IV25167818	1524 Beacon Drive	3	3	1,989	$258.42	07/25/2025	03/26/2026	198	$514,000	$514,000	100.00
SW25181034	4455 Brighton Court	3	3	2,003	$256.62	08/11/2025	03/30/2026	192	$525,000	$514,000	97.90
IV25265981	5155 Douglas Avenue	3	3	1,957	$263.15	11/24/2025	03/23/2026	27	$500,910	$514,980	102.81
RS26036342	10025 Mission	2	1	750	$686.67	02/17/2026	04/03/2026	10	$550,000	$515,000	93.64
IV26041951	3770 Locust Street	2	1	841	$612.37	02/20/2026	04/10/2026	21	$530,000	$515,000	97.17
IV26019674	24338 Katrina	3	3	1,381	$372.92	01/15/2026	03/18/2026	14	$500,000	$515,000	103.00
OC25280100	16417 Havenwod Rd.	3	3	1,520	$338.82	12/23/2025	03/26/2026	55	$514,998	$515,000	100.00
CV25246988	1534 Green Creek Trail	3	2	2,043	$252.08	10/24/2025	03/26/2026	126	$514,995	$515,000	100.00
IG26004427	1192 Cherry Lane	3	2	1,650	$312.12	01/02/2026	04/10/2026	56	$515,000	$515,000	100.00
IG26059076	28747 Fall Creek Court	2	2	2,228	$231.15	03/17/2026	04/13/2026	5	$500,000	$515,000	103.00
260002168SD	33134 Windward Way	4	2	1,625	$316.92	01/29/2026	03/26/2026	28	$519,000	$515,000	99.23
SW26008500	569 Pooish	3	2	1,859	$277.03	09/18/2025	03/23/2026	39	$519,000	$515,000	99.23
OC26006448	25165 Hunter Avenue	4	3	1,869	$276.45	01/10/2026	03/16/2026	36	$499,990	$516,680	103.34
IV25173399	1528 Beacon Drive	2	2	1,934	$267.96	08/01/2025	03/30/2026	193	$485,000	$518,240	106.85
IG26007201	26648 Jonquil Avenue	3	3	1,637	$317.04	01/12/2026	04/02/2026	27	$519,305	$519,000	99.94
PW25260815	36932 Buccella	3	3	1,778	$292.41	11/14/2025	03/18/2026	84	$519,000	$519,900	100.17
IV25277547	28337 Deer Brush Drive	3	3	1,783	$291.64	12/17/2025	04/09/2026	23	$519,990	$519,990	100.00
CV26023548	10402 50th	3	2	600	$866.67	02/02/2026	03/19/2026	13	$497,000	$520,000	104.63
IV24095966	7450 Emerald Street	3	1	1,112	$467.63	05/11/2024	03/16/2026	443	$499,900	$520,000	104.02
IG26011276	7796 Sycamore	2	1	840	$619.05	01/16/2026	03/24/2026	25	$519,900	$520,000	100.02
IV26047586	11362 Red Hill Road	3	3	1,474	$352.78	03/04/2026	04/13/2026	6	$514,900	$520,000	100.99
OC26036333	26335 Fir	3	2	1,282	$405.62	02/17/2026	03/30/2026	6	$520,000	$520,000	100.00
IG25247209	5262 Spring View	4	2	1,800	$288.89	10/25/2025	03/25/2026	78	$534,950	$520,000	97.21
219142824DA	78775 Stansbury Court	2	2	1,594	$344.42	02/06/2026	03/30/2026	35	$549,000	$520,000	94.72
WS26028718	941 Garrett Way	4	3	2,499	$208.08	02/05/2026	04/07/2026	26	$498,000	$520,000	104.42
SW26025239	638 Awaal	3	2	1,859	$279.72	02/25/2026	04/10/2026	11	$499,900	$520,000	104.02
SW25257132	30927 Tempest Court	3	3	1,375	$378.18	11/07/2025	03/17/2026	98	$499,999	$520,000	104.00
SW26003492	5564 Rodeo	3	2	1,843	$282.15	01/07/2026	04/09/2026	38	$520,000	$520,000	100.00
SW26027383	23878 Corte Cajan	2	2	1,489	$349.23	02/06/2026	03/27/2026	27	$527,000	$520,000	98.67
IV26042225	658 Aswut Circle	3	2	1,860	$279.57	02/24/2026	03/31/2026	5	$535,000	$520,000	97.20
SW26022713	741 Amor	5	3	2,338	$222.63	01/14/2026	04/10/2026	27	$525,000	$520,500	99.14
DW25278559	3625 Everest	5	2	1,756	$296.70	12/19/2025	03/27/2026	20	$550,000	$521,000	94.73
SW26047047	2355 Capet	4	3	3,192	$163.53	03/02/2026	04/06/2026	6	$550,000	$522,000	94.91
IV26036237	705 Fuchsia	3	2	1,350	$388.15	02/17/2026	04/06/2026	7	$520,000	$524,000	100.77
IV26000558	23561 Casa Bonita	3	2	1,248	$419.87	01/02/2026	03/30/2026	26	$524,000	$524,000	100.00
IV25252646	3475 Skylane	3	2	1,011	$519.29	11/03/2025	03/26/2026	53	$519,900	$525,000	100.98

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Listings as of **04/14/26 at 4:49 pm**

IG26059157	3465 Sparrow	3	2	1,080	$486.11	02/01/2026	03/17/2026	0	$525,000	$525,000	100.00
DW26033857	8815 San Vicente	3	2	1,278	$410.80	02/12/2026	03/30/2026	21	$525,000	$525,000	100.00
IV25194219	5943 Grand Avenue	2	2	1,320	$397.73	08/28/2025	04/07/2026	182	$539,900	$525,000	97.24
CV25276489	5300 Noble Street	3	2	1,122	$467.91	12/15/2025	04/03/2026	64	$540,000	$525,000	97.22
CV26039577	12490 Wolverine Circle	2	2	960	$546.88	02/23/2026	03/30/2026	9	$499,000	$525,000	105.21
PW26010503	24404 Bay	3	2	1,177	$446.05	02/05/2026	03/16/2026	12	$525,000	$525,000	100.00
IG25247653	428 Saddlerock	2	2	1,738	$302.07	10/26/2025	03/19/2026	99	$525,000	$525,000	100.00
26644271PS	51905 Avenida Rubio	3	2	1,621	$323.87	01/28/2026	03/26/2026	38	$510,000	$525,000	102.94
219144314DA	83486 Todos Santos Avenue	3	3	1,694	$309.92	03/05/2026	04/13/2026	7	$525,000	$525,000	100.00
219142314DA	44509 Sorrento Court	3	2	1,584	$331.44	01/28/2026	04/10/2026	46	$550,000	$525,000	95.45
219141325DA	3757 El Dorado Boulevard	4	2	1,645	$319.15	01/09/2026	03/16/2026	44	$539,550	$525,000	97.30
NDP2600124	1790 Almond Tree Street	3	2	1,996	$263.03	12/03/2025	03/25/2026	62	$525,000	$500,000	95.24
SW26033507	26414 Baldy Peak Dr.	3	2	1,314	$399.54	02/19/2026	03/18/2026	5	$475,000	$525,000	110.53
SW25230911	30276 Pebble Beach Drive	3	2	1,785	$294.12	10/01/2025	04/13/2026	154	$525,000	$525,000	100.00
SW25201251	40415 Via Francisco	2	2	1,606	$326.90	09/07/2025	03/27/2026	174	$525,000	$525,000	100.00
SW25236309	24165 Corte Valente	2	2	1,585	$331.23	10/10/2025	03/23/2026	134	$529,500	$525,000	99.15
IV26027906	15359 Las Rosas	4	3	1,630	$323.31	02/04/2026	03/30/2026	7	$499,900	$527,000	105.42
219142655DA	67135 Rango Road	3	2	1,410	$373.76	02/04/2026	03/20/2026	30	$549,000	$527,000	95.99
SW26036087	805 Belmont Drive	3	2	1,564	$337.53	02/01/2026	03/31/2026	0	$527,900	$527,900	100.00
SW25255692	26068 Pinto Court	3	2	1,690	$312.43	11/05/2025	03/19/2026	33	$525,000	$528,000	100.57
IV25117496	1578 Harmonie Lane	3	3	1,989	$265.86	05/27/2025	04/14/2026	127	$519,000	$528,800	101.89
219142589DA	36493 Fan Palm Way	2	2	2,142	$246.97	02/03/2026	03/18/2026	27	$539,000	$529,000	98.14
219142425DA	48119 Calle Seranas	3	3	1,662	$318.29	01/23/2026	03/16/2026	45	$529,000	$529,000	100.00
SW25265085	1763 Makenna Street	4	3	1,890	$280.42	11/21/2025	03/30/2026	45	$529,990	$529,990	100.00
PW25232741	16046 Palo Blanco	4	3	2,201	$240.80	10/06/2025	03/25/2026	128	$538,000	$530,000	98.51
IG26025551	11344 Burnet Street	3	2	1,575	$336.51	02/03/2026	03/24/2026	9	$535,000	$530,000	99.07
WS26020754	1441 Aster Pl	4	3	2,296	$230.84	01/26/2026	03/16/2026	8	$538,800	$530,000	98.37
219140384DA	31292 Via Ventana	4	2	1,582	$335.02	12/26/2025	03/23/2026	88	$524,999	$530,000	100.95
CV26040624	31540 Avenida Del Padre	4	3	1,994	$265.80	02/24/2026	04/07/2026	3	$535,000	$530,000	99.07
PW26036373	16151 Nippet Lane	3	2	1,329	$398.80	02/12/2026	03/19/2026	6	$465,000	$530,000	113.98
MB25276532	965 Cypress Drive	4	3	2,135	$248.24	01/12/2026	03/23/2026	8	$499,000	$530,000	106.21
IG25197748	33100 Turner Street	3	2	1,285	$412.45	09/01/2025	04/02/2026	179	$520,000	$530,000	101.92
IG25282383	29313 Hidden Lake	3	2	1,649	$321.41	12/31/2025	03/27/2026	32	$525,000	$530,000	100.95
IV26038253	29538 Major League	3	3	2,049	$258.66	02/23/2026	03/27/2026	11	$539,900	$530,000	98.17
PW25149863	26617 Garrett Ryan Court	3	2	2,257	$234.82	07/02/2025	03/26/2026	247	$550,000	$530,000	96.36
26646071PS	68325 Peladora Road	3	2	1,320	$403.03	02/24/2026	04/09/2026	35	$559,000	$532,000	95.17
IV25269021	8654 Greenpoint Avenue	3	1	954	$560.80	12/10/2025	03/30/2026	53	$529,000	$535,000	101.13
OC25260657	12052 Elk Boulevard	2	2	1,054	$507.59	11/14/2025	03/30/2026	93	$548,000	$535,000	97.63
IV26006973	1650 N Orange	3	2	1,152	$464.41	01/12/2026	04/13/2026	51	$560,000	$535,000	95.54
PW25234757	11830 Carlisle Court	3	2	1,322	$404.69	09/26/2025	03/25/2026	141	$535,000	$535,000	100.00
IG26012671	1335 Alpine Ave	4	3	2,067	$258.83	01/15/2026	04/06/2026	24	$529,900	$535,000	100.96
219142481DA	48131 Vista Cielo	3	2	1,852	$288.88	02/01/2026	03/19/2026	37	$549,000	$535,000	97.45
219134727DA	74358 Millennia Way	2	2	1,652	$323.85	09/02/2025	04/07/2026	209	$549,000	$535,000	97.45
219141983DA	80888 Boulder Drive	4	2	1,580	$338.61	01/23/2026	04/02/2026	41	$535,000	$535,000	100.00
SW26002154	29245 Winding Brook Drive	3	2	1,780	$300.56	01/29/2026	03/31/2026	22	$545,000	$535,000	98.17
219140974DA	42811 Torno Place	2	3	2,166	$247.23	01/08/2026	03/30/2026	47	$535,500	$535,500	100.00
219137808DA	13868 Avenida La Vista	3	2	2,054	$261.30	10/29/2025	03/16/2026	75	$556,700	$536,700	96.41
250040251SD	13868 Avenida La Vis	3	2	2,054	$261.30	09/30/2025	03/16/2026	102	$556,700	$536,700	96.41
CV25273276	1672 Milford Way	4	3	1,948	$275.67	12/11/2025	03/30/2026	44	$537,000	$537,000	100.00

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219138916DA	26748 Mcmahan	3	3	1,781	$301.80	05/16/2025	04/13/2026	134	$560,000	$537,500	95.98
25598361PS	41171 Emory Lane	4	3	1,932	$278.21	10/01/2025	03/18/2026	169	$537,500	$537,500	100.00
SW25127169	80533 Anacapa Drive	3	2	1,679	$320.37	06/06/2025	04/03/2026	226	$604,900	$537,900	88.92
OC26049334	1836 Minnesota	3	2	1,401	$384.01	03/05/2026	04/01/2026	3	$555,000	$538,000	96.94
219141536DA	40155 Calle Loma Entrada	2	2	1,763	$305.16	01/13/2026	03/24/2026	67	$588,000	$538,000	91.50
SW26017528	14008 Larissa Street	4	3	1,725	$312.23	01/24/2026	03/24/2026	10	$573,600	$538,600	93.90
IG25270371	34596 Venturi	4	3	2,524	$213.45	12/03/2025	04/07/2026	96	$534,900	$538,750	100.72
IV25231609	1429 Alta Palma	3	3	1,876	$287.31	10/14/2025	03/19/2026	121	$539,000	$539,000	100.00
OC26009703	1641 Park Run Lane	2	2	1,971	$273.47	01/15/2026	04/01/2026	36	$549,900	$539,000	98.02
219139203DA	30805 Avenida Alvera	3	2	1,665	$323.72	11/21/2025	03/25/2026	121	$539,000	$539,000	100.00
DW26020837	1047 Little Leaf St	3	3	2,021	$266.70	01/29/2026	03/20/2026	13	$539,000	$539,000	100.00
DW25226932	914 Sparrow Way	4	3	1,923	$280.29	09/25/2025	03/30/2026	131	$539,000	$539,000	100.00
NDP2602259	25523 Sutera Drive	3	2	1,791	$300.95	03/09/2026	04/07/2026	7	$539,000	$549,999	102.04
IG26007048	42040 ACACIA Avenue	3	2	2,275	$236.92	01/20/2026	04/14/2026	49	$539,000	$539,000	100.00
IV26030233	26311 Thoroughbred	3	2	1,548	$348.77	02/10/2026	04/07/2026	9	$539,900	$539,900	100.00
CV26038325	4615 Mobley Avenue	3	1	1,160	$465.52	03/06/2026	04/07/2026	7	$519,950	$540,000	103.86
CV25222347	6757 Clifford	4	2	1,687	$320.09	09/21/2025	03/16/2026	132	$535,999	$540,000	100.75
IV26015068	1168 Athena Court	3	2	1,076	$501.86	02/06/2026	03/23/2026	17	$540,000	$540,000	100.00
IV26029070	10904 Fenton Rd	3	2	1,667	$323.94	02/07/2026	04/10/2026	15	$540,100	$540,000	99.98
IG26032025	2027 Melbourne Circle	2	3	2,219	$243.35	02/10/2026	04/10/2026	8	$540,000	$540,000	100.00
219143298DA	78925 Falsetto Drive	2	2	1,865	$294.91	02/16/2026	03/23/2026	30	$550,000	$540,000	98.18
219137940DA	42073 Hideaway Street	3	3	2,072	$260.62	10/31/2025	03/25/2026	103	$549,000	$540,000	98.36
219135636DA	82570 Delano Drive	2	2	1,507	$358.33	09/20/2025	03/17/2026	175	$555,000	$540,000	97.30
219142483DA	29903 Calle Tampico	4	2	2,232	$241.94	02/01/2026	03/27/2026	54	$561,000	$540,000	96.26
219142434PS	66053 Avenida Ladera	4	2	2,120	$254.72	01/30/2026	03/19/2026	18	$577,000	$540,000	93.59
CV25278532	1739 Georgetown	5	4	3,133	$172.36	12/19/2025	04/08/2026	66	$540,000	$540,000	100.00
IG26025710	43158 San Mateo Way	3	2	1,805	$299.17	01/29/2026	04/02/2026	1	$520,000	$540,000	103.85
SW25238933	31401 Allen Ave	4	2	1,600	$337.50	10/13/2025	03/19/2026	93	$529,900	$540,000	101.91
DW26016613	1544 Atlas Peak	4	2	2,103	$256.78	01/23/2026	03/26/2026	9	$540,000	$540,000	100.00
SW25275246	27864 Maywood Bend	3	2	1,616	$334.16	12/15/2025	03/31/2026	75	$540,000	$540,000	100.00
SW26018418	35205 Bacopa Court	3	2	1,293	$417.63	01/26/2026	04/02/2026	7	$545,000	$540,000	99.08
SW25216127	25266 Shady Creek Circle	4	2	1,724	$313.23	09/14/2025	04/01/2026	143	$579,999	$540,000	93.10
IV26019208	25545 Brodiaea	4	2	1,511	$358.70	01/28/2026	03/30/2026	9	$550,000	$542,000	98.55
CV26047877	11633 Prosperity	4	2	1,592	$342.34	02/25/2026	04/10/2026	5	$499,000	$545,000	109.22
WS26010850	13341 Holbeck Court	4	3	1,259	$432.88	01/15/2026	03/18/2026	20	$545,000	$545,000	100.00
CV26029060	1181 Foothill	3	3	1,939	$281.07	02/08/2026	04/02/2026	15	$545,000	$545,000	100.00
SW25281751	62000 Indian Hill Road	3	3	1,984	$274.70	12/30/2025	04/06/2026	45	$569,000	$545,000	95.78
219142796PS	67633 S Laguna Drive	2	3	1,525	$370.49	02/06/2026	04/06/2026	46	$565,000	$545,000	96.46
219139123PS	69020 San Susanna Avenue	3	2	1,901	$286.69	11/21/2025	04/07/2026	130	$589,000	$545,000	92.53
219138187DA	68286 Grandview Avenue	2	2	1,508	$361.41	11/04/2025	03/20/2026	136	$550,000	$545,000	99.09
IV26021068	30571 Spring Lake Way	3	3	1,655	$329.31	01/29/2026	03/17/2026	21	$535,000	$545,000	101.87
SW26019967	25894 Pleasant	3	3	2,158	$252.55	01/28/2026	03/30/2026	10	$545,000	$545,000	100.00
SW25265026	417 Maiden Cross Court	4	3	2,259	$241.27	11/21/2025	03/30/2026	51	$539,990	$545,020	100.93
WS26038018	3653 Alhambra	4	4	2,131	$257.16	02/19/2026	04/07/2026	26	$548,000	$548,000	100.00
PW25244704	10456 Sparrow Court	4	3	2,590	$211.97	10/21/2025	03/26/2026	80	$549,000	$549,000	100.00
IG26002759	1489 Hunter Moon	4	2	2,056	$267.02	01/05/2026	03/18/2026	6	$549,000	$549,000	100.00
NDP2602214	78670 Avenida La Torres	3	2	1,542	$356.03	03/04/2026	04/03/2026	4	$549,000	$640,000	116.58
SW25263777	1877 Cashew Tree	3	2	2,096	$262.17	02/04/2026	03/19/2026	12	$549,500	$549,500	100.00
IV25274727	8277 Verbena	2	1	1,231	$446.75	12/18/2025	03/31/2026	81	$539,950	$549,950	101.85

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CV26012268	49710 Redondo Este	3	2	1,815	$303.02	01/16/2026	03/18/2026	20	$549,990	$549,990	100.00
WS26034016	3790 Nuttree	3	2	1,154	$476.60	02/14/2026	04/07/2026	10	$529,000	$550,000	103.97
PW25260890	4008 Bandini	3	2	1,664	$330.53	11/14/2025	03/25/2026	94	$549,900	$550,000	100.02
OC25275945	24867 Bower	5	3	1,967	$279.61	01/05/2026	03/20/2026	32	$529,900	$550,000	103.79
CV25277440	12040 Kristen Court	3	2	1,236	$444.98	12/16/2025	04/08/2026	14	$539,999	$550,000	101.85
IV26038835	26134 Dracaea	3	3	1,589	$346.13	02/20/2026	03/26/2026	7	$550,000	$550,000	100.00
TR26000393	27114 Dolostone	4	3	2,047	$268.69	01/01/2026	03/31/2026	69	$569,888	$550,000	96.51
PW25256851	410 Windfields Way	4	3	2,578	$213.34	11/07/2025	03/27/2026	77	$549,900	$550,000	100.02
219143745DA	48131 Via Hermosa	3	3	1,980	$277.78	02/24/2026	03/23/2026	28	$595,000	$550,000	92.44
219144402DA	51370 N Two Palms Way	2	2	1,937	$283.94	03/07/2026	04/09/2026	32	$565,000	$550,000	97.35
SW25282348	30654 Rodriquez	3	2	1,408	$390.62	12/02/2025	03/27/2026	49	$550,000	$550,000	100.00
219143659DA	80474 Muirfield Drive	2	2	1,707	$322.20	02/20/2026	03/30/2026	23	$559,000	$550,000	98.39
SW25280793	24272 Calle Artino	3	2	2,010	$273.63	12/24/2025	03/27/2026	29	$535,000	$550,000	102.80
SW26049083	5996 Celeste	5	3	2,597	$211.78	02/26/2026	04/06/2026	7	$549,000	$550,000	100.18
SW26032060	42180 Avery Canyon	2	3	2,028	$271.20	02/12/2026	03/25/2026	26	$550,000	$550,000	100.00
IV26017380	26219 Dardanelle Court	3	2	1,580	$349.30	01/23/2026	04/06/2026	45	$535,000	$551,888	103.16
SW25265093	1773 Makenna Street	4	3	2,259	$244.43	11/21/2025	03/30/2026	50	$549,990	$552,160	100.39
SW26006503	233 Eagle	4	3	2,755	$200.73	01/10/2026	03/18/2026	44	$550,000	$553,000	100.55
SW25256288	29715 Cottonwood Cove	3	2	1,979	$280.39	11/07/2025	03/27/2026	116	$554,900	$554,900	100.00
260004651SD	23929 Pine Field Drive	3	2	1,534	$361.80	02/27/2026	03/24/2026	7	$539,000	$555,000	102.97
219143758DA	36511 Royal Sage Court	2	2	1,930	$287.56	02/25/2026	04/02/2026	37	$579,000	$555,000	95.85
219140395DA	83773 Salva Court	3	2	1,719	$322.86	12/27/2025	04/03/2026	91	$524,000	$555,000	105.92
SW26005007	38220 Chuperosa Lane	4	3	2,131	$260.44	01/08/2026	03/23/2026	43	$640,000	$555,000	86.72
OC25260897	27832 Paddleboat Court	3	2	1,861	$298.23	10/29/2025	03/18/2026	93	$565,000	$555,000	98.23
SW26022928	14014 Larissa Street	3	3	1,575	$353.25	01/31/2026	03/31/2026	37	$542,999	$556,364	102.46
IV25277559	28363 Sweetwater Drive	3	2	1,891	$294.55	12/17/2025	04/13/2026	23	$549,990	$556,990	101.27
NDP2510604	22929 Via Santana	4	2	1,989	$280.04	11/05/2025	03/27/2026	97	$557,000	$557,000	100.00
IG26030180	13375 Cherrylaurel Avenue	4	3	1,633	$341.70	02/10/2026	03/16/2026	5	$549,900	$558,000	101.47
WS26046410	10561 Mendoza Road	4	2	1,749	$319.04	02/03/2026	04/13/2026	6	$550,000	$558,000	101.45
DW26006943	6142 Karianne	4	3	1,608	$347.64	01/13/2026	03/23/2026	17	$549,000	$559,000	101.82
CV25269843	30024 Typhoon Court	3	2	1,952	$286.37	12/05/2025	03/27/2026	80	$559,000	$559,000	100.00
PTP2507747	82572 Tremetina Court	4	3	2,852	$196.35	07/01/2025	03/30/2026	159	$559,999	$569,000	101.61
PW26031591	3634 Pioneer	3	2	1,246	$449.44	02/09/2026	03/26/2026	33	$559,888	$560,000	100.02
CV26029521	9820 Sycamore Canyon	3	3	1,690	$331.36	02/09/2026	04/09/2026	22	$555,000	$560,000	100.90
219143181DA	78783 Iron Bark Drive	2	2	2,142	$260.97	02/11/2026	03/23/2026	39	$559,000	$560,000	100.18
219142023DA	37576 Wyndham Road	3	3	2,323	$241.07	01/23/2026	04/06/2026	65	$585,000	$560,000	95.73
219136137PS	3839 Blue Sky Way	3	2	2,102	$266.41	10/01/2025	03/31/2026	180	$565,000	$560,000	99.12
26649575	67649 Rio Pecos Drive	4	2	2,368	$240.29	02/10/2026	03/30/2026	47	$569,000	$560,000	98.42
219141455DA	36554 Avenida Del Sol	2	3	1,790	$312.85	01/15/2026	03/31/2026	72	$575,000	$560,000	97.39
WS25176639	27166 White ct	4	3	2,409	$232.46	08/04/2025	04/14/2026	195	$568,000	$560,000	98.59
SW26020564	26337 Sosa Court	3	2	1,558	$359.44	02/23/2026	04/03/2026	7	$539,999	$560,000	103.70
IG25240835	30478 Blume Circle	3	2	1,200	$466.67	10/13/2025	03/18/2026	46	$540,000	$560,000	103.70
SW26050976	27777 Calle Talavera	3	2	1,478	$378.89	03/08/2026	04/10/2026	2	$555,000	$560,000	100.90
SW25269402	4300 Cloudywing	5	3	3,128	$179.03	12/01/2025	03/26/2026	94	$564,950	$560,000	99.12
260003980SD	31218 Comotilo ct	3	3	1,279	$437.84	02/19/2026	03/27/2026	23	$599,999	$560,000	93.33
26650597	13359 Burney Pass Drive	3	2	1,602	$330.21	02/11/2026	03/20/2026	37	$560,000	$561,000	100.18
SW26026673	2362 Lionheart Drive	3	2	1,942	$289.20	02/04/2026	04/10/2026	35	$561,636	$561,636	100.00
IV25202715	24309 Rimview Road	4	3	1,875	$299.73	09/06/2025	03/16/2026	152	$588,000	$562,000	95.58
219142090DA	36598 Fan Palm Way	2	2	1,776	$317.57	01/25/2026	03/26/2026	37	$629,000	$564,000	89.67

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Listings as of **04/14/26 at 4:49 pm**

SW25269008	31147 Southern Oak Drive	3	2	1,352	$417.89	12/02/2025	03/26/2026	35	$564,990	$564,990	100.00
219138298DA	25275 Norwood Drive	3	2	1,535	$368.08	10/28/2025	03/30/2026	135	$565,000	$565,000	100.00
IV26010088	6848 Holbrook	4	2	1,284	$440.03	01/14/2026	04/03/2026	46	$575,000	$565,000	98.26
HD26045051	28481 Pear Blossom Lane	3	2	1,484	$380.73	03/02/2026	04/06/2026	4	$549,900	$565,000	102.75
IG26040405	22901 Springdale	3	2	1,129	$500.44	02/23/2026	04/02/2026	7	$565,000	$565,000	100.00
IV26035015	10035 Whitewater Road	4	3	1,479	$382.01	02/13/2026	04/10/2026	15	$575,000	$565,000	98.26
219136027DA	49355 Biery Street	4	4	2,264	$249.56	09/29/2025	03/23/2026	175	$579,900	$565,000	97.43
219135654PS	35515 Bains Avenue	3	3	1,705	$331.38	09/20/2025	03/20/2026	146	$574,995	$565,000	98.26
SR26024076	68290 Hermosillo	3	3	1,875	$301.33	02/02/2026	03/16/2026	4	$589,950	$565,000	95.77
SW26001490	44275 Hillcrest Lane	3	3	2,245	$251.67	01/04/2026	03/25/2026	13	$549,900	$565,000	102.75
SW26047853	26063 Ridgemoor	3	2	1,313	$430.31	03/04/2026	04/10/2026	6	$559,900	$565,000	100.91
IV26013844	29913 Solardo Drive	3	2	1,948	$290.04	01/22/2026	04/06/2026	39	$560,000	$565,000	100.89
SW25258403	31188 Southern Oak Drive	3	2	1,352	$417.90	11/11/2025	03/20/2026	38	$569,990	$565,000	99.12
219141692DA	43595 Vacanza Court	2	3	2,166	$261.31	01/04/2026	04/03/2026	53	$599,000	$566,000	94.49
219131553PS	78184 Arbor Glen Road	3	3	2,352	$240.97	06/15/2025	04/07/2026	262	$559,000	$566,770	101.39
SW26006118	435 Maiden Cross Court	4	3	1,890	$299.91	01/09/2026	03/31/2026	49	$554,990	$566,825	102.13
219143528DA	53525 Avenida Juarez	2	2	1,309	$434.24	02/19/2026	03/27/2026	17	$599,000	$568,425	94.90
IG26033647	24247 Songsparrow Lane	2	2	1,412	$402.97	02/24/2026	04/09/2026	6	$569,000	$569,000	100.00
GD26023617	80957 Rio Grande Avenue	4	2	1,460	$389.73	02/02/2026	04/08/2026	28	$580,000	$569,000	98.10
SW26002390	31152 Southern Oak Drive	3	3	1,705	$334.30	01/05/2026	03/24/2026	20	$569,990	$569,990	100.00
TR25216720	6985 Malibu Drive	3	2	1,724	$330.63	09/05/2025	03/19/2026	87	$570,000	$570,000	100.00
IG26039237	14851 Cliffrose Court	3	2	1,374	$414.85	02/23/2026	03/30/2026	7	$549,999	$570,000	103.64
TR26017687	13597 Thunderbird	4	2	1,531	$372.31	01/19/2026	03/26/2026	18	$562,000	$570,000	101.42
IG26042468	1446 Big Sky	4	3	3,079	$185.13	02/25/2026	04/06/2026	6	$555,000	$570,000	102.70
P1-25654	11052 Picard Place	4	4	2,436	$233.99	01/27/2026	04/10/2026	70	$559,000	$570,000	101.97
CV26006979	6291 Botanic Road	4	3	2,288	$249.13	01/13/2026	04/10/2026	43	$569,900	$570,000	100.02
219142677DA	37576 Breydon Street	4	3	3,005	$189.68	02/04/2026	04/02/2026	43	$559,900	$570,000	101.80
219131763DA	53967 Avenida Navarro	3	3	2,366	$240.91	06/20/2025	03/16/2026	270	$580,000	$570,000	98.28
SW26033264	36798 Blanc Court	4	2	1,512	$376.98	02/06/2026	03/16/2026	5	$549,000	$570,000	103.83
OC26005789	29511 Camino Cristal	5	3	2,255	$252.77	01/08/2026	03/16/2026	26	$564,999	$570,000	100.89
HD25245649	32927 Sandal Wood Lane	6	3	2,749	$207.35	10/22/2025	03/30/2026	52	$569,000	$570,000	100.18
SW26047822	36996 Pomerol Loop	3	2	1,509	$378.32	03/03/2026	04/02/2026	7	$550,000	$570,888	103.80
SW26006367	469 Memphis Court	4	3	2,579	$221.60	01/10/2026	04/09/2026	73	$571,500	$571,500	100.00
SW26038096	2371 Lionheart Drive	3	2	1,942	$294.50	02/19/2026	03/30/2026	10	$571,917	$571,917	100.00
SW26037818	19250 Henshaw Court	3	2	1,380	$414.49	02/18/2026	04/03/2026	10	$549,999	$572,000	104.00
CV25241353	3958 4th	2	1	1,364	$420.09	10/12/2025	03/16/2026	46	$560,000	$573,000	102.32
SW26002418	30192 Southern Oak Drive	3	2	1,352	$423.95	01/05/2026	03/30/2026	11	$559,990	$573,185	102.36
IV26042166	21440 Shakespeare Court	3	3	1,620	$354.32	02/25/2026	04/01/2026	5	$569,000	$574,000	100.88
SW26041331	3045 Statice Court	5	5	3,511	$163.74	01/28/2026	04/09/2026	9	$574,900	$574,900	100.00
IG25111021	3500 Mill Creek Drive	3	2	1,750	$328.57	05/19/2025	03/30/2026	283	$579,019	$574,990	99.30
NDP2510552	29720 Morning Breeze Drive	4	2	1,961	$293.22	10/02/2025	04/01/2026	118	$574,999	$575,000	100.00
AR25258802	10495 Cook	3	2	1,242	$462.96	11/11/2025	04/14/2026	91	$555,000	$575,000	103.60
IV26010626	8727 Randolph	3	2	1,097	$524.16	01/19/2026	03/23/2026	31	$575,000	$575,000	100.00
IV26005882	28599 Carnoustie	5	3	2,304	$249.57	01/09/2026	04/02/2026	52	$599,900	$575,000	95.85
DW26001523	24348 Karry	3	3	1,577	$364.62	01/04/2026	03/31/2026	20	$549,900	$575,000	104.56
IV26046550	24137 Pleasant Run Road	3	2	1,667	$344.93	03/03/2026	04/08/2026	11	$550,000	$575,000	104.55
IV26018167	1666 Ocala Lane	4	3	2,243	$256.35	01/26/2026	03/17/2026	16	$575,000	$575,000	100.00
IG26016986	381 Nesting Bird	2	3	2,163	$265.83	01/23/2026	04/03/2026	33	$575,000	$575,000	100.00
PW26022945	1461 Pluto Court	4	3	2,518	$228.36	01/31/2026	04/07/2026	37	$585,000	$575,000	98.29

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IV26002593	366 FLORDASON Drive	4	2	1,635	$351.68	01/05/2026	04/01/2026	52	$585,000	$575,000	98.29
219143892DA	78663 Como Court	3	2	2,025	$283.95	12/22/2025	03/23/2026	15	$599,000	$575,000	95.99
OC26033072	37318 Blackburn	4	3	2,717	$211.63	02/12/2026	03/24/2026	9	$575,000	$575,000	100.00
219140825DA	80362 Camino Santa Elise	2	2	2,147	$267.82	12/24/2025	04/03/2026	13	$575,000	$575,000	100.00
219132186DA	83822 Collection Drive	3	3	2,273	$252.97	07/01/2025	04/09/2026	282	$579,999	$575,000	99.14
219138155DA	82420 Astaire Avenue	4	3	2,617	$219.72	11/03/2025	04/09/2026	129	$605,000	$575,000	95.04
25621275PS	42644 Devonshire Street	4	2	1,983	$289.96	11/20/2025	04/11/2026	111	$599,000	$575,000	95.99
219136079DA	43911 La Carmela Drive	3	3	1,855	$309.97	09/30/2025	04/14/2026	173	$599,000	$575,000	95.99
DW26038516	15030 Marcolesco	3	3	1,423	$404.08	02/20/2026	03/25/2026	12	$534,999	$575,000	107.48
IV26003610	30120 Adrift Lane	3	3	1,985	$289.67	01/05/2026	03/25/2026	33	$569,990	$575,000	100.88
IV26032591	3736 Peak Trail	4	3	2,305	$249.46	02/12/2026	04/02/2026	18	$575,000	$575,000	100.00
IV26031927	31350 Contour	4	2	1,947	$295.33	02/11/2026	03/27/2026	21	$575,000	$575,000	100.00
SW25280259	4490 Rainbow View Way	5	3	3,127	$183.88	12/23/2025	04/03/2026	36	$575,000	$575,000	100.00
SW25194177	1179 Vallejo Street	4	3	2,688	$213.91	08/30/2025	04/02/2026	123	$590,000	$575,000	97.46
TR26004354	10535 Salisbury	4	2	1,404	$410.26	01/09/2026	03/18/2026	12	$575,000	$576,000	100.17
IG26028032	1521 Susan Street	4	3	1,546	$372.57	02/06/2026	04/06/2026	18	$549,555	$576,000	104.81
SW26012187	29102 Promenade	4	3	1,846	$312.57	01/09/2026	03/23/2026	19	$565,000	$577,000	102.12
IV26012072	15655 Prestancia Court	3	3	1,683	$344.03	01/16/2026	03/24/2026	9	$579,500	$579,000	99.91
219141290PS	78294 Grape Arbor Avenue	3	3	1,888	$306.67	09/05/2025	03/23/2026	69	$585,000	$579,000	98.97
SW26003944	2380 Lionheart Drive	4	2	2,194	$264.03	01/07/2026	03/26/2026	46	$579,284	$579,284	100.00
SW25267136	1452 Braided Mane Drive	4	5	2,583	$224.36	11/24/2025	03/23/2026	67	$558,170	$579,534	103.83
SW25277238	30795 Draco Drive	4	3	2,059	$281.69	12/17/2025	03/25/2026	41	$579,990	$579,990	100.00
IV26043907	6034 Elenor	2	2	1,528	$379.58	02/20/2026	03/25/2026	4	$567,000	$580,000	102.29
219137948PS	35882 Royal Sage Court	2	3	2,323	$249.68	10/31/2025	04/02/2026	151	$589,000	$580,000	98.47
219144049DA	83666 Glendora Ridge Avenue	5	3	2,940	$197.28	03/02/2026	04/07/2026	36	$569,000	$580,000	101.93
219137983PS	1370 E Gem Circle	3	2	1,258	$461.05	10/31/2025	04/14/2026	152	$599,000	$580,000	96.83
SW26050880	40542 Calla Lilly	3	3	1,953	$296.98	03/12/2026	04/06/2026	5	$579,900	$580,000	100.02
CV26001734	30998 Emperor	3	2	1,766	$328.43	01/05/2026	04/10/2026	56	$580,000	$580,000	100.00
SW26051802	39825 Western Jay	3	3	1,641	$353.44	03/09/2026	04/11/2026	6	$625,000	$580,000	92.80
IV25206680	1535 Depaul Street	3	3	2,269	$256.05	09/09/2025	03/27/2026	66	$572,990	$580,987	101.40
SW26038090	2368 Lionheart Drive	4	2	2,194	$265.49	02/19/2026	04/06/2026	16	$582,479	$582,479	100.00
26636093PS	67925 Vega Road	3	2	1,971	$296.30	01/15/2026	03/23/2026	65	$589,000	$584,000	99.15
SW25226444	49480 Seagull Place	4	3	1,835	$318.66	09/26/2025	03/20/2026	149	$584,732	$584,732	100.00
SW25198337	3067 Harvest Drive	4	2	2,143	$272.94	09/03/2025	04/01/2026	35	$584,900	$584,900	100.00
OC26042563	3623 Arlington Ave	2	1	1,092	$535.71	01/22/2026	04/06/2026	8	$530,000	$585,000	110.38
IV26034362	13601 Shannon Street	3	2	1,860	$314.52	02/14/2026	03/24/2026	7	$599,950	$585,000	97.51
IG25231773	38327 Rancho Vista Dr	5	3	2,980	$196.31	10/02/2025	03/26/2026	53	$585,000	$585,000	100.00
219140038DA	81861 Camino Los Milagros	3	3	2,112	$276.99	12/15/2025	03/31/2026	99	$610,000	$585,000	95.90
219142712DA	81820 Golden Star Way	3	3	1,641	$362.58	02/04/2026	03/17/2026	39	$595,000	$585,000	98.32
219142433DA	44715 Monaco Circle	3	2	1,584	$369.32	01/30/2026	04/01/2026	57	$625,000	$585,000	93.60
260006235SD	39900 Quigley Rd	4	3	1,665	$351.35	03/16/2026	04/10/2026	7	$545,000	$585,000	107.34
DW25246989	28299 Parkdale Lane	4	3	2,243	$260.81	10/23/2025	04/02/2026	34	$564,998	$585,000	103.54
PTP2600891	27610 Wendy Street	4	3	2,208	$264.95	11/08/2025	04/07/2026	58	$585,000	$595,000	101.71
DW26025923	8326 Greenpoint	3	2	1,089	$538.11	02/04/2026	04/13/2026	40	$574,888	$586,000	101.93
IG25265699	6154 Goldenrod	2	2	1,240	$473.39	11/24/2025	04/01/2026	6	$599,000	$587,000	98.00
219135104DA	52200 Avenida Velasco	3	2	1,405	$417.79	08/14/2025	04/01/2026	199	$599,000	$587,000	98.00
CV26028652	1587 Milky Way	4	3	2,380	$247.06	02/16/2026	03/24/2026	8	$588,000	$588,000	100.00
SR26031691	27714 Diamond View	5	3	2,118	$278.09	02/11/2026	04/07/2026	22	$588,990	$588,990	100.00
OC25282215	14964 Stephenson	3	3	2,577	$228.56	12/31/2025	03/25/2026	15	$589,000	$589,000	100.00

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SW26022914	476 Maiden Cross Court	4	3	2,259	$260.73	01/31/2026	03/31/2026	31	$569,990	$589,000	103.34
PTP2600091	29003 Boulder Crest Way	3	2	1,717	$343.04	12/18/2025	04/01/2026	62	$589,000	$589,000	100.00
SW26029163	27533 Constance Avenue	4	3	2,059	$286.29	02/08/2026	03/25/2026	41	$585,576	$589,463	100.66
IG26026715	9885 Mission Boulevard	3	2	1,720	$343.02	02/05/2026	03/24/2026	13	$610,000	$590,000	96.72
RS26014032	2057 Down	3	2	1,401	$421.13	01/20/2026	03/17/2026	13	$569,000	$590,000	103.69
IV26042732	9269 Delano	3	2	1,104	$534.42	02/28/2026	03/24/2026	3	$575,000	$590,000	102.61
IG25268266	10049 Cartagena	4	2	2,143	$275.31	11/21/2025	03/19/2026	65	$599,950	$590,000	98.34
219141704DA	41054 Rawling Court	4	3	2,625	$224.76	01/20/2026	04/02/2026	72	$615,000	$590,000	95.93
PW25198644	30116 Meadow Oaks Street	4	3	2,082	$283.38	09/03/2025	04/09/2026	126	$599,000	$590,000	98.50
SW25276628	15158 Spinnaker Drive	6	3	2,505	$235.53	01/08/2026	04/13/2026	39	$575,000	$590,000	102.61
SW25189219	31039 Byers Road	1	2	900	$655.56	08/21/2025	04/01/2026	28	$599,000	$590,000	98.50
IG26012502	30438 Warm Lodge Court Court	5	3	2,463	$239.55	11/10/2025	03/24/2026	32	$599,999	$590,000	98.33
SW26018388	31116 Southern Oak Drive	3	3	1,705	$347.15	01/26/2026	03/30/2026	2	$572,990	$591,890	103.30
SW25200175	31579 Mccartney Drive	3	2	1,856	$318.97	09/08/2025	03/20/2026	154	$610,000	$592,000	97.05
IV26042471	7061 Seville	3	3	2,000	$296.25	02/26/2026	03/26/2026	10	$605,000	$592,500	97.93
SW25114937	80535 Anacapa Drive	4	3	2,204	$269.01	05/22/2025	04/06/2026	226	$592,900	$592,900	100.00
SW25282191	31128 Southern Oak Drive	4	3	1,975	$300.25	12/31/2025	03/24/2026	12	$592,990	$592,990	100.00
219141604DA	32202 Najar Lane	4	2	1,749	$340.19	01/15/2025	03/18/2026	56	$590,000	$595,000	100.85
PW26018678	1194 Willits Drive	3	2	1,000	$595.00	01/29/2026	03/27/2026	28	$599,000	$595,000	99.33
PW25277226	8430 Bess Court	5	3	2,596	$229.20	12/13/2025	03/26/2026	19	$549,000	$595,000	108.38
SB26038772	5015 Pearblossom	3	2	1,408	$422.59	03/02/2026	04/13/2026	19	$585,000	$595,000	101.71
SR25199889	1050 Athena Court	4	2	1,320	$450.76	09/02/2025	03/19/2026	141	$595,000	$595,000	100.00
OC26027340	13091 Acacia Avenue	3	2	2,095	$284.01	02/11/2026	04/01/2026	13	$589,950	$595,000	100.86
219136701DA	67305 Medano Road	4	2	1,721	$345.73	08/11/2025	04/06/2026	144	$610,000	$595,000	97.54
CV26040252	29311 Dugout	4	2	1,856	$320.58	02/23/2026	04/02/2026	8	$599,000	$595,000	99.33
260001323SD	41494 Rolling Hills Drive	3	2	1,960	$303.57	01/16/2026	03/20/2026	32	$580,000	$595,000	102.59
SW26057494	29351 Quaking Aspen Way	2	2	1,868	$318.52	03/16/2026	04/09/2026	0	$595,000	$595,000	100.00
SW25254366	1339 Addison	5	3	2,654	$224.19	11/10/2025	04/07/2026	81	$595,000	$595,000	100.00
IV26010899	29224 Outback Lane	3	2	1,746	$340.78	01/16/2026	04/09/2026	54	$599,000	$595,000	99.33
IG25278391	28184 Echo Court	3	2	2,091	$284.55	12/18/2025	03/16/2026	49	$599,900	$595,000	99.18
NDP2601497	42536 Verdadero Place	4	2	1,848	$324.03	02/08/2026	03/27/2026	15	$598,800	$710,000	118.57
IV26024851	6964 Yellowstone	4	2	1,582	$378.63	01/12/2026	03/27/2026	15	$599,000	$599,000	100.00
CV25265521	4037 Weyer Street	3	2	1,056	$567.23	12/02/2025	03/18/2026	71	$599,000	$599,000	100.00
IV25191219	11559 Parakeet Court	4	3	1,714	$349.47	10/20/2025	03/27/2026	120	$599,000	$599,000	100.00
AR26017294	1505 Willow Place	3	3	2,540	$235.83	01/23/2026	03/31/2026	41	$599,000	$599,000	100.00
219138967DA	31310 Calle Cayuga	4	3	2,283	$262.37	11/19/2025	03/18/2026	117	$599,000	$599,000	100.00
SR25250736	68077 Marina Road	3	3	2,641	$226.81	11/22/2025	03/31/2026	69	$625,000	$599,000	95.84
219137999DA	43328 Heritage Palms Drive	2	2	1,885	$317.77	11/01/2025	04/08/2026	145	$599,000	$599,000	100.00
NDP2601018	46515 Roudel Lane	3	3	2,046	$293.21	01/27/2026	03/30/2026	27	$599,900	$595,000	99.18
SW24255783	42481 Isla Court	4	3	2,204	$272.19	12/31/2024	04/06/2026	397	$599,900	$599,900	100.00
SW26008466	31135 Southern Oak Drive	4	3	1,975	$303.79	01/13/2026	03/30/2026	27	$599,990	$599,990	100.00
SW26008367	31104 Southern Oak Drive	4	3	1,975	$303.79	01/13/2026	03/30/2026	15	$599,990	$599,990	100.00
SW26008388	31111 Southern Oak Drive	4	3	1,975	$303.79	01/13/2026	03/30/2026	33	$607,990	$599,990	98.68
SW26036315	427 Maiden Cross Court	4	4	2,480	$241.93	02/17/2026	03/31/2026	17	$608,990	$599,990	98.52
IG26002557	1265 Heritage	3	3	2,309	$259.85	01/05/2026	03/30/2026	49	$599,999	$599,999	100.00
PW25141461	868 Pathfinder Way	3	3	1,623	$369.69	07/11/2025	03/18/2026	229	$619,000	$600,000	96.93
OC25265173	924 Lorna Street	3	2	1,291	$464.76	11/22/2025	04/01/2026	65	$699,999	$600,000	85.71
IV26047447	22936 Brookhollow	4	3	1,798	$333.70	03/04/2026	04/02/2026	5	$580,000	$600,000	103.45
IG26020389	24780 Suburban	4	3	1,894	$316.79	01/28/2026	03/24/2026	19	$595,000	$600,000	100.84

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Listings as of **04/14/26 at 4:49 pm**

IV26009575	15388 La Casa Drive	6	4	3,398	$176.57	01/13/2026	03/16/2026	29	$619,999	$600,000	96.77
IG26031650	1577 Valhalla Court	2	3	2,305	$260.30	02/11/2026	03/30/2026	6	$585,000	$600,000	102.56
IV26000604	989 Driftwood Circle	4	3	2,804	$213.98	01/02/2026	04/07/2026	75	$599,999	$600,000	100.00
219143319DA	45100 Coldbrook Lane	4	2	1,696	$359.08	02/16/2026	03/23/2026	32	$609,000	$600,000	98.52
219142974DA	40161 Padova Drive	4	2	2,099	$295.33	02/09/2026	04/10/2026	58	$599,000	$600,000	100.17
219142038DA	61275 Fire Barrel Drive	3	3	1,641	$365.63	01/23/2026	04/09/2026	74	$623,000	$600,000	96.31
219142379DA	81701 Sun Cactus Lane	3	2	1,693	$354.40	01/30/2026	04/07/2026	0	$649,000	$600,000	92.45
IG25034303	78310 Crestview Terrace	3	2	1,550	$387.10	10/07/2024	03/28/2026	350	$655,000	$600,000	91.60
219140688DA	43736 Warner Trail	3	3	2,008	$298.80	01/03/2026	03/31/2026	76	$610,000	$600,000	98.36
SW26046286	29667 Calle Tomas	3	2	1,323	$453.51	03/03/2026	04/07/2026	6	$574,900	$600,000	104.37
260003148SD	44681 Arbor Lane	3	3	1,127	$519.08	02/12/2026	04/02/2026	11	$585,000	$600,000	102.56
IV25228660	3080 Kalei	5	3	3,230	$185.76	09/29/2025	03/19/2026	75	$599,000	$600,000	100.17
IV26031639	29918 Tierra Shores	4	4	2,543	$235.94	02/11/2026	03/30/2026	4	$599,900	$600,000	100.02
SW26031830	23619 Cutter Drive	3	2	1,464	$409.84	02/19/2026	04/07/2026	6	$599,999	$600,000	100.00
SW26060804	40141 Corte Calanova	3	2	2,010	$298.51	03/20/2026	04/13/2026	3	$600,000	$600,000	100.00
PW26047541	27464 Cloudy Peak	3	2	1,946	$308.32	03/04/2026	04/01/2026	8	$600,000	$600,000	100.00
IV26039686	27552 Gruber	4	3	2,309	$259.85	02/23/2026	04/10/2026	22	$600,000	$600,000	100.00
SW25275676	40581 Via Amapola	3	3	1,722	$348.43	11/11/2025	04/03/2026	53	$610,000	$600,000	98.36
PW26034303	29794 Winter Hawk	5	3	3,399	$176.52	02/13/2026	04/02/2026	32	$645,000	$600,000	93.02
IV25268946	1056 Sardinia Drive	4	3	1,840	$326.66	12/02/2025	03/20/2026	37	$607,922	$601,049	98.87
CV25260860	4162 Daisy Lane	3	2	1,951	$309.01	11/14/2025	03/30/2026	14	$599,990	$602,886	100.48
SW25278284	14139 Belica Street	4	3	1,812	$333.33	12/18/2025	04/01/2026	11	$603,994	$603,994	100.00
HD25246183	5191 Westerfield	3	2	1,481	$407.83	10/20/2025	03/18/2026	45	$599,000	$604,000	100.83
IV26010609	4363 Santee	4	2	1,316	$458.97	01/16/2026	03/30/2026	39	$599,900	$604,000	100.68
SW25183429	54648 Glasgow Road	3	2	2,562	$235.75	08/18/2025	04/10/2026	161	$629,000	$604,000	96.03
IV26025771	6795 Glacier	3	2	1,186	$510.12	02/05/2026	04/03/2026	7	$568,000	$605,000	106.51
IV26046976	1025 Altura	3	2	1,200	$504.17	03/05/2026	03/23/2026	6	$590,000	$605,000	102.54
IV26040840	4538 Merrill	3	1	1,158	$522.45	02/24/2026	04/07/2026	9	$605,000	$605,000	100.00
IV25193391	4201 Ferguson Court	3	2	1,384	$437.14	08/27/2025	04/09/2026	179	$615,000	$605,000	98.37
219140232DA	35902 Crescent Street	2	3	2,318	$261.00	12/20/2025	03/20/2026	88	$619,000	$605,000	97.74
219143916DA	42912 Gazapo Court	4	3	2,502	$241.81	02/27/2026	04/13/2026	12	$599,000	$605,000	101.00
219140021DA	765 N Paseo De Anza	2	2	1,541	$392.60	12/15/2025	03/19/2026	77	$650,000	$605,000	93.08
IG26036728	1174 Enchanted Trail	6	3	3,082	$196.30	02/18/2026	03/27/2026	7	$605,000	$605,000	100.00
SW26046714	35715 Plume Ln	3	3	1,660	$364.46	03/03/2026	04/09/2026	9	$565,000	$605,000	107.08
IV25220553	791 Birdie Court	4	2	2,260	$267.70	09/17/2025	03/18/2026	141	$605,000	$605,000	100.00
SW26029171	27513 Araceli Way	4	3	2,059	$293.84	02/08/2026	04/01/2026	46	$605,012	$605,012	100.00
SW26025973	49447 Meadowlark Place	5	3	2,311	$263.04	02/04/2026	03/31/2026	48	$607,894	$607,894	100.00
IG26001052	152 Paisley Court	4	3	3,225	$188.84	01/05/2026	03/23/2026	1	$649,000	$609,000	93.84
SW26042292	41911 Driver Lane	2	2	1,425	$427.37	02/28/2026	04/02/2026	2	$608,999	$609,000	100.00
SW26002251	31443 Water Oak Drive	3	2	1,576	$386.84	01/05/2026	03/27/2026	16	$590,490	$609,665	103.25
SW26028761	24856 Tiger Ave	4	3	1,925	$316.88	02/06/2026	03/30/2026	2	$595,000	$610,000	102.52
219142049PS	83631 Himilaya Drive	3	2	1,930	$316.06	01/24/2026	03/31/2026	67	$640,000	$610,000	95.31
219140681DA	30 Kavenish Drive	3	4	3,246	$187.92	01/03/2026	04/09/2026	79	$649,000	$610,000	93.99
OC25177796	33185 Rusty Court	4	3	2,421	$251.96	08/05/2025	03/18/2026	173	$635,000	$610,000	96.06
SW25214223	17421 Haynes Avenue	3	2	2,251	$270.99	09/10/2025	03/18/2026	149	$593,000	$610,000	102.87
SW26040574	45374 Zuma	3	3	1,294	$471.41	02/28/2026	03/31/2026	8	$595,000	$610,000	102.52
CV26007870	30863 Wild Berry	4	2	2,088	$292.15	01/10/2026	04/01/2026	33	$599,000	$610,000	101.84
IG26022492	23268 Sage	3	3	1,622	$376.08	02/02/2026	03/19/2026	2	$605,000	$610,000	100.83
SW26010891	27588 Gruber	4	3	2,208	$276.27	12/15/2025	04/01/2026	45	$610,000	$610,000	100.00

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SW25260727	8494 Maruyama	3	3	2,755	$221.42	12/29/2025	03/26/2026	64	$615,000	$610,000	99.19
SW25222266	40146 COLONY DRIVE	3	3	1,921	$317.54	10/22/2025	03/31/2026	119	$635,000	$610,000	96.06
SW26041219	14145 Belica Street	4	3	2,059	$296.27	02/24/2026	03/30/2026	9	$610,012	$610,012	100.00
SW25270144	29864 Warm Sands Drive	4	3	2,778	$220.30	12/03/2025	03/18/2026	35	$614,998	$612,000	99.51
SW26036414	16620 Tarano Lane	4	2	2,194	$279.07	02/17/2026	03/16/2026	5	$589,390	$612,289	103.89
SW25282240	1783 Makenna Street	4	4	2,480	$247.51	12/31/2025	03/30/2026	29	$599,990	$613,825	102.31
IV25272828	6666 Evelyn	3	1	1,104	$556.16	12/08/2025	03/19/2026	50	$599,000	$614,000	102.50
26658613PS	13 Vintage	2	2	1,438	$426.98	03/04/2026	04/08/2026	23	$619,000	$614,000	99.19
SW26013981	40757 Brook Trails	3	2	1,954	$314.23	01/22/2026	04/10/2026	46	$614,000	$614,000	100.00
250045505SD	20075 Sanquinella Cir	3	2	1,388	$443.08	12/09/2025	04/10/2026	79	$629,900	$615,000	97.63
SW26015938	23143 Canyon Estates	4	2	1,245	$493.98	01/03/2026	03/27/2026	24	$599,999	$615,000	102.50
IG26034210	2951 Gratton Street	4	2	1,471	$418.08	02/11/2026	03/27/2026	7	$615,000	$615,000	100.00
PW26029097	82169 Verdi Road	4	2	2,099	$293.00	02/16/2026	03/31/2026	7	$590,000	$615,000	104.24
219130368DA	67665 S Natoma Drive	3	3	1,905	$322.83	05/20/2025	04/03/2026	264	$652,500	$615,000	94.25
AR26032707	1886 Spring White Rd	5	3	3,417	$179.98	02/12/2026	04/03/2026	9	$599,999	$615,000	102.50
260002350SD	29844 Prell Ct	5	3	2,085	$294.96	01/30/2026	03/26/2026	38	$599,999	$615,000	102.50
IG26025022	25704 Pelion	4	2	1,522	$404.07	02/03/2026	03/30/2026	13	$600,000	$615,000	102.50
SW26038291	25733 Buckeye Meadow	4	3	2,400	$256.25	02/19/2026	04/13/2026	7	$615,000	$615,000	100.00
PTP2600608	31855 McCartney Drive	3	3	2,134	$288.19	01/23/2026	03/27/2026	28	$615,000	$615,000	100.00
SW25228843	29309 Humboldt Court	4	3	2,604	$236.18	09/22/2025	03/19/2026	144	$620,000	$615,000	99.19
IG26014689	11661 Valverda	3	1	934	$659.53	01/20/2026	04/01/2026	19	$599,999	$616,000	102.67
TR26012728	2676 5th	4	2	1,401	$440.76	01/20/2026	03/16/2026	13	$638,000	$617,500	96.79
TR26033750	26244 Charismatic Court	4	3	2,778	$222.82	02/13/2026	04/09/2026	9	$619,000	$619,000	100.00
219142487DA	39015 Brandywine Avenue	2	2	1,894	$326.82	02/01/2026	03/17/2026	22	$619,000	$619,000	100.00
SW26046956	24333 Gitano Drive	3	2	1,775	$348.73	03/04/2026	04/08/2026	7	$619,000	$619,000	100.00
SW25277231	30576 Corte Hermoso	4	3	1,890	$328.04	12/17/2025	03/27/2026	68	$619,990	$619,990	100.00
SW26026067	2809 Upton Court	3	2	1,460	$424.66	01/21/2026	03/30/2026	4	$585,000	$620,000	105.98
HD26046417	7960 Carlyle Drive	3	3	1,695	$365.78	02/10/2026	04/09/2026	3	$625,000	$620,000	99.20
IV26027526	10480 Bryan Street	3	2	1,125	$551.11	02/11/2026	03/27/2026	14	$619,900	$620,000	100.02
WS26004954	6762 Rainier Court	4	3	1,630	$380.37	02/16/2026	03/27/2026	7	$625,000	$620,000	99.20
CV26039598	10805 Breezy Meadow	4	3	2,002	$309.69	02/17/2026	04/02/2026	9	$620,000	$620,000	100.00
IG26052627	38239 Orchard	3	3	1,774	$349.49	03/10/2026	04/08/2026	2	$610,000	$620,000	101.64
25619765PS	39362 Blossom Circle	3	4	2,742	$226.11	11/17/2025	03/20/2026	126	$650,000	$620,000	95.38
PW25227516	60165 Desert Rose Drive	2	2	1,845	$336.04	10/02/2025	03/23/2026	148	$623,000	$620,000	99.52
SW26035390	1580 Hickorywood	4	4	3,127	$198.27	01/21/2026	03/26/2026	5	$574,990	$620,000	107.83
IG26041278	24526 Snapdragon Way	4	3	2,545	$243.61	02/20/2026	04/01/2026	7	$598,888	$620,000	103.53
SW26027546	27615 Chatham	4	3	2,209	$280.67	02/16/2026	04/08/2026	12	$599,900	$620,000	103.35
SW26031760	44953 Camino Alamosa	3	2	1,237	$501.21	02/19/2026	03/25/2026	11	$599,999	$620,000	103.33
SB26020442	41507 Red Car	4	2	2,033	$304.97	02/06/2026	03/17/2026	21	$610,000	$620,000	101.64
SW25200872	30709 Expedition Drive	4	3	2,227	$278.40	09/06/2025	04/10/2026	176	$615,000	$620,000	100.81
SW26031546	40132 White Leaf Lane	5	3	2,550	$243.86	02/11/2026	03/26/2026	9	$670,000	$621,850	92.81
SW26046138	40164 Via Marisa	3	2	2,010	$309.45	03/02/2026	04/10/2026	4	$622,000	$622,000	100.00
26639333PS	74231 Becker Street	5	5	2,328	$268.24	01/16/2026	03/18/2026	61	$624,460	$624,460	100.00
SW26020698	41454 Avenida De La Reina	3	2	1,235	$506.07	01/27/2026	03/31/2026	3	$629,999	$624,999	99.21
PW26030213	4545 Sunnyside Drive	2	2	1,319	$473.84	02/03/2026	04/01/2026	6	$549,999	$625,000	113.64
CV26023075	2571 12th Street	4	2	1,509	$414.18	02/11/2026	04/08/2026	30	$619,900	$625,000	100.82
IV26020198	21183 Gallant Fox Drive	4	3	2,243	$278.64	01/28/2026	03/23/2026	8	$600,000	$625,000	104.17
IG25281400	23638 Airosa Place	5	3	2,286	$273.40	01/19/2026	03/17/2026	18	$629,000	$625,000	99.36
IV26002210	14650 Red Gum	5	4	2,821	$221.55	01/05/2026	03/24/2026	31	$640,000	$625,000	97.66

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IG25215195	39581 Cherry Oaks Canyon Road	3	2	2,125	$294.12	09/11/2025	03/30/2026	110	$599,000	$625,000	104.34
219141720DA	81349 Avenida Esmeralda	4	3	2,476	$252.42	01/20/2026	03/19/2026	43	$629,500	$625,000	99.29
219139652DA	49647 Lewis Road	3	3	2,044	$305.77	12/05/2025	03/25/2026	87	$650,000	$625,000	96.15
219138732PS	1280 Oro	3	2	1,411	$442.95	11/14/2025	03/23/2026	110	$640,000	$625,000	97.66
SB26008611	22962 Giant Fir	3	2	1,863	$335.48	08/06/2025	03/24/2026	39	$624,995	$625,000	100.00
CV26020852	1982 Birmingham	4	4	2,822	$221.47	01/29/2026	03/26/2026	19	$624,999	$625,000	100.00
SW26011018	26108 Baldy Peak	4	2	1,415	$441.70	01/15/2026	04/01/2026	47	$625,000	$625,000	100.00
SW26014842	569 Overleaf	4	4	3,127	$199.87	01/19/2026	03/27/2026	14	$630,000	$625,000	99.21
IV26048740	35700 Emily	3	3	2,058	$304.18	03/05/2026	03/27/2026	4	$599,000	$626,000	104.51
CV26025012	2994 David	3	2	1,188	$527.78	02/10/2026	04/06/2026	25	$620,000	$627,000	101.13
IV25095708	6473 Capistrano Way	4	2	1,524	$412.07	05/16/2025	03/17/2026	251	$628,900	$628,000	99.86
219136293DA	49035 Serenata Court	4	3	2,004	$313.37	10/01/2025	03/17/2026	165	$639,777	$628,000	98.16
IG26004214	33214 Damask Lane	3	3	2,135	$294.61	01/07/2026	03/25/2026	32	$628,990	$628,990	100.00
PW25239885	3579 Paine Drive	3	2	1,315	$478.33	10/05/2025	03/26/2026	102	$625,000	$629,000	100.64
SW25067303	42500 Aruba Court	4	3	2,488	$253.18	03/27/2025	03/30/2026	293	$629,900	$629,900	100.00
PW25270501	13410 Crystal Springs	3	3	1,439	$437.80	12/05/2025	03/27/2026	90	$635,000	$630,000	99.21
CV26045066	24670 Moonlight	4	3	2,579	$244.28	03/02/2026	04/09/2026	9	$650,000	$630,000	96.92
219142780DA	22950 Henry Road	3	2	1,728	$346.64	02/05/2026	03/19/2026	42	$599,000	$630,000	105.18
SW26030518	39894 Avenida Miguel Oeste	4	3	2,253	$279.63	02/09/2026	03/18/2026	4	$600,000	$630,000	105.00
SB25200662	31009 Lusitano Circle	3	3	2,339	$269.35	09/03/2025	03/24/2026	139	$615,000	$630,000	102.44
SW25230368	39785 Knollridge Drive	4	3	1,458	$432.10	09/30/2025	03/23/2026	116	$649,500	$630,000	97.00
IG25216570	42307 Wild Mustang Road	3	3	2,086	$302.01	09/10/2025	03/16/2026	138	$650,000	$630,000	96.92
SW26028256	41151 Marseille Court	4	2	2,035	$310.57	02/06/2026	03/19/2026	11	$620,000	$632,000	101.94
219134671DA	54175 Avenida Madero	3	2	1,586	$399.43	08/31/2025	03/24/2026	203	$649,000	$633,500	97.61
IV26026526	27298 Buffalo Trail	3	2	1,693	$375.07	02/02/2026	03/20/2026	20	$635,000	$635,000	100.00
CV26042574	2900 Winter Park	3	2	1,787	$355.34	02/25/2026	03/27/2026	7	$650,000	$635,000	97.69
SW26019460	5663 Osburn	3	2	1,772	$358.35	01/27/2026	03/16/2026	15	$629,900	$635,000	100.81
TR25242991	18090 Iris Avenue	3	3	1,639	$387.43	10/20/2025	03/16/2026	97	$719,000	$635,000	88.32
219139433DA	40340 Vivaldi Court	4	3	2,686	$236.41	09/18/2025	04/06/2026	121	$644,900	$635,000	98.46
IG26028460	24058 Verdun	3	2	1,548	$410.21	02/06/2026	03/27/2026	20	$615,000	$635,000	103.25
SW26012996	33843 Petunia Street	3	3	2,375	$267.37	01/27/2026	03/18/2026	7	$629,900	$635,000	100.81
IG26025422	24164 Calle Artino	3	2	2,100	$302.38	12/30/2025	03/18/2026	1	$635,000	$635,000	100.00
PW26018097	29380 Lake Hills	3	3	2,325	$273.12	01/27/2026	03/27/2026	27	$635,000	$635,000	100.00
2600124SD	40110 Cannes Ct	3	2	1,272	$499.21	01/02/2026	03/18/2026	44	$635,000	$635,000	100.00
SW25275300	41307 Wizard Court	5	3	2,523	$251.68	12/11/2025	03/31/2026	76	$635,000	$635,000	100.00
OC26036694	7042 Logsdon	3	3	1,737	$366.15	02/01/2026	03/18/2026	4	$669,999	$636,000	94.93
SW25282046	24480 Reserve Court	5	3	2,468	$258.10	12/30/2025	03/20/2026	46	$639,900	$637,000	99.55
NDP2600638	19065 Envoy Ave	3	2	1,265	$505.14	01/20/2026	04/02/2026	42	$639,000	$649,000	101.56
PW26023739	27212 Golden Field Court	4	3	2,818	$226.76	02/02/2026	03/20/2026	8	$645,900	$639,000	98.93
25608553	86 Burgundy	2	2	1,438	$444.37	10/20/2025	03/23/2026	150	$639,000	$639,000	100.00
219138827DA	44397 Royal Lytham Drive	2	2	2,061	$310.04	11/15/2025	03/20/2026	127	$649,000	$639,000	98.46
ND25251171	39823 Hillsboro Circle	4	3	2,066	$309.29	11/01/2025	04/02/2026	63	$639,000	$639,000	100.00
SW26018460	31454 Water Oak Drive	5	3	2,311	$276.93	01/26/2026	03/31/2026	41	$639,990	$639,990	100.00
CV26038211	3447 Windsong Street	4	2	1,416	$451.98	02/20/2026	04/13/2026	3	$625,000	$640,000	102.40
IG25273212	23976 Steelhead	2	2	1,552	$412.37	12/11/2025	04/10/2026	84	$659,000	$640,000	97.12
IV26040467	19911 Westerly	3	2	1,557	$411.05	02/25/2026	03/30/2026	5	$620,000	$640,000	103.23
PW26021608	3867 Roblynn Street	3	2	1,254	$510.37	01/29/2026	03/27/2026	33	$649,900	$640,000	98.48
IV25282103	66 Country Club Drive	5	3	2,808	$227.92	12/31/2025	04/10/2026	47	$649,000	$640,000	98.61
26643365PS	35383 Tedesca Drive	2	3	2,473	$258.79	02/02/2026	04/01/2026	43	$654,000	$640,000	97.86

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Listings as of **04/14/26 at 4:49 pm**

219143065DA	78895 Galaxy Drive	3	3	2,596	$258.09	02/11/2026	03/25/2026	40	$650,000	$640,000	98.46
219136719PS	49475 Redford Way	3	4	2,088	$306.51	10/10/2025	03/18/2026	155	$669,000	$640,000	95.67
25603003PS	3820 Date Palm Trail	2	3	2,825	$226.55	10/09/2025	03/18/2026	151	$650,000	$640,000	98.46
IG26006009	15112 Audrey	4	3	2,319	$275.98	01/09/2026	04/07/2026	46	$640,000	$640,000	100.00
SW25264093	3496 Briarvale Street	3	2	1,088	$588.24	11/13/2025	03/16/2026	70	$649,999	$640,000	98.46
IG26020906	136 Yosemite	5	4	2,639	$242.52	01/28/2026	03/27/2026	8	$615,000	$640,000	104.07
SW26033827	31429 Amsterdam	4	2	1,921	$333.16	02/12/2026	03/20/2026	11	$629,900	$640,000	101.60
SW26019114	27536 Swallow Court	3	3	1,487	$430.40	01/12/2026	04/08/2026	11	$640,000	$640,000	100.00
SW25257851	40329 Via Marisa	3	2	2,100	$304.76	11/11/2025	04/03/2026	109	$640,000	$640,000	100.00
OC25235700	27937 Pleasant Bay Circle	4	3	2,535	$252.47	10/08/2025	03/16/2026	129	$640,000	$640,000	100.00
PW26029368	36250 Pursh Drive	5	3	3,102	$206.32	02/09/2026	03/27/2026	18	$684,500	$640,000	93.50
SW26003538	14148 Belica Street	5	3	2,516	$255.30	01/06/2026	03/31/2026	25	$642,325	$642,325	100.00
SW25261511	28884 Camino Santiago	4	3	2,259	$285.29	11/16/2025	03/31/2026	49	$639,990	$644,480	100.70
CV26041104	6676 Coloma Way	4	2	1,648	$391.38	02/24/2026	04/08/2026	6	$635,000	$645,000	101.57
CV26038442	5810 Greens Drive	2	2	1,740	$370.69	02/20/2026	04/08/2026	6	$645,000	$645,000	100.00
IV26021675	9152 Jersey	4	2	1,302	$495.39	01/28/2026	03/20/2026	9	$599,990	$645,000	107.50
IV25272050	4583 Bianca	5	3	2,700	$238.89	12/06/2025	04/06/2026	91	$649,900	$645,000	99.25
SW25241980	14933 Meridian Place	4	4	3,236	$199.32	10/16/2025	03/31/2026	112	$665,000	$645,000	96.99
IG26023954	35256 Thorpe Trail	3	3	2,692	$239.60	02/04/2026	03/19/2026	13	$639,000	$645,000	100.94
26639117PS	78075 Ravencrest Circle	3	3	2,185	$295.19	01/16/2026	04/10/2026	87	$660,500	$645,000	97.65
IG25262819	972 Mira Grande	3	2	2,229	$289.37	11/18/2025	03/30/2026	25	$599,000	$645,000	107.68
SW26048308	30565 Ticonderoga	3	3	1,864	$346.03	03/04/2026	04/10/2026	7	$644,990	$645,000	100.00
IV26002758	862 Dryden Drive	5	3	2,517	$256.65	01/06/2026	04/06/2026	16	$645,990	$645,990	100.00
SW25223989	49460 Seagull Place	5	3	2,537	$254.82	09/23/2025	03/27/2026	17	$646,490	$646,490	100.00
CV26005062	5862 Parkside	5	3	2,614	$247.51	01/04/2026	03/19/2026	5	$635,000	$647,000	101.89
219144666DA	78511 Gorham Lane	3	3	2,029	$319.37	03/12/2026	04/09/2026	27	$648,000	$648,000	100.00
219143085PS	74101 E Academy Lane	3	2	1,838	$353.65	02/11/2026	03/31/2026	48	$650,000	$648,000	99.69
IV26024403	335 Pinnacle	5	4	3,017	$214.95	01/28/2026	03/19/2026	10	$620,000	$648,500	104.60
CV26025213	3048 Strassbourg Drive	3	2	1,201	$540.38	02/27/2026	04/06/2026	19	$649,000	$649,000	100.00
219136270DA	80884 Calle Azul	3	3	1,734	$374.28	09/27/2025	03/30/2026	179	$669,000	$649,000	97.01
219137914DA	74119 Academy Lane	3	2	2,275	$285.27	10/22/2025	04/03/2026	155	$649,900	$649,000	99.86
IV26039242	23619 Continental	3	2	1,866	$347.80	02/21/2026	03/31/2026	13	$649,900	$649,000	99.86
OC26012363	28756 Fall Creek Court	3	2	2,121	$306.22	01/18/2026	03/20/2026	36	$649,499	$649,499	100.00
SW25092632	31556 Umbria Ln.	4	3	2,492	$260.79	04/06/2025	03/27/2026	256	$649,000	$649,900	100.14
IV26002746	872 Porta Marina Lane	5	3	2,453	$264.98	01/06/2026	03/26/2026	56	$649,990	$649,990	100.00
IG26017166	2633 Valley View	4	2	1,170	$555.56	01/22/2026	03/20/2026	12	$649,000	$650,000	100.15
IV25278086	14119 El Mesa	3	3	1,663	$390.86	12/18/2025	03/26/2026	57	$629,000	$650,000	103.34
SW25254618	6580 Lake	3	2	954	$681.34	11/04/2025	03/16/2026	82	$634,950	$650,000	102.37
IV25280051	5279 Appleton	3	2	1,074	$605.21	12/23/2025	03/20/2026	36	$668,000	$650,000	97.31
IV26035444	1327 Melville Drive	3	3	1,594	$407.78	02/16/2026	03/16/2026	7	$669,900	$650,000	97.03
PW26022150	35461 Alexandria	5	3	3,090	$210.36	01/25/2026	03/31/2026	34	$690,000	$650,000	94.20
NP26027754	1537 Yucca Court	3	2	2,009	$323.54	02/07/2026	04/06/2026	30	$649,990	$650,000	100.00
219142231DA	52720 Avenue Velasco	3	2	1,845	$352.30	01/28/2026	03/16/2026	48	$709,000	$650,000	91.68
SW25235126	28679 Wedelia	4	2	2,128	$305.45	10/09/2025	03/16/2026	137	$639,900	$650,000	101.58
NDP2601524	42045 Veneto Drive	4	3	1,985	$327.46	02/05/2026	03/27/2026	35	$650,000	$637,000	98.00
SW26027578	26672 Mark Twain Court	4	3	2,973	$218.63	01/11/2026	03/19/2026	4	$599,999	$650,000	108.33
260004197SD	32453 Enriqueta Cir	4	2	1,364	$476.54	02/21/2026	03/30/2026	7	$649,000	$650,000	100.15
SW26027010	713 Sunnyside	5	4	3,581	$181.51	02/05/2026	03/25/2026	10	$649,900	$650,000	100.02
IG26011841	23826 Castinette Way	4	3	2,378	$273.34	01/16/2026	03/18/2026	29	$649,900	$650,000	100.02

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SW26037493	28265 Abbey	4	2	2,045	$317.85	02/12/2026	04/03/2026	10	$649,999	$650,000	100.00
SW26038303	39495 Seven Oaks	4	3	1,853	$350.78	02/25/2026	04/02/2026	6	$650,000	$650,000	100.00
SW26032413	29807 Saddle Ranch Place	4	2	2,090	$311.00	02/25/2026	04/03/2026	7	$650,000	$650,000	100.00
SW26027925	31190 Linden Flower	4	4	2,428	$267.71	02/05/2026	03/27/2026	11	$650,000	$650,000	100.00
SW25265820	28463 Boardwalk Court	4	3	2,314	$280.90	11/25/2025	03/27/2026	68	$650,000	$650,000	100.00
SW26002649	45303 Esmerado Court	3	3	1,502	$432.76	01/03/2026	04/01/2026	26	$655,000	$650,000	99.24
NDP2601720	42912 Beamer Ct	3	2	1,628	$399.26	02/17/2026	03/19/2026	10	$650,000	$675,000	103.85
SW26032247	28817 Loire Valley	4	3	2,190	$297.95	02/12/2026	03/20/2026	5	$639,000	$652,500	102.11
OC26034642	11146 Gramercy	3	2	1,287	$508.16	02/23/2026	03/19/2026	10	$600,000	$654,000	109.00
IV26037946	6490 Palm	2	1	1,132	$577.74	02/18/2026	03/20/2026	3	$639,000	$654,000	102.35
CV26011579	26538 Pegasus Way	4	3	2,895	$225.91	02/09/2026	03/16/2026	11	$649,000	$654,000	100.77
CV26036043	31473 Kym Court	5	3	2,319	$282.02	02/19/2026	04/01/2026	12	$639,000	$654,000	102.35
IG26041359	1006 W Pottery	4	3	3,000	$218.00	02/26/2026	03/26/2026	6	$649,988	$654,000	100.62
IV26029315	6090 Meadowbrook Lane	4	2	1,496	$437.83	02/10/2026	03/23/2026	6	$645,000	$655,000	101.55
IG26017325	3555 Dixie	4	2	1,488	$440.19	01/23/2026	03/16/2026	17	$660,000	$655,000	99.24
219141761DA	27 Via Del Maricale	3	3	2,480	$264.11	01/20/2026	03/30/2026	68	$685,000	$655,000	95.62
219140889DA	77516 Marlowe Court	3	2	2,018	$324.58	01/07/2026	03/20/2026	63	$675,000	$655,000	97.04
219141267DA	68067 Vista Del Valle Court	2	2	1,557	$420.68	01/12/2026	03/23/2026	42	$685,000	$655,000	95.62
219143480DA	35601 Tranquil Place	3	2	2,458	$266.48	02/01/2026	03/24/2026	8	$695,000	$655,000	94.24
SW26055074	33097 Corte Ganso	3	2	1,553	$421.76	03/13/2026	04/06/2026	7	$650,000	$655,000	100.77
SW26048557	42951 Virgo Court	2	3	1,431	$457.72	03/06/2026	04/13/2026	13	$669,900	$655,000	97.78
IV25233441	3577 Briarvale	4	2	1,888	$347.46	10/06/2025	03/23/2026	70	$669,900	$656,000	97.93
SW26024028	31371 Magnolia Point	4	3	2,091	$313.73	02/02/2026	03/24/2026	25	$645,900	$656,000	101.56
SW26039205	37521 Coffeeberry Court	3	2	1,940	$338.14	02/23/2026	04/08/2026	18	$649,900	$656,000	100.94
SW25278974	83147 Pintail Lane	5	3	2,537	$258.75	12/20/2025	03/26/2026	21	$650,190	$656,456	100.96
IG26032508	35021 Nicklaus Nook	5	4	3,270	$201.53	01/28/2026	03/27/2026	6	$659,000	$659,000	100.00
SW26014960	820 Genaro Drive	4	3	3,289	$200.67	01/18/2026	04/14/2026	13	$659,990	$659,990	100.00
SW26043069	24463 Roses Court	2	2	1,501	$439.71	02/25/2026	03/23/2026	4	$675,000	$660,000	97.78
IG26034411	24337 Fawnskin	2	2	1,671	$394.97	02/13/2026	03/27/2026	13	$681,600	$660,000	96.83
IG25247323	1041 Lori Court	3	2	1,050	$628.57	10/25/2025	03/18/2026	126	$664,000	$660,000	99.40
IV26005448	7964 Linares	4	3	1,788	$369.13	01/06/2026	03/17/2026	11	$660,000	$660,000	100.00
OC26052599	13079 Winterpark	3	3	1,695	$389.38	03/09/2026	04/03/2026	9	$645,000	$660,000	102.33
219141820DA	34869 Staccato Street	2	3	2,318	$284.73	01/13/2025	03/16/2026	24	$669,000	$660,000	98.65
25619547PS	2080 Marguerite Street	3	2	1,584	$416.67	11/18/2025	04/06/2026	139	$679,000	$660,000	97.20
PW25278232	24599 Calle San Vicente	4	3	2,084	$316.70	12/18/2025	04/14/2026	81	$659,900	$660,000	100.02
CV26031282	36675 Sauterne Street	4	2	1,720	$383.72	02/11/2026	04/06/2026	13	$660,000	$660,000	100.00
MC26006261	35611 Desert Rose Way	5	3	3,525	$187.23	01/08/2026	03/19/2026	6	$660,000	$660,000	100.00
SW26035675	36142 Castellane	3	3	1,678	$393.33	02/17/2026	03/27/2026	8	$649,999	$660,000	101.54
SW26003808	30752 Canterfield Drive	4	3	1,735	$380.40	12/29/2025	03/16/2026	7	$660,000	$660,000	100.00
250043550SD	29634 Lewis Cir	4	3	2,624	$251.52	11/06/2025	03/20/2026	89	$660,000	$660,000	100.00
SW26018711	29688 Starring lane	4	2	2,125	$311.53	01/09/2026	03/16/2026	4	$650,000	$662,000	101.85
260001664SD	31814 Murdock Ln	3	3	2,065	$320.58	01/22/2026	04/02/2026	46	$669,900	$662,000	98.82
IG26002508	3682 Loheria	4	3	1,984	$335.18	01/05/2026	03/19/2026	47	$659,990	$664,990	100.76
SW26036577	3528 Russell Street	4	3	1,746	$380.87	02/11/2026	04/03/2026	3	$650,000	$665,000	102.31
CV26025088	3282 Gallion	3	2	1,645	$404.26	02/03/2026	03/24/2026	17	$665,000	$665,000	100.00
SR26042617	7051 Idyllwild Lane	4	2	1,600	$415.62	02/26/2026	03/24/2026	2	$675,000	$665,000	98.52
IV26014816	943 Wesley	3	2	1,332	$499.25	01/21/2026	03/16/2026	18	$675,000	$665,000	98.52
219143456DA	48531 Via Amistad	3	2	1,852	$359.07	02/18/2026	04/03/2026	33	$675,000	$665,000	98.52
219143126PS	68450 Durango Road	3	2	2,391	$282.31	01/31/2026	03/25/2026	34	$675,000	$665,000	98.52

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Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:49 pm**

IV26014591	28602 Windridge Drive	3	3	2,773	$239.81	01/21/2026	03/26/2026	34	$649,000	$665,000	102.47
SW26042262	33111 Toledo Bend Court	4	2	2,201	$302.14	02/25/2026	04/06/2026	3	$665,000	$665,000	100.00
IG26031104	36326 Mustang Spirit Lane	4	3	2,621	$253.72	02/12/2026	03/18/2026	10	$675,000	$665,000	98.52
OC26043150	31545 Via Cordoba	3	2	1,491	$447.35	02/21/2026	03/23/2026	7	$649,900	$667,000	102.63
SW26024094	31687 Via San Carlos	3	2	1,442	$462.55	02/02/2026	03/31/2026	9	$670,000	$667,000	99.55
SW26006410	128 Via Palermo	4	3	2,488	$268.24	01/10/2026	03/20/2026	11	$667,390	$667,390	100.00
IV26025119	1591 San Fernando Dr	3	3	1,516	$440.63	01/16/2026	03/26/2026	24	$659,000	$668,000	101.37
219142305DA	78257 Bonanza Drive	3	3	2,029	$329.72	01/29/2026	03/17/2026	14	$669,000	$669,000	100.00
25592509PS	3121 E Ventura Road	3	2	1,260	$530.95	09/16/2025	04/10/2026	198	$699,000	$669,000	95.71
IV25276697	4274 Empressa Circle	5	3	2,404	$278.57	12/16/2025	03/16/2026	46	$637,696	$669,675	105.01
OC26031212	733 Via Felipe	4	2	1,266	$529.23	01/31/2026	03/27/2026	8	$630,000	$670,000	106.35
IV26034521	6735 De Anza	4	2	1,768	$378.96	02/03/2026	04/03/2026	9	$660,000	$670,000	101.52
219143862DA	43227 Corte Del Oro	5	3	2,540	$263.78	02/26/2026	03/31/2026	29	$700,000	$670,000	95.71
OC26001394	68 La Ronda	3	3	1,869	$358.48	01/13/2026	03/17/2026	31	$719,000	$670,000	93.18
CV25263688	74300 Velardo Drive	4	2	2,306	$290.55	11/17/2025	04/13/2026	96	$699,900	$670,000	95.73
PW26015409	23069 Sweetbay Circle	3	3	2,488	$269.29	01/21/2026	03/20/2026	30	$679,000	$670,000	98.67
2600948SD	41482 Rocky Ridge Ct.	4	2	2,400	$279.17	01/13/2026	04/03/2026	17	$659,000	$670,000	101.67
SW26037252	35484 Country Park	5	3	2,288	$292.83	11/14/2025	04/13/2026	25	$679,900	$670,000	98.54
SR26032726	13698 Buckskin Trail Drive	5	3	2,496	$270.43	02/12/2026	03/20/2026	6	$649,950	$675,000	103.85
SW26017440	791 La Loma	3	2	1,374	$491.27	01/19/2026	03/17/2026	21	$685,000	$675,000	98.54
IV26035239	4058 Miramonte	3	2	1,137	$593.67	02/16/2026	03/23/2026	7	$639,900	$675,000	105.49
CV26015996	5133 Monterey	3	2	1,945	$347.04	01/22/2026	04/07/2026	11	$650,000	$675,000	103.85
IG25262050	20920 Spring	5	3	1,575	$428.57	11/10/2025	03/16/2026	36	$675,000	$675,000	100.00
IV26027648	12065 Webb Street	5	3	2,118	$318.70	02/07/2026	03/20/2026	30	$700,000	$675,000	96.43
25518183PS	39262 Gainsborough Circle	3	3	2,432	$277.55	03/28/2025	04/10/2026	379	$699,000	$675,000	96.57
219128757DA	36411 Tallowood Drive	3	4	2,859	$236.10	04/19/2025	04/10/2026	347	$719,000	$675,000	93.88
219139374PS	79230 Laurie Court	4	3	2,010	$335.82	12/01/2025	04/13/2026	112	$675,000	$675,000	100.00
219143101DA	22 Vistara Drive	3	2	1,848	$400.38	02/12/2026	04/02/2026	49	$699,000	$675,000	96.57
219143942DA	1655 Tamarisk Road	2	1	902	$748.34	02/27/2026	04/09/2026	31	$679,000	$675,000	99.41
26647317PS	37445 Bankside Drive	3	2	1,446	$480.64	02/03/2026	03/26/2026	51	$695,000	$675,000	97.12
CV26046170	23632 Spindle	4	2	1,685	$400.59	03/02/2026	04/02/2026	3	$660,000	$675,000	102.27
NDP2504219	28664 Lavatera Avenue	4	3	2,905	$232.36	03/15/2025	03/16/2026	285	$675,000	$6,750,000	1,000.00
SW26044863	27590 Nellie Court	4	2	1,766	$382.22	02/02/2026	04/06/2026	5	$649,999	$675,000	103.85
SW25280828	43425 Corte Logrono	4	3	1,395	$483.87	02/04/2026	03/23/2026	15	$660,888	$675,000	102.14
SW26058719	43240 Corte Almonte	3	2	1,664	$405.65	03/17/2026	04/13/2026	3	$670,000	$675,000	100.75
IV26012062	34965 Cherry Street	3	2	1,437	$469.73	01/16/2026	03/26/2026	38	$670,000	$675,000	100.75
260004182SD	32918 Bonita Mesa St	3	3	1,983	$340.39	02/21/2026	04/02/2026	11	$675,000	$675,000	100.00
PW25225155	16220 Stone Ridge	4	2	2,047	$330.24	09/25/2025	03/20/2026	93	$629,900	$676,000	107.32
SW25280525	126 Via Palermo	5	4	2,929	$231.19	12/26/2025	03/27/2026	77	$677,166	$677,166	100.00
IV25255684	11665 Valverda	3	2	1,490	$455.03	11/19/2025	04/14/2026	119	$668,000	$678,000	101.50
OC26052804	15863 Oliver	4	4	3,262	$207.85	03/09/2026	04/10/2026	16	$650,000	$678,000	104.31
IV25243319	29508 Westwind	4	3	2,214	$306.23	10/20/2025	03/20/2026	91	$678,000	$678,000	100.00
219137171DA	81597 Camino El Triunfo	2	3	2,446	$277.60	10/17/2025	04/06/2026	172	$699,000	$679,000	97.14
SW25261516	28860 Camino Santiago	5	3	2,537	$268.03	11/16/2025	03/18/2026	51	$679,990	$679,990	100.00
IG26024848	1080 Sapphire	4	2	1,440	$472.22	02/03/2026	04/09/2026	46	$680,000	$680,000	100.00
IV26064063	7613 Mountain Shadow	3	2	1,562	$435.34	03/23/2026	04/13/2026	3	$675,000	$680,000	100.74
PW25262306	2866 Anna	3	2	1,900	$357.89	11/18/2025	03/17/2026	90	$735,000	$680,000	92.52
PW25279891	27951 Kalmia Avenue	5	3	2,700	$251.85	12/17/2024	03/17/2026	26	$675,000	$680,000	100.74
219143642DA	37 Chianti	2	2	1,657	$410.38	02/23/2026	03/20/2026	28	$689,000	$680,000	98.69

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

219142495DA	465 Monte Vista	3	3	1,927	$352.88	01/19/2026	04/06/2026	45	$695,000	$680,000	97.84
PW26032254	39147 Via Pamplona	4	3	2,159	$314.96	02/20/2026	04/01/2026	8	$674,900	$680,000	100.76
SW25270809	38369 Windingwalk Drive	4	3	1,864	$364.81	12/05/2025	04/09/2026	92	$649,999	$680,000	104.62
CV25257556	31920 Cedarhill	5	3	2,630	$258.56	11/10/2025	03/30/2026	108	$662,000	$680,000	102.72
OC26038735	35610 Denver	4	3	2,743	$247.90	02/21/2026	03/25/2026	3	$674,900	$680,000	100.76
260001458SD	42040 Teatree Ct	4	2	1,524	$446.19	01/20/2026	03/22/2026	25	$680,000	$680,000	100.00
IV25234216	19380 Nalancia Way	3	2	1,618	$420.88	10/07/2025	03/17/2026	115	$680,990	$680,990	100.00
IG26033222	24134 Ardell Court	3	3	2,001	$341.08	02/13/2026	03/17/2026	11	$659,900	$682,500	103.42
SW26036400	83207 Verio Way	4	4	2,480	$275.22	02/17/2026	03/25/2026	0	$682,536	$682,536	100.00
TR26042520	901 Primrose Lane	3	3	1,357	$503.32	02/26/2026	03/31/2026	5	$686,800	$683,000	99.45
SW25234794	29138 Derby Drive	4	3	3,168	$215.75	10/07/2025	04/01/2026	132	$680,000	$683,500	100.51
DW26025711	27452 Eagles Nest	4	3	1,948	$351.64	02/04/2026	03/27/2026	25	$684,999	$685,000	100.00
OC25241389	10742 Jeri	4	2	1,630	$420.25	10/09/2025	03/20/2026	119	$685,500	$685,000	99.93
SW26034818	14250 Martin	3	2	1,888	$362.82	02/16/2026	03/27/2026	15	$699,000	$685,000	98.00
219142203DA	81119 Camino Lampazos	3	2	1,756	$390.09	01/27/2026	04/13/2026	61	$695,000	$685,000	98.56
219142591DA	101 N Kavenish Drive	3	3	2,136	$320.69	02/03/2026	04/08/2026	52	$699,000	$685,000	98.00
26654335	2025 E Francis Drive	3	2	1,200	$570.83	02/24/2026	03/31/2026	17	$689,000	$685,000	99.42
SR25276958	12220 Skyline Drive	3	2	1,878	$364.75	12/15/2025	04/08/2026	73	$685,000	$685,000	100.00
IV25265611	27530 Regent Lane	4	3	2,285	$299.78	11/25/2025	04/02/2026	83	$649,550	$685,000	105.46
OC26032072	31725 Via Cordoba	3	2	1,491	$459.42	02/11/2026	03/18/2026	7	$649,900	$685,000	105.40
SW25170762	83227 Verio Way	4	4	2,480	$276.56	07/29/2025	03/27/2026	49	$682,206	$685,878	100.54
219143226DA	48649 Paseo Tarazo	3	2	1,852	$370.95	02/06/2026	03/17/2026	32	$687,000	$687,000	100.00
SW26040712	28163 Lookout Point Lane	4	3	2,563	$268.05	02/27/2026	04/08/2026	5	$675,000	$687,000	101.78
SW26026147	83210 Pintail Lane	4	4	2,480	$277.26	02/04/2026	03/27/2026	23	$687,613	$687,613	100.00
IV26026254	3314 Celeste	4	2	2,017	$341.60	08/20/2025	04/09/2026	11	$725,000	$689,000	95.03
SW26047138	27490 Grand Teton Court	4	3	2,486	$277.15	03/03/2026	04/13/2026	4	$685,000	$689,000	100.58
IG25269875	13624 Palomino Creek	4	3	2,363	$291.99	12/02/2025	04/01/2026	72	$689,980	$689,980	100.00
PW26039336	2125 Tehachapi	3	2	1,206	$572.14	03/01/2026	03/23/2026	7	$699,900	$690,000	98.59
PW26042217	8234 Stonewood	3	2	1,286	$536.55	02/25/2026	03/17/2026	2	$685,000	$690,000	100.73
SW26044663	4423 Maplewood Place	3	2	2,034	$339.23	03/01/2026	04/09/2026	4	$690,000	$690,000	100.00
CV26028163	29090 Kimberly	4	3	2,637	$261.66	02/06/2026	03/24/2026	30	$675,000	$690,000	102.22
IG25251613	8620 Apple Tree	4	3	2,548	$270.80	10/31/2025	03/27/2026	102	$750,000	$690,000	92.00
SW26050317	22981 Nan	5	4	3,210	$214.95	03/07/2026	04/10/2026	6	$688,000	$690,000	100.29
SW26013564	25174 Hoofprint	4	3	2,967	$232.56	01/26/2026	03/20/2026	14	$699,900	$690,000	98.59
SW25200488	81849 Mission Palms Drive	3	3	2,529	$273.62	09/05/2025	03/17/2026	51	$691,990	$691,990	100.00
260004122SD	28848 Laurel Ln	3	3	1,921	$361.27	02/20/2026	04/02/2026	22	$699,000	$694,000	99.28
PW25261011	22591 Silver Dollar	4	3	1,955	$355.50	11/14/2025	04/10/2026	44	$699,000	$695,000	99.43
TR26044645	12977 Radiance Court	3	3	1,719	$404.30	03/01/2026	04/07/2026	10	$710,000	$695,000	97.89
25589269PS	1425 E Luna Way	3	2	1,475	$471.19	10/13/2025	03/27/2026	165	$705,000	$695,000	98.58
219137969DA	44327 Royal Lytham Drive	2	3	2,172	$319.98	10/31/2025	03/30/2026	143	$739,000	$695,000	94.05
NDP2601530	39760 Notting Hill Rd	4	2	1,710	$394.74	02/17/2026	03/24/2026	5	$695,000	$695,000	100.00
CV26011617	27668 Longmeadow Court	6	3	2,841	$244.98	02/09/2026	03/25/2026	24	$699,000	$696,000	99.57
SW26002408	30596 Camino Del Sur	5	3	2,537	$274.82	01/05/2026	03/18/2026	7	$684,990	$697,231	101.79
26638795PS	488 E Laurel Circle	3	2	1,732	$403.00	01/16/2026	03/31/2026	52	$747,000	$698,000	93.44
219143288DA	78443 Sterling Lane	3	3	2,432	$287.42	02/15/2026	03/27/2026	42	$699,000	$699,000	100.00
OC26016548	74956 Trousdale Drive	4	3	1,898	$368.28	01/27/2026	03/31/2026	41	$724,000	$699,000	96.55
SW25197646	28833 Barn Swallow Way	5	3	2,718	$257.17	09/04/2025	03/27/2026	76	$699,000	$699,000	100.00
SW26002704	23360 Mountain Song Loop	5	3	2,621	$267.04	01/06/2026	03/27/2026	11	$699,900	$699,900	100.00
PTP2600674	28428 Fressia Drive	5	3	2,657	$263.45	01/25/2026	04/01/2026	43	$699,999	$717,500	102.50

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WS26024887	891 La Quinta	4	2	1,783	$392.60	02/03/2026	04/07/2026	12	$699,000	$700,000	100.14
DW26021288	6568 Avenida Mariposa	4	2	1,572	$445.29	01/29/2026	03/25/2026	38	$695,000	$700,000	100.72
TR26018980	11425 Tiffany Lane	4	3	2,280	$307.02	01/26/2026	03/16/2026	8	$699,988	$700,000	100.00
OC26033542	11486 Floyd Circle	6	5	4,358	$160.62	02/13/2026	03/26/2026	10	$700,000	$700,000	100.00
219134332DA	2111 E Wayne Road	4	4	2,949	$237.37	08/21/2025	03/18/2026	203	$784,000	$700,000	89.29
219142860DA	45137 Big Canyon Street	3	2	1,529	$473.51	02/06/2026	03/23/2026	40	$724,000	$700,000	96.69
CV25235618	21145 Kimes	4	2	2,660	$263.16	10/06/2025	03/20/2026	138	$840,000	$700,000	83.33
OC26022165	33283 Ortega	4	2	1,407	$497.51	01/30/2026	03/31/2026	25	$1,068,000	$700,000	65.54
SW26016694	31090 Orange	3	2	2,500	$280.00	01/23/2026	04/06/2026	18	$649,000	$700,000	107.86
260005884SD	24023 Orleans Ln	4	2	2,029	$345.00	03/12/2026	04/10/2026	4	$649,900	$700,000	107.71
SW26045593	24900 Ganymede Way	3	3	2,137	$327.56	03/01/2026	03/31/2026	0	$689,900	$700,000	101.46
IV26016070	37326 La Lune Avenue	4	3	2,822	$248.05	01/27/2026	03/18/2026	17	$690,000	$700,000	101.45
IV26034518	2039 Renata Drive	5	3	2,535	$276.13	02/15/2026	04/13/2026	5	$695,000	$700,000	100.72
SW26031291	25547 Blackthorne Drive	3	3	2,204	$317.60	02/11/2026	04/01/2026	4	$695,000	$700,000	100.72
SW26044346	30097 Big Country	5	4	3,126	$223.93	02/24/2026	04/06/2026	10	$699,000	$700,000	100.14
SW26034972	22081 Windtree	3	2	1,812	$386.31	02/16/2026	04/13/2026	27	$699,000	$700,000	100.14
IG26019399	32130 Spun Cotton	5	3	2,904	$241.05	01/26/2026	03/17/2026	25	$699,000	$700,000	100.14
SW26025812	32592 Brunello Way	4	3	2,183	$320.66	02/01/2026	03/19/2026	6	$699,999	$700,000	100.00
SR25276173	36616 Chantecler	5	3	2,731	$256.32	12/12/2025	04/08/2026	86	$715,000	$700,000	97.90
SW25231162	37068 Edgemont	4	4	2,699	$259.36	10/01/2025	03/18/2026	130	$739,000	$700,000	94.72
NDP2511478	27702 Collier Drive	4	4	2,980	$234.90	12/16/2025	03/23/2026	70	$700,000	$710,000	101.43
IG25275039	9559 Silverstein Drive	4	3	2,296	$305.74	12/12/2025	03/18/2026	59	$701,990	$701,990	100.00
SW26028308	45002 Thalia Lane	5	3	3,081	$228.33	02/06/2026	03/31/2026	26	$700,000	$703,500	100.50
NDP2600352	44753 Vail Oak Road	3	3	2,180	$322.94	01/11/2026	03/24/2026	40	$704,000	$705,000	100.14
PW26025091	1546 TILSON Circle	3	2	1,000	$705.00	02/03/2026	03/25/2026	20	$699,000	$705,000	100.86
219142737DA	44950 Via Catalina	5	4	3,045	$242.69	02/05/2026	03/31/2026	54	$719,000	$705,000	98.05
219139242DA	51220 Avenida Carranza	4	3	2,365	$298.10	11/26/2025	03/26/2026	95	$749,900	$705,000	94.01
IV26036620	23045 Twinflower	4	3	2,459	$286.70	02/18/2026	03/27/2026	2	$675,000	$705,000	104.44
SW26040326	43188 Matera Court	4	3	1,735	$406.34	02/14/2026	03/31/2026	0	$689,900	$705,000	102.19
CV25260035	21827 ATHEA WAY	4	3	3,124	$225.67	11/13/2025	03/26/2026	88	$699,900	$705,000	100.73
SW26025084	27339 Arabian Court	3	3	2,002	$352.15	02/04/2026	03/24/2026	26	$714,900	$705,000	98.62
SW26014044	4153 N Webster	4	2	2,252	$313.50	01/27/2026	03/16/2026	8	$720,000	$706,000	98.06
219143596DA	81138 Avenida Lorena	2	3	2,230	$318.39	02/21/2026	04/02/2026	7	$725,000	$710,000	97.93
219139235DA	61318 Sapphire Lane	2	2	1,775	$400.00	11/25/2025	03/24/2026	106	$749,000	$710,000	94.79
219141350DA	1056 E Vista Chino	3	2	1,452	$488.98	01/14/2026	04/09/2026	85	$724,900	$710,000	97.94
SR26007012	30275 Avenida Alvera	4	2	2,090	$339.71	01/09/2026	03/20/2026	28	$699,000	$710,000	101.57
WS25280474	16511 Kiwi Way	5	3	2,249	$315.70	12/26/2025	03/20/2026	21	$715,000	$710,000	99.30
AR25163585	45360 Vista Verde	4	3	2,668	$266.12	07/21/2025	03/26/2026	169	$725,000	$710,000	97.93
IV25234196	27222 Denali Court	4	2	2,026	$350.93	10/07/2025	03/27/2026	157	$710,990	$710,990	100.00
ML82032611	13416 Silver Stirrup Drive	5	3	3,089	$231.47	01/26/2026	03/30/2026	71	$699,000	$715,000	102.29
219133785PS	26800 Meadow Glen Drive	4	2	1,996	$358.22	08/08/2025	03/19/2026	210	$724,000	$715,000	98.76
DW26011689	20095 Gustin	4	2	1,900	$376.32	01/02/2026	04/09/2026	25	$699,000	$715,000	102.29
IV26030074	6180 Shaker	4	2	1,671	$427.89	02/15/2026	03/16/2026	5	$695,000	$715,000	102.88
IV25279940	438 Tanner	4	2	1,556	$459.51	12/23/2025	04/14/2026	67	$699,995	$715,000	102.14
25606025	27480 Aromatic Court	5	5	3,666	$195.04	10/14/2025	03/27/2026	146	$709,000	$715,000	100.85
219140907DA	77779 Saint Augustine Drive	3	3	2,062	$346.75	01/06/2026	03/31/2026	84	$725,000	$715,000	98.62
CV25278161	12 Plaza Avila	4	4	3,208	$222.88	12/18/2025	04/09/2026	68	$699,888	$715,000	102.16
SW25149233	36300 Firelight Circle	4	3	3,053	$234.20	07/03/2025	03/24/2026	236	$729,000	$715,000	98.08
SW26030815	35253 Goldthread Lane	4	2	2,214	$323.85	02/12/2026	03/24/2026	11	$699,999	$717,000	102.43

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:49 pm**

SW26013598	29185 Crescent Bay Court	5	3	2,833	$253.27	01/22/2026	03/19/2026	27	$725,000	$717,500	98.97
SW25281496	28841 Edenton Way	3	2	1,866	$384.78	12/28/2025	03/16/2026	43	$740,000	$718,000	97.03
SW26027991	36461 Gambrel Gate Lane	4	3	2,904	$247.59	02/04/2026	03/31/2026	12	$719,000	$719,000	100.00
219139516DA	54275 Riviera	3	3	2,526	$284.74	12/03/2025	03/31/2026	110	$775,000	$719,250	92.81
CV26014656	20668 Pitchfork Drive	4	2	1,854	$388.35	01/21/2026	04/10/2026	13	$715,000	$720,000	100.70
PW26042722	14312 Martin	3	2	1,651	$436.10	02/26/2026	04/03/2026	6	$720,000	$720,000	100.00
219135185DA	73465 Silver Moon Trail	3	3	1,978	$364.00	09/11/2025	04/13/2026	205	$749,000	$720,000	96.13
IV26015301	23032 Sky Mesa	3	4	2,913	$247.17	01/21/2026	03/31/2026	37	$745,000	$720,000	96.64
SW26039558	39545 Via Dominique	4	3	2,318	$310.61	02/23/2026	03/27/2026	1	$699,000	$720,000	103.00
SW25251535	32896 Starlight Street	3	3	2,809	$256.32	10/30/2025	04/07/2026	112	$719,999	$720,000	100.00
260004627SD	32666 Clearvail Dr	3	3	2,180	$330.28	02/26/2026	04/07/2026	4	$720,000	$720,000	100.00
SW26033838	29107 Mesa Crest	4	3	3,102	$232.11	02/13/2026	03/27/2026	17	$730,000	$720,000	98.63
OC26023155	26523 Bladen Avenue	5	3	3,144	$229.01	02/01/2026	03/16/2026	19	$739,000	$720,000	97.43
219135038DA	55156 Tanglewood	2	2	2,026	$355.87	09/08/2025	03/16/2026	173	$740,000	$721,000	97.43
260005040SD	32836 Caserta Dr	3	3	1,556	$464.01	03/04/2026	04/01/2026	6	$699,900	$722,000	103.16
SW26030821	32185 Bandelier	4	4	2,712	$266.22	02/12/2026	03/27/2026	6	$722,000	$722,000	100.00
SW26011299	26663 Ash Summit Circle	4	3	2,429	$297.24	01/16/2026	03/31/2026	25	$747,000	$722,000	96.65
PW26038002	1087 Mission Grove	5	2	1,882	$383.90	02/18/2026	03/27/2026	4	$710,000	$722,500	101.76
SW26021364	28459 Plymouth Way	3	3	1,763	$410.10	01/27/2026	04/10/2026	49	$723,000	$723,000	100.00
219141097PS	112 Clearwater Way	3	2	2,036	$355.54	01/09/2026	04/08/2026	87	$750,000	$723,888	96.52
CV25190821	1270 Mancero Circle	3	3	1,374	$527.57	08/23/2025	03/16/2026	146	$724,888	$724,888	100.00
IV26020256	29877 Riverbank Court	4	4	2,462	$294.47	01/28/2026	03/20/2026	7	$733,636	$724,973	98.82
TR26051298	2443 Emerson Circle	3	2	1,201	$603.66	03/09/2026	04/09/2026	3	$714,999	$725,000	101.40
IV26001530	27069 Dawnview Court	4	4	2,794	$259.48	01/04/2026	04/07/2026	37	$724,900	$725,000	100.01
OC25263479	4240 Sierra Avenue	3	2	1,284	$564.64	11/16/2025	03/23/2026	91	$725,000	$725,000	100.00
IV26029058	9669 Jurupa Drive	4	2	1,910	$379.58	01/27/2026	04/08/2026	14	$715,000	$725,000	101.40
IG25139928	18825 Mariposa Avenue	4	2	1,833	$395.53	06/22/2025	04/01/2026	240	$735,000	$725,000	98.64
219142210DA	78529 Alliance Way	3	3	2,439	$297.25	01/27/2026	04/02/2026	49	$729,000	$725,000	99.45
219130711DA	44875 Via Catalina	3	3	2,443	$296.77	05/28/2025	04/08/2026	192	$735,000	$725,000	98.64
25631839PS	24 Zinfandel	2	2	1,770	$409.60	01/02/2026	03/19/2026	76	$739,000	$725,000	98.11
26634535PS	8 Lake Como Court	3	3	2,102	$344.91	01/07/2026	03/27/2026	76	$749,000	$725,000	96.80
219144144DA	48910 Noline Place	2	2	1,512	$479.50	02/28/2026	04/02/2026	28	$739,000	$725,000	98.11
219138590DA	1123 E Circulo San Sorrento Road	4	3	2,343	$309.43	11/11/2025	03/20/2026	129	$775,000	$725,000	93.55
OC25254949	29502 Twinberry	5	5	3,108	$233.27	11/05/2025	04/03/2026	120	$729,000	$725,000	99.45
SW26015007	40156 White Leaf Lane	5	3	2,550	$284.31	01/12/2026	04/08/2026	40	$715,000	$725,000	101.40
SW26011454	53050 Imperial	5	3	3,242	$223.63	01/16/2026	03/16/2026	26	$730,000	$725,000	99.32
SW26036817	23270 Menifee	4	5	3,512	$206.58	02/18/2026	04/06/2026	10	$725,500	$725,500	100.00
CV26048060	22619 Country Crest	5	3	2,690	$270.63	03/12/2026	04/10/2026	6	$699,000	$728,000	104.15
219138698DA	82156 Oleander Avenue	5	3	2,366	$307.69	11/13/2025	03/27/2026	128	$799,000	$728,000	91.11
OC26026949	20228 June Court	4	3	2,200	$331.36	02/11/2026	03/27/2026	18	$729,000	$729,000	100.00
IV25276060	20567 Nathan	5	3	2,596	$280.82	12/15/2025	03/31/2026	67	$729,000	$729,000	100.00
250036107SD	31129 Quarter Horse Way	4	3	3,084	$236.38	08/15/2025	03/30/2026	209	$739,900	$729,000	98.53
IV25254273	9667 Salamanca Street	3	3	2,218	$329.12	11/05/2025	03/19/2026	108	$729,990	$729,990	100.00
IV26014349	18306 Whitewater	4	3	2,870	$254.36	01/20/2026	04/10/2026	45	$739,999	$730,000	98.65
TR26030319	1322 Melstone	4	3	3,031	$240.84	02/10/2026	03/18/2026	4	$750,000	$730,000	97.33
SW26031676	395 E Monterey	4	2	2,084	$350.29	02/10/2026	03/27/2026	2	$715,000	$730,000	102.10
SW26002363	24456 Reserve Court	5	4	3,126	$233.53	01/06/2026	04/01/2026	48	$730,000	$730,000	100.00
219140994DA	46500 Cameo Palms Drive	3	2	1,299	$564.67	01/06/2026	04/02/2026	83	$789,000	$733,500	92.97
AR26047063	350 E Hacienda	3	3	1,348	$544.51	03/02/2026	04/08/2026	9	$730,000	$734,000	100.55

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IG25260458	2416 Notre Dame Way	3	2	1,318	$557.66	11/12/2025	03/17/2026	61	$739,000	$735,000	99.46
SW26042327	30610 Mcgowans	4	3	2,386	$308.05	02/24/2026	04/03/2026	0	$725,000	$735,000	101.38
SW26034217	31103 Pepperbush Circle	3	3	2,641	$278.30	02/09/2026	04/06/2026	14	$735,000	$735,000	100.00
SW26008693	30585 Gardner	5	4	3,052	$240.83	01/14/2026	03/18/2026	33	$735,000	$735,000	100.00
SW26023942	34579 Candlestick Circle	4	3	2,884	$254.85	02/04/2026	03/27/2026	20	$735,500	$735,000	99.93
PW26025068	36005 Redgrave	5	3	4,261	$172.49	02/04/2026	03/30/2026	21	$760,000	$735,000	96.71
SW25256924	30582 Camino Del Sur	5	3	3,015	$244.22	11/08/2025	03/19/2026	69	$729,990	$736,330	100.87
SW25266126	34076 Albacete	4	4	2,604	$283.03	11/21/2025	03/31/2026	91	$727,000	$737,000	101.38
OC26029567	23717 Ballestros Road	5	3	2,850	$258.95	01/20/2026	04/13/2026	16	$749,000	$738,000	98.53
IV25192252	19430 Nalancia Way	5	3	2,519	$292.99	08/25/2025	03/31/2026	141	$719,990	$738,039	102.51
NDP2601212	32274 Corte Illora	3	2	1,594	$463.61	02/05/2026	03/25/2026	27	$739,000	$725,000	98.11
219142176DA	74609 Moss Rose Drive	3	3	2,705	$273.53	01/27/2026	04/03/2026	40	$749,999	$739,900	98.65
CV25263720	21402 Short Ridge	4	2	2,123	$348.52	11/20/2025	03/20/2026	90	$729,900	$739,900	101.37
IV26016285	19202 Bergamont	4	3	1,941	$381.25	01/29/2026	03/23/2026	22	$749,900	$740,000	98.68
IG26062319	29316 Fenway	5	4	2,936	$252.04	03/23/2026	04/10/2026	5	$740,000	$740,000	100.00
SW26008546	36316 Beacon Light Way	4	3	3,053	$242.38	01/18/2026	04/13/2026	51	$740,000	$740,000	100.00
IG25258643	32146 Bullard Street	4	3	2,780	$266.19	11/11/2025	03/25/2026	67	$746,860	$740,000	99.08
PW25187154	27859 Cirrus Circle	5	3	3,543	$209.00	08/18/2025	03/23/2026	143	$750,000	$740,500	98.73
IG26027495	493 Corona Avenue	3	2	1,612	$459.68	02/18/2026	03/19/2026	0	$710,000	$741,000	104.37
219139091PS	132 Claret	2	2	1,770	$419.49	11/20/2025	04/10/2026	98	$745,500	$742,500	99.60
PW25220964	29342 Artillery Circle	4	3	2,800	$265.18	09/18/2025	04/02/2026	127	$749,900	$742,500	99.01
CV26001979	40136 Belvedere Court	4	3	2,066	$360.12	01/07/2026	04/13/2026	55	$728,888	$744,000	102.07
SW26002732	23299 Copa De Oro Court	4	3	1,898	$392.43	01/06/2026	04/03/2026	47	$729,990	$744,830	102.03
219139040DA	58 Payson Circle	3	2	2,164	$344.27	11/20/2025	04/06/2026	131	$748,000	$745,000	99.60
219134446DA	77625 Westbrook Court	4	3	2,601	$286.43	08/26/2025	03/31/2026	45	$750,000	$745,000	99.33
SW26045188	39675 Dijon	4	3	2,508	$297.05	03/02/2026	04/02/2026	11	$729,900	$745,000	102.07
IG26027650	53185 Odyssey	5	4	3,613	$206.20	02/04/2026	03/26/2026	20	$750,000	$745,000	99.33
SW25158596	32171 Dymondia Way	3	3	2,177	$342.21	07/08/2025	03/24/2026	218	$770,000	$745,000	96.75
IG25252754	29707 Yellow Gold Drive	4	3	2,517	$295.99	10/30/2025	03/19/2026	104	$779,000	$745,000	95.64
SW26036133	35392 Corte Los Flores	4	3	2,081	$358.48	02/17/2026	03/25/2026	13	$745,500	$746,000	100.07
SW25280008	30552 Corte Hermoso	5	4	2,946	$253.56	12/23/2025	03/27/2026	14	$739,990	$746,990	100.95
219142533PS	1022 E El Escudero Street	3	2	1,452	$515.84	02/02/2026	03/27/2026	29	$749,000	$749,000	100.00
219142760DA	39330 Calle Tonala	3	3	2,331	$321.54	02/05/2026	03/31/2026	48	$749,500	$749,500	100.00
IV25251117	11582 Bunker	4	3	3,389	$221.27	10/30/2025	03/16/2026	67	$749,900	$749,900	100.00
SW25248720	37 Corte Madera	4	3	2,670	$280.86	10/28/2025	03/23/2026	96	$749,900	$749,900	100.00
SW25256917	28872 Camino Santiago	5	4	2,946	$254.58	11/08/2025	03/18/2026	42	$749,990	$749,990	100.00
PW26037130	13219 Gold Rush	4	3	2,229	$336.47	02/18/2026	03/18/2026	5	$750,000	$750,000	100.00
WS26042359	14526 Serenade	3	3	2,130	$352.11	02/26/2026	03/20/2026	7	$745,500	$750,000	100.60
NDP2509717	78627 Dancing Waters	3	2	2,444	$306.87	10/07/2025	03/30/2026	175	$750,000	$717,500	95.67
219141753DA	39790 Regency Way	4	3	2,320	$323.28	01/09/2026	03/30/2026	60	$764,900	$750,000	98.05
219141113DA	44837 Oro Grande Circle	3	3	2,813	$266.62	01/09/2026	03/24/2026	63	$799,000	$750,000	93.87
IG26025469	29329 Saltbush	4	4	2,952	$254.07	02/03/2026	03/24/2026	18	$740,000	$750,000	101.35
SW25244177	27876 Post Oak	5	3	3,073	$244.06	10/20/2025	03/26/2026	67	$749,000	$750,000	100.13
SW26023102	31110 Calle Sagres	5	5	3,070	$244.30	01/30/2026	04/03/2026	22	$749,500	$750,000	100.07
SW25194511	39883 S Creek Circle	5	3	3,108	$241.31	08/28/2025	03/30/2026	183	$749,900	$750,000	100.01
SW26042526	24496 Avenida Arconte	5	3	2,902	$258.44	02/25/2026	04/01/2026	7	$750,000	$750,000	100.00
SW25268794	17551 Holden	4	2	1,991	$376.70	12/02/2025	03/20/2026	63	$750,000	$750,000	100.00
250043902SD	30407 Freeman Drive	4	3	2,970	$252.53	11/22/2025	03/26/2026	106	$750,000	$750,000	100.00
OC25272304	40083 Annapolis Drive	3	3	2,037	$368.19	12/09/2025	04/08/2026	67	$775,000	$750,000	96.77

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SW26030151	41943 Niblick Road	3	3	1,946	$385.92	02/10/2026	03/16/2026	3	$749,950	$751,000	100.14
IG25089652	6194 Canal Street	4	3	2,400	$313.74	04/23/2025	03/27/2026	312	$752,979	$752,979	100.00
AR26023264	23296 Tulip Court	4	3	2,156	$349.72	02/01/2026	04/03/2026	28	$749,000	$754,000	100.67
AR25252490	23296 Tulip Court	4	3	2,156	$349.72	10/20/2025	04/03/2026	85	$749,000	$754,000	100.67
IG26050348	5593 Malvern	4	2	1,900	$397.37	03/07/2026	04/03/2026	0	$745,000	$755,000	101.34
OC25234364	47705 Tulip	5	3	1,750	$431.43	10/07/2025	03/23/2026	153	$770,000	$755,000	98.05
26655485PS	17 Burgundy	2	2	1,832	$412.12	02/23/2026	04/06/2026	34	$758,000	$755,000	99.60
CV26042781	35330 Mayapple Court	4	3	2,339	$322.79	03/02/2026	04/10/2026	7	$735,000	$755,000	102.72
SW26038269	43343 Corte Rialto	4	3	2,391	$315.77	02/19/2026	04/02/2026	5	$749,999	$755,000	100.67
SW26047406	37761 Apache Plume Drive	4	3	3,187	$236.90	03/04/2026	04/13/2026	5	$755,000	$755,000	100.00
IV26026997	28745 Edenton Way	4	3	2,202	$342.87	02/09/2026	03/25/2026	15	$755,000	$755,000	100.00
OC26012322	35430 Azalea	4	3	2,922	$258.38	01/06/2026	03/30/2026	37	$769,000	$755,000	98.18
219143845PS	1241 Primavera Drive	2	2	1,847	$409.04	02/25/2026	03/30/2026	14	$759,000	$755,500	99.54
219143176DA	72 San Simeon Place	2	2	2,198	$340.76	02/13/2026	03/16/2026	25	$749,000	$759,000	101.34
219143713PS	30059 Amy Circle	4	3	2,133	$355.84	02/14/2026	03/31/2026	17	$759,000	$759,000	100.00
IV25232081	11749 Lasselle Street	5	4	3,240	$234.44	10/03/2025	04/10/2026	160	$760,990	$759,595	99.82
AR26042232	7774 Lakeside Dr	4	3	2,500	$304.00	03/05/2026	04/01/2026	9	$739,000	$760,000	102.84
IG25270210	7552 Honeybell Court	4	2	2,206	$344.51	12/01/2025	04/07/2026	99	$760,000	$760,000	100.00
OC26050252	511 Athens	4	3	2,409	$315.48	03/03/2026	03/31/2026	0	$787,000	$760,000	96.57
219138799DA	2183 E Paseo Gracia	4	2	1,792	$424.11	11/14/2025	03/23/2026	123	$839,000	$760,000	90.58
SW26011357	27800 Chantal Drive	3	3	3,144	$241.73	01/20/2026	03/23/2026	3	$750,000	$760,000	101.33
IG25243122	11937 Wandering Way	2	2	1,902	$399.84	10/20/2025	03/26/2026	133	$791,000	$760,500	96.14
SW25256942	28859 Camino Santiago	5	3	3,015	$252.52	11/08/2025	03/18/2026	52	$755,990	$761,335	100.71
IG26023270	9566 Silverstein Drive	5	3	3,008	$254.32	02/01/2026	04/08/2026	31	$764,990	$764,990	100.00
OC26028446	809 Rock Ridge Court	3	3	1,812	$422.19	02/06/2026	03/24/2026	12	$775,000	$765,000	98.71
IV26036586	1750 Century Avenue	4	2	1,983	$385.78	02/22/2026	03/31/2026	6	$749,000	$765,000	102.14
OC25249506	49526 Douglas	4	4	2,264	$337.90	10/28/2025	03/17/2026	98	$769,000	$765,000	99.48
219144909DA	24 Lafayette Drive	3	3	3,060	$250.00	03/16/2026	04/03/2026	5	$565,000	$765,000	135.40
SW26022750	30520 Cinnamon Teal	3	3	2,189	$349.47	01/29/2026	04/03/2026	9	$749,999	$765,000	102.00
SW26029007	23376 Caliente Springs Avenue	4	3	3,179	$240.64	02/05/2026	03/17/2026	1	$750,000	$765,000	102.00
SW26013387	42824 Woody Knoll	3	2	2,095	$365.16	01/17/2026	04/08/2026	48	$774,999	$765,000	98.71
SW25273906	81846 Mission Palms Drive	4	3	3,003	$255.27	12/10/2025	03/20/2026	39	$742,990	$766,586	103.18
IG25225344	25006 Pine Creek Loop	4	4	2,587	$297.64	09/24/2025	03/17/2026	83	$779,900	$770,000	98.73
PW26025450	9549 Calico Trail	4	4	4,015	$191.78	02/03/2026	03/30/2026	14	$719,900	$770,000	106.96
OC26016943	9731 Lasorda Court	4	3	2,744	$280.61	01/23/2026	04/10/2026	15	$779,000	$770,000	98.84
SW26048961	772 Smith	4	3	2,661	$289.36	03/05/2026	04/09/2026	3	$749,900	$770,000	102.68
SW26019140	39823 Payton Court	5	3	2,517	$305.92	01/23/2026	03/31/2026	26	$785,000	$770,000	98.09
IG25249227	9575 Silverstein Drive	5	3	3,008	$256.65	10/28/2025	03/20/2026	100	$779,665	$772,000	99.02
260001717SD	40597 Symphony Park Ln	4	3	2,335	$330.84	01/22/2026	03/25/2026	13	$775,000	$772,500	99.68
IV26021830	7503 Whitney	4	3	1,702	$455.35	01/29/2026	03/27/2026	21	$775,000	$775,000	100.00
IV25275234	6701 Gaylord	3	2	1,458	$531.55	12/12/2025	03/16/2026	14	$775,000	$775,000	100.00
219140041DA	79381 Sierra Vista	4	3	2,008	$385.96	12/15/2025	03/25/2026	95	$785,000	$775,000	98.73
219140070DA	40747 Palm Court	3	3	2,727	$284.20	12/16/2025	03/20/2026	91	$809,000	$775,000	95.80
IV25245993	34428 Burnt Pine Road	5	3	3,368	$230.11	10/23/2025	03/20/2026	119	$749,950	$775,000	103.34
SW26031470	34100 Sugar Loaf	3	3	1,540	$503.25	02/10/2026	03/17/2026	12	$755,900	$775,000	102.53
SW26016921	31475 Corte Mallorca	3	2	1,718	$451.11	01/23/2026	03/25/2026	11	$757,000	$775,000	102.38
SW26031443	43922 Sassari	4	3	1,983	$390.82	02/11/2026	04/01/2026	26	$759,000	$775,000	102.11
PTP2600702	40220 Saddlebrook St	4	3	2,531	$306.20	01/24/2026	03/18/2026	9	$775,000	$775,000	100.00
SW25254248	31960 Via Del Senor	4	3	2,820	$274.82	11/05/2025	03/26/2026	90	$795,000	$775,000	97.48

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

SW25279405	30646 Canary Palm Circle	4	4	2,649	$292.56	12/30/2025	03/31/2026	48	$799,990	$775,000	96.88
250041168SD	32284 Placer Belair	5	3	2,337	$331.62	10/14/2025	04/02/2026	96	$799,999	$775,000	96.88
CV26027666	39236 Shree Road	4	3	2,675	$290.47	02/05/2026	03/17/2026	12	$755,000	$777,000	102.91
OC26014390	29188 Woodbridge	5	3	3,113	$249.60	01/20/2026	04/08/2026	21	$777,000	$777,000	100.00
CV26045882	40277 Jacob Way	6	5	4,063	$191.96	03/04/2026	03/20/2026	8	$779,950	$779,950	100.00
WS26028751	4916 Prairie Run Road	3	3	2,251	$346.51	02/07/2026	03/26/2026	17	$785,000	$780,000	99.36
IV26045397	37688 River Oats	4	3	2,409	$323.79	03/02/2026	04/09/2026	4	$749,000	$780,000	104.14
SW26026842	36275 Firelight	5	3	3,462	$225.30	01/27/2026	03/25/2026	17	$755,000	$780,000	103.31
SW25267669	31684 Chamise Lane	4	3	2,809	$277.68	11/29/2025	03/31/2026	53	$785,000	$780,000	99.36
SW26033323	45590 Alpine	5	4	2,851	$274.29	02/19/2026	03/18/2026	6	$749,999	$782,000	104.27
219140849DA	78135 Calico Glen Drive	4	3	2,364	$332.06	01/06/2026	03/31/2026	60	$799,900	$785,000	98.14
219142032DA	45496 Garden Square	3	2	2,200	$356.82	01/23/2026	03/27/2026	54	$799,000	$785,000	98.25
CV26039167	35640 Sainte Foy	6	3	3,100	$253.23	02/21/2026	03/25/2026	11	$795,000	$785,000	98.74
SW25275837	27297 Sierra Madre Drive	8	5	3,816	$205.71	05/16/2025	03/24/2026	34	$790,000	$785,000	99.37
SW26001182	23311 Copa De Oro Court	5	3	2,537	$309.93	01/02/2026	03/26/2026	16	$759,990	$786,305	103.46
OC26012229	7320 Percheron	4	3	2,076	$379.09	11/24/2025	04/08/2026	44	$799,000	$787,000	98.50
219142197DA	1731 San Sebastian Court	3	4	2,108	$374.29	01/27/2026	03/31/2026	63	$799,000	$789,000	98.75
SW25221407	24347 Ponderosa Ln	4	4	3,122	$252.72	10/01/2025	04/13/2026	162	$789,000	$789,000	100.00
PW26042102	510 W Hacienda	4	2	1,407	$561.48	02/27/2026	03/24/2026	5	$749,000	$790,000	105.47
IV25265905	1911 Pine Crest Drive	4	3	2,034	$388.40	12/03/2025	03/16/2026	62	$800,000	$790,000	98.75
219133529DA	44865 Via Alondra	5	4	3,052	$258.85	08/02/2025	03/17/2026	217	$789,000	$790,000	100.13
PW25214746	31939 calle elenita	4	3	2,460	$321.14	09/10/2025	03/18/2026	165	$799,999	$790,000	98.75
IV25103588	11721 Lasselle Street	5	4	3,240	$244.37	05/09/2025	04/09/2026	307	$791,766	$791,766	100.00
25604453	1592 S Compadre Road	2	2	1,644	$481.75	10/10/2025	04/06/2026	149	$825,000	$792,000	96.00
219143484DA	76802 Bishop Place	4	4	2,295	$345.32	02/19/2026	03/23/2026	23	$785,000	$792,500	100.96
PW26046369	7217 Enclave Drive	4	3	1,895	$419.53	03/03/2026	03/30/2026	12	$795,000	$795,000	100.00
IV26031388	10849 Morning View Court	4	3	1,846	$430.66	02/11/2026	03/20/2026	7	$769,990	$795,000	103.25
IG25263004	9869 Kehl Canyon Road	4	3	2,700	$294.44	11/19/2025	03/31/2026	79	$785,000	$795,000	101.27
SW25265743	23304 Copa De Oro Court	5	4	2,929	$273.13	11/24/2025	03/26/2026	61	$799,990	$799,990	100.00
PW25271310	946 W Kendall	3	2	1,624	$492.61	12/05/2025	04/14/2026	110	$799,900	$800,000	100.01
PW26035149	1351 Longwood Pines	3	3	1,800	$444.44	02/01/2026	03/31/2026	22	$800,000	$800,000	100.00
PW26029964	5344 Lucretia	4	2	1,408	$568.18	02/09/2026	04/03/2026	21	$799,900	$800,000	100.01
219131255DA	84450 Onda Drive	4	3	2,478	$322.84	06/05/2025	04/13/2026	296	$825,000	$800,000	96.97
219138690DA	78780 Castle Pines Drive	3	4	2,610	$306.51	11/13/2025	03/25/2026	119	$850,000	$800,000	94.12
219142246DA	70451 Cobb Road	3	2	2,148	$372.44	01/28/2026	03/25/2026	15	$795,000	$800,000	100.63
219141430DA	46211 Cypress Estates Court	3	4	2,915	$274.44	01/15/2026	03/24/2026	70	$825,000	$800,000	96.97
SW26043579	42715 Mountain Shadow Road	3	2	2,095	$381.86	02/27/2026	03/24/2026	3	$774,900	$800,000	103.24
ND26008053	32585 Presidio Hills	4	3	3,213	$248.99	01/09/2026	04/03/2026	41	$777,000	$800,000	102.96
SW26019695	1448 Palermo Drive	5	5	4,173	$191.71	01/04/2026	03/20/2026	10	$799,900	$800,000	100.01
SW26033390	31444 Pennant Court	3	3	2,724	$293.69	02/07/2026	03/30/2026	11	$825,000	$800,000	96.97
SW25252731	23316 Copa De Oro Court	5	3	3,015	$265.87	11/03/2025	03/26/2026	58	$799,990	$801,605	100.20
IV26028086	18740 Cable	3	2	2,186	$367.34	02/04/2026	03/17/2026	2	$779,900	$803,000	102.96
IV25264195	27341 Denali Court	5	3	2,874	$279.93	11/20/2025	03/30/2026	96	$790,990	$804,529	101.71
IV25260955	906 Brandywine	4	3	2,175	$370.11	11/14/2025	04/10/2026	123	$815,000	$805,000	98.77
219142923DA	78910 Galaxy Drive	4	3	3,000	$278.33	02/09/2026	03/23/2026	30	$835,000	$805,000	96.41
SW26046850	32130 Corte Parado	5	3	2,358	$341.39	03/05/2026	03/31/2026	5	$799,900	$805,000	100.64
IG25078808	30277 Marshall Lane	4	3	3,020	$266.94	04/10/2025	03/18/2026	224	$828,406	$806,150	97.31
CV26032284	2183 Applegate	4	2	1,523	$531.19	02/06/2026	04/10/2026	8	$809,000	$809,000	100.00
IG25250921	1233 Dale Circle	3	2	1,894	$427.67	10/31/2025	03/25/2026	104	$810,000	$810,000	100.00

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Listings as of **04/14/26 at 4:49 pm**

CV26026945	20583 Spring	5	3	2,923	$277.11	02/05/2026	03/31/2026	19	$799,000	$810,000	101.38
219136948DA	39935 Sweetwater Drive	3	3	2,209	$366.68	10/14/2025	03/27/2026	155	$858,000	$810,000	94.41
SW26016710	29591 Andromeda	5	4	3,233	$250.54	01/19/2026	04/08/2026	4	$785,000	$810,000	103.18
RS26042533	29371 Pebble Beach	4	3	3,069	$263.93	02/26/2026	03/26/2026	1	$799,000	$810,000	101.38
SW26014442	27665 Bottle Brush Wy	4	3	2,809	$288.36	01/19/2026	03/26/2026	21	$799,999	$810,000	101.25
SW26036705	31935 Bitterroot Court	4	3	2,548	$317.90	02/17/2026	03/24/2026	3	$810,000	$810,000	100.00
SW26012017	34108 Helenium Street	4	4	3,841	$210.88	01/16/2026	03/25/2026	11	$810,000	$810,000	100.00
SW26003185	31049 Corte Arroyo	4	3	2,050	$396.10	01/06/2026	04/02/2026	24	$799,990	$812,000	101.50
CV26046105	24821 Elison Court	4	3	2,427	$335.39	03/02/2026	03/30/2026	2	$799,999	$814,000	101.75
IV25262549	12814 Olympus Circle	5	3	2,874	$283.30	11/18/2025	03/31/2026	93	$800,678	$814,217	101.69
SW25255370	45344 Saint Tisbury Street	4	3	3,545	$229.76	11/06/2025	03/19/2026	33	$850,000	$814,500	95.82
PW25277879	1127 Via Santiago	4	3	1,872	$435.36	12/17/2025	04/13/2026	96	$875,000	$815,000	93.14
IV26031284	8310 Santiago	4	2	1,739	$468.66	02/10/2026	03/20/2026	5	$805,000	$815,000	101.24
OC26028607	9334 Meadow Lane	4	3	3,144	$259.22	03/07/2026	04/13/2026	6	$819,000	$815,000	99.51
DW25194434	5780 Avenue Juan Bautista	5	3	2,204	$369.78	08/01/2025	04/03/2026	162	$839,999	$815,000	97.02
219141394DA	39 Cabernet	3	2	2,008	$405.88	01/14/2026	03/19/2026	64	$830,000	$815,000	98.19
IV26034648	8449 Monique Court	4	4	2,895	$282.90	02/13/2026	03/30/2026	11	$819,000	$819,000	100.00
SW25273147	26248 Towhee Lane	4	4	2,617	$313.33	12/09/2025	03/27/2026	33	$819,990	$819,990	100.00
PW26042933	25960 Towhee	5	4	3,215	$255.05	02/26/2026	04/03/2026	5	$799,000	$820,000	102.63
IG26039967	19391 De Marco	5	3	3,257	$251.77	02/25/2026	04/06/2026	6	$820,000	$820,000	100.00
219144400PS	46080 Burroweed Lane	3	2	1,657	$494.87	03/07/2026	03/31/2026	25	$840,000	$820,000	97.62
SW26025688	33164 Puffin Street	3	3	2,188	$374.77	01/27/2026	03/19/2026	11	$815,000	$820,000	100.61
SW25261979	33761 Leon Rd	3	3	2,040	$401.96	11/17/2025	03/27/2026	72	$869,000	$820,000	94.36
NDP2511075	26300 Alcott Union Drive	8	5	4,666	$176.77	11/25/2025	04/03/2026	129	$824,800	$760,000	92.14
PW26028653	4329 Palazzo	5	3	2,491	$331.19	02/07/2026	03/30/2026	23	$799,900	$825,000	103.14
219140881DA	74130 Chicory Street	3	2	1,722	$479.09	01/07/2026	03/19/2026	71	$849,000	$825,000	97.17
219123215DA	47372 Marrakesh Drive	2	2	1,808	$456.31	01/19/2025	04/02/2026	290	$875,000	$825,000	94.29
219134754DA	401 Cypress Point Drive	4	3	2,302	$358.38	06/06/2025	03/25/2026	171	$825,000	$825,000	100.00
PW25248956	23 Via Palmieki Court	5	5	4,059	$203.25	10/28/2025	03/30/2026	135	$830,000	$825,000	99.40
SW26052662	32143 Daisy Drive	4	3	2,740	$301.09	03/10/2026	04/06/2026	4	$799,000	$825,000	103.25
SW26035075	28824 Bristol Road	3	3	2,202	$374.66	02/17/2026	04/10/2026	7	$825,000	$825,000	100.00
SW26026657	41194 Sea Island Court	5	3	2,422	$340.63	02/04/2026	03/25/2026	3	$825,000	$825,000	100.00
SW25225429	33041 Cuvee Court	4	4	2,641	$312.76	09/24/2025	03/17/2026	142	$845,000	$826,000	97.75
219144674DA	35719 Royal Sage Court	3	3	2,414	$342.58	03/12/2026	04/07/2026	6	$845,000	$827,000	97.87
41124381	44416 Nighthawk Pass	4	3	2,973	$278.51	02/26/2026	04/02/2026	8	$788,000	$828,000	105.08
260003877SD	44416 Nighthawk Pass	4	3	2,973	$278.51	02/26/2026	04/02/2026	8	$788,000	$828,000	105.08
219141580DA	43460 Old Harbour Drive	3	3	2,124	$390.30	01/14/2026	03/26/2026	50	$829,000	$829,000	100.00
219143491DA	45640 Mountain View Avenue	3	2	1,376	$602.47	02/19/2026	03/27/2026	28	$829,000	$829,000	100.00
IG26034317	2979 McDonald Lane	3	3	1,559	$532.36	02/14/2026	04/08/2026	6	$829,950	$829,950	100.00
CV25272466	1042 Frontier	2	1	1,080	$768.52	12/07/2025	03/20/2026	8	$775,000	$830,000	107.10
219142703DA	6746 Alderpoint Court	5	3	2,658	$321.67	02/04/2026	03/17/2026	31	$855,000	$830,000	97.08
219143634DA	79840 Bermuda Dunes Drive	4	4	3,334	$248.95	02/22/2026	03/24/2026	25	$825,000	$830,000	100.61
26642331PS	25 Carmenere	2	2	1,855	$447.44	01/26/2026	03/18/2026	24	$838,900	$830,000	98.94
OC26001620	6310 Cosmos	4	3	1,965	$424.94	01/07/2026	04/02/2026	43	$865,000	$835,000	96.53
219134634DA	48485 Prairie Drive	4	3	2,378	$351.14	08/29/2025	04/01/2026	205	$898,000	$835,000	92.98
219140551DA	69467 Calle Raphael	4	3	2,287	$365.11	07/25/2025	04/10/2026	75	$850,000	$835,000	98.24
219136989DA	74075 Setting Sun Trail	4	3	2,757	$303.37	10/15/2025	04/10/2026	147	$899,000	$836,400	93.04
IG25278891	1243 N California	6	4	2,868	$292.50	12/19/2025	03/26/2026	49	$849,999	$838,900	98.69
IG25278540	4340 Woodward	3	2	1,506	$557.77	12/19/2025	04/08/2026	89	$852,900	$840,000	98.49

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SR25236606	12143 Backwater Way	4	3	2,404	$349.42	10/09/2025	03/30/2026	48	$840,000	$840,000	100.00
SW26025142	35174 Rockford	4	4	3,199	$262.58	02/05/2026	03/31/2026	25	$840,000	$840,000	100.00
ND26020825	26730 Scott	3	2	1,536	$546.88	01/28/2026	03/16/2026	13	$850,000	$840,000	98.82
IG25100521	3251 Mountainside Drive	4	3	2,103	$401.81	05/05/2025	03/25/2026	291	$835,000	$845,000	101.20
SW25269738	31461 Congressional Drive	5	4	2,800	$301.79	12/03/2025	04/06/2026	90	$839,000	$845,000	100.72
PW25253628	27658 Trailhead Court	4	3	2,363	$359.71	10/31/2025	04/02/2026	81	$847,000	$850,000	100.35
IG26053145	1051 Nottingham	4	3	1,851	$459.21	03/11/2026	04/06/2026	5	$830,000	$850,000	102.41
TR26037290	6490 Hunter Road	4	2	2,218	$383.23	02/19/2026	04/07/2026	13	$849,900	$850,000	100.01
NP26023734	14937 Edgewood	3	3	1,874	$453.58	02/04/2026	03/27/2026	26	$859,000	$850,000	98.95
PW25241576	2354 Corydon	4	2	1,909	$445.26	10/15/2025	03/30/2026	136	$899,000	$850,000	94.55
CV26034301	11628 Range View	4	2	1,749	$485.99	01/19/2026	04/01/2026	9	$848,900	$850,000	100.13
IG26030941	18144 Krameria	3	3	2,541	$334.51	02/10/2026	03/16/2026	2	$825,000	$850,000	103.03
IV26051963	20995 Mountain Gate	4	3	2,909	$292.20	03/09/2026	04/09/2026	5	$850,000	$850,000	100.00
IV25257671	4161 University	4	3	2,352	$361.39	11/10/2025	04/13/2026	111	$875,000	$850,000	97.14
219141633DA	79211 Bermuda Dunes Drive	3	4	2,633	$322.83	01/18/2026	03/27/2026	66	$899,000	$850,000	94.55
219141507PS	37755 Melrose Drive	3	4	1,959	$433.89	01/16/2026	03/27/2026	26	$875,000	$850,000	97.14
SW26052768	29948 Sycamore Ridge	5	4	3,595	$236.44	03/10/2026	04/13/2026	3	$850,000	$850,000	100.00
SW26027148	31470 Sierra Verde	4	4	3,498	$243.00	02/07/2026	04/02/2026	24	$899,000	$850,000	94.55
SW26044033	36849 Wax Myrtle	4	3	2,891	$294.53	02/27/2026	03/31/2026	8	$830,000	$851,500	102.59
CV25259235	1520 Highridge	4	2	1,494	$572.29	11/12/2025	03/17/2026	20	$850,000	$855,000	100.59
SW25195045	32122 Corte Eldorado	5	3	3,259	$262.35	08/29/2025	03/19/2026	152	$849,999	$855,000	100.59
SW25225840	38653 Falkirk Drive	4	3	2,809	$304.38	09/25/2025	04/01/2026	137	$889,889	$855,000	96.08
CV26004149	3580 Valley View Avenue	3	2	1,566	$548.53	01/07/2026	03/30/2026	29	$869,000	$859,000	98.85
OC26014249	1751 Moccasin Trail	4	3	2,435	$353.18	01/20/2026	04/09/2026	41	$879,900	$860,000	97.74
IG25274629	887 Kingman Drive	4	2	1,769	$486.15	12/11/2025	03/30/2026	87	$860,000	$860,000	100.00
DW26057161	32778 Kendal Court	5	4	3,830	$224.54	03/15/2026	04/07/2026	7	$849,000	$860,000	101.30
219144673DA	49165 Quercus Lane	3	2	1,629	$529.77	03/11/2026	04/10/2026	18	$875,000	$863,000	98.63
IV26039389	9509 Paradise	4	3	2,617	$330.53	02/22/2026	03/18/2026	2	$824,999	$865,000	104.85
IG26042314	12178 Scenic View	6	4	2,992	$289.10	02/23/2026	04/14/2026	7	$869,900	$865,000	99.44
SW25217271	40579 New Town	5	3	2,588	$335.39	09/17/2025	04/09/2026	157	$860,000	$868,000	100.93
IV26017199	6568 Balzac Circle	4	4	2,582	$336.56	01/23/2026	03/25/2026	16	$869,000	$869,000	100.00
219141370DA	87 Zinfandel	2	2	2,155	$403.25	01/14/2026	04/13/2026	76	$879,000	$869,000	98.86
IG25277711	2598 Independence	3	3	1,856	$468.75	01/15/2026	03/26/2026	5	$820,000	$870,000	106.10
25630673	48691 San Dimas Street	3	3	2,470	$352.23	12/23/2025	03/31/2026	63	$925,000	$870,000	94.05
ND26009291	29366 Oakmont Court	4	3	3,069	$283.48	01/16/2026	03/24/2026	39	$875,000	$870,000	99.43
PW26001662	26230 Bay Fig	5	3	3,442	$253.34	01/03/2026	04/02/2026	54	$880,000	$872,000	99.09
PW26037480	4100 Sierra	3	2	1,459	$598.36	02/19/2026	03/30/2026	5	$858,000	$873,000	101.75
26661261PS	37 Cabernet	2	2	1,832	$477.07	03/09/2026	04/10/2026	23	$929,000	$874,000	94.08
25612905	41657 Cypress Point Way	5	3	3,123	$280.18	10/30/2025	04/03/2026	126	$899,000	$875,000	97.33
IG26025545	2416 Patriot Way	3	3	1,856	$471.44	02/03/2026	03/16/2026	9	$845,000	$875,000	103.55
IG26020463	1860 Rockcrest Dr	4	3	1,807	$484.23	01/27/2026	03/23/2026	4	$875,000	$875,000	100.00
OC25135935	17122 Broken Rock Court	4	4	3,045	$287.36	06/17/2025	03/25/2026	211	$849,900	$875,000	102.95
219143166DA	39303 Gleneagles Circle	3	3	2,432	$364.72	02/03/2026	04/06/2026	28	$887,000	$875,000	98.65
219140233PS	1065 E San Jacinto Way	2	2	1,664	$525.84	12/20/2025	03/20/2026	91	$900,000	$875,000	97.22
219142599DA	5165 E Lakeside Drive	3	2	1,669	$524.27	02/03/2026	03/17/2026	36	$899,000	$875,000	97.33
SW26076338	28401 Pacific	5	4	3,770	$232.10	03/10/2026	04/09/2026	0	$875,000	$875,000	100.00
OC26037110	31235 Morgan Horse	4	3	3,998	$218.86	02/10/2026	04/10/2026	24	$875,000	$875,000	100.00
SW26028577	31492 Britton Circle	4	3	2,867	$305.20	02/06/2026	03/17/2026	5	$875,000	$875,000	100.00
IV25248244	19975 Heartwood Drive	6	3	2,885	$303.29	10/29/2025	03/30/2026	87	$875,000	$875,000	100.00

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

SW25275382	34271 San Simeon Street	4	3	2,102	$416.27	12/13/2025	04/10/2026	33	$879,000	$875,000	99.54
260002902SD	40599 Calle Medusa	6	4	2,763	$325.37	01/24/2026	03/17/2026	0	$899,000	$875,000	97.33
IV26047014	5296 Bronson	4	3	2,517	$348.23	03/04/2026	04/14/2026	3	$869,000	$876,500	100.86
SW26042034	1161 Hummingbird	4	3	2,333	$375.91	02/25/2026	03/31/2026	5	$875,000	$877,000	100.23
219138672DA	77 Calle Manzanita	3	3	2,378	$368.80	11/01/2025	03/27/2026	135	$899,000	$877,000	97.55
GD26017719	2371 Moonridge Circle	5	3	3,021	$291.29	01/24/2026	03/17/2026	9	$880,000	$880,000	100.00
OC26025203	2465 Monterey Peninsula Drive	4	2	2,034	$432.65	02/06/2026	03/17/2026	13	$899,000	$880,000	97.89
SW26046123	45834 Corte Carmello	4	3	2,849	$308.88	03/02/2026	03/30/2026	7	$850,000	$880,000	103.53
SW25256822	32001 Whitetail Lane	4	3	3,024	$291.01	11/12/2025	03/17/2026	103	$889,900	$880,000	98.89
WS26053690	6546 Whitelily	4	3	1,954	$457.01	02/24/2026	04/09/2026	7	$898,000	$893,000	99.44
IV26038071	16727 Lake Knoll	4	3	2,117	$422.77	02/19/2026	04/08/2026	0	$869,000	$895,000	102.99
IV26029149	16750 Canyon View Drive	4	2	2,041	$438.51	10/30/2025	04/10/2026	28	$895,000	$895,000	100.00
219142835DA	84434 Calle Chavez	6	4	2,824	$316.93	02/06/2026	03/24/2026	46	$895,000	$895,000	100.00
CV25193119	8004 Palm View Ln	6	5	3,783	$236.58	08/29/2025	03/17/2026	150	$895,000	$895,000	100.00
PW26010439	6092 Night Heron Court	5	4	2,816	$319.25	02/16/2026	04/02/2026	10	$899,000	$899,000	100.00
SW26027259	31384 Corte Tunas	5	3	3,087	$291.22	02/04/2026	03/27/2026	3	$899,000	$899,000	100.00
SW25279904	24531 Fair Oaks Lane	4	4	3,900	$230.51	01/28/2026	03/25/2026	37	$899,000	$899,000	100.00
OC26014507	8471 Bedford Motor	4	4	2,800	$321.43	01/21/2026	03/30/2026	43	$849,000	$900,000	106.01
IG25135866	25380 Coral Canyon Road	5	5	4,158	$216.45	06/17/2025	04/07/2026	184	$920,000	$900,000	97.83
219144953DA	48513 ViA Encanto	3	2	1,852	$485.96	03/15/2026	04/10/2026	25	$950,000	$900,000	94.74
219139470DA	60495 Yucca Road	3	3	2,337	$385.11	12/01/2025	03/17/2026	105	$925,000	$900,000	97.30
IG26031063	43922 Carentan	4	3	2,816	$319.60	02/10/2026	04/06/2026	24	$899,880	$900,000	100.01
SW25157141	38155 Avenida La Cresta	3	3	2,474	$363.78	07/12/2025	03/27/2026	15	$1,365,000	$900,000	65.93
SW25226599	26218 Gentry Avenue	5	3	2,537	$354.82	09/26/2025	03/27/2026	84	$909,990	$900,183	98.92
OC25071834	3817 Crossen Drive	4	3	2,707	$334.32	04/03/2025	03/30/2026	277	$948,000	$905,000	95.46
219140484DA	49430 Brian Court	4	4	2,628	$344.37	11/24/2025	04/08/2026	76	$929,000	$905,000	97.42
SW26039760	30102 Powderhorn Lane	5	5	4,069	$222.41	02/24/2026	03/23/2026	3	$900,000	$905,000	100.56
219143346DA	51300 Avenida Alvarado	3	3	2,318	$400.78	02/17/2026	03/19/2026	25	$929,000	$906,000	97.52
219137360DA	43721 Port Maria Road	3	5	3,813	$238.66	10/21/2025	03/25/2026	130	$1,009,000	$910,000	90.19
219142520PS	561 Skylar Lane	3	3	2,747	$331.27	02/01/2026	04/03/2026	59	$1,045,000	$910,000	87.08
SW26013613	44402 Katie Court	4	3	3,369	$270.11	01/26/2026	04/08/2026	38	$925,000	$910,000	98.38
IG25267055	3527 Galatea Way	4	3	2,975	$307.56	11/24/2025	03/25/2026	80	$928,000	$915,000	98.60
WS25182200	23035 Sky Mesa Road	4	3	3,303	$277.02	08/12/2025	04/09/2026	199	$950,000	$915,000	96.32
IG26020642	457 Minaret	3	3	2,481	$370.78	01/29/2026	03/25/2026	20	$919,900	$919,900	100.00
IV26027460	13744 Seven Hills Dr	4	3	2,790	$329.75	02/09/2026	03/31/2026	12	$920,000	$920,000	100.00
OC26006029	3808 Crossen Drive	4	3	2,707	$341.47	01/09/2026	03/25/2026	21	$924,358	$924,358	100.00
PTP2601264	32507 Shadyview Street	4	3	3,073	$317.94	02/16/2026	04/06/2026	21	$924,900	$942,900	101.95
OC24182422	3228 Willow Park Drive	4	3	2,109	$438.60	08/20/2024	04/08/2026	21	$899,214	$925,000	102.87
219144489DA	43572 Calle Espada	4	4	2,967	$311.76	03/08/2026	04/14/2026	25	$919,900	$925,000	100.55
SW26028753	43353 Dodaro	5	3	3,259	$283.83	02/07/2026	04/13/2026	12	$950,000	$925,000	97.37
219135228PS	702 Fountain Dr Drive	3	4	2,084	$445.78	08/05/2025	04/06/2026	105	$939,000	$929,000	98.94
CV26018635	17438 Sunset View	4	3	3,442	$270.19	01/26/2026	03/18/2026	10	$965,000	$930,000	96.37
219142998DA	47410 Via Florence	3	3	2,468	$395.06	02/10/2026	03/25/2026	32	$975,000	$930,000	95.38
OC26072485	1371 E Del Paso	3	2	1,792	$518.97	04/03/2026	04/03/2026	0	$930,000	$930,000	100.00
SW25276571	41087 Promenade Chardonnay	5	4	3,607	$257.83	12/15/2025	04/13/2026	39	$939,000	$930,000	99.04
OC25190725	3820 Crossen Drive	4	3	2,827	$330.03	09/08/2025	03/31/2026	38	$1,025,000	$933,000	91.02
SW26037758	31376 Corte Montiel	5	3	3,087	$302.88	02/16/2026	04/06/2026	0	$970,000	$935,000	96.39
SW25042628	39725 Ivan Drive	3	4	3,741	$249.93	03/04/2025	04/01/2026	343	$1,079,000	$935,000	86.65
SB26061148	49485 Flightline Way	5	4	3,320	$281.93	01/07/2026	03/23/2026	0	$936,000	$936,000	100.00

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Listings as of **04/14/26 at 4:49 pm**

SW26018890	35421 Birchbrook	3	3	2,909	$322.79	01/26/2026	03/23/2026	13	$929,000	$939,000	101.08
219142847DA	79800 Sandia	3	3	2,439	$408.77	02/06/2026	03/16/2026	39	$997,000	$940,000	94.28
SW26009632	31386 Corte San Leandro	4	3	2,050	$458.54	02/05/2026	03/18/2026	8	$899,900	$940,000	104.46
SW25254298	39824 Ninebark Court	3	3	2,207	$425.92	11/05/2025	03/16/2026	103	$945,000	$940,000	99.47
WS25243385	5594 Skimmer Dr	5	3	3,780	$250.00	10/20/2025	04/09/2026	36	$973,000	$945,000	97.12
IG26017461	871 Hillside Lane	4	2	1,970	$481.98	01/26/2026	03/20/2026	22	$949,500	$949,500	100.00
OC26032339	1380 Tanglewood	4	3	2,182	$435.38	02/11/2026	03/25/2026	11	$939,000	$950,000	101.17
OC26005503	6760 Rico Court	5	4	3,340	$284.43	01/29/2026	03/18/2026	18	$979,000	$950,000	97.04
CV26035917	16619 Zest Court	4	3	2,391	$397.32	02/17/2026	04/13/2026	10	$950,000	$950,000	100.00
IV24230686	16568 Fleur Boulevard	5	3	3,823	$248.50	11/08/2024	03/25/2026	414	$990,000	$950,000	95.96
219140262DA	44243 Silver Canyon Lane	4	2	2,274	$417.77	12/21/2025	03/31/2026	83	$1,099,000	$950,000	86.44
219139146DA	73501 Little Bend Trail	2	2	1,328	$715.36	11/19/2025	04/03/2026	107	$999,000	$950,000	95.10
PTP2602471	40008 Montage Lane	6	4	4,182	$227.16	04/02/2026	04/02/2026	0	$950,000	$950,000	100.00
SW26051411	27515 Lock Haven Court	5	3	3,280	$289.63	03/09/2026	04/13/2026	7	$940,000	$950,000	101.06
IV25234835	8574 Lourenco Lane	5	3	3,666	$259.96	10/07/2025	03/20/2026	103	$1,025,000	$953,000	92.98
IG25282434	2327 Temescal Avenue	3	3	1,621	$589.14	01/29/2026	03/20/2026	12	$989,000	$955,000	96.56
MB26026471	16180 Angel Canyon	4	5	3,450	$278.26	02/01/2026	03/19/2026	12	$899,000	$960,000	106.79
IV26023086	22711 Inspiration	5	4	3,505	$274.47	02/05/2026	03/31/2026	22	$969,000	$962,000	99.28
IV25276185	16935 Morrow Meadow Lane	3	2	2,935	$328.11	01/12/2026	03/25/2026	27	$975,000	$963,000	98.77
TR26013858	4747 Brison Court	5	4	3,527	$275.02	01/15/2026	03/23/2026	16	$949,999	$970,000	102.11
219138931PS	6 Dickens Court	4	4	2,893	$335.29	11/18/2025	04/08/2026	130	$1,029,000	$970,000	94.27
IG26016161	23556 Kathryn	6	5	4,074	$238.10	01/12/2026	04/02/2026	42	$975,000	$970,000	99.49
219140972DA	65 Laken Lane	4	3	2,820	$345.04	01/07/2026	03/31/2026	84	$980,000	$973,000	99.29
219143232DA	81831 Brittlebush Lane	3	3	2,471	$394.58	02/13/2026	03/17/2026	3	$975,000	$975,000	100.00
SW26021748	23572 Continental Drive	3	2	1,831	$532.50	02/09/2026	04/03/2026	36	$974,999	$975,000	100.00
SW25281592	29870 Gardenia	6	4	4,051	$240.68	12/02/2025	03/17/2026	36	$989,900	$975,000	98.49
219138558DA	81347 Camino Sevilla	3	4	2,971	$329.82	10/12/2025	04/06/2026	77	$1,049,000	$979,900	93.41
SW26023715	23825 Hayes	5	3	3,259	$302.21	02/03/2026	03/23/2026	16	$984,900	$984,900	100.00
PW26001475	3611 San Mateo	5	3	2,500	$394.00	01/04/2026	03/19/2026	49	$995,000	$985,000	98.99
IG26021097	38808 Finch	3	3	2,395	$411.27	01/27/2026	04/09/2026	11	$1,000,000	$985,000	98.50
CV25245981	15425 Brookview Court	5	3	3,198	$308.57	10/28/2025	04/08/2026	141	$999,000	$986,800	98.78
SW26036580	30291 Laruns Street	5	4	3,384	$291.96	02/18/2026	04/10/2026	7	$975,000	$988,000	101.33
SW25150274	18382 Park Mountain Drive	5	4	3,256	$303.90	07/04/2025	03/31/2026	144	$989,500	$989,500	100.00
CV26047025	14403 Redwood Valley Road	4	3	2,384	$415.27	03/03/2026	03/25/2026	6	$974,000	$990,000	101.64
PW26023188	768 Samantha	4	4	3,478	$285.94	02/01/2026	03/20/2026	20	$998,000	$994,500	99.65
SW26034883	31675 Contour	3	2	2,604	$382.10	03/04/2026	04/01/2026	4	$995,000	$995,000	100.00
IG26040202	14096 Starflower Court	4	3	2,631	$379.32	02/24/2026	03/30/2026	7	$988,000	$998,000	101.01
AR26037246	6749 Rico Court	5	3	3,340	$299.40	02/18/2026	04/13/2026	28	$1,020,000	$1,000,000	98.04
IG25272532	7056 Calina	5	3	3,594	$278.24	12/07/2025	03/26/2026	67	$1,100,000	$1,000,000	90.91
CV26019654	1857 Mauna Loa Place	5	3	3,144	$318.07	01/27/2026	04/08/2026	42	$1,025,000	$1,000,000	97.56
CV26018640	78302 Kensington Avenue	3	3	2,432	$411.18	01/30/2026	03/19/2026	3	$999,000	$1,000,000	100.10
219137332DA	202 Desert Lakes Drive	3	2	2,770	$361.01	10/20/2025	03/16/2026	119	$1,099,500	$1,000,000	90.95
219140515PS	11 Vista Loma Drive	3	3	2,260	$442.48	12/30/2025	03/26/2026	69	$1,100,000	$1,000,000	90.91
25630815PS	1111 E Tachevah Drive	4	2	1,919	$521.10	12/26/2025	04/06/2026	101	$1,050,000	$1,000,000	95.24
SW26010196	2812 Via Mazatlan	5	3	2,822	$354.36	01/09/2026	04/07/2026	13	$995,000	$1,000,000	100.50
SW25254943	30263 Swan Point	3	2	2,162	$462.53	11/06/2025	03/16/2026	90	$1,100,000	$1,000,000	90.91
PW26015865	2671 Harvest Crest Lane	5	4	3,530	$283.29	11/03/2025	03/20/2026	4	$980,000	$1,000,005	102.04
SW26016420	5052 Clematis Court	5	4	3,665	$274.22	01/17/2026	04/10/2026	26	$999,999	$1,005,000	100.50
CV26018402	51614 Marquis Lane	4	3	2,847	$353.35	01/25/2026	04/13/2026	0	$1,055,990	$1,005,990	95.27

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26644913PS	74100 El Cortez Way	6	5	2,521	$399.84	01/29/2026	04/06/2026	57	$998,000	$1,008,000	101.00
TR26028506	14037 Hollywood Ave	4	3	3,234	$312.31	02/06/2026	03/20/2026	27	$1,049,999	$1,010,000	96.19
WS26051224	6459 Laurel	6	5	3,714	$274.64	02/03/2026	03/18/2026	0	$998,000	$1,020,000	102.20
SW26076577	22561 Canyon Lake	4	3	2,509	$406.54	04/01/2026	04/08/2026	0	$1,020,000	$1,020,000	100.00
SR26024512	6865 Hop Clover	5	4	3,380	$303.25	02/03/2026	03/27/2026	7	$1,050,000	$1,025,000	97.62
260004408SD	2910 Shadow Canyon Circle	5	3	2,815	$364.12	02/25/2026	04/02/2026	6	$1,099,000	$1,025,000	93.27
219139976DA	35507 Inverness Avenue	3	4	2,918	$351.27	12/14/2025	03/25/2026	82	$1,100,000	$1,025,000	93.18
219144452PS	73743 Picasso Drive	5	4	2,917	$351.39	03/04/2026	04/06/2026	20	$1,070,000	$1,025,000	95.79
219142639PS	2670 Maverick Lane	3	4	2,598	$394.53	02/03/2026	04/06/2026	12	$1,057,730	$1,025,000	96.91
SW25272321	2670 Maverick Lane	3	4	2,598	$394.53	12/06/2025	04/06/2026	69	$1,057,730	$1,025,000	96.91
219141865DA	88 Claret	3	2	2,329	$442.25	01/22/2026	03/24/2026	31	$1,099,000	$1,030,000	93.72
219140680DA	80360 Via Castellana	4	5	3,261	$317.39	01/03/2026	03/27/2026	73	$1,099,000	$1,035,000	94.18
SW25184892	43041 Noble Court	4	3	3,443	$300.61	08/15/2025	03/24/2026	183	$1,049,500	$1,035,000	98.62
IG26029050	25620 Spicewood	4	4	3,593	$292.23	02/03/2026	03/31/2026	8	$1,050,000	$1,050,000	100.00
CV25257455	11781 Forsythia	5	3	3,787	$277.26	11/10/2025	03/26/2026	80	$1,099,000	$1,050,000	95.54
219136765DA	73165 Mirasol Court	4	4	2,796	$375.54	10/10/2025	03/30/2026	178	$1,150,000	$1,050,000	91.30
219143929PS	1387 E Verbena Drive	3	3	1,742	$602.76	02/27/2026	04/06/2026	28	$1,200,000	$1,050,000	87.50
219142300DA	1274 S Beverly Drive	3	3	2,045	$513.45	01/29/2026	03/18/2026	42	$1,100,000	$1,050,000	95.45
SW26057534	28989 Bridgehampton Road	4	5	2,806	$374.20	03/16/2026	04/09/2026	2	$1,050,000	$1,050,000	100.00
CV26037102	27875 Goetz	5	4	3,325	$315.79	02/18/2026	04/13/2026	1	$1,159,000	$1,050,000	90.60
260005176SD	73330 Desert Rose	3	2	2,053	$512.42	03/06/2026	03/27/2026	2	$1,052,000	$1,052,000	100.00
219143997DA	73330 Desert Rose Drive	3	2	2,053	$512.42	02/20/2026	03/27/2026	17	$1,052,000	$1,052,000	100.00
IV26048662	5780 Baldwin	4	3	3,279	$323.27	03/05/2026	03/31/2026	13	$1,089,990	$1,060,000	97.25
IV25249165	3704 Howe Street	5	4	3,501	$305.63	10/29/2025	04/07/2026	126	$995,000	$1,070,000	107.54
SW26024095	16066 Rancho Verde	4	3	3,840	$278.65	02/03/2026	03/31/2026	30	$1,070,000	$1,070,000	100.00
219141212PS	42813 Ocotillo Drive	3	3	1,586	$674.65	01/12/2026	03/20/2026	65	$1,150,000	$1,070,000	93.04
TR26005402	13711 Amberview	4	3	3,703	$290.31	01/02/2026	03/16/2026	21	$1,110,000	$1,075,000	96.85
219140792PS	2 Whittier Court	3	3	2,561	$419.76	01/05/2026	03/31/2026	63	$1,095,000	$1,075,000	98.17
26661461PS	2015 E Belding Drive	3	2	1,375	$781.82	03/10/2026	04/14/2026	20	$1,095,000	$1,075,000	98.17
OC26029732	1767 Riverstone Circle	4	3	2,617	$412.69	02/06/2026	04/02/2026	14	$1,099,000	$1,080,000	98.27
219142053DA	46860 Amir Drive	3	3	2,251	$479.79	01/24/2026	04/08/2026	48	$1,125,000	$1,080,000	96.00
IG26015423	6573 Harrow	5	3	3,652	$297.92	01/21/2026	03/25/2026	24	$1,088,088	$1,088,000	99.99
219139297DA	4449 Esplanade Lane	3	4	3,848	$283.26	11/26/2025	03/18/2026	84	$1,275,000	$1,090,000	85.49
NDP2601643	75320 SKYLARK TRAIL	3	2	1,674	$656.51	02/20/2026	03/25/2026	14	$1,099,000	$1,025,000	93.27
PW26014179	7230 Sarsaparilla Drive	4	3	2,409	$456.62	01/20/2026	03/23/2026	6	$1,100,000	$1,100,000	100.00
IG25269191	8940 Gentle Wind Drive	4	3	3,333	$330.03	12/01/2025	03/16/2026	67	$1,150,000	$1,100,000	95.65
IG26038480	14215 Rolling Stream Place	4	3	2,647	$415.56	02/24/2026	03/25/2026	6	$999,800	$1,100,000	110.02
WS25226102	6800 Knightsbridge Court	6	5	4,093	$268.75	09/27/2025	03/23/2026	119	$1,080,000	$1,100,000	101.85
IG25191700	3700 California Avenue	4	3	3,216	$342.04	09/15/2025	04/02/2026	89	$1,125,000	$1,100,000	97.78
OC26017883	11829 Confluence Dr	5	3	3,394	$324.10	06/07/2025	04/06/2026	33	$1,100,000	$1,100,000	100.00
PW26009664	6972 Jetty Court	5	3	3,394	$324.10	01/14/2026	04/02/2026	29	$1,129,900	$1,100,000	97.35
OC25259199	81805 Contento	4	4	3,147	$349.54	11/12/2025	04/06/2026	99	$1,150,000	$1,100,000	95.65
219142361DA	81934 Vida Bella Drive	3	3	2,833	$388.28	01/07/2026	04/13/2026	70	$1,175,000	$1,100,000	93.62
JT25258849	36927 Palm View	3	3	1,901	$578.64	11/11/2025	03/19/2026	92	$1,100,000	$1,100,000	100.00
26648395PS	36630 Palm Court	3	4	3,152	$356.92	02/05/2026	03/18/2026	43	$1,125,000	$1,100,000	97.78
25579865PS	27 Alta Vista Drive	3	3	2,750	$400.00	08/18/2025	04/02/2026	220	$1,175,000	$1,100,000	93.62
219140543DA	3 Adria Circle	4	3	2,694	$408.31	12/11/2025	04/03/2026	85	$1,195,000	$1,100,000	92.05
26656437PS	760 S Palm Avenue	3	2	1,536	$716.15	02/24/2026	03/26/2026	26	$1,150,000	$1,100,000	95.65
OC26010367	30381 Canyon Point Circle	5	5	3,643	$301.95	01/08/2026	04/14/2026	23	$1,099,999	$1,100,000	100.00

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:49 pm**

NDP2506386	46920 Rainbow Canyon Road	3	3	2,210	$497.74	06/18/2025	03/24/2026	224	$1,100,000	$950,000	86.36
PTP2600586	34025 Summit View Pl Place	5	5	3,609	$304.79	01/20/2026	03/18/2026	20	$1,100,000	$1,117,000	101.55
OC26029681	13723 Deerpath	6	5	4,325	$256.65	02/09/2026	04/10/2026	30	$1,190,000	$1,110,000	93.28
SW26018018	45600 La Cruz Dr.	3	2	2,551	$437.08	01/24/2026	03/17/2026	12	$1,150,000	$1,115,000	96.96
SW25277944	39577 Sagewood Ridge	4	3	2,241	$497.55	12/19/2025	04/10/2026	72	$1,150,000	$1,115,000	96.96
OC25282220	1607 Spyglass	5	4	3,670	$304.50	12/31/2025	03/20/2026	65	$1,149,000	$1,117,500	97.26
219140032DA	69701 Camino Pacifico	4	5	3,125	$360.00	12/15/2025	03/31/2026	84	$1,159,000	$1,125,000	97.07
OC26026646	18134 Fort Lauder Lane	4	3	2,608	$433.20	02/03/2026	04/03/2026	10	$1,129,777	$1,129,777	100.00
IV26056720	3577 Belgian Drive	4	3	2,902	$389.39	03/13/2026	04/02/2026	15	$999,900	$1,130,000	113.01
260006026SD	3577 Belgian Dr	4	3	2,902	$389.39	03/17/2026	04/02/2026	13	$999,900	$1,130,000	113.01
TR25258440	1791 Hannon	4	4	3,662	$308.57	11/10/2025	04/10/2026	111	$1,250,000	$1,130,000	90.40
25612189PS	2835 E Plaimor Avenue	3	2	1,608	$707.40	02/03/2026	04/07/2026	43	$1,175,000	$1,137,500	96.81
IV26040291	1044 Meadowview Court	6	4	2,969	$387.34	02/24/2026	04/08/2026	13	$1,150,000	$1,150,000	100.00
IG25246508	4250 Havenridge	4	4	3,446	$333.72	10/24/2025	03/16/2026	92	$1,225,000	$1,150,000	93.88
219143135DA	10 Venus Drive	4	4	2,675	$429.91	02/12/2026	03/24/2026	9	$1,150,000	$1,150,000	100.00
IV26035331	6087 Stampede	5	5	4,529	$255.02	02/16/2026	04/02/2026	4	$1,148,888	$1,155,000	100.53
219142245DA	75273 Spyglass Drive	3	3	2,539	$456.87	01/28/2025	04/08/2026	61	$1,210,000	$1,160,000	95.87
MB25279592	18120 gentian Avenue	4	3	3,140	$371.02	12/22/2025	03/27/2026	68	$1,199,000	$1,165,000	97.16
SW26037859	32127 Camino Rabago	4	3	3,262	$360.21	02/19/2026	04/10/2026	23	$1,175,000	$1,175,000	100.00
NDP2601179	32727 Salvia Circle	7	6	3,887	$302.29	02/04/2026	03/17/2026	5	$1,175,000	$1,175,000	100.00
SW26017787	32366 Lucida Drive	3	4	2,574	$456.49	01/23/2026	03/23/2026	11	$1,195,000	$1,175,000	98.33
OC25117659	8365 Sanctuary Drive	5	5	4,278	$275.83	05/27/2025	04/02/2026	281	$1,199,000	$1,180,000	98.42
IV26006458	1062 Rancho Valencia	3	3	3,322	$356.71	01/10/2026	04/13/2026	23	$1,199,990	$1,185,000	98.75
219136557PS	38131 Tandika Trail	4	5	3,965	$300.13	10/06/2025	04/08/2026	175	$1,300,000	$1,190,000	91.54
SR25231361	1105 E Via Via San Michael Road	4	3	2,208	$541.21	10/01/2025	03/17/2026	36	$1,200,000	$1,195,000	99.58
OC26034761	1598 Dominguez Ranch	5	3	2,970	$403.37	02/16/2026	04/02/2026	6	$1,198,000	$1,198,000	100.00
SW26043478	38595 Carolbee Lane	5	5	2,624	$457.28	01/09/2026	03/24/2026	2	$1,199,900	$1,199,900	100.00
CV26039576	51927 Marquessa Lane	3	3	3,022	$397.09	02/22/2026	04/13/2026	0	$1,299,990	$1,199,999	92.31
IG26006880	4340 Cantada Drive	5	5	3,793	$316.37	01/14/2026	04/13/2026	35	$1,250,000	$1,200,000	96.00
IV26038261	10717 Cleveland	4	3	2,590	$463.32	02/23/2026	03/27/2026	1	$1,000,000	$1,200,000	120.00
IV25249197	13471 Planet Court	4	4	4,070	$294.84	10/28/2025	04/13/2026	136	$1,199,900	$1,200,000	100.01
219141940DA	80395 Champions Way	3	4	2,277	$527.01	01/22/2026	03/23/2026	54	$1,250,000	$1,200,000	96.00
219134288DA	326 Loch Lomond Road	3	4	2,886	$415.80	08/19/2025	04/06/2026	215	$1,275,000	$1,200,000	94.12
219144470PS	75396 Stardust Lane	4	5	3,262	$367.87	03/09/2026	03/26/2026	13	$1,199,900	$1,200,000	100.01
CV25277171	17319 Timberview Drive	4	4	3,506	$344.27	12/15/2025	03/26/2026	25	$1,149,900	$1,207,000	104.97
IG26032563	2527 Waterfall Ln	5	3	3,251	$376.81	02/11/2026	03/27/2026	5	$1,150,000	$1,225,000	106.52
IG26011445	14175 Autumn Creek Court	6	5	4,103	$299.78	01/20/2026	03/20/2026	5	$1,200,000	$1,230,000	102.50
IV26004974	4221 Hillside Avenue	3	2	1,743	$711.42	01/08/2026	03/20/2026	44	$1,250,000	$1,240,000	99.20
25628243PS	2580 W La Condesa Drive	4	5	2,988	$414.99	12/16/2025	03/24/2026	93	$1,290,000	$1,240,000	96.12
SW25189856	40994 Calle Bandido	3	3	2,131	$581.89	08/22/2025	03/18/2026	172	$1,299,999	$1,240,000	95.38
219144267DA	78545 Starlight Lane	5	4	3,747	$332.27	02/24/2026	04/09/2026	36	$1,245,000	$1,245,000	100.00
219138496DA	78930 Rancho La Quinta Drive	3	4	2,403	$518.10	11/09/2025	03/26/2026	108	$1,389,000	$1,245,000	89.63
SW26036200	14260 Grande Vista Avenue	4	3	2,718	$459.53	02/17/2026	03/30/2026	8	$1,249,000	$1,249,000	100.00
NP26008841	81811 Prism	4	4	2,726	$458.55	01/13/2026	04/08/2026	39	$1,275,000	$1,250,000	98.04
25631091PS	403 N Juanita Drive	4	2	1,868	$669.16	12/27/2025	04/08/2026	77	$1,290,000	$1,250,000	96.90
PW25223976	30231 White Wake	3	3	2,641	$473.31	09/23/2025	04/03/2026	171	$1,350,000	$1,250,000	92.59
SW26024841	40801 Avenida La Cresta	3	3	1,300	$961.54	01/23/2026	04/02/2026	10	$1,698,000	$1,250,000	73.62
219143597DA	80083 Via Tesoro	3	4	2,535	$494.91	02/17/2026	03/16/2026	13	$1,289,000	$1,254,600	97.33
219139372PS	11 Riesling	2	3	2,364	$532.57	09/09/2025	04/02/2026	112	$1,289,000	$1,259,000	97.67

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Fannie Mae 1004MC Statistics Detail.

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Listings as of **04/14/26 at 4:49 pm**

SW26002203	46366 Sandia Creek Drive	4	5	4,861	$259.21	01/01/2026	03/30/2026	67	$1,550,000	$1,260,000	81.29
26643617PS	2336 N Girasol Avenue	4	2	1,760	$724.43	01/29/2026	04/07/2026	33	$1,350,000	$1,275,000	94.44
219143537DA	141 Columbia Drive	3	3	3,249	$398.58	02/20/2026	03/25/2026	27	$1,295,000	$1,295,000	100.00
219141893DA	1175 E San Lucas Road	3	3	1,769	$734.31	01/22/2026	04/06/2026	62	$1,349,000	$1,299,000	96.29
SW25280434	16718 Catalonia Drive	5	5	4,815	$269.99	12/18/2025	03/30/2026	48	$1,298,900	$1,300,000	100.08
26651431	56120 Riviera	4	5	2,986	$534.16	02/12/2026	04/01/2026	42	$1,499,000	$1,300,000	86.72
219145529DA	77350 Sioux Drive	3	4	3,952	$328.95	03/25/2026	03/29/2026	0	$1,300,000	$1,300,000	100.00
219142735PS	2451 Quincy Way	4	4	2,817	$461.48	04/15/2025	03/20/2026	0	$1,300,000	$1,300,000	100.00
25563805PS	399 Suave Lane	2	4	2,704	$480.77	07/10/2025	04/01/2026	265	$1,349,000	$1,300,000	96.37
219141299DA	1450 S Via Soledad	3	3	1,975	$658.23	01/13/2026	04/03/2026	71	$1,349,000	$1,300,000	96.37
25622793PS	1983 S Yucca Place	3	2	2,136	$608.61	11/25/2025	03/20/2026	115	$1,495,000	$1,300,000	86.96
219135987PS	69713 Camino Pacifico	3	3	3,650	$358.90	09/26/2025	03/17/2026	153	$1,399,000	$1,310,000	93.64
219142186PS	2997 E Alta Loma Drive	3	3	2,045	$645.48	01/27/2026	03/25/2026	45	$1,345,000	$1,320,000	98.14
219143435DA	25 Duke Drive	3	3	2,764	$479.38	02/18/2026	03/27/2026	21	$1,349,900	$1,325,000	98.16
219137958DA	7 Jennifer Court	4	5	5,238	$254.87	10/31/2025	03/18/2026	139	$1,397,000	$1,335,000	95.56
219142294DA	74916 Canterbury Court	3	3	2,000	$667.50	01/10/2026	03/18/2026	48	$1,385,000	$1,335,000	96.39
PTP2506783	39496 Chamise Street	5	5	4,047	$333.33	08/31/2025	03/16/2026	193	$1,349,000	$1,315,000	97.48
219143928DA	55180 Inverness Way	3	4	4,370	$308.92	02/26/2026	04/10/2026	42	$1,425,000	$1,350,000	94.74
219140427PS	2175 S Pebble Beach Drive	4	4	2,479	$544.57	12/29/2025	03/17/2026	49	$1,395,000	$1,350,000	96.77
NDP2601190	45721 Middle Gate Court	6	5	4,121	$327.59	02/05/2026	03/20/2026	13	$1,350,000	$1,285,000	95.19
219137554DA	235 Loch Lomond Road	4	4	2,475	$549.49	10/24/2025	03/30/2026	141	$1,495,000	$1,360,000	90.97
IV26044853	8075 Terraza Court	5	5	3,374	$407.53	03/03/2026	04/14/2026	7	$1,349,000	$1,375,000	101.93
IV26013921	13866 Sweet Avenue	4	4	3,615	$380.36	01/24/2026	04/03/2026	21	$1,375,000	$1,375,000	100.00
219143984DA	78990 Starlight Lane	5	7	5,857	$235.96	02/28/2026	03/31/2026	29	$1,382,000	$1,382,000	100.00
CV26019008	3070 Crestview Drive	4	3	2,748	$505.82	01/20/2026	03/27/2026	19	$1,380,000	$1,390,000	100.72
CV26011688	76160 Fairway	4	3	2,593	$539.53	01/16/2026	03/24/2026	18	$1,399,000	$1,399,000	100.00
26636899PS	73620 Buckboard Trail	3	3	1,944	$720.16	01/14/2026	03/17/2026	40	$1,450,000	$1,400,000	96.55
SW26020988	40951 Parado Del Sol	3	4	3,108	$453.67	01/29/2026	03/30/2026	5	$1,409,000	$1,410,000	100.07
25608975PS	75396 Mansfield Drive	3	5	2,424	$587.87	11/05/2025	03/17/2026	118	$1,569,000	$1,425,000	90.82
219143926DA	79655 Cetrino Street	3	3	2,600	$552.31	02/14/2026	03/23/2026	19	$1,397,000	$1,436,000	102.79
219139031DA	50623 Cereza	4	6	3,676	$393.09	01/31/2025	04/06/2026	138	$1,545,000	$1,445,000	93.53
219138828DA	48145 Paso Tiempo Lane	3	4	2,940	$493.20	11/15/2025	03/26/2026	125	$1,569,000	$1,450,000	92.42
219138385DA	70320 Mottle Circle	3	2	2,208	$656.70	11/07/2025	04/08/2026	145	$1,515,000	$1,450,000	95.71
OC25237872	22349 Amber Eve Drive	4	4	3,768	$386.15	01/01/2026	03/24/2026	28	$1,495,000	$1,455,000	97.32
219139762DA	72610 Beavertail Street	4	4	3,167	$459.43	08/29/2025	04/10/2026	101	$1,455,000	$1,455,000	100.00
IG25274464	229 Oldenburg Lane	4	3	3,087	$474.57	12/11/2025	03/24/2026	53	$1,500,000	$1,465,000	97.67
219143489PS	1560 S Beverly Drive	4	3	2,250	$653.33	02/18/2026	03/20/2026	30	$1,450,000	$1,470,000	101.38
IG25061978	1610 Via Roma Circle	5	5	3,895	$378.69	03/20/2025	03/17/2026	2	$1,460,000	$1,475,000	101.03
219143860DA	15 Alta Vista	3	3	2,837	$519.92	02/26/2026	03/31/2026	14	$1,495,000	$1,475,000	98.66
219142702DA	21 Alicante Circle	3	4	3,805	$420.24	02/03/2026	04/10/2026	50	$1,599,000	$1,475,000	92.25
219141609DA	75140 Inverness Drive	3	4	2,871	$517.24	09/03/2025	04/02/2026	45	$1,485,000	$1,485,000	100.00
SW26053356	7710 Broadacre	4	5	3,303	$451.11	03/12/2026	04/08/2026	7	$1,395,000	$1,490,000	106.81
219138944DA	73298 Buckboard Trail	4	3	2,894	$515.55	11/18/2025	03/20/2026	114	$1,499,900	$1,492,000	99.47
SW26026757	43097 Calle Camellia	6	7	5,200	$287.50	02/04/2026	04/13/2026	24	$1,600,000	$1,495,000	93.44
219138796DA	57716 Santo Thomas	4	4	2,863	$523.58	11/14/2025	03/23/2026	120	$1,499,000	$1,499,000	100.00
IG25102820	7340 Live Oak Drive	5	5	5,670	$264.55	05/08/2025	03/20/2026	280	$1,750,000	$1,500,000	85.71
IV25114632	6116 Chadbourne Avenue	5	4	4,147	$361.71	05/21/2025	03/26/2026	272	$1,550,000	$1,500,000	96.77
219142996DA	49347 Gila River Street	3	4	3,150	$492.06	02/10/2026	03/30/2026	48	$1,550,000	$1,500,000	96.77
219143032PS	37 Alicante Circle	4	5	3,334	$464.61	02/09/2026	03/26/2026	17	$1,549,000	$1,500,000	96.84

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Fannie Mae 1004MC Statistics Detail.

Prepared By: KARI H'ORVATH

Listings as of **04/14/26 at 4:49 pm**

219141866PS	73729 Agave Lane	3	4	2,888	$519.39	01/22/2026	03/16/2026	50	$1,595,000	$1,500,000	94.04
25601565PS	73200 Calliandra Street	3	4	4,280	$350.47	11/21/2025	03/27/2026	90	$1,595,000	$1,500,000	94.04
26654451PS	3200 E Sonora Road	4	3	2,517	$595.95	02/25/2026	04/09/2026	43	$1,685,000	$1,500,000	89.02
SW25180058	39898 Via Sereno	3	3	3,106	$482.94	08/08/2025	03/23/2026	180	$1,550,000	$1,500,000	96.77
SW26018170	34032 Starpoint	4	4	4,209	$358.76	02/05/2026	03/23/2026	8	$1,499,999	$1,510,000	100.67
219143112DA	80785 Cedar Crest	4	5	3,013	$496.18	02/12/2026	03/26/2026	13	$1,495,000	$1,517,500	101.51
SW25192969	40107 Calle Breve	4	3	2,833	$536.53	08/27/2025	04/07/2026	202	$1,549,000	$1,520,000	98.13
219141366DA	79840 Rancho La Quinta Drive	4	4	2,924	$530.10	01/14/2026	03/16/2026	28	$1,599,000	$1,550,000	96.94
219141242DA	11 Sterling Place	3	3	2,498	$627.70	01/12/2026	03/30/2026	68	$1,600,000	$1,568,000	98.00
219141954DA	80977 Rockspur Court	4	5	3,694	$426.37	01/09/2026	03/23/2026	25	$1,600,000	$1,575,000	98.44
SW26003695	30605 De Portola Road	4	2	2,426	$649.54	01/07/2026	03/19/2026	30	$1,699,000	$1,575,783	92.75
SW25238733	40267 Scanlon Road	5	4	4,562	$348.53	10/13/2025	03/19/2026	61	$1,599,990	$1,590,000	99.38
P1-25724	43650 Camaron Road	5	3	5,429	$293.79	02/04/2026	03/16/2026	8	$1,595,000	$1,595,000	100.00
219141478DA	81675 Tiburon Drive	3	4	3,412	$468.93	01/15/2026	03/24/2026	47	$1,600,000	$1,600,000	100.00
219144575DA	81102 Carefree Drive	6	5	3,446	$464.31	03/10/2026	03/16/2026	0	$1,600,000	$1,600,000	100.00
219138255PS	3692 Escoba Drive	3	3	2,898	$552.10	11/05/2025	04/01/2026	142	$1,685,000	$1,600,000	94.96
219135505DA	80262 Champions Way	3	3	2,277	$704.87	09/17/2025	04/10/2026	189	$1,650,000	$1,605,000	97.27
219143095PS	345 W Crestview Drive	3	3	2,188	$774.68	02/11/2021	03/20/2026	27	$1,695,000	$1,612,000	95.10
IV26032614	9120 Cleveland	5	4	3,064	$530.35	02/10/2026	03/18/2026	8	$1,599,900	$1,625,000	101.57
219136107DA	80486 Champions Way	4	5	3,451	$470.88	09/13/2025	04/09/2026	174	$1,750,000	$1,625,000	92.86
26719875PS	5 Exeter Court	3	4	3,133	$520.27	04/14/2026	04/14/2026	0	$1,630,000	$1,630,000	100.00
219143185DA	80118 Champions Way	3	3	2,277	$757.58	02/13/2026	04/02/2026	40	$1,649,000	$1,635,000	99.15
SW26043245	16280 Whispering Spur Street	5	8	3,638	$453.55	02/26/2026	04/09/2026	18	$1,650,000	$1,650,000	100.00
219142431DA	79989 Rancho La Quinta Drive	3	4	2,635	$626.19	01/30/2026	04/07/2026	25	$1,695,000	$1,650,000	97.35
219144345DA	80412 Hermitage	4	4	3,308	$498.79	10/19/2025	03/30/2026	18	$1,699,000	$1,650,000	97.12
PW26034864	176 W Crestview	3	3	1,853	$894.95	02/16/2026	04/10/2026	6	$1,675,000	$1,658,337	99.01
219145158DA	49760 Mission Drive	3	4	2,924	$570.79	03/20/2026	04/07/2026	18	$1,669,000	$1,669,000	100.00
24470379	805 N Sanderson Avenue	3	4	2,860	$585.66	12/07/2024	04/14/2026	493	$1,675,000	$1,675,000	100.00
219140501PS	1412 Tamarisk W Street #3	3	5	3,360	$498.51	12/31/2025	03/30/2026	23	$1,775,000	$1,675,000	94.37
26632191PS	2355 S Pebble Beach Drive	3	3	2,727	$614.23	01/03/2026	03/16/2026	37	$1,750,000	$1,675,000	95.71
SW26006768	25737 Bay Meadows	5	5	4,259	$396.57	08/22/2025	04/02/2026	32	$1,724,999	$1,689,000	97.91
219143822DA	79560 Mission Drive	3	4	2,635	$645.16	02/20/2026	03/24/2026	12	$1,649,000	$1,700,000	103.09
219140591PS	725 W Azalea Circle	4	6	4,231	$401.80	01/02/2026	03/30/2026	87	$1,849,000	$1,700,000	91.94
SW25258528	18378 Avenida Bosque	4	4	5,157	$329.65	11/11/2025	03/27/2026	113	$1,750,000	$1,700,000	97.14
OC26012876	4034 Crown Ranch	4	3	3,032	$577.18	01/19/2026	03/16/2026	15	$1,698,000	$1,750,000	103.06
219140911DA	12 Dartmouth Drive	3	3	3,032	$577.18	01/07/2026	04/07/2026	82	$1,875,000	$1,750,000	93.33
219139330DA	73009 Joshua Tree Street	2	3	2,529	$691.97	11/28/2025	03/16/2026	88	$1,799,000	$1,750,000	97.28
26669121PS	233 W El Camino Way	3	3	2,017	$867.63	03/20/2026	03/20/2026	0	$1,750,000	$1,750,000	100.00
SR26033202	38250 Pratt Road	5	4	3,968	$441.03	02/13/2026	03/31/2026	8	$1,798,000	$1,750,000	97.33
26649153	1945 S Mesa Drive	3	4	2,388	$753.35	02/10/2026	03/16/2026	18	$1,799,000	$1,775,000	98.67
219137525DA	11 Sussex Court	3	3	3,034	$592.95	09/15/2025	04/03/2026	151	$1,799,000	$1,799,000	100.00
SW25184211	40860 Calle Bandido	6	6	5,282	$340.78	08/14/2025	03/24/2026	159	$1,799,980	$1,799,980	100.00
IG26017203	30301 Oak Grove	4	4	3,947	$456.04	01/22/2026	03/24/2026	34	$1,800,000	$1,800,000	100.00
26645673PS	70570 Camellia Court	4	4	3,165	$582.94	02/11/2026	03/25/2026	42	$1,845,000	$1,820,000	98.64
219143308PS	272 Loch Lomond Road	4	5	3,681	$509.37	02/15/2026	04/10/2026	45	$1,875,000	$1,825,000	97.33
SW26070221	25824 Long Acres	5	5	4,259	$439.07	02/20/2026	04/06/2026	0	$1,870,000	$1,870,000	100.00
219145716DA	75635 Painted Desert Drive	3	4	3,116	$608.15	04/02/2026	04/13/2026	8	$1,895,000	$1,895,000	100.00
219142602PS	1400 Verdugo Road	4	4	3,505	$540.66	02/03/2026	04/09/2026	54	$1,975,000	$1,895,000	95.95
219142170PS	2111 S Camino Barranca	4	3	2,604	$729.65	01/26/2026	04/09/2026	55	$1,975,000	$1,900,000	96.20

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219141706DA 79035 Rancho La Quinta Drive	4	4	2,924	$666.89	10/08/2025	04/06/2026	50	$2,100,000	$1,950,000	92.86
219141531DA 688 Mission Creek Drive	3	4	3,255	$614.44	01/16/2026	03/31/2026	35	$2,050,000	$2,000,000	97.56
219140661DA 81020 Shinnecock	4	4	3,612	$567.55	01/01/2026	03/20/2026	75	$2,150,000	$2,050,000	95.35
219145588PS 11 Duke Drive	3	3	3,256	$629.61	03/31/2026	03/31/2026	0	$2,050,000	$2,050,000	100.00
219145034DA 73062 Galleria Court	3	5	3,225	$635.66	02/28/2026	03/27/2026	0	$2,100,000	$2,050,000	97.62
219141845DA 48365 Alan Circle	4	5	3,594	$577.35	01/21/2026	04/10/2026	65	$2,140,000	$2,075,000	96.96
SW26032677 38595 Via Del Oso	5	4	3,552	$591.22	02/12/2026	03/23/2026	2	$1,999,000	$2,100,000	105.05
26657663PS 81215 Legends Way	4	5	4,370	$481.69	02/28/2026	03/24/2026	25	$2,150,000	$2,105,000	97.91
SW26031971 43925 El Lucero	4	5	5,475	$385.57	02/12/2026	04/09/2026	26	$2,245,000	$2,111,000	94.03
219137814DA 40735 Paxton Drive	4	4	5,792	$371.20	10/28/2025	04/03/2026	124	$2,495,000	$2,150,000	86.17
219138343PS 15 Sun Ridge Circle	4	6	5,510	$390.20	10/31/2025	03/30/2026	139	$2,500,000	$2,150,000	86.00
219138278DA 51461 Marbella Court	4	5	3,612	$609.08	11/05/2025	03/17/2026	13	$2,200,000	$2,200,000	100.00
219141141DA 49040 Calle Flora	4	6	4,000	$550.00	01/09/2026	04/09/2026	86	$2,350,000	$2,200,000	93.62
219143009DA 16 Dominion Court	4	5	4,046	$561.05	02/10/2026	03/16/2026	16	$2,270,000	$2,200,000	96.92
219143384DA 16 Johnar Boulevard	3	4	4,210	$568.88	02/04/2026	04/01/2026	7	$2,395,000	$2,200,000	91.86
SW26019124 37840 Via Majorca	8	6	8,541	$257.58	01/21/2026	03/30/2026	5	$2,000,000	$2,200,000	110.00
IV25200671 2100 Hathaway Place	4	5	6,200	$362.90	09/05/2025	04/10/2026	146	$2,199,999	$2,250,000	102.27
219144534DA 70380 Desert Cove Avenue	5	8	8,990	$250.28	03/10/2025	03/26/2026	0	$2,650,000	$2,250,000	84.91
219141388DA 48457 Vista Palomino	4	5	3,556	$646.79	06/15/2022	03/27/2026	64	$2,495,000	$2,300,000	92.18
25606345PS 418 E Via Colusa	4	4	2,241	$1,055.33	10/16/2025	03/18/2026	153	$2,495,000	$2,365,000	94.79
219143016DA 81150 Shinnecock	3	4	3,953	$631.17	02/10/2026	03/18/2026	34	$2,495,000	$2,390,000	95.79
25625205PS 290 W Lilliana Drive	5	6	3,870	$619.90	12/05/2025	04/02/2026	83	$2,499,000	$2,399,000	96.00
219142285DA 206 Crystal Bay Court	4	5	4,359	$562.06	01/29/2026	04/09/2026	34	$2,595,000	$2,450,000	94.41
219145744DA 78915 Mission Drive	4	5	4,002	$623.44	11/15/2024	04/03/2026	0	$2,495,000	$2,495,000	100.00
219142242DA 76970 Avenida Fernando	4	4	3,508	$711.23	01/26/2026	03/17/2026	19	$2,495,000	$2,495,000	100.00
219143355DA 58186 Aracena	4	4	3,701	$701.16	02/17/2026	03/27/2026	20	$2,595,000	$2,560,000	98.65
25559985PS 2233 N Vista Drive	3	3	2,400	$1,095.83	07/03/2025	03/24/2026	252	$2,795,000	$2,630,000	94.10
219142936DA 427 N Avenida Caballeros	4	5	4,265	$726.85	02/09/2026	04/01/2026	37	$3,100,000	$2,675,000	86.29
219144699DA 50800 Los Palos Road	7	5	2,700	$1,000.00	03/12/2026	03/31/2026	0	$2,700,000	$2,700,000	100.00
219142657DA 42795 Via Orvieto	4	5	3,724	$738.45	02/04/2026	03/30/2026	28	$2,850,000	$2,750,000	96.49
219143272DA 79995 Double Eagle Way	4	5	4,542	$615.37	02/15/2026	03/25/2026	12	$2,795,000	$2,795,000	100.00
219142191DA 49559 ViA Conquistador	4	5	4,243	$659.91	01/27/2026	03/18/2026	11	$2,999,999	$2,800,000	93.33
219144340DA 23 Emerald Court	3	4	3,499	$800.23	03/06/2026	04/01/2026	15	$2,895,000	$2,800,000	96.72
219136586PS 367 Tamarisk Road	5	5	3,504	$799.09	10/08/2025	04/07/2026	176	$2,995,000	$2,800,000	93.49
219142991PS 2488 S Alhambra Drive	4	3	3,356	$834.33	02/10/2026	03/30/2026	20	$2,800,000	$2,800,000	100.00
SW26013997 21051 Via Sevilla	6	5	5,152	$553.18	01/20/2026	03/17/2026	2	$2,999,000	$2,850,000	95.03
219144072DA 29 Topaz Court	4	5	3,717	$780.20	03/02/2026	03/31/2026	19	$2,800,000	$2,900,000	103.57
219142410DA 50200 Hidden Valley Trail	3	4	3,749	$773.54	01/30/2026	03/17/2026	47	$2,995,000	$2,900,000	96.83
SW25159557 39547 Calle Cabernet	6	8	5,417	$535.35	07/15/2025	03/23/2026	224	$3,100,000	$2,900,000	93.55
219140936DA 79373 Cetrino	4	5	4,697	$632.85	01/07/2026	03/16/2026	46	$2,999,500	$2,972,500	99.10
219139421DA 400 Vista Creek	4	5	3,314	$897.71	12/01/2025	04/03/2026	103	$3,195,000	$2,975,000	93.11
219137855DA 40286 Tonopah Road	5	5	4,200	$714.29	10/30/2025	04/09/2026	146	$3,895,000	$3,000,000	77.02
219137456DA 335 Patel Place	4	5	4,259	$704.39	09/29/2025	04/02/2026	144	$3,199,000	$3,000,000	93.78
219141699DA 45715 Cholame Way	4	4	4,003	$774.42	01/20/2026	03/25/2026	28	$3,195,000	$3,100,000	97.03
219143073PS 992 E La Jolla Road	4	3	2,027	$1,776.02	02/11/2026	03/18/2026	27	$3,600,000	$3,175,000	88.19
219142966PS 1255 Camino Mirasol	4	5	3,003	$1,198.47	02/09/2026	03/19/2026	38	$3,599,000	$3,250,000	90.30
219143903DA 58075 Carmona	4	5	5,116	$645.04	02/27/2026	03/25/2026	22	$3,395,000	$3,300,000	97.20
26656139PS 311 W Via Sol	5	5	3,372	$1,015.72	03/05/2026	03/31/2026	15	$3,500,000	$3,425,000	97.86
219142569DA 79182 Tom Fazio Lane	4	5	3,438	$1,025.31	02/02/2026	03/31/2026	54	$3,725,000	$3,525,000	94.63

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SW26024638	30635 Sorrel Lane	4	6	4,464	$809.81	02/07/2026	03/18/2026	17	$3,995,000	$3,615,000	90.49
219142403DA	52545 Via Castile	4	5	2,756	$1,324.38	01/30/2026	03/20/2026	18	$3,795,000	$3,650,000	96.18
26663547PS	3077 Monte Sereno	4	5	4,101	$902.22	03/12/2026	04/06/2026	14	$3,700,000	$3,700,000	100.00
SW25272999	40125 Camino Del Vino	10	13	7,900	$468.35	12/08/2025	03/31/2026	58	$3,988,000	$3,700,000	92.78
219143600DA	80765 Via Savona	3	4	2,883	$1,300.73	02/21/2026	04/10/2026	20	$3,897,000	$3,750,000	96.23
25609587PS	1189 N Rose Avenue	4	5	2,907	$1,289.99	10/25/2025	04/10/2026	144	$3,995,000	$3,750,000	93.87
SW25208075	19300 Hombre Lane	5	6	4,333	$876.99	09/11/2025	04/13/2026	158	$3,998,000	$3,800,000	95.05
219138449DA	59235 Seville	4	5	4,345	$886.08	11/08/2025	04/10/2026	128	$3,900,000	$3,850,000	98.72
219144593DA	42370 Via Vicchio	4	5	4,064	$971.95	03/11/2026	04/13/2026	17	$3,995,000	$3,950,000	98.87
219139245DA	4 Via Lantico	4	7	6,275	$693.23	11/26/2025	04/13/2026	112	$4,750,000	$4,350,000	91.58
219141048DA	76392 Via Chianti	4	6	4,916	$884.87	01/09/2026	03/20/2026	70	$4,495,000	$4,350,000	96.77
NP26020276	76518 Via Chianti	4	7	4,936	$886.35	01/27/2026	03/27/2026	22	$4,595,000	$4,375,000	95.21
219137926DA	43139 Via Lucca	4	5	4,916	$899.10	10/31/2025	03/18/2026	127	$4,525,000	$4,420,000	97.68
219140035DA	75861 Via Pisa	4	5	3,622	$1,270.02	12/15/2025	03/24/2026	94	$4,695,000	$4,600,000	97.98
219143624DA	79375 N Tom Fazio Lane	4	5	4,433	$1,173.02	02/22/2026	04/08/2026	26	$5,300,000	$5,200,000	98.11
219142812DA	1050 N Cahuilla Road	4	4	4,004	$847.90	02/06/2026	03/16/2026	26	$3,395,000	$5,250,000	154.64
219139198DA	75993 Via Pisa	4	5	5,142	$1,045.31	11/24/2025	03/16/2026	84	$5,895,000	$5,375,000	91.18
25594523PS	2399 City View Drive	4	5	3,700	$1,459.46	10/03/2025	03/26/2026	167	$5,985,000	$5,400,000	90.23
219140950DA	70149 Sonora Road	4	5	4,693	$1,246.54	01/07/2026	04/09/2026	80	$5,950,000	$5,850,000	98.32
219136405DA	79095 Tom Fazio Lane	5	7	8,346	$718.91	10/04/2025	04/01/2026	155	$6,299,000	$6,000,000	95.25
219134758DA	53731 Via Mallorca	5	6	4,990	$1,212.42	09/02/2025	04/13/2026	183	$6,495,000	$6,050,000	93.15
219146184DA	815 N Prescott Drive	4	5	4,588	$1,394.94	04/10/2026	04/10/2026	0	$6,750,000	$6,400,000	94.81
219139019DA	80800 Vista Bonita Trail	6	8	9,200	$722.83	11/20/2025	03/27/2026	127	$7,500,000	$6,650,000	88.67
219141655DA	53747 Via Strada	6	8	8,410	$1,343.64	01/02/2026	03/16/2026	15	$12,995,000	$11,300,000	86.96
219136199DA	81171 Columbus Way	7	8	10,046	$1,393.59	10/01/2025	03/16/2026	166	$16,950,000	$14,000,000	82.60

Inventory Analysis	**Prior 7-12 Months** (04/14/2025-10/12/2025)	**Prior 4-6 Months** (10/13/2025-01/12/2026)	**Current - 3 Months** (01/13/2026-04/14/2026)
Total # of Comparable Sales (Settled)	0	0	1832
Absorption Rate (Total Sales/Months)	0.00	0.00	610.67
Total # of Comparable Active Listings	231	629	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**
Median Comparable Sale Price	$0	$0	$639,495
Median Comparable Sales DAM	0	0	31
Median Comparable List Price (Listings Only)	$629,000	$642,325	$1,630,000
Median Comparable Listings DAM (Listings Only)	169	97	176
Median Sale Price / Median List Price %	0.00%	0.00%	99.93%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

APPENDIX K

CONTINUATION OF SECTIONS

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Funding Approval Agreements

CDBG, ESG, and HOME

FY 2026-2027

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: B-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

* Street1: 3403 Tenth Street
Street2: Suite 300
* City: Riverside
County/Parish: Riverside
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 92501-3659

e. Organizational Unit:

Department Name: Housing & Workforce Solutions

Division Name: Community & Housing Developmen

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Juan
Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of Community Development Block Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	7,764,567.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	7,764,567.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: M-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

* Street1: 3403 Tenth Street
Street2: Suite 300
* City: Riverside
County/Parish: Riverside
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 92501-3659

e. Organizational Unit:

Department Name: Housing & Workforce Solutions

Division Name: Community & Housing Developmen

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Juan
Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-239

Assistance Listing Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of HOME Investment Partnerships Funds. $350,000 in Program Income to be used towards First Time Home Buyer.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	2,102,217.03
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	350,000.00
* g. TOTAL	2,452,217.03

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

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☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

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Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
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- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/02/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: N/A

5b. Federal Award Identifier: E-26-UC-06-0506

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: County of Riverside

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000930

* c. UEI: MN1HJ72DTDF9

d. Address:

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e. Organizational Unit:

Department Name: Housing & Workforce Solutions

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Prefix: Mr.
* First Name: Juan
Middle Name:
* Last Name: Garcia
Suffix:

Title: HWS Deputy Director

Organizational Affiliation:

* Telephone Number: 951-955-8126
Fax Number:

* Email: JUGarcia@rivco.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14-231

Assistance Listing Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Projected use of the Emergency Solutions Grant Funds.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-041 * b. Program/Project: CA-041

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026 * b. End Date: 06/30/2027

18. Estimated Funding ($):

* a. Federal	623,369.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	623,369.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Heidi

Middle Name:

* Last Name: Marshall

Suffix:

* Title: Director of Housing & Workforce Solutions

* Telephone Number: 951-955-1309 Fax Number:

* Email: HMarshall@rivco.org

* Signature of Authorized Representative: * Date Signed:

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

HUD 424-B Assurance-Certificate

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix:	Ms.	*First Name:	Heidi
Middle Name:			
*Last Name:	Marshall		
Suffix:			

*Title: Director of Housing & Workforce Solutions

*Applicant Organization: County of Riverside

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature: *Date:

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

Federal Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2026** [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

_____

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

_____ _____

Signature of Authorized Official Date

Director of Housing and Workforce Solutions

Title

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Funding Approval/Award Agreements

CDBG, HOME, and ESG

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: • 14.218, Community Development Block Grant Program for Entitlement Communities • 14.225, Community Development Block Grant Program for Insular Areas • 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): N/A
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date: 10/1/2024 - See Addendum 2	17. Budget approved by HUD:
7. Budget period start and end date: 10/1/2024 - See Addendum 2	18. Fiscal year: 2026
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 5301 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 570
23. Federal award description: The CDBG program provides funding to eligible grantees for the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Community Development Block Grant program statute 42 U.S.C. 5301 et seq., the program regulations at 24 C.F.R. § 570 (as now in effect and as may be

amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in

such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance*. If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions*. Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America*. The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections*. Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims*. Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter*. Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date
For the Recipient (name and title of authorized official)	Signature	Date

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.218, Community Development Block Grant Program for Entitlement Communities

Assistance Listing 14.225, Community Development Block Grant Program for Insular Areas

Assistance Listing 14.228, Community Development Block Grant Program for States and Non-Entitlement Grants in Hawaii

1. *Environmental Review.* The Recipient agrees to assume all the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to section 104(g) of title I of the Housing and Community Development Act of 1974 and published in 24 C.F.R. part 58; except that if the Recipient is a state, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.

2. *Public Use.* The Recipient shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport, or highway projects as well as utility projects that benefit or serve the general public (including energy-, communication-, water-, and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Pub. Law No. 107–118) shall be considered a public use for purposes of eminent domain.

3. *Prohibition on Selling, Trading, and Transferring Funds.* The Recipient or unit of general local government that directly or indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Housing and Community Development Act of 1974.

4. *Construction of Water and Sewer Facilities.* Notwithstanding any other provision of this agreement, the Recipient may not obligate or expend award funds to plan or construct water or sewer facilities, including any new or revised activities, until after 1) it completes the review procedures required under Executive Order 12372, Intergovernmental Review of Federal Programs, and 24 C.F.R. part 52 and 2) HUD provides written notice of the release of funds.

5. *Funds for For-Profit Entities.* Under 42 U.S.C. § 5305(a)(17), CDBG funds may not be provided to a for-profit entity unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 C.F.R. § 570, *Guidelines and Objectives for Evaluating Project Costs and Financial Requirements*.

6. *Violence Against Women Act.* The Recipient will comply with the right to report crime and emergencies protections at 34 U.S.C. § 12495 of the Violence Against Women Act.

7. Funding Information and Period of Performance and Budget Period End Dates

Source of Funds	Amount	Period of Performance End Date	Budget Period End Date

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: 14.239, HOME Investment Partnerships Program
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): See Addendum 2
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date:	17. Budget approved by HUD:
7. Budget period start and end date:	18. Fiscal year: See Addendum 2
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 12701 et seq
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 118-158, Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. Part 92
23. Federal award description: Under the HOME Investment Partnerships Program, HUD allocates funds by formula among eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the HOME Investment Partnerships program statute 42 U.S.C. 12701 et seq., the program regulations at 24 C.F.R. § 92 (as now in effect and as may be amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter*. Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date
For the Recipient (name and title of authorized official)	Signature	Date

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing 14.239, HOME Investment Partnerships Program

1. For the purposes of this Agreement and any applicable addenda, the term "recipient" shall have the meaning of "grantee", "participating jurisdiction" as defined in 24 C.F.R. 92.2., or "insular area" as defined in 24 C.F.R. 92.2.

2. *Community Housing Development Organizations (CHDOs)*. When 42 U.S.C. 12771(b) is suspended by a given year's appropriations, the Secretary shall not deduct funds set aside for CHDOs from the Recipient's HOME Investment Trust Fund for failure to reserve those funds for projects owned, developed, or sponsored by CHDOs within 24 months after the last day of the month in which HUD notifies the Recipient of HUD's execution of this Agreement.

3. *Commitment*. When 42 U.S.C. 12749(g) is suspended by a given year's appropriations, the Recipient's ability to commit funds provided through this Agreement will not expire 24 months after the last day of the month in which such funds are deposited in the jurisdiction's HOME Investment Trust Fund.

4. *Deobligations*. To the extent authorized by HUD regulations at 24 C.F.R. Part 92, HUD may, by its execution of an amendment to this Agreement, deobligate funds previously awarded to the Recipient without the Recipient's execution of the amendment or other consent.

5. *State Environmental Review*. If a Recipient is a State, as defined in 24 C.F.R. 92.2, and the Recipient provides HOME funds to a "State recipient", as that term is defined in 24 CFR 92.2, then the Recipient must require that the "State recipient" shall assume responsibility for the environmental review in accordance with 24 CFR 92.352 in the written agreement entered into pursuant to 24 CFR 92.504. Notwithstanding the foregoing, as per 24 CFR 92.504(c)(1)(vi), the "State recipient" shall not assume the Recipient's responsibilities for release of funds under 24 CFR 92.352.

6. *Reallocations*. All funds for the specified Fiscal Year provided by HUD by formula reallocation are covered by this Agreement upon execution of an amendment by HUD, without the Recipient's execution of the amendment or other consent.

7. *Repayments*. The Recipient agrees that funds invested in affordable housing under 24 C.F.R. Part 92 are repayable when the housing no longer qualifies as affordable housing. Repayment shall be made as specified in 24 C.F.R. Part 92.

8. *Cost Sharing*. This award is subject to match provisions in 24 C.F.R. 92.64(a)(1) and 24 C.F.R. 92.218-222, as applicable. The amount of match that a recipient may be required to provide in a year is not based upon the amount of the recipient's award. Under 24 C.F.R. 92.218, the amount of match that a recipient may be required to provide is determined by the type of eligible costs incurred by the recipient and the amount of funds drawn from the HOME Investment Trust Fund Treasury Account in that year. Since these factors are fact-sensitive, the amount of match is not included in either Box 15 or Box 16 of this Agreement.

9. *Funding Information*:

Source of Funds	Appropriation Code	PAS Code	Amount

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Recipient's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Recipient is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
FEDERAL AWARD AGREEMENT

A. General Federal Award Information

1. Recipient name (must match Unique Entity Identifier name) and address:	12. Assistance listing number and title: 14.231, Emergency Solutions Grants Program
2. Recipient's Unique Entity Identifier:	13. Amount of federal funds obligated by this action:
3. Tax identification number:	14. Total amount of federal funds obligated:
4. Federal Award Identification Number (FAIN):	15. Total approved cost sharing (if applicable): (See Addendum 2)
5. Instrument type: Grant ☒ Cooperative agreement ☐ Loan Guarantee ☐	16. Total federal award amount, including approved cost sharing:
6. Period of performance start and end date:	17. Budget approved by HUD:
7. Budget period start and end date:	18. Fiscal year:
8. Initial Agreement ☒ Amendment ☐ #	19. Statutory authority: 42 U.S.C. 11371 et seq.
9. Indirect cost rate (per § 200.414): Recipients must complete Addendum 3: Indirect Cost Rate Schedule	20. Applicable appropriations act(s): Public Law 119-4
10. Is this award for research and development (per 2 C.F.R. § 200.1)? Yes ☐ No ☒	21. Notice/notice of funding opportunity this award is made under (if applicable): N/A
11. Awarding official name and contact information:	22. Program regulations (if applicable): 24 C.F.R. 576
23. Federal award description: The Emergency Solutions Grant Program is designed to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness. • Addendum 1. Policy Requirements • Addendum 2. Program-Specific Requirements • Addendum 3. Indirect Cost Rate Schedule	

Authority and Agreement. This agreement between the U.S. Department of Housing and Urban Development (HUD) and the Recipient is made pursuant to the statutory authority above (box 19) and is subject to the applicable appropriations act(s) (box 20). This agreement incorporates by reference the Emergency Solutions Grants program statute 42 U.S.C. 11371 et seq., the program regulations at 24 C.F.R. § 576 (as now in effect and as may be amended from time to time), Recipient's consolidated plan/action plan, the relevant funding notice (box 21), any attached Specific Terms and Conditions, and the attached addenda (box 23).

B. Terms and Conditions

1. *General terms and requirements.* The Recipient must comply with all applicable federal laws, regulations, and requirements, unless otherwise provided through HUD's formal waiver authorities. This agreement, including any attachments and addenda, may only be amended in writing executed by parties to this agreement and any addenda.

2. *Administrative requirements.* The Recipient must comply with the following requirement(s) if checked below:

   ☐ The administrative requirements in the HUD General Administrative, National, and Departmental Policy Requirements and Terms for HUD's Financial Assistance Programs 2025, as indicated in the relevant NOFO, apply to this agreement.

   ☒ The grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Unique Entity Identifier (UEI); the System for Award Management (SAM.gov.); the Federal Funding Accountability and Transparency Act as provided in 2 C.F.R. part 25, Universal Identifier and General Contractor Registration; and 2 C.F.R. part 170, Reporting Subaward and Executive Compensation Information.

3. *Applicability of 2 C.F.R. part 200.*

   ☒ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200, as may be amended from time to time. If any previous or future amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

   ☐ The Recipient must comply with the applicable requirements at 2 C.F.R. part 200. If any previous amendments to 2 C.F.R. part 200 replace or renumber any part 200 section cited in HUD's regulations in Title 24 of the Code of Federal Regulations, the amended part 200 requirements will govern award activities carried out after the amendments' effective date.

4. *Future budget periods.* If the period of performance spans multiple budget periods, subsequent budget periods are subject to the availability of funds, program authority, satisfactory performance, and compliance with the terms and conditions of the Federal award.

5. *Indirect Cost Rate.* If the Recipient intends to use a negotiated or de minimis rate for indirect costs, the Recipient must submit an Indirect Cost Rate form to HUD, either with its application using HUD-426 (competitive grants) or with this agreement using "Addendum #3 "Indirect Cost Rate Schedule" (formula and congressional grants). The submitted form/addendum will be incorporated into and made part of this agreement, provided that the rate information is consistent with the applicable requirements under 2 C.F.R. § 200.414. If there is any change in the Recipient's indirect cost rate, it must immediately notify HUD and execute an amendment to this agreement to reflect the change if necessary.

6. *Recipient integrity and performance matters.* If the Federal share of this award is more than $500,000 over the period of performance (box 6), the terms and conditions in 2 C.F.R. part 200 Appendix XII apply to this agreement.

7. *Recordkeeping and Access to Records.* The Recipient hereby agrees to maintain complete and accurate books of account for this award and award activities in such a manner as to permit the preparation of statements and reports in accordance with HUD requirements, and to permit timely and effective audit. The Recipient agrees to furnish HUD such financial and project reports, records, statements, subrecipient data, and documents at such times, in such form, and accompanied by such reporting data as required by HUD. HUD and its duly authorized representative shall have full and free access to all Recipient offices and facilities, and to all books, documents, and records of the Recipient relevant to the administration, receipt, and use of this award and award activities, including the right to audit and make copies. The Recipient agrees to maintain records that identify the source and application of funds, including relevant subrecipient data, in such a manner as to allow HUD to determine that all funds are and have been expended in accordance with program requirements and in a manner consistent with applicable law.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools, which will be made available for the Recipient's use in the future. The Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its subrecipients) using these new tools when they are released. HUD will work with the Recipient to support the Recipient's transition to this new reporting environment. Once implemented, timely reporting in this new environment will be mandatory. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring 100% review, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law, as amended.

8. *Noncompliance.* If the Recipient fails to comply with the provisions of this agreement, HUD may take one or more of the actions provided in program statutes, regulations or 2 C.F.R. § 200.339, as applicable. Nothing in this agreement shall limit any remedies otherwise available to HUD in the case of noncompliance by the Recipient. No delay or omissions by HUD in exercising any right or remedy available to it under this agreement shall impair any such right or remedy or constitute a waiver of or acquiescence in any Recipient noncompliance.

9. *Termination provisions.* Unless superseded by program statutes, regulations or NOFOs, the termination provisions in 2 C.F.R. § 200.340 apply.

10. *Build America, Buy America.* The Recipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 U.S.C. § 8301 note, and all applicable rules and notices, as may be amended, if applicable. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 Fed. Reg. 17001), BABA requirements apply to any infrastructure projects HUD has obligated funds for after the effective dates, unless excepted by a waiver.

11. *Waste, Fraud, Abuse, and Whistleblower Protections.* Any person who becomes aware of the existence or apparent existence of fraud, waste, or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). Allegations of fraud, waste, and abuse related to HUD programs can be reported to the HUD OIG hotline via phone at 1-800-347-3735 or online hotline form. The Recipient must comply with 41 U.S.C. § 4712, which includes informing employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, recipient, and subrecipient—as well as a personal services contractor—who make a protected disclosure about a Federal award or contract cannot be discharged, demoted, or otherwise discriminated against if they reasonably believe the information they disclose is evidence of (1) gross mismanagement of a Federal contract or award; (2) waste of Federal funds; (3) abuse of authority relating to a Federal contract or award; (4) substantial and specific danger to public health and safety; or (5) violations of law, rule, or regulation related to a Federal contract or award.

12. *Third-Party Claims.* Nothing in this agreement shall be construed as creating or justifying any claim against the federal government or the Recipient by any third party.

13. *Rule of Construction and No Construction Against Drafter*. Notwithstanding anything contained in this agreement, the terms and conditions hereof are to be construed to have full and expansive effect in both interpretation and application, and the parties agree that the principle of interpretation that holds that ambiguities in terms or conditions are construed against the drafter shall not apply in interpreting this agreement.

C. Federal Award Performance Goals

The Recipient must meet any applicable performance goals, indicators, targets, and baseline data as required by applicable program requirements.

D. Specific Terms and Conditions

Not applicable ☒ Attached ☐

For the U.S. Department of HUD (name and title of authorized official)	Signature	Date/ Federal Award Date
For the Recipient (name and title of authorized official)	Signature	Date

FORM APPROVED COUNTY COUNSEL
BY KRISTINE BELL-VALDEZ DATE

ADDENDUM 1. POLICY REQUIREMENTS

If applicable:

1. The Recipient shall not use grant funds to promote "gender ideology," as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;

2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;

3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;

4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,

5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.

6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218, or other Executive Orders or immigration laws.

7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.

8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization's religious character, affiliation, or exercise.

ADDENDUM 2. PROGRAM-SPECIFIC REQUIREMENTS

Assistance Listing Number 14.231, Emergency Solutions Grants Program

1. The funds may be used for costs incurred before the Budget Period under the conditions specified in HUD Notice CPD-25-02 or another prior written approval by HUD, or if the Recipient is not covered by Notice CPD-25-02, under the condition that the costs are otherwise allowable and were incurred on or after the date HUD received the Recipient's Consolidated Plan submission, the Recipient's program year start date, or 90 calendar days before the period of performance start date in Box 6 (whichever is latest).

2. The Recipient agrees to assume responsibility for environmental review, decision making, and action under 24 C.F.R. Part 58; except that if the Recipient is a state and distributes funds to a unit of general local government, the Recipient must require the unit of general local government to assume that responsibility and must comply with the state's responsibilities under 24 C.F.R. 58.4.

3. To the extent authorized by applicable law, HUD may, by its execution of an amendment, deobligate funds under this Agreement without the Recipient's execution of the amendment or other consent.

4. Despite any requirements that provide otherwise, youth aged 24 and under who seek assistance (including shelter, services or rental assistance) shall not be required to provide third-party documentation that they meet the homeless definition in 24 C.F.R. 576.2 as a condition for receiving assistance, and unaccompanied youth aged 24 and under (or families headed by youth aged 24 and under) who have an unsafe primary nighttime residence and no safe alternative to that residence shall be considered homeless for purposes of assistance provided by any private nonprofit organization whose primary mission is to provide services to youth aged 24 and under and families headed by youth aged 24 and under.

5. Cost sharing is defined in 2 C.F.R. Part 200 to include match, which is the required level of cost share that must be provided. Box 15 reflects the total match amount the recipient is required to contribute, as determined in accordance with 24 CFR 576.201.

ADDENDUM 3. INDIRECT COST RATE SCHEDULE

As the duly authorized representative of the Recipient, I certify that the Recipient:

☐ Will not use an indirect cost rate to calculate and charge indirect costs under the grant.

☐ Will calculate and charge indirect costs under the grant by applying a *de minimis* rate as provided by 2 C.F.R. § 200.414(f), as may be amended from time to time.

☐ Will calculate and charge indirect costs under the grant using the indirect cost rate(s) listed below, and each rate listed is included in an indirect cost rate proposal developed in accordance with the applicable appendix to 2 C.F.R. part 200 and, *if required*, was approved by the cognizant agency for indirect costs.

Agency/department/major function	Indirect cost rate	Type of Direct Cost Base
	%	
	%	
	%	

Instructions for the Recipient:
The Recipient must mark the one (and only one) checkbox above that best reflects how the Grantee's indirect costs will be calculated and charged under the grant. Do not include indirect cost rate information for subrecipients.

The table following the third box must be completed only if that box is checked. When listing a rate in the table, enter both the percentage amount (e.g., 10%) and the type of direct cost base to be used. For example, if the direct cost base used for calculating indirect costs is Modified Total Direct Costs, then enter "MTDC" in the "Type of Direct Cost Base" column.

If using the Simplified Allocation Method for indirect costs, enter the applicable indirect cost rate and type of direct cost base in the first row of the table.

If using the Multiple Allocation Base Method, enter each major function of the organization for which a rate was developed and will be used under the grant, the indirect cost rate applicable to that major function, and the type of direct cost base to which the rate will be applied.

If the Grantee is a government and more than one agency or department will carry out activities under the grant, enter each agency or department that will carry out activities under the grant, the indirect cost rate(s) for that agency or department, and the type of direct cost base to which each rate will be applied.

To learn more about the indirect cost requirements, see 2 C.F.R. part 200, subpart E and Appendix VII to Part 200 (for state and local governments).

Forms-HEP Program Policies and Guidelines

HOME ENHANCEMENT PROGRAM

Program Information/Policies

A complete Minor Home Improvement Program participation packet:

1. Program Information (Information for Applicant Only)
2. Application & Supporting Documents (Required to be collected with Application)

Revised June 2026

HOME ENHANCEMENT PROGRAM (HEP)
Policies

The Home Enhancement Program (HEP) provides grants to rehabilitate stick-built and manufactured or modular homes (attached/affixed to owner-owned private land) owner-occupied single-family residences in the unincorporated communities and cooperative cities within the County of Riverside.

TERMS

1. HEP grants can only be used to assist low-income qualified homeowners with home exterior repairs, which include minor roof repairs, broken/missing windows, exterior paint, fence repair, and other eligible exterior improvements.

2. The maximum grant amount is $50,000*
   **County reserves the right to increase the maximum HEP grant limit to address all necessary health and safety improvement discoveries*

3. To apply for the Home Enhancement Program, a non-refundable application fee of $35.00, per household, is required to process the application. Please have payment (check or money order) together with the HEP application, these items will be collected at the initial site visit. Make the check or money order payable to: **Riverside County HWS- HEP Program.**

4. To be considered for a HEP grant, applicants must meet the following Qualifying Thresholds:
   - Total Household Income must be no greater than eighty percent (80%) of the Median Household Income for Riverside County for the household size;
   - The applicant must be the owner-occupant of the property;
   - The property must be located within the unincorporated area or cooperating City of the County;
   - The dwelling must be a single-family home affixed to the Property Owner's private property;
   - The property must be located within a community where the County's HEP activities are being carried out; and
   - One homeowner must be either a US Citizen or a Qualified Alien as per Section 431 of the Personal Responsibility and Work Opportunity Act (PRWORA).

5. In addition to the Qualifying Thresholds, HEP grant funding priority will be given to applicants located within HEP Target Communities.

6. A Riverside County Housing Workforce Solutions (HWS) staff person or approved Partner Agency will prioritize the repairs and improvements based upon the health, safety, neighborhood enhancement, and needs of the property. Riverside County staff sustains the right and has the discretion to determine and deny the approval of any application based on the reasonableness of the exterior repairs requested for the home.

7. All participants of this program shall indemnify and hold the County of Riverside and their elected officials, officers, agents, employees, and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of the borrowers and guarantors, its officers, agents, employees, contractors, subcontractors and independent contractors for property damage, bodily injury, or death or any other element of damage of any kind or nature, relating to or in any way connected with or arising from its users' and responsibilities in connection therewith of the property or the condition thereof, and all borrowers and guarantors shall defend, at its expense, including attorney fees, the County of Riverside and their elected officials, officers, agents, employees, and independent contractors in any legal action based upon such alleged acts or omission.

ELIGIBILITY REQUIREMENTS

1. All applicants for the Home Enhancement Program must be the owner-occupant of the property to be repaired.

2. All properties must be owner-occupied, single-family, stick-built, manufactured, or modular homes affixed to the property owner's private property.

3. Property must have been owned by the applicant for a minimum of one year prior to application.

4. Subject property must be the only real property owned by the applicant.

5. The household living in the property must qualify as a low-income household (at or below 80% of the County Median Income per HUD Income Limits).

6. The property must be currently insured by a valid property insurance policy including flood coverage if in a flood zone. (In some instances, the house may need to have repair measures in order to be insured. If these conditions exist, the repairs that will enable the homeowner to obtain insurance may be completed, but homeowner's insurance must be obtained prior to project completion).

7. Individual properties will be thoroughly assessed on a case-by-case basis. The County reserves the right to deny eligibility in the event of any of the following:
    a. The total anticipated cost of the improvements/enhancements is less than $100 and exceeds the maximum amount of $50,000*.
    b. Inspection results prove that substantial improvement outcomes will not be realized; or
    c. Rehabilitation of the property will not be cost-effective to the owner or the County.

SECURITY - Covenant Agreement

Participants are required to enter into a **five (5)** year Covenant agreement that:

1. Restricts the use of the property to an affordable single-family dwelling, encumbers the land, and restricts the sale and future loans against the property for the duration of the agreement.
2. Requires the property owner to provide continued maintenance of the entire property, interior and exterior, for the duration of the agreement.

ELIGIBLE REPAIRS

In order to ensure that the goals of the HEP are met, the following list of specific priorities has been established to serve as a guide for the personnel assigned to the program. It should be noted that the items listed are not meant to exclude other improvements, and staff members are encouraged to explore additional means for meeting the overall program goals:

1) Health and Safety Issues/Systems
2) Exterior Improvements
3) Energy Efficiency Measures
    a) i.e. doors, windows, weatherization, etc.
4) Address repairs needed for residential homes that meet the County or Riverside's (Community Development Block Grant (CDBG)-Assisted Code Enforcement Policies and Procedures definition of "Deteriorated/Deteriorating" adopted in November 2017

Note: Certain improvements are subject to specific requirements and limitations.

Ineligible uses of program grant funds shall include, but are not limited to, the following:

(1) Off-Site Improvements (including any improvements to property not located on the same parcel nor directly benefiting the single-family dwelling);
(2) A manufactured or stick-built home located and installed on leased property;
(3) Interim financing;
(4) Real property acquisition;
(5) Operating and maintenance costs;
(6) Refinancing or consolidation of existing debt;
(7) Consultant fees to personnel other than licensed professionals;
(8) Costs incurred prior to project approval;
(9) Esthetic remodeling and upgrades;
(10) Landscaping maintenance and upkeep
(11) Foundation repairs;
(12) Non-capital equipment; and
(13) Temporary and permanent relocation expenses.

Examples of repairs are listed below and are prioritized by Health and Safety risks:

EXTERIOR REPAIRS:
• Minor Roof Repair / Roof Replacement (if necessary)
• Replacement of broken or missing windows and doors (energy efficiency)
• Repair or replace damaged and falling fencing (equivalent to existing fencing material)
• Exterior paint and other improvements
• Exterior Paint walls and trim
• Repair or replace flashing and guttering
• Repair or replace porches and steps
• Repair exterior foundation walls
• Removal of aging, dangerous trees and/or hedges *(to be considered for this service, a homeowner will be required to install a water-smart landscape, gardening, and/or vegetation upon project completion).*
INTERIOR REPAIRS:
• Repairs will be determined during the inspection site visit and will be reviewed for eligibility

APPLICATION SUBMISSION

Completed applications submitted to HWS will be reviewed and evaluated on a first-come, first-served basis**.** The application process may require coordination with multiple departments of the County of Riverside and various other local jurisdictions.

In order to request financial assistance, the applicant shall:
- Submit a completed application package with all required attachments; and
- Be available for further clarifications, requests, and follow-up questions during the review process.

REVIEW PROCESS

1) Review of Minimum Requirements

a) An HWS Program Manager will review the applicant's submission to make a determination as to meeting the minimum threshold requirements as described above in the TERMS and ELIGIBILITY REQUIREMENTS section of this document.

b) The applicant's submission will not proceed beyond this point of the review process should it be determined that the applicant does not meet all minimum threshold requirements.

2) Review of Feasibility

An HWS staff or approved representative will review the applicant's submission for feasibility. This review will include the following analysis:

i) Property Ownership

(1) Staff will review the record of Title/Grant Deed & Deed of Trust to ensure that the applicant is the owner of the subject property.

ii) Environmental Review

(1) Complete Historic and Architectural Assessment

a) Is the Home 50 Years or Older (If Yes Continue)

i) Take Exterior Pictures from all Angles of Home

(2) **Complete Flood Plain Identification**

a) Determine if the Home is Located in any 100-Year Flood Plain using the Flood Hazard Protection Checklist Form; (If yes continue)

i) Homeowner is required to obtain and submit Evidence of Flood Hazard Insurance.

INSPECTION PHASE

a) Once initial eligibility has been determined, HWS Program Manager will schedule an on-site inspection of the property with the appropriate partner agency and homeowner.

b) HWS Program Manager/Partner Agency will inspect the property and ensure that the homeowner is informed of all program requirements, documents, and terms of program participation.

c) Pictures of the dwelling and yard will be taken. Pictures need to be inclusive of the entire property and should consist of, at a minimum, the following:

i) Direct frontal view taken from across the street; Corner frontal view taken from across the street;

ii) Corner frontal view taken from across the street from the opposite direction;

iii) Same views from any other street frontages if the home is on a corner lot; and

iv) Localized areas of repair.

d) In cooperation with the applicant, the HWS Program Manager/partner agency will prepare a Statement of Work using the "Work Write Up" template. The Statement of Work describes the problem(s) identified during the on-site inspection of the property and will be presented to the homeowner for review, comment, and approval. HWS Program Manager should understand and be specific in their definition of the statement of work. Specificity ensures that bids are comparable and enhances the ability of the contractors to accurately respond to the bid request.

e) The “Work Write Up” must address the following priorities of repairs:

i) Health and Safety Issues/Systems

ii) Exterior Improvements

iii) Energy Efficiency Measures

BID PHASE

a) HWS staff is required to solicit a minimum of three (3) bids from an HWS contractor listing.

b) Bid requests shall be sent on an approved Invitation to Bid Form/Letter.

c) All bids must have a closing date.

d) The contractor shall bid utilizing the Work Write-Up Form. If the bid requires minor clarification as to the repairs included in the scope of work, HWS staff will contact the Contractor to request clarification.

e) Contracts cannot be awarded prior to the bid closing date.

f) After the bid closing date, HWS staff will select the lowest, most responsive, and the most efficient bidder.

g) A minimum of two (2) bids must be received or the project must be re-bid. Exceptions can be made on a case-by-case basis.

h) The homeowner may recommend a contractor; however, the contractor must be solicited in compliance with the competitive bid process listed in ‘b’ through ‘f’. In addition, the contractor must become an HWS approved vendor prior to the award of a contract.

SELECTING A CONTRACTOR

a) The selection of the contractor is done using a competitive bid comparison.

b) All bid proposals that are received will be documented and filed in the Case File.

c) HWS staff will evaluate the bids for cost-reasonableness, consistency, and accuracy with respect to the requested repairs, and will select the contractor of choice.

1. If the selected contractor is not the low bidder, staff must justify the rationale for the selection, and it must be approved by management.

d) The unsuccessful contractors have the right to know why they were not selected, and they can view all bids received. Once a Contractor has been selected, the unsuccessful bidder cannot be allowed to alter a bid.

THE PRE-CONSTRUCTION CONFERENCE

HWS staff will schedule a Pre-Construction Conference that includes the participation of the Homeowner and the Contractor. The Conference provides the opportunity to clarify:

1) The scope of work;

2) The agreement between the homeowner, the contractor, and HHPWS staff/representatives; and

3) Disbursement of Funds.

<u>The Pre-construction letter must be signed by all parties.</u>

Following the pre-construction conference, the contractor will submit to HWS staff the agreed-upon scope of work including the brands, sizes, warranties, and specification of materials on a Contract Form that requires the signature of the contractor and homeowner.

THE AGREEMENT PHASE

a) Upon Management review and approval, HWS staff will prepare all applicable documents and schedule a meeting with the Homeowner. Documents include:

    1) The Agreement between HWS and Homeowner
    2) The Agreement between Homeowner and Contractor
    3) The signed Pre-construction Conference Letter
    4) The Covenant Agreement

AGREEMENTS

a) Applicant will execute all applicable agreements.

b) Covenant agreements will be recorded with the County of Riverside.

c) Recorded security instruments will not be released from recordation until such time that all conditions have been satisfied. The recorded covenant agreement shall remain recorded for a minimum of five (5) years.

d) Upon recordation of all documentation, security instruments, and covenant agreements, and upon compliance with all conditions, the project will be eligible to incur costs.

THE CONSTRUCTION PHASE

a) HWS staff will maintain communication with the contractor and site visits to the worksite to ensure satisfactory progression of work.

b) HWS staff will inspect and photograph the property at least twice during the construction phase.

c) Progress payment requests must be accompanied with photographs of the completed measures.

CHANGE ORDERS

A change order is appropriate when it is necessary to amend the original Work Write Up. The change order must be limited to items that were not reasonably foreseen and not included in the original Work Write-Up. A change order is not appropriate to increase or substantially modify the scope of work. HWS Staff can approve change order requests if the change order does not exceed ten percent (10%) of the original funding allocation. Change orders exceeding ten percent (10%) of the original funding allocation must be approved by the HWS Development Manager or Assistant Director.

a) The engaged contractor must submit a request for a change order to the HWS representative. Requests may be made verbally for field changes but need to be followed by a written request providing justification for the change. Written requests from engaged contractors must be submitted on the contractor's company letterhead.

b) The requested change in the scope of work must be a necessary amendment without which satisfactory completion of the project is not feasible; and

c) The requested change in the scope of work must be for a reasonably unforeseen cause.

A change order shall be approved only if both of the following criteria are met:

1) The additional work is a direct result of the work scope; and

2) The additional work is not caused by the fault of the contractor.

CONTRACTOR PAYMENTS

a) All disbursements will be controlled by HWS in such a manner as to ensure project completion without misallocation of funds.

b) All disbursements and subsequent repayments will be in compliance with documentation, security instruments, and covenant agreements.

c) HWS staff may process progress invoices from the contractor based upon the following criteria:

1) A site visit verifying completion of the work outlined on the invoice;
2) Photograph the completed portions of the job listed on the invoice; and
3) Homeowner signs the payment request voucher.

d) HWS staff shall retain twenty-five percent (25%) of the original assistance amount in order to ensure project completion.

PROJECT COMPLETION
Upon receipt of the notice, invoice, and conditional release of lien from the Contractor certifying that the repairs are completed according to the Contractual Agreement and 009. HEP Scope of Work "Work Write-Up". HWS will:

1. Conduct a final inspection in cooperation with the homeowner and contractor and the homeowner's signature will be secured on all required final documents. If all the repairs are not completed, a punch list will be developed, and the contractor will only be paid for those items completed satisfactorily. The homeowner must agree to cooperate with Housing, and Workforce Solutions (HWS) staff in all required inspections;
2. Photograph the dwelling, localized areas of repair, and the yard;
3. Give the homeowner a copy of the completed form;

PROJECT MONITORING – Beginning in 2023 the new monitoring procedures shall be implemented to ensure compliance. At a minimum during each fiscal year, 4 projects, or ten percent (10%) of all Home Enhancement Program projects will be selected for a compliance review.

In order to conduct the random selection from the homeownership portfolio, staff will prepare an excel worksheet that includes all homeowners. Staff will then use the Excel formula for the Random Selection of ten percent (10%) of the total portfolio.

The selected participants will receive a monitoring package in the mail and will have twenty (20) days to return it. The Program Manager will then coordinate a scheduled site visit if nothing is returned with the homeowner to ensure all aspects of the grant are in compliance.

If selected, the Monitoring visit will include:

1. Self-Certification form
2. Copy of most recent utility bill
3. Copy of current homeowners' insurance
4. Proof of taxes paid

HOME FTHB Information Packet and Lender Guidelines

RIVERSIDE COUNTY
HOUSING AND WORKFORCE SOLUTIONS

FIRST TIME HOME BUYER (H.O.M.E.)

Down Payment Assistance Program

GENERAL INFORMATION

This brochure is intended to provide a general overview of the Riverside County First Time Home Buyer Down Payment Assistance Program for prospective first-time home buyers, real estate agents and other interested persons. After reviewing this material, if you feel that you qualify for the program, please contact a participating lender. A list of participating lenders is included with this information packet.

July 1, 2026– June 30, 2027

This information does not constitute full program guidelines and is subject to change without notice.

For more information. If you would like to apply for the FTHB HOME Program, please contact one of the participating lenders. They will review your qualifications and assist in applying for the program.

If you have any questions or need additional information about the FTHB HOME Program, please contact:

Riverside County
Housing and Workforce Solutions
First Time Home Buyer Program (HOME FTHB)
PH: (951) 955-1161
FAX: (951) 374-3098
Email: fthb-programs@rivco.org

Located at:
3403 Tenth Street, Suite 300
Riverside, California 92501

https://rivcohws.org/housing-programs

RIVERSIDE COUNTY
DEPARTMENT OF HOUSING AND WORKFORCE SOLUTIONS
FIRST TIME HOME BUYER PROGRAM (HOME)
INFORMATION PACKET

What is the First Time Home Buyer Down Payment Assistance Program (FTHB HOME)? The Riverside County FTHB HOME Program is designed to provide assistance to lower income persons in the purchase of their first home. Assistance may be provided for the down payment in the purchase of a home. The amount of assistance available depends upon the buyer's qualifications and the price of the home. In general, a buyer may only receive what they need, up to twenty percent (20%) of the purchase price of the home. The maximum down payment cannot exceed $100,000.

Who qualifies for the FTHB HOME Program? The four basic qualifications for the FTHB HOME Program are (1) the buyer must be a first time homebuyer; (2) the buyer's annual income must be eighty percent (80%) or less of the area median income as determined by HUD; (3) the home being purchased must be located in a qualifying location and the purchase price must be within the program price limit; and (4) all household members must be either a US Citizen or a qualified alien as per Section 431 of the Personal Responsibility and Work Opportunity reconciliation Act (PRWORA). All household members must provide documentation of a valid social security number. Priority is given to Housing Authority Section 8 Voucher Program participants who participate in the Family Self Sufficiency (FSS) Program.

What is a first-time homebuyer? A first-time homebuyer is an individual who meets any of the following criteria:

- An individual who has had no ownership in a principal residence during the three (3) year period ending on the date of the purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers).
- A single parent who has only owned with a former spouse while married.
- An individual who is displaced homemaker and has only owned with a spouse.
- An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
- An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

The purchaser and their spouse must attest that they have not owned residential real property during the past three (3) years and provide their last year tax returns for review for any mortgage or real estate related deductions or income. If tax returns show evidence of mortgage or real estate related deductions or income, documentation must be provided evidencing that the deductions are not related to residential real property and acceptable documentation must also be provided establishing the value of the property. Asset "income" from the property must be imputed using the HUD passbook rate and added into the household's total qualifying income. Also, the household's total assets (including property) must be equal to or less than FTHB HOME annual income limit based on household size for the current fiscal year. If the total assets exceed the program's annual income limit for their household size, the assets must be spent down accordingly. Assets (including property) disposed of for less than fair market value during the most recent two (2) year period are counted as if the household still owned the asset.

What are the qualifying incomes? In order to be eligible for this program, the buyers' annual income shall not exceed eighty percent (80%) of the area median income, as determined by HUD, adjusted for family size. In addition, assets shall not exceed these limits. Currently, the income limits are as follows:

Maximum Annual Household Income Adjusted for Family Size Effective July 1, 2026	
Household Size	**Maximum Annual Income**
1	$ 68,900
2	$ 78,750
3	$ 88,600
4	$ 98,400
5	$ 106,300
6	$ 114,150
7	$ 122,050
8	$ 129,900

What are the other buyer requirements? The buyer must have enough income and creditworthiness to qualify for a first mortgage through one of the participating lenders. In addition, the buyer must accept the highest loan-to-value ratio first loan for which they qualify. In order to be eligible for participation in the FTHB HOME Program, prospective purchasers must complete required homebuyer education from a provider listed in HUD's approved database here: https://hud4.my.site.com/housingcounseling/s/?language=en_US

What is the maximum home price? Note that the appraised value of the property cannot exceed these limits. The down payment assistance will be based on a percentage of the home sales price which shall be justified by an appraisal. The maximum home purchase price under this program is currently:

Maximum Property Purchase Price Limits Effective July 1, 2023	
New Construction Single-Family	**$607,050**
Existing Single-Family Residence	**$607,050**
New/Existing Condominium or Townhouse	**$470,250**
New Manufactured Home	**$201,400**

What are the qualifying locations? This Program may be utilized to purchase a home in the following locations: (1) all unincorporated areas of Riverside County (areas outside of a city limit), such as Cabazon, Glen Avon, Highgrove, Mira Loma, Mead Valley, Mecca, North Shore, Nuevo, Pedley, Quail Valley, Romoland, Thermal, Thousand Palms, Valle Vista or (2) within the City Limits of the following jurisdictions: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Norco, Rancho Mirage, San Jacinto and Wildomar.

Please note that the following cities are **not eligible** for the FTHB Program and assistance **cannot** be given to purchasers of homes located within the City Limits of these cities: Cathedral City, Corona, Hemet, Indian Wells, Indio, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Palm Desert, Palm Springs, Perris, Riverside and Temecula.

What kinds of properties are eligible? The FTHB HOME program may be used to purchase any new or resale home that is: (1) permanently fixed to a permanent foundation, (2) has a minimum of two (2) bedrooms, and (3) is currently occupied by the Seller or vacant (tenant occupied homes are not eligible unless the tenant is the purchaser of that property). Homes with in-ground pools or spas are not eligible. The home must be in sound condition and meet the Housing Quality Standard as determined by HWS. The purchaser must reside in the home as his or her principal residence within sixty (60) days of purchase and the home shall not be used as a business nor as a vacation (second) home.

A home shall not be eligible for purchase under this program unless it is in standard condition and suitable for occupancy upon purchase. The County will require that a Home Inspection be performed for all existing homes, and repairs may be required. The County will not make nor pay for repairs to homes at any time. The borrower shall agree to maintain the home in standard condition for the term of the HWS assistance. To this end, the purchaser shall be required to obtain a one (1) year home warranty as part of the home purchase.

What is the process to apply for the FTHB HOME Program?

(1) If you are a first-time homebuyer and/or Section 8 Family Self Sufficiency Program participant whose income is within the Program limits, the first step is to contact a participating lender for eligibility screening. The lender will take a loan application and simultaneously pre-qualify you for the first loan and the FTHB HOME Program, along with any other programs you might qualify for. The lender will determine the maximum home price that you can afford and will also determine whether you are eligible for assistance under the County of Riverside FTHB HOME Program.

(2) After the lender has determined if you are eligible for the program, you will need to complete the required homebuyer education, and it must only come from a provider listed in HUD's approved database here:
https://hud4.my.site.com/housingcounseling/s/?language=en_US
No other sources allowed. You will need to call one of the listed providers in the database to schedule a class. There may be a minimal charge to attend this class, please inquire with providers for details.

(3) Once you are pre-qualified for the program and have a maximum home price, you may locate a home to purchase. If you are interested in an existing home, it is recommended that you contact a realtor to assist you in locating a home to purchase. Note: homes must be located in eligible FTHB HOME locations.

(4) Once you have located a home, you will need to make a purchase offer and start escrow. Your real estate representative or new home salesperson and your lender

can assist in this process. You must provide form Homeownership Notice (FTHB-3) to the sellers as an addendum to the purchase contract (your lender can provide you with a copy of this Notice). Once your purchase offer is accepted and escrow begins, your lender will assist you in completing the application materials for the FTHB HOME Program.

(5) During escrow your lender will process your loan application for the first mortgage and FTHB HOME Second mortgage. You will be required to sign forms authorizing the lender to submit a FTHB HOME Reservation on your behalf and disclosing your current income from all sources. Prior to the close of escrow, you will sign loan documents and both the first and second mortgages will be funded.

(6) When escrow closes, you will become a homeowner and will be responsible for maintaining the property in sound condition. You will begin making monthly payments on your first mortgage. The FTHB HOME Second Mortgage will not require payments until you sell your property or a cash out refinance on the first mortgage. After the fifteen (15) year affordability period, the FTHB HOME assistance is converted to a grant with no repayment of funds.

What are the first loan terms? The purchaser shall apply for a first mortgage from a participating lender. The first loan must be a fully amortized, fixed rate, thirty (30)year mortgage and the HWS Down Payment Assistance will be a deed recorded in second position to the first mortgage. The purchaser must accept the highest first mortgage amount (principal amount at going interest rate) for which they can qualify. Loan terms and qualifications (interest rate, creditworthiness, etc.) in addition to those specified above will be determined by the participating lender.

What costs can be paid by FTHB HOME Program? The FTHB HOME financial assistance can be provided as down payment assistance. The amount of assistance available depends upon the buyer's qualifications. The FTHB HOME assistance absolute maximum is the lesser of $100,000 or twenty percent (20%) of the home's sales price.

Closing cost assistance is not available currently.

What are the terms of the Down Payment Assistance? The minimum amount of assistance that may be provided is $1,500 per home purchase. The maximum amount of assistance is twenty percent (20%) of the purchase price of the home not to exceed $100,000. However, this assistance amount may be further reduced if the buyer does not need the full amount to purchase a home. The FTHB HOME assistance is recorded as a second mortgage on your home. This deferred second mortgage does not require any monthly payments and is not interest bearing. In exchange for receiving funds to assist in the purchase of a home, the purchaser must agree to a fifteen (15) year affordability period. If the home is sold during the term of the affordability period, the full amount of the assistance must be repaid.

Is there a deadline to apply for this program? The County will accept Reservations as long as funds are available. It is anticipated that additional funds will be allocated to the Program in the

future, depending upon fund availability.

Who are the Approved Lenders? There are participating lenders, with multiple branches throughout the County and elsewhere in Southern California, who participate in the First Time Home Buyer (FTHB HOME) Program. The current list of participating lenders and branch offices may be found at https://rivcohws.org/housing-programs . **Purchasers must use one of these lenders and are encouraged to compare prices and loan terms among these lenders.**

How were the Approved Lenders selected for the FTHB HOME Program? The County of Riverside Housing and Workforce Solutions published a Request for Qualifications (RFQ) for qualified lenders. The RFQ was published in a newspaper of general circulation, and invitations were sent to lenders participating in other homebuyer assistance programs administered by HWS as well as lenders requesting to be placed on the mailing list. All lenders were invited to submit materials detailing their qualifications for the program. All submittals that were received prior to the deadline were evaluated and ranked according to the criteria in the RFQ. Lenders that demonstrated in their submittals that they met all the program requirements were selected as participating lenders.

RIVERSIDE COUNTY
HOUSING AND WORKFORCE SOLUTIONS
FIRST TIME HOME BUYER PROGRAM (H.O.M.E)
LENDER'S MANUAL

This Manual provides the policies and procedures for the implementation of Riverside County's HOME First Time Home Buyer Assistance Program, as established by Riverside County Board of Supervisors. In addition to these guidelines, the HOME First Time Home Buyer Assistance Program will be administered according to the rules and regulations of the Federal HOME Investments Partnership Program, as published in 24 CFR Part 92. In the event of a conflict between this Manual and the HOME rules, the HOME rules shall take precedence. The policies and procedures contained within this Manual are intended to implement the HOME First Time Home Buyer Assistance Program established by the Board of Supervisors.

Updated as of: 6/24/2026

HOUSING AND WORKFORCE SOLUTIONS
H.O.M.E.
FIRST TIME HOME BUYER PROGRAM

POLICIES AND PROCEDURES
HANDBOOK

Prepared by:

Riverside County
Housing and Workforce Solutions
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July 1, 2026 – June 30, 2027

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https://rivcohws.org/housing-programs

Updated as of: 6/24/2026

RIVERSIDE COUNTY
HOUSING AND WORKFORCE SOLUTIONS

H.O.M.E. FIRST TIME HOME BUYER PROGRAM
LENDER'S MANUAL

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1) INTRODUCTION

a) Purpose

i) The Riverside County Housing and Workforce Solutions (HWS) Department is offering a First Time Home Buyer Down Payment Assistance Program (HOME FTHB). The primary objective of the First Time Home Buyer Program is to provide housing inventory on a continuing basis, which will be available for purchase by first time homebuyers of low and very low income. The Program will be available to anyone who has not owned a home in the last three years and has an annual income that is no greater than eighty percent (80%) of the area median income as published by the U.S. Department of Housing and Urban Development (HUD).

ii) This Program will provide down payment assistance as a silent-second loan to lower income first-time home buyers in the amount of up to twenty percent (20%) of the purchase price. The maximum amount of assistance is the gap financing limit such that the housing payment to income ratio is between the range of twenty-five percent (25%) and forty percent (40%) The total amount of down payment assistance cannot exceed $100,000. The first loan must be a fully amortized, fixed rate; thirty-year mortgage obtained through a HOME FTHB participating lender and the HWS Assistance will be secured by a deed of trust recorded in second position to the first mortgage. The maximum DTI (back-end ratio) shall be no more than 45% of the borrower's gross monthly income. No exceptions will be allowed on the debt-to-income ratios.

iii) All buyers participating in this Program shall agree to the terms and conditions of an Affordability Period. The Affordability Period provides that if the property is no longer maintained as the principal residence of the buyer or is sold prior to the end of the Affordability Period, all County funds invested in the property must be repaid. Properties that remain affordable to program participants throughout the Affordability Period will have the Agency's investment converted to a grant. This program is available to homes being purchased within the unincorporated areas of Riverside County and the cooperating cities listed in Appendix B.

b) HOME Program

i) HOME is a federally funded, large scale grant program for housing. Funds are allocated by formula to participating State and local governments. The HOME program is designed as a partnership among the Federal government, state, and local governments and those in the for-profit and non-profit sectors who build, own, manage, finance, and support low-income housing initiatives.

ii) Riverside County is a designated participating jurisdiction under the HOME Program. The County receives an annual formula allocation for use in the unincorporated county as well as cooperating cities listed in Appendix B. The HOME FTHB Program is one of the activities that the County is funding with HOME funds. The County also issues periodic Notices of Funding Availability (NOFA's) to solicit applications under the HOME Program. Due to the use of HOME funds to operate the HOME FTHB Program, several federal requirements apply to this program, as explained in this manual.

2) GENERAL ELIGIBILITY REQUIREMENTS

a) Eligible Properties

i) Location. The HOME FTHB Program is only available within the County of Riverside and participating cities within Riverside County.

ii) Price Limits. To be eligible for the HOME FTHB Program, the maximum property value shall not exceed the published maximum sales price limit for the current fiscal year. If any improvements are

included in the purchase transaction, both the after-rehab value of the home and the actual purchase price cannot exceed this limit.

iii) Type of Home. The HOME FTHB program may be used to purchase any new or resale single family home, condominium /town home or a new manufactured home that meets all the following minimum criteria:

(1) Traditional or private party sales, Real Estate Owned (REO) or foreclosed properties, and short sales are acceptable; however, HOME FTHB applications for short sales may only be submitted upon full approval from seller's lender(s).

(2) The home is permanently fixed to a permanent foundation system of supports that can transfer all design loads to the ground, meets the Manufactured Home Construction and Safety Standards, connected to permanent utility hook-ups, and located on land that is owned or leased; and

(3) A manufactured home in a mobile home park must meet the Riverside County permit standards, and the manufactured home has received an installation acceptance permit. The manufactured home must be new (never occupied); and have a lease for a minimum term of the required affordability period.

(4) The home has a minimum of two (2) bedrooms; and

(5) The home is currently occupied by the Seller or vacant. **If vacant property was previously occupied by tenants, the tenant must have been given ninety (90) days written notice to vacate and at least ninety (90) days prior to the initial offer to purchase, or the property is ineligible. Tenant occupied properties are always ineligible unless the tenant is purchasing the unit in which they reside.**

(6) In addition, the following additional criteria apply to newly constructed homes:

(a) The value of a newly constructed home shall be established by a UAD 3.6 appraisal prepared by a qualified appraiser on the Uniform Residential Appraisal Report (URAR) form. Whenever possible comparative properties should include homes located outside of the subject tract. Master Endorsements of Value will not be accepted.

(b) The home must be in sound condition and suitable for occupancy upon purchase as determined by HWS. The purchaser must reside in the home as his or her **principal** residence within sixty (60) days of purchase and the home shall not be used as a business, rental nor as a vacation (second) home.

(7) In-ground Pools and Spas. Single-Family homes with in-ground pools or spas shall be ineligible for the HOME FTHB Program.

iv) Home Condition. A home shall not be eligible for purchase under this program unless it is in standard condition and suitable for occupancy upon purchase. Under no circumstances shall a home be modified or altered to qualify as a home that is otherwise an ineligible property after submitting a HOME FTHB application to HWS. The following procedures will be used to determine if the home meets these requirements:

(1) *Existing Homes*

(a) All purchasers of existing homes must obtain a home inspection report with legible color photos prepared according to industry standards by an inspector who holds current certification. Any deficient items affecting habitability of the home noted in the home inspection, the appraisal, the termite report, and/or the purchase agreement shall be corrected prior to the close of escrow. For all HOME FTHB applications, HWS staff must inspect the

home prior to funding to determine if it is suitable for occupancy upon purchase, based on NSPIRE standards. All HOME assisted housing must meet all applicable State and local housing quality standards and code requirements. If there are no such standards or code requirements, the housing must meet the NSPIRE housing quality standards as listed here: https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Checklist.pdf HOME assisted new construction or rehabilitation must meet, as applicable, one of the three model codes: Uniform Building Code (ICBO), National Building Code (BOCA), Standard (Southern Building Code (SBCCI); or the Council of American Building Officials (CABO) one- or two-family code; or the Minimum Property Standards (MPS) in 24 CFR 200.925 or 200.926. When FHA financing is involved in HOME assisted property HWS can rely on a Minimum Property Standards (MPS) inspection performed by a qualified person. Any home, which does not meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances to ensure the home is decent, safe, and sanitary, will be disqualified from purchase under this program.

(b) Inspection Process. Home Inspections are to be performed by qualified Home Inspection Professionals in accordance with industry standards. Home Inspectors must hold current certification and provide a legible copy in the application. Typically, Home Inspections are 7 to 15 pages in length and utilize extensive legible color photos, along with a checklist, and explanations of any items that need work or are not in standard condition. It is strongly advised that the home buyer accompany the Home Inspector during the inspection. The Home Inspector will provide guidance on maintenance requirements and will explain any items that need work.

(c) Repair Requirements. HWS will review the Home Inspection Report, the URAR appraisal, and the termite report, and will prepare a list of required repairs. *A list of required repairs ("Repair Letter") is sent to the lender from HWS, usually when issuing our Reservation Letter*. The lender and buyer need to ensure that the home meets their requirements *and that the repairs have been completed to their satisfaction.* HWS will only review the Inspection Report for NSPIRE concerns, not cosmetic items.

(d) Lender Certification Letter. The Lender is required to provide a certification in writing that any HWS required repairs have been completed pursuant to the above listed reports, prior to close of escrow. The Lender is also responsible for ensuring that the repairs have been completed to the buyer's satisfaction. The Lender needs to satisfy itself that the repairs have been done before providing this certification letter. In order to make this certification, the Lender will need to provide HWS with a signed letter format from a licensed contractor or the original home inspector on company letterhead, itemizing repairs that have been done, along with legible photos.

(2) *New Homes*

(a) All newly constructed homes shall receive a Certificate of Occupancy prior to funding. In addition, the Seller must agree to have all operating systems and fixtures (plumbing, electricity, etc.), as well as floor coverings and similar items, installed and fully operational prior to Newly constructed homes shall be subject to a HOME FTHB HWS staff NSPIRE inspection prior to funding, to confirm that they comply with building codes and standard building practices.

(b)

v) The HWS will perform NSPIRE site inspections on all homes no later than prior to funding and no earlier than ninety (90) days before the commitment of HOME assistance to verify that homes purchased through the Program meet NSPIRE and are in standard condition and suitable for occupancy.

vi) Occupancy Standard. One of the purposes of the HOME FTHB Program is to address persistent conditions of housing overcrowding in the County. Therefore, the County is requiring that all homes

have a minimum of two (2) bedrooms in order to be eligible for this Program. In addition, The Housing Quality under 982.401 (1) states that "The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than children of 6 years or younger, may be required to occupy the same bedroom or living/sleeping room."

b) **Characteristics of the Home Buyer**

i) Income Limits. In order to be eligible for this program, the purchasers' annual income shall not exceed eight percent (80%) of the area median income, as determined by HUD, adjusted for household size. In addition, family assets, excluding personal property, funds in restricted retirement accounts, and funds to be used for the home purchase, shall not exceed 3 times the household's monthly gross income as determined by using HUD income guidelines for the HOME program. The income and assets of all people residing in the home must be included in the calculation to determine income eligibility. The current income limits are shown in Appendix A. See item c below for instructions on calculating annual income.

ii) Co-owners. Co-owners are only permitted if they occupy the home as their principal residence and qualify as first-time buyers. The income of all co-owners will be included in determining if the household qualifies as low income, as noted in 1 above, as well as appendices A and C. Non occupying co-signers are not permitted.

iii) Minimum Buyer Investment. HOME FTHB requires no minimum buyer down payment out of pocket. The buyer shall provide from their own funds a minimum investment of the amount required by the first mortgage. The buyers' contribution may be used toward the down payment or closing costs, at their discretion and in accordance with the requirements of the first mortgage.

iv) Maximum Buyer Investment. Buyer may only contribute an amount up to and equal to the HWS assistance amount.

v) Prior Home Ownership Criteria. In order to qualify as a first-time home buyer, the purchaser and purchaser's spouse cannot have had ownership interest in improved-upon, residential real property for the previous three years from the date of application to the HOME FTHB Program nor have any mortgage or real estate related tax deductions. The purchaser and their spouse must attest that they have not had ownership interest in improved-upon, residential real property during the past three (3) years nor filed any mortgage or real estate related tax deductions and provide last year's tax returns and recent RMCR credit report for review. If tax returns or credit reports show evidence of mortgage or real estate related deductions, documentation must be provided evidencing that the noted items are not related to improved-upon residential real property and acceptable documentation must also be provided establishing the value of any property.

vi) Asset "income" from the property must be imputed using the HUD passbook rate and added into household's total qualifying income. Also, the household's total assets (excluding personal property, funds in restricted retirement accounts, and funds to be used for the home purchase) must be equal to, or less than 3 times the household's monthly gross income as determined by using HUD income guidelines for the HOME program. If the total assets exceed the program's limit, the assets must be spent down accordingly. Assets (including property) disposed of for less than fair market value during the most recent two (2)year period are counted as if the household still owned the asset. There is no minimum reserve requirement for this program.

vii) Displaced homemakers and single parents, as defined by Appendix D, must also meet the first-time buyer requirement.

viii) For the purpose of determining home ownership, a dwelling unit that was not permanently affixed to a permanent foundation (i.e., a mobile home) shall not be included in the three (3)year requirement.

ix) All household members must be either a US Citizen or a qualified alien as per Section 431 of the Personal Responsibility and Work Opportunity Reconciliation Act (PRWORA). All household

members must provide documentation of citizenship status as well as a valid social security number. PRWORA Immigration Status Eligibility and Common Documents:
https://hcr.ny.gov/system/files/documents/2020/07/prwora-eligibility-and-documentation-chart.pdf

c) **Determination of Annual Gross Income**

i) The HOME FTHB Program is limited to buyers with an annual income that is eighty percent (80%) or less of the area median income, as determined by HUD. Annual income is the gross amount of income anticipated to be received by all household members over the age of 18 years who are receiving income and will reside in the home during the twelve months following the effective date of the determination. Anticipated income is generally determined by annualizing current income for the next twelve (12) months. Current income is determined by examination of income source documents for the last two (2) months (e.g., wage statement, interest statement, unemployment compensation statement). The annual income for the purpose of qualifying for the HOME FTHB Program includes all income and may be higher than the income amount utilized by the lender to underwrite the first mortgage. Non-taxable income, such as social security, should not be grossed up for the purposes of HOME FTHB qualifying income.

ii) Annual income includes anticipated income from assets. Please see Appendix A for an explanation of how to determine income from assets. The current passbook rate established by HUD is found on our HOME FTHB forms.

iii) For a detailed explanation of how to calculate various types of income, please see Appendix C.

d) **Assets**

i) In addition to income, family assets (excluding personal property, funds in restricted retirement accounts, and funds to be used for the home purchase) shall not exceed 3 times the household's monthly gross income as determined by using HUD income guidelines for the HOME program. The homebuyer shall expend any amount that exceeds 3 times the household's monthly gross income for down payment or closing costs towards purchase of the home. Note that County does not have a minimum reserve requirement. The maximum buyer contribution amount is the HWS assistance amount. See Appendix C for a detailed explanation of the items to be included and excluded from assets.

3) **GENERAL LOAN REQUIREMENTS**

The following minimum requirements shall apply to all purchases receiving assistance through the HOME FTHB Program.

a) **First Loan Requirements**

i) The purchaser shall apply for a first mortgage from a participating lender and provide a minimum investment of the amount required by the applicable federal state. The first mortgage must be a fully amortized, fixed rate, thirty (30) year term FHA 203(b), Fannie Mae, Freddie Mac, VA, or USDA mortgage. The purchaser must accept the highest first mortgage amount (principal amount at going interest rate) for which they can qualify. Lenders should provide buyers with the best possible interest rate available at the time their loan rate is locked. In general, the participating lender shall be responsible for determining the buyers' creditworthiness and qualifications for obtaining the first mortgage. However, the following minimum criteria must be satisfied:

(1) The buyer shall provide a minimum investment of the amount required by the first mortgage. This minimum investment may be applied to the down payment and/or closing costs, at the discretion of the borrower and in accordance with the requirements of the first mortgage. The lender shall verify that the buyer has sufficient funds to meet this requirement. In cases where a borrower has saved

cash at home, the lender shall document these savings in accordance with standard underwriting practices.

(2) The first loan amount shall be the maximum amount for which the borrower can qualify, based on their income, debts, and current interest rates. The total monthly payment (PITI: principal, interest, taxes, insurance PMI, and HOA, if applicable) shall not be less than twenty-five percent (25%) nor more than forty percent (40%) of the borrower's gross monthly income for a thirty (30)-year loan..

(3) The lender for the first loan must establish an impound account for the loan to pay property related expenses such as payment of property taxes and insurance.

(4) The maximum debt-to-income ratio shall be no more than forty-five Percent (45%) of the borrower's gross monthly income. No exceptions. Co-signed, deferred, and secured loans shall be included in the determination of the debt-to-income ratio unless paid or refinanced by a joint responsible party prior to/or at close of escrow.

ii) The participating lender may only assess those usual and customary fees and charges that would be assessed for a buyer with the same type of first mortgage who is not participating in the HOME FTHB Program. No additional lender fees may be charged for processing a loan in conjunction with the HOME FTHB Program. Also, please note that FTHB buyers are not allowed to pay per diems.

b) **Affordability Period**

i) In exchange for receiving funds to assist in the purchase of a home, the purchaser must sign a HOME FTHB Loan Agreement prior to ordering loan documents. HOME FTHB loan documents, including a Promissory Note, Disclosure Notice, Covenant Agreement, and Subordinate Deed of Trust, which will provide that, upon sale, transfer, lease, or any other disposition, including refinancing or incurring of additional debt secured by the home, within fifteen (15) years of purchase, the principal amount of the HOME FTHB Assistance is repaid to the HWS. After the Affordability Period, the HWS Assistance is converted to a grant and these obligations are forgiven.

c) **Home Buyer Education**

i) In order to be eligible for participation in the HOME FTHB Program, prospective purchasers must only complete the minimum homebuyer education requirements by obtaining their education via an approved provider located on HUDs required provider database:
https://hud4.my.site.com/housingcounseling/s/?language=en_US
Along with the certificate copy, please include in the application, a printed copy from the above website showing provider's valid listing.
**Buyers should complete homebuyer education as soon as possible in the purchase process. Note that certificates expire after one (1) year.

d) **Types of Down Payment Assistance**

i) The HOME FTHB financial assistance is provided as down payment assistance. Buyers must make a minimum contribution necessary to comply with any applicable federal or state requirements. In addition, the buyer needs to satisfy the requirements of the first mortgage, which may require the borrower to pay a minimum down payment and certain other costs. HOME FTHB requires no minimum buyer down payment out of pocket and the maximum buyer down payment must not exceed the assistance amount requested.

ii) ADDI closing cost assistance is not currently available.

e) **Minimum and Maximum Assistance**

i) The minimum amount of assistance that may be provided is $1,500 per home purchase. The maximum amount of assistance is the gap financing limit such that the housing payment to income ratio is between the range of twenty-five percent (25%) and forty percent (40%) (no exceptions) with an absolute maximum amount of $100,000 for down-payment assistance or twenty percent (20%) of the purchase price- the lesser of the two.

f) **Notifications**

i) The following notifications are required for participation in this program:

(1) *Homeownership Notice to Sellers and Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (HOME FTHB-3).* This notice shall be provided to the Sellers at the time a purchase offer is initiated or at the earliest possible date following acceptance of the purchase offer. The Seller and Buyer shall complete and sign this notice. Compliance with this requirement shall be demonstrated by submission of a fully executed Form HOME FTHB-3 at the time the Lender submits a request for reservation of funds. This Notice will be used to determine if the home is eligible for purchase under the HOME FTHB Program. For properties constructed prior to 1979, this notice will also provide the Seller's disclosure and Buyer's acknowledgment of any possible Lead Based Paint Hazards.

(2) *Lead-Based Paint Hazard Notice.* The purchasers of all homes constructed prior to 1979 shall be provided with the most recent Lead-Based Paint Hazard Notice and the publication "Protect Your Family From Lead in Your Home" https://www.epa.gov/lead/protect-your-family-lead-your-home-english. The Notice shall be provided to the purchasers in a concurrent or prior to commitment letter and shall be signed by the purchasers. A copy of this signed notice shall be provided to HWS.

(3) *Disclosure Statement.* This notice discloses to the purchasers the terms of the HOME FTHB Assistance. This form is to be signed and notarized at the settlement appointment and submitted to HWS with the closing package.

(4) *Voluntary Acquisition – Informational Notice (FTHB-6).* This notice shall be provided to the buyer at the time a purchase offer is initiated. The Seller and Buyer shall complete and sign this notice. This form is provided as an informational notice to comply with the Uniform Relocation Act (URA).

(5) HOME FTHB Loan Agreement – This disclosure is executed before ordering loan documents and funds, but on or after RivCo reservation loan approval.

g) **Confidentiality**

i) HOME FTHB Applications are subject to confidentiality requirements and will only be discussed with representatives of the buyer including their lender, real estate agent, escrow agent, and home inspector. HOME FTHB applications will not be discussed with seller representatives or other outside interests. Items containing confidential information (i.e., tax returns, pay stubs, employment verification) should not be faxed.

h) **Resales**

i) Sales, transfer and/or conveyance of the property during the Affordability Period shall trigger repayment of the HOME FTHB Assistance, as detailed in the loan documents.

i) **Subordination**

i) The HOME FTHB Assistance shall be recorded in second position to the first mortgage on the property. The HOME FTHB Assistance shall remain in second position and will not be subordinated to any additional debt. Notwithstanding the above, the HOME FTHB assistance can subordinate to California municipal purchase money assistance (i.e. CalHFA DPA/Closing costs/Cal HOME financing, or any other loans provided by the County of Riverside). In those instances, the HOME FTHB shall be recorded in the third (or fourth position if going behind concurrent CalHFA DPA program and CalHFA closing costs program). Under the Riverside County Subordination Program, refinancing for HOME FTHB loans provided with HOME funds is only permitted with prior authorization of the HWS and only for purposes of reducing the monthly carrying costs to the borrower or to alleviate financial hardship due to medical condition, death of spouse, loss of employment, natural disaster, divorce payout, or other pre-approved hardship exception. HWS must be held in the same position as it held prior to subordination and the new first mortgage debt must include a minimum one percent (1%) reduction in the interest rate paid by the homeowner. HWS will not agree to subordinate the HOME FTHB Assistance to any other indebtedness with the following exceptions: (1) the first mortgage obtained concurrently with the HOME FTHB Assistance to purchase the home; and (2) limited refinancing.

j) Payoff Demands

i) Assistance to homebuyers is structured as silent second loans, with all payments of principal and interest deferred until sale, transfer, or cash-out refinancing. If the housing is sold or otherwise transferred during the required affordability period, or if the property is no longer the assisted household's primary residence, the County will recapture HOME funds from the net proceeds of the sale of the property. The net proceeds of the sale shall be determined as the sales price minus senior loan repayment, closing costs and the actual value of any documented capital improvements. Recaptured funds will be recycled through the County's HOME Investment Partnership fund in order to assist other HOME eligible activities.

k) Refinancing

i) Subordination for refinancing is only permitted with the prior authorization of the Agency and for the purpose of reducing the carrying costs of the borrower and a one percent (1%) or more reduction in the interest rate. The Agency shall <u>not</u> authorize refinancing for any of the following purposes: (1) to remove equity from the property; (2) to consolidate debts; (3) to consolidate the first mortgage with any junior liens or obligations; and/or (4) to increase the principal indebtedness amount of the first mortgage. Pre-approved hardship exceptions to be approved in advance by HWS.

l) Title Insurance

i. The lender will order the standard ALTA lender title insurance for the property, listing the County of Riverside as an "additional insured".

m) Property Maintenance Requirement

i) *Maintenance.* The borrower shall agree to maintain the home in standard condition for the term of HWS assistance. To this end, the purchaser shall be required to obtain a one-year home warranty as part of the home purchase. For newly constructed homes, the builder shall warrant the home for a minimum of one year from the date of purchase. In the absence of a written warranty from the builder, the buyer shall obtain a one-year home warranty from an independent company.

ii) *Hazard Insurance*. The purchaser shall obtain and maintain, for the term of the County's assistance, a hazard insurance policy for the property, listing the County of Riverside as "additional insured." The hazard insurance policy shall be of a sufficient amount to cover the County's interest in the home. Full insurance for the amount of the first and second and third loans, or a Guaranteed Replacement Cost policy, is acceptable.

iii) *Flood Insurance.* Properties located in a flood hazard zone shall obtain flood insurance listing the County of Riverside as "additional insured."

n) Loss Payee

i) The County shall be listed on the hazard insurance, flood insurance, and title insurance as the loss payee in the following manner:

County of Riverside, its successors, and assignees
3403 Tenth Street, Suite 300, Riverside, CA 92501
Attn: HOME FTHB Program

o) Auditing/Monitoring

i. All participating lenders shall maintain complete files for each Program participant for at least seven (7) years. The County will maintain records for each Program participant for the term of Affordability, plus three (3) years.

ii. The County may conduct random audits of lender files to ascertain compliance with the HOME FTHB Program. This may include review of participant files, and review of lender information to document compliance with all lender requirements. In addition to participant files, participating lenders shall maintain records of affirmative marketing efforts, Community Reinvestment Act (CRA) compliance, bi-lingual (Spanish speaking) staffing, and efforts to provide assistance with minimal inconvenience to the borrower.

iii. The County may also conduct surveys of program participants to obtain their input on the program, the processing of their application, and their level of satisfaction with the results. The results of any such survey will be shared with the Participating Lenders. Complaints about particular individuals or lenders will be investigated and, if necessary, corrective action may be taken.

p) Conflict of Interest

i. HOME FTHB assistance shall not be provided to any person or the immediate family of any person who is in a decision-making position relative to any aspect of the HOME FTHB Program or the associated first mortgage. This includes, but is not limited to, employees and immediate family members of employees of the Riverside County Housing and Workforce Solutions and participating lenders.

4) PARTICIPATING LENDERS

a) **Requirement**

i) The County will only accept HOME FTHB Applications from approved corporate Participating Lenders who have entered into a Lender Participation Agreement with the County for this Program and their loan officers have attended the required training.

b) **Selection**

i) The County shall establish minimum criteria for the selection of participating lenders for the HOME FTHB Program. All selected lenders shall enter into a lender participation agreement with the County and shall agree to abide by the County's procedures for all borrowers participating in the HOME FTHB Program. The minimum lender criteria for the First Time Home Buyer Program are as follows:

(1) Participating lenders need to be direct lenders with the ability to originate and service loans, or approved brokers funding and closing through an approved corporate wholesale lender, as detailed below.

(2) Participating lenders are encouraged to provide staff personnel with the ability to communicate in Spanish.

(3) Participating lenders shall provide application assistance with minimal inconvenience to the borrower. Application assistance shall be provided at a time and place convenient for the borrower. This may include evenings and weekends and travel throughout the County.

(4) Participating lenders shall demonstrate a commitment to Community Reinvestment Act (CRA) and affirmative marketing requirements, and outreach to minority and low-income communities. Lenders shall agree to proactively market the Program to low income and minority people. All advertising to the general public shall be complemented with advertising targeted at these groups, including, but not limited to, minority newspapers, television, and radio advertisements. The County will monitor all marketing efforts and will require periodic updates on the marketing efforts of participating lenders.

(5) Participating lenders shall have demonstrable experience in first time homebuyer program.

(6) The selection of participating lenders shall be at the sole discretion of the County of Riverside. The County reserves the right to limit the number of approved participating lenders.

c) **Brokers**

i) Mortgage Brokers are not eligible for designation as participating lenders in the HOME FTHB Program on their own. Participating Lenders may enter into arrangements with brokers to process HOME FTHB Applications. However, the Participating Lender shall remain responsible for all submittals to the County and for verifying that all aspects of the purchase meet the HOME FTHB Program requirements.

d) **Approved Lender List**

i) **HWS will include the approved HOME FTHB corporate lender/loan officer list on the HWS website and as an enclosure to applicant information packets issued to inquiries via US Mail, telephone, in person, or email.**
ii) **The approved lender list will also include a section designed to specifically identify lenders who are high performers. These will be lenders who have successfully closed at least 3 FTHB transactions in the past year.**

e) **Removal**

i) The Housing and Workforce Solutions Department may suspend or remove participating lenders from the First Time Home Buyer Program in accordance with the terms of the Lender Participation Agreement. Lenders may be suspended or removed from the Program based on, but not limited to, the following violations:

(1) Failure to follow the HOME FTHB Program Guidelines, as described in this Manual and periodic Lender Bulletins.

(2) Failure to submit all outstanding documentation within ten (10) days of loan closing.

(3) Withholding information that would result in applicants or property disqualification from the program.

(4) Negligent or fraudulent misstatements or actions regarding the Program.

(5) Failure to conduct reasonable verification of applicant qualifications for the Program.

(6) Failure to maintain complete applicant records for minimum of seven (7) years after loan closing.

f) **Authorized Lender Staff**

i) Staff members of participating lenders that have completed the periodic HOME FTHB Loan Officer Training Session are authorized to sign all HOME FTHB forms and to make submissions to the Program. HWS will maintain the list of Loan Officer Training Participants indicating that they have completed the necessary training to participate in the HOME FTHB Program.

ii) Staff that have <u>not</u> completed the training may only participate in the Program under the supervision of a staff member who has attended the lender training. Staff that has not completed the training are not authorized to sign the form or to make submissions to the Program.

5) PROCESSING PROCEDURES

HOME FTHB Applications will be processed by the County on a first-come, first-served basis, in chronological order as received from participating lenders. The County will maintain a running balance of funds available, and once funds are exhausted, the County will stop accepting applications and notify the participating lenders that the Program is out of funds. It is the participating lender's responsibility to verify the availability of funds prior to loan application submitted. The following procedures are to be followed for HOME FTHB applications.

The HOME First Time Home Buyer (HOME FTHB) program will not accept any forms with whiteout, nor double-sided. This includes the required County HOME FTHB forms and all subsequent items that are requested to fund the HOME FTHB loan. If any changes need to be made to forms, lender to line out and initial the change.

Please note, any document submitted during the Reservation Phase that is incomplete or contains whiteout or is double sided will cause the file to be returned to the lender without being processed. This procedure is in place to maintain the validity of all documents submitted to the County and allow other homebuyers with complete paperwork to move into the Reservation Phase.

a. Pre-Qualification Phase

i) Potential buyer contacts participating lender.

ii) Participating lender screens the buyer for program eligibility (income & first-time buyer status).

iii) Participating lender takes a loan application and pre-qualifies buyer for the maximum first loan that they can afford given their income, debts, and prevailing interest rates.

iv) Lender provides buyer with a pre-qualification letter that states:

(1) the maximum home price that the buyer can afford, based on the maximum first loan amount plus the maximum HOME FTHB Program assistance (a maximum gap finance limit such that the housing payment to income ratio is between the range of twenty-five percent (25%) and forty percent (40%) (no exceptions) with an absolute minimum of $1,500 and an absolute maximum amount of $100,000 or twenty percent (20%) of purchase price, the lesser of the two;

(2) the locations where the buyer may not purchase;

(3) that the buyer shall provide a Homeownership Notice to the Sellers (Form HOME FTHB-3) by attaching this form to the Purchase Offer as an Addendum and request that the Seller(s) sign this form when they accept the purchase offer or at the earliest possible date following acceptance of the purchase offer; and

(4) Any conditions imposed by the lender.

v) Buyer must only attend homebuyer seminar through a provider listed in HUD's required counselor database here:
https://hud4.my.site.com/housingcounseling/s/?language=en_US
Once completed applicant receives a Certificate of Completion from the provider The buyer is encouraged to complete this requirement as soon as possible in the home purchase process. A copy of the Certificate of Completion certifying that the buyer has completed this requirement is needed for the Reservation Phase, along with a screenshot showing proof the provider is on the required list. Certs last for one (1) year.

vi) Buyer locates a home and enters into a purchase agreement. Buyer provides Homeownership Notice to Sellers (HOME FTHB-3) as an addendum to the purchase contract for the Seller to sign at acceptance of purchase offer.

b. Reservation Phase

All applications must be typed or printed neatly on the current forms on the HWS homeownership website at https://rivcohws.org/housing-programs . No double sided forms. No piece-mail. All forms should be filled out completely. Make sure applications are signed where required. **Incomplete applications will not be accepted.** All items must be included in the initial submittal - faxes will not be accepted for the Reservation Phase. Applications that are missing any required items or contain white-out or double-sided will not be processed and will be returned to the Lender.

HOME FTHB Reservation: The following items are required in order to reserve funds for a specific borrower. HOME FTHB Reservations are accepted on a first-come, first-served basis. HWS will accept a maximum of two applications per lender branch, per day. The FTHB Administrator will review the following items according to the applicable HOME FTHB Manual guidelines and respond to any reservation request within ten (10) County working days.

☐ RivCo form entitled "Cover Letter" from RivCo website

☐ First Time Home Buyer Assistance Reservation (HOME FTHB-1) with digital signature(s)

☐ Certification of Applicant (HOME FTHB-2) with digital signature(s)

☐ Homeownership Notice to Sellers and Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (HOME FTHB-3) with digital borrower's initials and signature (copy of seller's signature is acceptable)

☐ FTHB Program Financing Worksheet (HOME FTHB-4) with digital signature(s)

☐ Income Affidavit (HOME FTHB-5) –with digital signature(s)

☐ Income Voluntary Acquisition Informational Notice (HOME-6) – copy of the seller signature is acceptable/ borrowers' digital signature is required.

☐ Two (2) months' proof of income with the most current paystubs (or alternative income documentation).

☐ Copy of 1008 or FLUTS (FHA Loan Underwriting Transmittal Summary) signed and dated by the underwriter.

☐ Copy of fully executed Purchase Sales Agreement, including all pages and counter offers and Transfer Disclosure Statements *(do not submit the FTHB file for a short sale until seller's lender has fully accepted the offer)*

☐ Copy of Escrow Instructions Including a copy of the Vesting Amendment signed by the borrowers.

☐ Copy of Complete Preliminary Report less than ninety (90) days old including Plat Map

☐ Copy of Complete 1003 Loan Application wet ink signed by lender and borrower.

☐ Copy of Home Inspection with legible photos for existing homes. Please email a copy also - *(Home Inspector must be certified. Include copy of certification.)*

☐ Copy of the Loan Estimate/Closing Disclosure signed by Borrower(s)

☐ Copy of the Standard Flood Hazard Determination (FEMA Form 81-93) or copy of FEMA website determination.

☐ Proof of citizenship for each household member. Acceptable documentation includes birth certificates, valid and unexpired US Passports and Permanent Resident Alien cards (legible copy of the front and back)

☐ Last one (1) year federal tax returns (all pages and schedules), including the verbiage below. No tax extensions will be accepted. After April 15th, applicants must provide most recent year.
"This is a true and exact copy of the tax returns submitted to the IRS" must be added to the bottom of page 1 or page 2 for each tax return year with the applicant's signature next to the statement.

☐ Copy of Residential Mortgage Credit Report (RMCR) and

☐ Copy of Automatic Underwriter (AUS) printout with matching 1st loan terms.

☐ Homebuyer Education Certificate – Copy of Certificate of Completion for Home Buyer Education Class and printout providing proof provider is currently listed on HUD certified providers required Database: https://hud4.my.site.com/housingcounseling/s/?language=en_US . *Certificates expire after 1 year*

☐ Vesting Amendment from escrow – Current amendment signed by the borrower(s).

☐ Wire Instructions. – Witten request from the escrow officer for deposit of ARPA FTHB funds in a font size 10 or larger. Acceptable wire instructions must include the following:
1. On Escrow Company letterhead. 7. Signature of authorized person to approve wire Instructions

2. Bank name
3. ABA/routing number
4. Dollar amount of wire
5. Title number
6. No handwritten information
8. Bank address
9. Account number
10. Escrow number
11. Client name and vesting (or copy of vesting amendment)

☐ Termite Report and (Clearance can be prior to funding)

☐ Appraisal – Legible color copy of UAD 3.6 appraisal prepared by a qualified appraiser on the Uniform Residential Appraisal Report (URAR) form establishing property Value.

☐ Copy of Certificate of Occupancy for new construction properties (if applicable)

☐ HCD form 433 (a) for Manufactured homes (if applicable -- new manufactured homes on permanent foundation)

☐ Lead-Based Paint Inspection report for homes built prior to 1978 with digital Signature(s)

☐ Realtor/agent contact information for HWS to reach out to, to schedule inspection of completed required repairs.

☐ Shipping account information or preprinted label(s) for delivery of HWS loan docs to escrow

Reservation Procedure:

i) Agency will review the Reservation application and within **ten (10) county working days** will issue or reject the reservation. Reservation review period of ten (10) days is waived if property is greater than fifty (50) years old in which case the minimum review period is thirty (30) county working days. Reservation requests will be processed on a first-come, first-served basis. The reservation may be rejected for the following reasons:

(1) Buyer or home does not meet the Program Requirements.

(2) Reservation package is incomplete; or

(3) The Agency does not have sufficient funds to provide the requested amount of assistance.

ii) URAR appraisal should establish property value (not purchase price). Property value shall be at least the purchase price and if any improvements are included in the purchase transaction, property after-rehab value shall be no more than the program limit.

ii) A written Funding Reservation Letter will be issued within **ten (10) county working days** of receipt of a complete Reservation Request. The Funding Reservation will be conditioned upon certain items, as follows:

(1) Transactions must be completed within sixty (60) days of the Funding Reservation. Requests for extensions of time shall be submitted in writing at least ten (10) working days prior to expiration of the Funding Reservation and shall include the reason for the extension. The Agency will evaluate the request for reasonableness and will approve or deny the extension in writing.

(2) Any other items needed to verify applicant or property eligibility for the Program.

iii) Lender processes first loan and establishes a closing date.

c. Riverside County Loan Documents

HOME FTHB Loan Documents: When Loan Reservation letter is issued, Loan Agreement is issued concurrently and must be fully executed prior to ordering loan docs and funds. Once a fully executed loan

agreement is received, HWS will order loan documents and funds simultaneously and begin preparation of its loan documents. These will be overnighted to escrow to be signed by the borrower(s) and escrow.

*We cannot order loan documents and funds at the earliest opportunity unless we have already in our application package the following:
a. A copy of the 1st Deed of Trust document
b. Acceptable complete wire instructions that are formatted as per RivCo requirements.
c. Acceptable signed CD.
d. Acceptable escrow estimated settlement statement.
b. Signed vesting amendment. Our vesting must match your vesting. Last minute vesting changes during funding are one of the most common funding holdups that occur.

d. Request for Funding Phase

HOME FTHB Funds Release: The following items are required prior to loan funds being released for a specific borrower. The FTHB Administrator will review the following items according to the applicable HOME FTHB Manual guidelines and respond to any funding request within five (5) County working days.

i) Lender to provide Repair Certification – Written Proof that items listed on the HWS repair request letter have been repaired or replaced as requested (This must be in the form of a signed certification letter by a licensed contractor or the original inspector, itemizing the items which were repaired with legible photos).
ii) Lender to provide any Outstanding items noted in written Funding Reservation Letter.
iii) Buyers attend settlement appointment and sign all loan closing documents including all legal documents prepared by HWS. HWS documents to be signed at closing are as follows:

(1) First Time Home Buyer Assistance Program Disclosure Statement.

(2) Promissory Note.

(3) Subordinate Deed of Trust.

(4) Covenant Agreement

(5) Itemization of Amount Financed

(6) Escrow Officer Lender Instructions and Checklists (signed by the Escrow Officer).
Note: the last page of the Lenders Instructions is the FTHB Transaction Cert, which addresses common issues including but not limited to RivCo required recording order. .

iv) Escrow submits the signed HOME First Time Home Buyer Assistance Program Disclosure Statement, Promissory Note, Itemization of Amount Financed, and Escrow Officer Checklist packet as soon as they are executed.

v) Escrow sends certified copy to HWS of RivCo Note, Covenant Agreement, Subordinate Deed of Trust, Request for Notice, 1st lender promissory Note and Deed of Trust, while Covenant, Deeds of Trusts, and Request for Notice originals go to title officer for recording.

vi) Escrow submits a copy of the Estimated Escrow Settlement Statement and CD with signed loan documents. Do not drop home warranty fees, nor RivCo's ALTA title insurance premium.

vii) Escrow submits evidence of insurance referencing the HOME FTHB loan number and listing "Riverside County Housing and Workforce Solutions" including additional insured verbiage with signed loan documents.

viii) Escrow submits copy of home warranty with signed loan documents.

ix) HWS generates NSPIRE inspection report, showing all required repairs have been cured. This report is generated when HWS visits the subject property to verify all repairs have been completed prior to funding.

Funds Release Procedure:
HWS reviews executed loan documents and funding conditions.

x) Written authorization to Release HWS Funds letter is issued to escrow officer & title officer if everything is acceptable and complete.

xi) Loans are funded and home purchase closes.

xii) Escrow submits a copy of the Final Escrow Settlement Statement, with home warranty charge and RivCo ALTA title policy premium included.

xiii) Title Company provides HWS with a copy of the ALTA lender Title Insurance Policy insuring the County's interest in the property.

xiv) FAILURE TO SUBMIT CLOSING DOCUMENTS WITHIN THIRTY (30) DAYS OF CLOSING WILL RESULT IN SUSPENSION OF LENDER, INCLUDING ALL BRANCHES, FROM THE HOME FTHB PROGRAM. CLOSING DOCUMENTS INCLUDE, FINAL SETTLEMENT STATEMENT, FINAL ALTA RIVCO ITLE POLICY, AND THE HWS ORIGINAL RECORDED LOAN DOCS. THE AGENCY WILL NOT ACCEPT FUNDING RESERVATION REQUESTS FROM SUSPENDED LENDERS.

xv) Escrow/Title Company closes out the HOME FTHB File and records our Covenant Agreement, Subordinate Deed of Trust, and Request for Notice,. ***Note that the correct recording order is: Grant Deed, RivCo Covenant Agreement, 1st Lender DOT, RivCo 2nd DOT, RivCo Request For Notice.**

Incorrect recording order happens frequently and will not only hold up your post closing process but will also affect your RivCo internal approved lender performance scoring. Multiple offenses can lead to being removed from the approved lender list.

e. Resubmission of Denied Applications.

The County will only process resubmissions of denied applications if it can be demonstrated that the reasons for denial were based on inaccurate or missing information. Back-up documentation to support all such resubmissions shall be submitted, and the Application will be processed as indicated above. For example, if an application was denied for not being a first-time home buyer, the resubmission shall include evidence that the buyer did not have any ownership interest in their principal residence. Examples of such evidence may include, but are not limited to, a chain of titles, copies of deeds, copies of divorce papers or other legal documents showing ownership of property.

f. Changes in Information.

i) In some cases, there may be changes in information between the date the Reservation Request is submitted and the date of the closing. All such changes shall be handled in the following manner:

(1) Change in Home Being Purchased. In order to change the home being purchased, the following shall be completed listing the new address and re-submitted to the County.

(Change After Reservation and Before Request for Funding)

(a) Cover letter from Lender describing change and why it occurred;

(b) New Reservation (Form HOME FTHB-1), completed in full and listing new address and relevant information;

(c) New Homeownership Notice to Sellers (Form HOME FTHB-3) completed and fully signed;

(d) Copy of New Signed Sales Agreement or equivalent;

(e) Copy of New Escrow Instructions;

(f) New Financing Worksheet (Form FTHB-4), fully completed and signed;

(g) Copy of new replacement Home Inspection Report;

(h) Written proof that items listed in the Home Inspection that affect habitability of the unit have been corrected; and

(i) Copy of new UAD 3.6 appraisal prepared by a qualified appraiser on the Uniform Residential Appraisal Report (URAR) form .

The County will evaluate these materials and determine if the property and buyer meet all the Program Requirements. This determination of approval or denial of the change will be provided to the Lender in writing. Denial may occur if the home is not located in a participating location, if the home value exceeds the program limit, if the home is determined to not be in standard condition, if the home is occupied by a tenant or has been vacant for less than sixty (60) days, if there is an increase in the amount of assistance required and this amount exceeds the program limits or if the County has insufficient funds to increase the amount of assistance, or if there are any other changes which affect eligibility of the buyer or property.

(2) Changes in Income. The initial income determination is valid for ninety (90) days. A re-verification of income will be required if more than ninety (90) days elapse from date of income determination. Any changes in income that increase the household income must be re-submitted for an eligibility determination. This includes the addition of additional household members aged 18 and older or increases in the income of any household member. Changes in income shall be immediately reported by submitting a new, fully signed Certification of Applicant (Form HOME FTHB-2) and a copy of current income source documents for the last two months (if applicable).

(3) Marriage and/or the Addition of New Adult Household Members. The addition of any new adults to the household shall be immediately reported by submitting a new, fully signed, Certification of Applicant (Form HOME FTHB-2), most recent years' tax returns, as well as income source documents for the last two (2) months for the new family members. All new adult household members must meet the first-time home buyer requirement and the citizenship requirement. Also, the income of all adult household members shall be included in determining income eligibility.

(4) Homeownership Interest. If the applicants or their spouse acquires an ownership interest in improved-upon residential real property at any time prior to closing escrow, the household no longer meets the first-time buyer requirement and is ineligible for the Program. The Application and Reservation are automatically denied if this should occur.

(5) Increase in Price. If the price of the home increases, or the amount of assistance needed changes, the County must be notified immediately. Revised forms noting the changes shall be submitted as soon as possible. The home may become ineligible if the home value as established by the appraisal exceeds the maximum value limitation. In addition, any increase in the amount of assistance needed must comply with the maximum assistance amounts and is dependent upon availability of sufficient Program funds.

(6) Decrease in Price or Value. If the price or the value of the home decreases, the amount of County assistance will decrease. The HWS shall be notified no later than Prior to Ordering Loan Documents and Funds. The Lender shall highlight the decrease on their Request for Loan Documents and shall include the new price in the Lender's Certification.

APPENDICES

A. HOME FTHB INCOME AND PROPERTY VALUE LIMITS

B. HOME FTHB PARTICIPATING JURISDICTIONS

C. HOME FTHB CALCULATING ANNUAL INCOME

D. HOME FTHB FIRST TIME HOME BUYER PROGRAM DEFINITIONS

APPENDIX A
INCOME AND PROPERTY VALUE LIMITS
(HOME FTHB)

Maximum Annual Household Income Adjusted for Family Size Effective July 1, 2026	
Household Size	**Maximum Annual Income**
1	**$ 68,900**
2	**$ 78,750**
3	**$ 88,600**
4	**$ 98,400**
5	**$ 106,300**
6	**$ 114,150**
7	**$ 122,050**
8	**$ 129,900**

MAXIMUM PROPERTY VALUE (HOME FTHB)

The HOME affordable homeownership limits are provided by HUD for new and existing homes. If any improvements are included in the purchase transaction, the purchase price and estimated after-rehab value established by the appraisal shall not exceed the current fiscal year's HOME FTHB maximum purchase price limit. HOME FTHB maximum purchase price limits:

New Construction Single-Family Residence	$ 607,050
Existing Single-Family Residence	$ 607,050
New/Existing Condominium or Townhouse	$ 470,250
New Manufactured Home	$ 201,400

ASSETS

In addition to income, family assets (excluding personal property, funds in restricted retirement accounts, and funds to be used for the home purchase) shall not exceed 3 times the household's monthly gross income as determined by using HUD income guidelines for the HOME program. For example, a family of four shall have a maximum of $24,600.00 in assets, excluding personal property (such as automobiles and furniture), funds in restricted retirement accounts, and funds to be used in the home purchase. This is calculated by taking the income limit for a household of four, $98,400, dividing by twelve (12) months, then multiplying by 3. See Appendix C for a detailed explanation of how to calculate income and the items to be included and excluded from assets.

APPENDIX B
PARTICIPATING JURISDICTIONS
(HOME FTHB)

The Riverside County First Time Home Buyer Assistance Program may be utilized to purchase a home in the following locations:

All Unincorporated Areas of Riverside County
(see below for a discussion of unincorporated areas)
and within the City limits of the following jurisdictions:

Banning	Eastvale
Beaumont	La Quinta
Blythe	Norco
Calimesa	Palm Desert
Canyon Lake	Rancho Mirage
Coachella	San Jacinto
Desert Hot Springs	Wildomar

Please note that the following cities are **not eligible** for the HOME FTHB Program and assistance **cannot** be given to purchasers of homes located within the City Limits of these cities:

Cathedral City	Menifee
Corona	Moreno Valley
Hemet	Murrieta
Indian Wells	Palm Springs
Indio	Perris
Jurupa Valley	Riverside
Lake Elsinore	Temecula

Unincorporated Areas

These are areas that are outside of the city limits of an incorporated city. Unincorporated areas are under the political jurisdiction of the County of Riverside. Unincorporated areas frequently have mailing addresses of the nearest city; however, this does not indicate that they are within the boundaries of that city. In general, the County will rely on the Transportation and Land Management Agency (TLMA) mapping tool in determining if a property is within the boundaries of a city. If there is a dispute concerning a specific property, the County will contact the nearest city for the precise city boundaries. All unincorporated areas are eligible for the HOME FTHB Program.

Please note that unincorporated communities frequently have community names. Occasionally, a city will annex part of an unincorporated community, and the community will continue to use its common name.

APPENDIX C
CALCULATING ANNUAL INCOME

1) Annual income is the gross amount of income anticipated to be received by all people residing in the home following the effective date of the determination. Anticipated income is generally determined by annualizing current income for the next twelve (12) months. Current income is determined by examination of income source documents for the last two (2) months (e.g., wage statement, interest statement, unemployment compensation statement). Annual income includes anticipated income from assets. The following chart generally describes how to calculate various types of income. A more detailed explanation is provided in the subsequent paragraphs.

Source of Income	**Guidance for Calculation**
Earned Income	Use current circumstances to anticipate future earnings. Include all family members aged 18 or older, including income of a temporarily absent spouse or other usual family member. Make sure to use annual figures. If wages are paid hourly, assume 2080 hours for full time employment.
Income from Assets (interest earning bank accounts, stocks and bonds, CDs, IRAs, Keogh accounts, not improved-upon residential real property, etc.)	If over $5,000, use the greater of the actual or the imputed income based on the passbook rate established by HUD as listed on form 2. Assets disposed of for less than fair market value are counted for two years. The current HUD Passbook rate is listed on our HOME FTHB forms.
Contributions and gifts	Include as income if contributions are made on a regular basis.
Alimony and child support	Include.
Income from a business	Generally, this is gross income less expenses. If net income shows as a loss, count as zero. Note: farm businesses may have different guidelines.
Insurance settlements, inheritances, proceeds from sale of personal property and other lump sum payments	Generally, these are assets and not income.
Income from welfare assistance	Count the basic welfare grant, and in states with separate "welfare rents", the maximum allowed for shelter and utilities.
Periodic payments, such as social security, pensions, etc.	Make sure to calculate the annual value of periodic payments. Lump sum payments are treated as assets. Do not gross up.

2) The following income is to be <u>included</u> when calculating annual income:

   a) All wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services (before any payroll deductions);

b) Net income from the operation of a business or profession. If net income shows as a loss, count as zero. (Note: farm businesses may have different guidelines.) Expenditures for business expansion or amortization of capital indebtedness cannot be used as deductions in determining net income; however, an allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession is included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the Family;

c) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness cannot be used as a deduction in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (b) of this section. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the Family. Where the Family has Net Family Assets in excess of $5,000, Annual Income includes the greater of the actual income derived from Net Family Assets or a percentage of the value based on the current passbook savings rate, as determined by HUD;

d) All gross periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum payment for the delayed start of a periodic payment (except social security);

e) Payments in lieu of earnings, such as unemployment, worker's compensation and severance pay (but see paragraph (3c) under Income Exclusions);

f) Welfare Assistance. If the Welfare Assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the Welfare Assistance agency in accordance with the actual cost of shelter and utilities, the amount of Welfare Assistance income to be included as income consists of:

   i) The amount of the allowance or grant exclusive of the amount specially designated for shelter or utilities; plus

   ii) The maximum amount that the Welfare Assistance agency could in fact allow the Family for shelter and utilities. If the Family's Welfare Assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph is the amount resulting from one application of the percentage;

g) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from people not residing in the dwelling. Alimony and child support amounts awarded as part of a divorce or separation agreement are included as income unless the applicant (1) documents that the income is not being provided, and (2) takes all reasonable legal actions to collect amounts due; and

h) All regular pay, special pay, and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is head of the Family, spouse, of other person whose dependents are residing in the unit (but see paragraph (g) under Income Exclusions);

3) The following income is to be <u>excluded</u> when calculating income:

a) Income from employment of children (including foster children) under the age of 18 years;

b) Payments received for the care of foster children;

c) Lump-sum additions to Family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (but see paragraph (e) of Income Inclusion);

d) Amounts received by the Borrower and/or the family are specifically for, or in reimbursement of, the cost of Medical Expenses for any Family member. (i.e. Riverside County Employee Flex payments)

e) Income of a live-in aide (as defined in 24 CFR 5.403);

f) Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the Government to a veteran, for use in meeting the costs of tuition, fees, books, equipment, materials, supplies, transportation, and miscellaneous personal expenses of the student. Any amount of such scholarships or payments to a veteran not used for the above purchases that are available for subsistence are to be included in income;

g) The special pay to a Family member serving in the Armed Forces who is exposed to hostile fire;

h) Amounts received under training programs funded by HUD;

i) Amounts received by a Disabled person that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self Sufficiency (PASS);

j) Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and that are made solely to allow participation in a specific program;

k) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed $200 per month) received by a resident for performing a service for the owner, on a part-time basis, that enhances the quality of life in the project. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident- initiative coordination. No resident may receive more than one such stipend during the same period of time; or

l) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs (including training programs not affiliated with a local government) and training of a family member as a resident management staff person. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the employment training program;

m) Temporary, non-recurring, or sporadic income (including gifts);

n) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era. (Examples include payments by the German and Japanese governments for atrocities committed during the Nazi era);

o) Earnings in excess of $480 for each full-time student 18 years or older (excluding the head of household or spouse);

p) Adoption assistance payments in excess of $480 per adopted child;

q) Lump sum payments of SSI and Social Security benefits;

r) Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;

s) Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

t) Amounts specifically excluded by other Federal Statute for consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the 1937 Act, including:

i) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977;

ii) Payments to volunteers under the Domestic Volunteer Act of 1973 (employment through VISTA Retired Senior Volunteer Program, Foster Grandparents Program, youthful offender's incarceration alternatives, and senior companions);

iii) Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626 (a));

iv) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 259e);

v) Payments of allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624 (f));

vi) Payments received under programs funded in whole or in part under the Workforce Investment Act;

vii) Income derived from the disposition of funds of the Grand River Band of Ottawa Indians;

viii) The first $2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission, or the Court of Claims (25 U.S.C. 1407-1408), or from funds held in trust for an Indian tribe by the Secretary of Interior (25 U.S.C. 117);

ix) Amounts of scholarships funded under Title IV of the Higher Education Act of 1965, including awards under the Federal work-study program or under the Bureau of Indian Affairs student-assistance programs (20 U.S.C. 1087 uu);

x) Payments received from program funded under Title V of the Older Americans Act of 1965 (42 U.S.C. 3056 (f));

xi) Any earned income tax credit;

xii) Payments received after January 1, 1989, from the Agent Orange Settlement Funds or any other funds established pursuant to the settlement in Re Agent Orange product liability litigation, MDL No. 381 (E.D.N.Y.);

xiii) The value of any childcare provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 USC 9858q); and

xiv) Payments received under the Maine Indian Claims Settlement Act of 1980.

4) Income from assets is to be <u>included</u> when determining total income. Asset income is counted if assets are more than $5,000 by using the greater of the actual income from assets, or the total assets times the passbook rate.

5) Assets include the following items:

a) Amounts in savings and checking accounts.

b) Stocks, bonds, savings certificates, money market funds and other investment accounts.

c) Equity in real property or other capital investments. Equity is the estimated current market value of the

asset less than the unpaid balance on all loans secured by the asset and reasonable costs (such as broker fees) that would be incurred in selling the asset.

d) The cash value of trusts that are available to the household.

e) IRA, Keogh, and similar retirement savings accounts, even though withdrawal will result in a penalty.

f) Contributions to company retirement/pension funds that can be withdrawn without retiring or terminating employment.

g) Assets which, although owned by more than one person, allow unrestricted access by the applicant.

h) Lump sum receipts such as inheritances, capital gains, lottery winnings, insurance settlements, and other claims.

i) Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.

j) Cash value of insurance policies.

k) Assets disposed of for less than fair market value for two years preceding the income determination.

6) Assets do not include the following items:

a) Necessary personal property, except as noted in 5. i. above.

b) Interest in Indian trust lands.

c) Assets that are part of an active business or farming operation. Note: Rental properties are considered personal assets held as an investment rather than business assets unless real estate is the applicant's main occupation.

d) Assets not accessible to the family and which provide any income to the family.

e) Vehicles especially equipped for the handicapped.

f) Equity in owner-occupied cooperatives and manufactured homes in which the family lives.

APPENDIX D

FIRST TIME HOME BUYER PROGRAM DEFINITIONS

Abstract or Title Search, Title Examination, Title Insurance Binder. These charges cover the costs of the search and examination of records of previous ownership, transfers, etc., to determine whether the seller can convey clear title to the property, and to disclose any matters on record that could adversely affect the buyer or the lender. Examples of title problems are unpaid mortgages, judgment or tax liens, conveyances of mineral rights, leases, and power line easements or road rights-of-way that could limit use and enjoyment of the real estate. In some areas, a title insurance binder is called a commitment to insure.

Additional Settlement Charges. The lender or the title insurance company may require that a surveyor conduct a property survey to determine the exact location of the home and the lot line, as well as easements and rights of way. This is a protection for the buyer as well. Usually, the buyer pays the surveyor's fees, but sometimes this may be handled by the seller.

Amortization. The gradual repayment of a mortgage with equal monthly payments over the life of the loan.

Annual Assessments - Recurring. This reserve item covers assessments that may be imposed by subdivisions or municipalities for special improvements (such as sidewalks, sewers, or paving) or fees (such as homeowners' association fees).

Annual Income. Gross amount of income anticipated to be received by all people residing in the home during the twelve (12) months following the effective date of the determination. Anticipated income is generally determined by annualizing current income for the next twelve (12) months. See Appendix C for income to be included and excluded from the annual income calculation.

Appraisal Fee. The fee charged for the preparation of an appraisal of property value.

Appraisal. An estimate of property value prepared in accordance with accepted practices and standards by an independent appraiser who is licensed by the State of California. The appraiser inspects the house and the neighborhood and considers sales prices of comparable houses and other factors in determining the value. The appraisal report may contain photos and other information of value to you. It will provide the factual data upon which the appraiser based the appraised value.

Assumption Fee. This fee is charged for processing papers for cases in which the buyer takes over the payments on the prior loan of the seller.

Attorney's Fees. You may be required to pay for legal services provided to the lender in connection with the settlement, such as examination of the title binder or sales contract. Occasionally this fee can be shared with the seller, if so, stipulated in the sales contract. If a lawyer's involvement is required by the lender, the fee will appear on this part of the form. The buyer and seller may each retain an attorney to check the various documents and to represent them at all stages of the transaction, including settlement. Where this service is not required and is paid for outside of closing, the person conducting settlement is not obligated to record the fee on the settlement form.

California Housing Finance Agency (CalHFA). California Housing Finance Agency (CalHFA) assists first-time homebuyers by providing financing and programs that create safe, decent, and affordable housing opportunities for individuals within specified income ranges. CalHFA was chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds. A completely self-supporting State agency, bonds are repaid by revenues generated through mortgage loans, not taxpayer dollars.

City/County Property Taxes - Recurring. The lender may require a regular monthly payment to the reserve account for property taxes.

Closing Costs. Fees and expenses, in addition to the down payment, that are required to complete a real estate

transaction. Closing costs may be non-recurring or recurring. Non-recurring costs are only paid once and include but are not limited to items such as loan origination fees, points, title fees, recording fees, transfer taxes. Recurring costs are paid at closing and will be incurred again after purchase. Examples of recurring costs are property taxes, hazard insurance, interest, mortgage insurance and mortgage insurance premiums, and annual assessments.

Currently ADDI closing cost assistance is not available.

Closing. The final step in transferring ownership of a property from seller to buyer.

Credit Report Fee. This fee covers the cost of the credit report, which shows how you have handled other credit transactions. The lender uses this report in conjunction with information you submitted with the application regarding your income, outstanding bills, and employment, to determine whether you are an acceptable credit risk and to help determine how much money to lend you. When credit reporting problems are encountered, you have protection under the Fair Credit Laws.

Deed. A legal document conveying title to a property.

Displaced homemaker. An individual who, (1) is an adult; (2) has not worked full-time in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family; and (3) is unemployed or underemployed and is experiencing difficulty in obtaining or upgrading employment. Displaced homemakers are no longer exceptions to the first-time buyer's requirement.

Document Preparation. There may be a separate document fee that covers preparation of final legal papers, such as a mortgage, deed of trust, note, or deed. You should check with the settlement agent to see that these services, if charged for, are also not covered under some other service fees.

Eligible Property. A property to be used as the buyers' principal residence which is located in a participating location and has an appraised property value that does not exceed the property value limit established by the HOME FTHB Program.

Equity. The owner's value or interest in a property. Equity is computed as the difference between the market value of a property and the owner's indebtedness incurred against the property.

Escrow. The placement of money or documents with a third party for safekeeping pending the fulfillment or performance of a specific act or condition.

Existing Home. Any residence that has been previously occupied for residential purposes.

FHA Mortgage. A mortgage loan insured by the Federal Housing Administration.

Fannie Mae. A nickname for the Federal National Mortgage Association (FNMA), a tax paying corporation created by Congress to support the secondary mortgage insured by FHA or guaranteed by VA, as well as conventional home mortgages.

First Mortgage. A mortgage, the proceeds of which are used to purchase the property, issued by a participating lender, and recorded in first position on the deed.

First-Time Home Buyer. An individual who meets any of the following criteria: (a) An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). (b) A single parent who has only owned with a former spouse while married. (c) An individual who is a displaced homemaker and has only owned with a spouse. (d) An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. (d) An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.

Freddie Mac. A nickname for the Federal Home Loan Mortgage Corporation (FHLMC), a federally controlled and operated corporation to support the secondary mortgage market. Freddie Mac purchases and sells conventional home mortgages.

Government Recording and Transfer Charges. These fees may be paid either by borrower or seller, depending upon your contract when you buy the home or accept the loan commitment. The borrower usually pays the fees for legally recording the new deed and mortgage. These fees are collected when property changes hands or when a mortgage loan is made, may be quite large, and are set by State and/or local governments. City, county and/or State tax stamps may have to be purchased as well.

Hazard Insurance Premium - Recurring. This premium prepayment is for insurance protection for you and the lender against loss due to fire, windstorm, and natural hazards. This coverage may be included in a homeowner's policy which insures against additional risks which may include personal liability and theft. Lenders often require payment of the first year's premium at settlement. Hazard insurance or homeowner's policy may not protect you against loss caused by flooding. If your mortgage is federally insured and your property is within a special flood hazard area identified by FEMA, you may be required by Federal law to carry flood insurance on your home. Such insurance may be purchased in participating communities under the National Flood Insurance Act.

Hazard Insurance - Recurring. The lender determines the amount of money that must be placed in the reserve in order to pay the next insurance premium when due.

Home. A one-unit dwelling, including a single-family home, condominium or manufactured home on a permanent foundation that will be the buyers' permanent residence.

HOA. A **homeowners' association** (abbrev. **HOA**) is the legal entity created by a real estate developer for the purpose of developing, managing, and selling a community of homes. It is given the authority to enforce the covenants, conditions, and restrictions (CC&Rs) and to manage the common amenities of the development. It allows the developer to legally exit responsibility of the community typically by transferring ownership of the association to the homeowners after selling off a predetermined number of lots. Most homeowners' associations are non-profit corporations, and are subject to state statutes that govern non-profit corporations and homeowners' associations.

Home Buyer Education. A course or class designed to prepare people for homeownership. Topic covered includes the home buying process, obtaining a loan, and responsibilities associated with homeownership, including, but not limited to, maintenance and payment obligations.

Home Inspection Report. A pre-purchase inspection prepared by a qualified home inspector which documents the condition and working order of the home and all fixtures included in the home purchase agreement. The inspection and report shall be prepared in accordance with industry standards. The report shall list any and all conditions which impair the habitability of the unit. The Home Inspection Report is used to determine that the home is in standard condition and will comply with Housing Quality Standards upon occupancy.

Home Warranty. A warranty provided by an independent company that provides for the repair of specified items in a home during the warranty period, usually for a small deductible.

Homeownership. Ownership in fee simple title or a 99-year leasehold interest in real estate. The ownership interest may be subject only to mortgages, deeds of trust, or other liens or instruments securing debt on the property; resale restrictions imposed through this Program; or any other restrictions or encumbrances that do not impair the good and marketable nature of title to the ownership interest.

Household. One or more people occupy a housing unit.

NSPIRE. A minimum standard of habitability established by the HUD and the Public Housing Authority.

HUD. The United States Department of Housing and Urban Development, a federal governmental agency established to implement certain federal housing and community development programs.

Impound Account. That portion of a mortgagor's monthly payment held in trust by the lender to pay for taxes, hazard insurance, mortgage insurance, lease payments, and other recurring items, as they become due. Also referred to as an escrow payment.

Interest - Recurring. Lenders usually require that borrowers pay at settlement the interest that accrues on the mortgage from the date of settlement to the beginning of the period covered by the first monthly payment. For example, suppose your settlement takes place on April 16 and your first regular monthly payment will be due June 1 to cover interest charges for the month of May. On the settlement date, the lender will collect interest for the period from April 16 to May 1. If you borrowed $60,000 at 12 percent interest, the interest item would be $303.30.

Items Required by Lender to Be Paid in Advance. You may be required to prepay certain items, such as interest, mortgage insurance premium and hazard insurance premium, at the time of settlement.

Lender's Inspection Fee. This charge covers inspections, often of newly constructed housing made by personnel of the lending institution or an outside inspector.

Lender's Title Insurance. A one-time premium may be charged at settlement for a lender's title policy which protects the lender against loss due to problems or defects in connection with the title. The insurance is usually written for the amount of the mortgage loan and covers losses due to defects or problems not identified by title search and examination. The borrower may pay all, a part of, or none of this cost depending on the terms of the sales contract or local custom.

Lien. A legal claim against a property that must be paid when property is sold.

Loan Origination Fee. The charge assessed by a lender for processing a mortgage.

Loan-to-Value Ratio. The ratio of the mortgage loan principal (amount borrowed) to the property's appraised value (selling price).

Mortgage. A lien on real estate given by the buyer as security for money borrowed from a lender.

Mortgagee. The lender of money or the receiver of the mortgage document.

Mortgagor. The borrower of money of the giver of a mortgage document.

Mortgage Insurance Premium - Recurring. Mortgage insurance protects the lender from loss due to payment default by the borrower. The lender may require you to pay your first premium or a lump sum premium covering the life of the loan in advance, on the day of settlement. The premium may cover a specific number of months, a year in advance or the total amount. With this insurance protection, the lender is willing to make a larger loan, thus reducing your down payment requirements. This type of insurance should not be confused with mortgage life, credit life, or disability insurance designed to pay off a mortgage in the event of physical disability or death of the borrower.

Mortgage Insurance - Recurring. The lender may require that part of the total annual premium be placed in the reserve account at settlement. The portion to be placed in reserve may be negotiable.

Mortgage Insurer Application Fee. This fee covers processing the application for private mortgage insurance which may be required on certain loans. It may cover both the appraisal and application fee.

New Home. A residence that has received a certificate of occupancy but has never been previously occupied for residential purposes by any person. Also referred to as newly constructed.

Non-recurring Closing Costs. One-time fees and expenses paid at the time of closing. Non-recurring costs are paid in full at the time of closing.

Notary Fee. This fee is charged for the cost of having a licensed person affix his or her name and seal to various documents authenticating the execution of these documents by the parties.

Note. A written promise to pay a certain amount of money.

Owner's Title Insurance. This charge is for owner's title insurance protection and protects you against losses due to title defects. In some areas it is customary for the seller to provide the buyer with an owner's policy and for the seller to pay for this policy. In other areas, if the buyer desires an owner's policy, he or she must pay for it.

Pest and Other Inspections. This fee is to cover inspections for termite or other pest infestation of the home. This may be important if the sales contract included a promise by the seller to transfer the property free from pests or pest-caused damage. Be sure that the inspection shows that the property complies with the sales contract before you complete the settlement. If it does not, you may wish to request a bond or other financial assurance that the work will be completed. This fee can be paid either by the borrower or seller depending upon the terms of the sales contract. Lenders vary in their requirements as to such an inspection.

Point. One percent of the loan amount.

Principal and Interest Payment (P&I). - A periodic (usually monthly) payment that includes the interest charges for the period plus an amount applied to amortization of principal balance.

Principal, Interest, Taxes, and Insurance Payment (PITI). The periodic payment includes a principal and interest payment plus a contribution to the escrow account set up by the lender to pay insurance premiums and property taxes on the mortgage property.

Principal Residence. The primary dwelling unit in which a family resides. The residence can be a single-family property, a 2-4-unit property, a condominium, a manufactured home on a permanent foundation or a cooperative unit.

Professional Property Inspection. A pre-purchase inspection that is conducted to determine the condition of a property prior to purchase. See also Home Inspection Report.

Property Value. The total value of a property as established in an appraisal by a qualified appraiser. The purchase price of eligible HOME FTHB homes shall not exceed the current fiscal year's purchase price limit for that type of housing. If any improvements are included in the purchase transaction, both the after-rehab value of the home and the actual purchase price cannot exceed the purchase price limit.

Reserves Deposited with Lenders. Reserves (sometimes called "escrow" or "impound" accounts) are funds held in an account by the lender to assure future payment for such recurring items as real estate taxes, hazard insurance, and mortgage insurance.

Settlement or Closing Fee. This fee is paid to the settlement agent. Responsibility for payment of this fee should be negotiated between the seller and buyer at the time the sales contract is signed.

Single parent. An individual who is (1) unmarried or legally separated from a spouse and (2) has one or more minor children for whom the individual has custody or joint custody, or (3) is pregnant. Single parents are no longer exceptions to the first-time buyer's requirement.

Survey. The lender or the title insurance company may require that a surveyor conduct a property survey to determine the exact location of the home and the lot line, as well as easements and rights of way. This is a protection for the buyer as well. Usually, the buyer pays the surveyor's fees, but sometimes this may be handled by the seller.

Title. The accumulation of all rights in a property, often used interchangeably with the word ownership. It also refers to the document that is evidence of ownership.

Title Charges. Title charges may cover a variety of services performed by title companies and others and include fees directly related to the transfer of title (title examination, title search, document preparation) and fees for title insurance, legal charges, which include fees for lenders, seller's or buyer's attorney or the attorney preparing title work and fees for settlement agents and notaries. Due to the great diversity in practice from area to area, your

settlement may not include all these items or may include others not listed. Ask your settlement agent to explain how these fees relate to services performed on your behalf.

Title Insurance. The total cost of owner's and lender's title insurance is shown here. The borrower may pay all, a part or none of this cost depending on the terms of the sales contract or local custom.

Title Search. A check of title records to identify liens, encumbrances, and ownership rights to the property.

VA Mortgage. A mortgage loan guaranteed by the Veterans Administration, an agency of the federal government that provides services for eligible veterans.

NOTICE OF REQUEST FOR PUBLIC COMMENT

The County of Riverside invites input from residents, public agencies, service providers, and all interested stakeholders on the final draft of the 2026-2027 One Year Action Plan, a key component of the County's 2024-2029 Five Year Consolidated Plan for HUD Community Planning and Development (CPD) funding. The One Year Action Plan aims to build strong, sustainable communities by fostering public-private partnerships that provide decent, affordable housing, create a suitable living environment, and promote economic opportunities, primarily for individuals and families with low- to moderate-income.

The final draft of the 2026-2027 One Year Action Plan covers the entire Urban County program area, including the unincorporated areas of Riverside County, as well as the following cooperating cities: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Lake Elsinore, Norco, Palm Desert, Rancho Mirage, San Jacinto, and Wildomar. The Joint Metro City of Murrieta is included within the County's Urban County program.

It is anticipated that the Board of Supervisors will adopt the final draft of the 2026-2027 One Year Action Plan at the regular meeting on July 14, 2026. The One Year Action Plan will then be forwarded to the U.S. Department of Housing and Urban Development for final review and approval.

30-Day Public Comment Period

The required 30-day public comment period for the final draft of the 2026-2027 One Year Action Plan for the 2024-2029 Five Year Consolidated Plan will be available for viewing online starting June 12, 2026. The draft documents may be reviewed at the following links: www.harivco.org and https://rivcohws.org/public-noticesnewsreportsprocurement #2741959481-4117593162

The 2026-2027 One Year Action Plan can also be made available to those requesting the plan by emailing RIVCOCDBG@rivco.org.

Written comments may be submitted to the following address no later than 5:00 PM on July 13, 2026:
Riverside County Department of Housing and Workforce Solutions
Attention: CDBG Program
3403 10th St. Suite 300
Riverside, CA 92501

Comments may also be sent via email to RIVCOCDBG@rivco.org.

Objections must be submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) to the U.S. Department of Housing and Urban Development, CPD Division, at CPDLA@hud.gov. Comments or objections received after July 13, 2026, will not be considered.

If you have any questions or require additional information, please contact us via email at RIVCOCDBG@rivco.org.

The Press-Enterprise
Published: 6/12, 7/2/26

AVISO DE SOLICITUD DE COMENTARIOS PUBLICOS

El Condado de Riverside invita a los residentes, agencias públicas, proveedores de servicios y todas las partes interesadas a dar su opinión sobre el borrador final del Plan de Acción de un año 2026- 2027, un componente clave del Plan Consolidado de cinco años 2024-2029 del Condado para la financiación de la Planificación y Desarrollo Comunitario (CPD) de HUD. El Plan de Acción Anual tiene como objetivo construir comunidades fuertes y sostenibles fomentando asociaciones público- privadas que proporcionen viviendas decentes y asequibles, creen un entorno de vida adecuado y promuevan oportunidades económicas, principalmente para personas y familias con ingresos bajos a moderados.

El borrador final del Plan de Acción de un Año 2026-2027 cubre toda el área del programa del Condado Urbano, incluyendo las áreas no incorporadas del condado de Riverside, así como las siguientes ciudades cooperantes: Banning, Beaumont, Blythe, Calimesa, Canyon Lake, Coachella, Desert Hot Springs, Eastvale, La Quinta, Lake Elsinore, Norco, Palm Desert, Rancho Mirage, San Jacinto y Wildomar. La Ciudad Metropolitana Conjunta de Murrieta está incluida dentro del programa de Condado Urbano del Condado.

Se anticipa que la Junta de Supervisores adoptará el borrador final del Plan de Acción de un año 2026-2027 en la reunión ordinaria del 14 de julio de 2026. El Plan de Acción de un Año se enviará al Departamento de Vivienda y Desarrollo Urbano de EE. UU. para su revisión y aprobación final.

Periodo de Comentarios Públicos de 30 Días

El periodo de comentarios públicos obligatorio de 30 días para el borrador final del Plan de Acción de un Año 2026-2027 para el Plan Consolidado de Cinco años 2024-2029 estará disponible para su visualización en línea a partir del 12 de junio de 2026. Los borradores de documentos pueden se revisados en los siguientes enlaces: www.harivco.org y https://rivcohws.org/public-noticesnewsreportsprocurement#2741959481-4117593162

El Plan de Acción Anual 2026-2027 también puede estar disponible para quienes soliciten el plan enviando un correo electrónico a RIVCOCDBG@rivco.org.

Los comentarios escritos pueden enviarse a la siguiente dirección a más tardar a las 4:00 p.m del 13 de julio de 2026:

Departamento de Vivienda y Soluciones para la Fuerza Laboral del Condado de Riverside Atención: Programa CDBG
3403 10th St. Suite 300
Riverside, CA 92501

Los comentarios también pueden enviarse por correo electrónico a RIVCOCDBG@rivco.org.

Las objeciones deben enviarse por correo electrónico acuerdo con los procedimientos requeridos (24 CFR Parte 58, Sección 58.76) al Departamento de Vivienda y Desarrollo Urbano de EE. UU., División de CPD, en CPDLA@hud.gov. Los comentarios u objeciones recibidos después del 13 de julio de 2026 no serán considerados.

Si tiene alguna pregunta o requiere información adicional, por favor contáctenos por correo electrónico en RIVCOCDBG@rivco.org.

The Press-Enterprise
Published: 6/12, 7/2/26

File No.: Various

ENVIRONMENTAL
EXEMPTION DOCUMENTATION

To: County Clerk and Recorder's Office
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

From: Housing and Workforce Solutions (CDBG)
County of Riverside
3403 10th Street, Suite 300,
Riverside, CA 92501

Project Title: Approval and adoption of the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan for HUD-CPD CDBG, HOME, and ESG for the County of Riverside.

Grant No.: B-26-UC-06-0506; E-26-06-0506; and M-26-UC-06-0530

Description of Project: Pursuant to 24 CFR Part 570, 24 CFR Part 91, and the Citizen Participation Plan, the Board of Supervisors is authorized to approve and adopt the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan.

Project Location: Throughout Riverside County

Project Proponent: Housing and Workforce Solutions for the County of Riverside

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

Project Description: The project, approval of the 2026-2027 One-Year Action Plan of the 2024-2029 Five-Year Consolidated Plan, is a planning action that will only have administrative effects. It can be seen with certainty that there is no possibility that the proposed project will have a significant effect on the environment and will not lead to any direct or reasonably indirect physical impacts.

Exempt Status: (Check one)

____ Ministerial (Section 21080 (b) (1); Section 15268);

____ Declared Emergency [Section 21080 (b) (3); Section 15239(a)];

____ Emergency Project [Section 21080 (b) (4); Section 15269 (b) (c)];

____ Statutory Exemption (Section Number: _____)

____ Categorical Exemption: Class 1 (Section Number: _____)

__✓__ **These activities are not subject to CEQA [pursuant to Section 15061 (b) (3)**

____ Other

Environmental Specialist: _____ Date: **June 4, 2026**
Blanca Higuera, DSI, Community & Housing Development

Certifying Officer: _____ Date: **June 4, 2026**
Susana Orozco, Principal DS, Community & Housing Development

Phone: 951-955-5933

SH:JT
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CDBG Sponsor Agreements, Supplemental Agreement, and ESG Agreement

File Numbers: **«Project_Number»**

SPONSOR'S AGREEMENT FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE INTENDED USE OF PUBLIC SERVICES PROJECTS

This Sponsor's Agreement ("Agreement"), for the use of Community Development Block Grant funds, is made and entered into this _____ day of _____, 2026, by and between, County of Riverside of the State of California, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and «SPONSOR», a California nonprofit Corporation, hereinafter referred to as "SPONSOR".

W I T N E S S E T H:

WHEREAS, the Housing and Community Development Act of 1974, Title 1, as amended (the "Act"), provides that certain grant funds may be used for certain discretionary projects which primarily benefit low and moderate income persons, persons with disabilities, remove slums or blight, or which meet urgent community development needs; and

WHEREAS, COUNTY has qualified as an "Urban County" for purposes of receiving Community Development Block Grant ("CDBG") funds which are to be used to assist and undertake essential community development and housing assistance activities pursuant to the Act; and

WHEREAS, SPONSOR is eligible under the Act to receive CDBG funds to perform those activities described herein; and

WHEREAS, the SPONSOR has submitted its proposal to the COUNTY for funding of the activities described herein; and

WHEREAS, the CDBG-assisted activities described herein comply with one of the national objectives as required under 24 Code of Federal Regulations (CFR) 570.200(a)(2):

NOW, THEREFORE, the COUNTY and SPONSOR mutually agree as follows:

1. PURPOSE. SPONSOR promises and agrees to undertake and assist with COUNTY's community development activities by utilizing the sum of «Total_Granted_Funding», ("CDBG Entitlement Funds"), as specifically identified in Exhibit A, which is attached hereto and

incorporated herein by this reference, for the following project: «Project_Name».

2. TERM OF AGREEMENT. This Agreement shall become effective upon the Effective Date, as defined herein, and shall continue in full force and effect until June 30, 2027.

3. COMPLETION SCHEDULE. SPONSOR shall proceed consistent with Section IV as set forth in Exhibit A.

4. EXTENSION OF TIME. COUNTY may grant an extension, in its sole and absolute discretion, to the completion schedule for the purpose of completing SPONSOR'S projects/activities which are underway and cannot be completed during the term of this Agreement. SPONSOR shall request said extension in writing, stating the reasons therefore, and may be granted only by receiving written approval from COUNTY. Every term, condition, covenant and requirement of this Agreement shall continue in full force and effect during the period of any such extension. In the event that the SPONSOR does not request an extension, or if no extension is authorized by the COUNTY, this Agreement may be terminated consistent with the termination procedures as set forth in Section 23 of this Agreement.

5. LETTER TO PROCEED. SPONSOR shall not initiate nor incur expenses for the CDBG funded project/activity covered under the terms of this Agreement prior to receiving written authorization from COUNTY to proceed.

6. NOTICES. Each notice, request, demand, consent, approval or other communication (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") which the COUNTY or SPONSOR is required or permitted to give to the other party pursuant to this Agreement shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on the next business day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective parties

as follows:

COUNTY	SPONSOR
Heidi Marshall, Director	«ContactFirstName»«ContactLastName»
Housing and Workforce Solutions HWS	«Sponsor»
3403 Tenth Street, Suite 300	«Address»
Riverside, CA 92501	«City», «State» «Zip»

7. DISBURSEMENT OF FUNDS. COUNTY'S Board of Supervisors shall determine the final disposition and disbursement of all funds received by COUNTY under the Act consistent with the provisions of Sections 1 and 2 of this Agreement. COUNTY, through its Department of Housing and Workforce Solutions, shall: (1) make payments of the grant funds to SPONSOR as set forth in Exhibit A, attached hereto, and (2) monitor the CDBG-funded activity to ensure compliance with applicable federal regulations and the terms of this Agreement.

8. PAYMENT OF FUNDS. The COUNTY shall pay to the SPONSOR the sum specified in Section 1 above on a reimbursable basis for all COUNTY-approved costs. The SPONSOR shall submit not more often than monthly to the CDBG Administrator of COUNTY a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SPONSOR for the approved costs in accordance with its usual accounting procedures. The COUNTY may require from SPONSOR such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of CDBG funds shall be made within thirty (30) days after SPONSOR has submitted, to the COUNTY, a complete and written approved statement of expenditures. Each disbursement of CDBG Grant funds shall be made within thirty (30) days after SUBRECIPIENT has submitted its statement of expenditure and all supporting documentation requested by the COUNTY. In the event the United States Department of Housing and Urban Development ("HUD") determines the purpose or any of the expenditures above described are ineligible for funding by the COUNTY, the SPONSOR shall reimburse the COUNTY the amount of the cost so disallowed.

9. RECORDS AND INSPECTIONS.

a. SPONSOR shall establish and maintain financial, programmatic, statistical, and other supporting records of its operations and financial activities in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and 24 CFR Section 570.502(a), as they relate to the acceptance and use of federal funds under this Agreement. Said records shall be retained for a period of four (4) years from the date that the activity or program funded with the CDBG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the four (4) year retention period requirement, pursuant to 2 CFR 200.333 include the following:

i. if any litigation, claim, or audit is started prior to the expiration of the four (4) year period;

ii. when the SPONSOR is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;

iii. records for real property and equipment acquired with CDBG funds must be retained for four (4) years after final disposition;

iv. when the records are transferred by the SPONSOR to the COUNTY, HUD, or other Federal agency, the four (4) year period is not applicable.

b. SPONSOR shall maintain a separate account for CDBG Entitlement Funds received as set forth in Exhibit A.

c. SPONSOR shall obtain an external audit in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.500). Audits shall usually be performed annually but not less frequently than every two years. Nonprofit institutions and government agencies that expend less than $750,000 a year in federal awards are exempt from federal audit requirements, but records must be available for review by appropriate officials of the federal grantor agency or subgranting entity. The audit report shall be submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

d. SPONSOR shall, during the normal business hours make available to COUNTY and to HUD for examination and copying all of its records and other materials with respect to matters covered by this Agreement.

e. SPONSOR shall not retain any program income as defined in 24 CFR 570.500.

f. SPONSOR shall submit to the COUNTY copies of all studies and reports prepared for this project and the COUNTY shall have the right to the use and benefit of all such studies and reports.

g. If this CDBG-funded activity meets a National Objective by serving limited clientele as defined in 24 CFR 570.208(a)(2)(i), the SPONSOR shall ensure that at least fifty-one percent (51%) of the persons benefiting from the CDBG funded activities are of low and moderate-income and meet the program income guidelines as designated by HUD regulation. The SPONSOR must provide the required direct benefit documentation in writing to the COUNTY.

10. COMPLIANCE WITH LAWS AND REGULATIONS. The SPONSOR shall comply with all applicable federal, state and local laws, regulations and ordinances. By executing this Agreement, the SPONSOR hereby certifies that it will adhere to and comply with the following as they may be applicable to a SPONSOR of funds granted pursuant to the Housing and Community Development Act of 1974, as amended:

a. The Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

b. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.A. Section 1701u), as amended, a copy of which is attached hereto as Exhibit “S”, and incorporated herein by this reference;

c. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Part 60). The SPONSOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, general identity or national origin. SPONSOR will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or national origin. The SPONSOR will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, sexual orientation, gender identity or national origin. Such

actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The SPONSOR agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discrimination clause;

d. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

e. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended, and implementing regulations;

f. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and implementing regulations;

g. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;

h. The labor standard requirements as set forth in 24 CFR Part 570, Subpart K and HUD regulations issued to implement such requirements;

i. Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control and abatement of water pollution;

j. The flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (Pub. L. 93-234);

k. The regulations, policies, guidelines and requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) as they relate to the acceptance and use of federal funds under the federally-assigned program;

l. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352) and implementing regulations issued at 24 CFR Part 1;

m. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284) as amended; and

n. The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the

Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.);

o. Uniform Administration Requirements pursuant to 24 CFR 570.502.

p. The SPONSOR shall carry out its activity pursuant to this Agreement in compliance with all federal laws and regulations described in Subpart K of Title 24 of the Code of Federal Regulations, except that:

(1) Pursuant to 24 CFR Section 570.604, the SPONSOR does not assume the COUNTY'S environmental responsibilities under the National Environmental Policy Act of 1969 (NEPA); and

(2) The SPONSOR does not assume the COUNTY'S responsibility for initiating the review process under the provisions of 24 CFR Part 52.

q. *Copeland "Anti-Kickback" Act (18 U.S.C. Section 874 and 40 U.S.C.A. Section 3145):* All contracts and subgrants in excess of $2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. Section 874), as supplemented by Department of Labor Regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States") ("Anti-Kickback Act"). The Anti-Kickback Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

r. *Davis-Bacon Act, as amended (40 U.S.C.A. Section 3141-3148):* When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than $2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C.A. Section 3148) and as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not

less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

s. *Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708):* Where applicable, all contracts awarded by SPONSOR in excess of $2,000 for construction contracts and in excess of $2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with the Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708), as supplemented by Department of Labor Regulations (29 CFR Part 5). Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40 U.S.C.A. 3704 is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

t. *Rights to Inventions Made Under a Contract or Agreement:* Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

u. *Rights to Data and Copyrights:* Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.404-3, Federal Acquisition Regulations (FAR).

v. *Air Pollution Prevention and Control* (formally known as the *Clean Air Act)*

(42 U.S.C.A. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C.A. Section 1251 et seq.), as amended: Contracts and subgrants of amounts in excess of $100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the *Clean Air Act* (42 U.S.C.A. 7401 *et seq*.) and the *Federal Water Pollution Control Act* as amended (33 U.S.C.A. Section 1251 *et seq*.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

w. *Anti-Lobbying Certification (31 U.S.C.A. 1352):* The language of the certification set forth in this paragraph w. shall be required in all contracts or subcontracts entered into in connection with this grant activity and all SPONSORS shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C.A. Section 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and no more than $100,000 for such failure.

"The undersigned certifies, to the best of his or her knowledge or belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan or cooperative agreement, he/she will complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions."

SUBRECIPIENT shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

x. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689):* No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 2424. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

y. *Drug-Free Workplace Requirements:* The Anti-Drug Abuse Act of 1988 (41 U.S.C.A. Section 8101-8103) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 2 CFR Part 2425.

z. *Access to Records and Records Retention:* The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any

shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

aa. *Federal Employee Benefit Clause:* No member of or delegate to the Congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

bb. *Energy Efficiency:* Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94 - 163, Dec. 22, 1975; 42 U.S.C.A. Section 6201, et. seq., 89 Stat.871).

cc. *Procurement of Recovered Materials (2 CFR 200.323):* A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C.A. Section 6901, et seq.), as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

dd. *Political Activities*: CDBG funds shall not be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration subject to the exceptions listed in 24 CFR 570.207(a)(3).

ee. *Build America, Buy America (BABA) Act:* The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy

America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

ff. *Violence Against Women Act (VAWA):* VAWA provides housing protections for survivors of domestic and dating violence, sexual assault and stalking ('domestic violence")**.** VAWA 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD's implementing regulations for VAWA'S protections, rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions in HUD's program regulations (HUD's VAWA regulations). VAWA 2022 amendments took effect on October 1, 2022 and 2022 VAWA's reauthorization includes new implementation requirements. Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic violence survivor to move to another safe and available unit; (c) Provide protections against denial, terminations, and evictions that directly result from being a victim of domestic violence; (d) Implement a low barrier certification process and allow self-certification of domestic violence.

11. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL. SPONSOR certifies that the SPONSOR's staff assigned to the CDBG-funded activities have received, reviewed, and will follow the COUNTY's Community Development Block Grant Policy Manual, which is incorporated herein by this reference and made a part hereof.

12. COOPERATION WITH COMMUNITY DEVELOPMENT ACTIVITIES. SPONSOR shall cooperate with COUNTY in undertaking essential community development and housing assistance activities and shall assist COUNTY in carrying out its Strategic Plan of the Five Year Consolidated Plan and other requirements of the Community Development Block Grant Program.

13. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to 14 CCR Section 1501(d), COUNTY

is designated as the lead agency for the project that is the subject matter of this Agreement.

14. HOLD HARMLESS AND INDEMNIFICATION. SPONSOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, based or asserted upon any services of SPONSOR, its officers, employees, subcontractors, agents, or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of SPONSOR, its officers, agents, employees, subcontractors, or representatives Indemnitors from this Agreement. SPONSOR shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by SPONSOR, SPONSOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SPONSOR'S indemnification to Indemnitees as set forth herein.

SPONSOR'S obligation hereunder shall be satisfied when SPONSOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe SPONSOR'S obligations to indemnify and hold harmless the COUNTY herein from third party claims. The hold harmless and indemnification obligations set forth herein shall survive the termination and expiration of this Agreement.

In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the SPONSOR from indemnifying the Indemnitees to the fullest extent allowed by law.

15. INSURANCE. Without limiting or diminishing the SPONSOR'S obligation to indemnify or hold the COUNTY harmless, SPONSOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of COUNTY OF RIVERSIDE Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

a. Workers' Compensation:

If the SPONSOR has employees as defined by the State of California, the SPONSOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

b. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SPONSOR'S performance of its obligations hereunder. Policy shall name the County of Riverside as Additional Insured. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

b.1 Sexual Abuse or Molestation (SAM) Liability:

If the work will include contact with minors, and the Commercial General Liability policy is not endorsed to include affirmative coverage for sexual abuse or molestation, SPONSOR shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than $2,000,000 per occurrence or claim.

c. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement,

then SPONSOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

d. General Insurance Provisions - All lines:

(i). Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(ii). The SPONSOR must declare its insurance self-insured retentions. If any such self-insured retentions exceed $500,000 per occurrence, such retentions shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's Risk Manager, SPONSOR'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(iii). SPONSOR shall cause SPONSOR'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of

endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. SPONSOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

(iv). It is understood and agreed to by the parties hereto that the SPONSOR'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(v). If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if; in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the SPONSOR has become inadequate.

(vi). SPONSOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

(vii). The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

(viii). SPONSOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

16. FEDERAL REQUIREMENTS. SPONSOR shall comply with the provisions of the Act and any amendments thereto and the federal regulations and guidelines now or hereafter enacted pursuant to the Act. More particularly, SPONSOR is to comply with those regulations found in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and 24 CFR Part 570. SPONSOR is to abide by the provisions of the

COUNTY's CDBG policies.

17. PROGRAM INCOME. SPONSOR, who is a subrecipient as defined in 24 CFR Part 570.500(c), shall not retain any program income as defined in 24 CFR 570.500. Any and all program income shall be retained by the COUNTY pursuant to 24 CFR 570.504.

18. INDEPENDENT CAPACITY. The SPONSOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee, officer, or agent of the COUNTY. It is expressly understood and agreed that the SPONSOR (including its employees, agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and the SPONSOR shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the Parties that the SPONSOR in the performance of this Agreement is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

19. NONDISCRIMINATION. SPONSOR shall abide by 24 CFR Sections 570.601 and 570.912 which require that no person in the United States shall on the ground of race, color, religion, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds.

SPONSOR agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause:

> "During the performance of this Agreement SPONSOR and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical disability, medical condition, sex, sexual orientation, general identity marital status, veteran's status, age (over 40) or sex. SPONSOR and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SPONSOR and subcontractors

shall comply with the provisions of the Fair Employment and Housing Act (California Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing California Government Code Section 12990 et seq., set forth in Chapter 1 of Division 4.1 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SPONSOR and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."

20. PROHIBITION AGAINST CONFLICTS OF INTEREST.

a. SPONSOR and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and the CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

b. The Sponsor shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

c. No employee, officer or agent of the Sponsor shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

d. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a “covered person” includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Sponsor, or any designated public agency.

e. SPONSOR understands and agrees that no waiver or exception can be granted

to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR 570.611(d). Any request by SPONSOR for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 570.611(d)(2).

f. Prior to any funding under this Agreement, SPONSOR shall provide COUNTY with a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision-making process, exercise any functions or responsibilities, or gain inside information with respect to the CDBG activities funded under this Agreement. SPONSOR shall also promptly disclose to COUNTY any potential conflict, including even the appearance of conflict, that may arise with respect to the CDBG activities funded under this Agreement.

g. Any violation of this section shall be deemed a material breach of this Agreement, and the Agreement shall be immediately terminated by the COUNTY.

21. RELIGIOUS ACTIVITIES. SPONSOR shall adhere to the regulations set forth in Exhibit "R", attached hereto and incorporated herein by this reference.

22. LOBBYING. The SPONSOR certifies to the best of its knowledge and belief, that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer to employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall

complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sponsors shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

23. TERMINATION.

a. SPONSOR. SPONSOR may not terminate this Agreement except upon express written consent of COUNTY, pursuant to 2 CFR Section 200.339 (a)(4).

b. COUNTY. Notwithstanding the provisions of Section 22a above, COUNTY may suspend or terminate this Agreement upon written notice to SPONSOR of the action being taken and the reason for such actions including but not limited to the following reasons:

(1) In the event SPONSOR fails to perform the covenants herein contained at such times and in such manner as provided in this Agreement; or

(2) In the event there is a conflict with any federal, state or local law, ordinance, regulation or rule rendering any of the provisions of this Agreement invalid or untenable; or

(3) In the event the funding from the Department of Housing and Urban Development referred to in Section 1 above is terminated or otherwise becomes unavailable.

c. This Agreement may be terminated and/or funding suspended, in whole or in part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.339). Cause shall be based on the failure of the SPONSOR to materially comply with either the terms or conditions of this Agreement. Upon suspension of funding, the SPONSOR agrees not to incur any costs related thereto, or connected with, any area of conflict from which the COUNTY has determined that suspension of funds is necessary. SPONSOR acknowledges that failure to comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in

evaluating future CDBG and non-CDBG funding applications submitted by SPONSOR.

d. Reversion of Assets

1. Upon expiration of this Agreement, the SPONSOR shall transfer to the COUNTY any CDBG funds, including but not limited to the CDBG Entitlement funds on hand at the time of expiration of the Agreement as well as any accounts receivable held by SPONSOR which are attributable to the use of CDBG funds awarded pursuant to this Agreement.

2. Any real property under the SPONSOR'S control that was acquired or improved in whole or in part with CDBG funds (including CDBG funds provided to the SPONSOR in the form of a loan) in excess of $25,000 is either:

(i) Used to meet one of the National Objectives in 24 CFR Section 570.208 until five years after expiration of this agreement, or for such longer period of time as determined to be appropriate by the COUNTY; or

(ii) Not used in accordance with Clause (i) above, in which event the SPONSOR shall pay to the COUNTY an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or improvement to, the property.

24. PUBLICITY. Any publicity generated by SPONSOR for the project funded pursuant to this Agreement, during the term of this Agreement, will make reference to the contribution of the County of Riverside Community Development Block Grant Program in making the project possible.

25. PROGRAM MONITORING AND EVALUATION. SPONSOR shall be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of this Agreement and the effective and efficient achievement of the CDBG National Objectives as set forth in Exhibit A, attached hereto. SPONSOR shall be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of this Agreement and the effective and efficient achievement of the Program Objectives. Quarterly reports shall be due on the fifteenth (15th) day of the month immediately following the end of the quarter being reported. The quarterly written reports shall include, but shall not be limited to the following data elements:

a. Title of program, listing of components, description of activities/operations.

b. The projected goals, indicated numerically, and also the goals achieved (for each report period). In addition, identify by percentage and description, the progress achieved towards meeting the specified goals; additionally, identify any problems encountered in meeting goals.

c. If CDBG funded Activity meets National Objective under 24 CFR 570.208 (a)(2)(i)(B), SPONSOR shall report the following:

1) Total number of direct beneficiaries (clientele served) with household income:

- Above 80% MHI
- Between 50% and 80% MHI (Low-Income)
- Between 30% and 50% MHI (Very Low-Income)
- Below 30% MHI (Extremely Low-Income)

2) Total number and percentage of all clients at, or below, 80% MHI

3) Racial ethnicity of clientele

4) Number of Female-Headed Households

d. SPONSOR shall report beneficiary statistics monthly, or as otherwise required, to COUNTY on the pre-approved *Direct Benefit Form* and *Self-Certification Form* (certifying income, family size, and racial ethnicity) as required by HUD. In the event that HUD or COUNTY implement changes to the reporting requirements, SPONSOR will be provided with updated forms and instructions necessary to comply with the reporting requirements of HUD's Outcome Performance Measurement System.

26. PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). SPONSOR shall obtain COUNTY's written approval, through its Department of Housing and Workforce Solutions, of the project plans, specifications, and construction documents prior to SPONSOR's construction of same for all projects consisting of CDBG-funded construction activities. The County neither undertakes nor assumes nor will have any responsibility or duty to Sponsor or to any third party to review, inspect, supervise, pass judgment upon or inform Sponsor or any third party of any matter in connection with the development or construction of the improvements, whether regarding the

quality, adequacy or suitability of the plans, any labor, service, equipment or material furnished to the property, any person furnishing the same, or otherwise. Sponsor and all third parties shall rely upon its or their own judgment regarding such matters, and any review, inspection, supervision, exercise of judgment or information supplied to Sponsor or to any third party by the County in connection with such matter is for the public purpose of assisting with a community development and housing activity pursuant to the Act, and neither Sponsor (except for the purposes set forth in this Agreement) nor any third party is entitled to rely thereon. The County shall not be responsible for any of the work of construction, improvement, or development of the property.

It is the responsibility of Sponsor, without cost to County, to ensure that all applicable local jurisdiction land use requirements will permit development of the property and construction of the improvements and the use, operation, and maintenance of such Improvements in accordance with the provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to any local jurisdiction or County permit or other local jurisdiction or County approval necessary for the development of the Property, or waive any applicable local jurisdiction or County requirements relating thereto. This Agreement does not (a) grant any land use entitlement to Sponsor, (b) supersede, nullify, or amend any condition which may be imposed by the local jurisdiction in connection with approval of the development described herein, (c) guarantee to Sponsor or any other party any profits from the development of the Property, or (d) amend any local jurisdiction or County laws, codes or rules.

Sponsor agrees and acknowledges that it is the responsibility of Sponsor to obtain a legal determination at Sponsor's sole cost and expense, as to whether prevailing wages must be paid during construction of the Project. If the Project is subject to prevailing wages, then Sponsor shall be solely responsible to pay its contractors and subcontractors the required prevailing wage rate. Sponsor agrees to indemnify, defend, and hold County harmless from and against any liability arising out of and related to Sponsor's failure to comply with any and all Davis Bacon and or prevailing wage requirements.

27. PURCHASE, USE AND REVERSION OF PERSONAL PROPERTY ASSETS

For organizations using CDBG funds for equipment, the following principles apply:

Acquisition (2 CFR 200.313(a)): Title to equipment acquired with CDBG funds is vested in your organization, subject to the conditions described in the following section.

Use (2 CFR 200.313(c)): Your organization must use equipment purchased with CDBG funds for the CDBG program or project as long as needed, whether or not the program or project continues to be supported by Federal funds.

During the time that your organization or its designee is using equipment for the CDBG funded program, you must also make the equipment available for use on other Federally funded projects or programs, provided that such use does not interfere with work on the CDBG funded program (2 CFR 200.313(c)(2)).

When no longer needed for the CDBG funded program, other Federally- supported agencies may use the equipment, in the following order of priority: (i) Activities under a Federal award from HUD, then (ii) Activities under Federal awards from other Federal agencies. This includes consolidated equipment for information technology systems (2 CFR 200.313(c)(i)(ii)).

HUD prohibits your organization from using CDBG-acquired equipment to provide services for a fee that competes unfairly with private companies that provide equivalent services unless specifically authorized by Federal statute (2 CFR 200.313(c)(3)).

With the approval of the grantee, you may trade in equipment acquired with CDBG funds for updated equipment (2 CFR 200.313(c)(4)).

Disposition (2 CFR 200.313(e)): When original or replacement equipment acquired with CDBG funds is no longer needed for the original program or other activities currently or previously assisted with Federal funds, the following rules of disposition will apply:

(1) Equipment with a current fair market value of $10,000 or less (per unit) may be retained, sold, or otherwise disposed of with no further responsibility to the Federal agency or pass-through entity.

(2) Except as provided in § 200.312(b), or if the Federal agency or pass-through entity fails to provide requested disposition instructions within 120 days, items of equipment with a current fair market value in excess of $10,000 (per-unit) may be retained or sold by the recipient or subrecipient. However, the Federal agency is entitled to an amount calculated by multiplying the percentage of

the Federal agency's contribution towards the original purchase by the current market value or proceeds from the sale. If the equipment is sold, the Federal agency or pass-through entity may permit the recipient or subrecipient to retain, from the Federal share, $1,000 of the proceeds to cover expenses associated with the selling and handling of the equipment.

(3) The recipient or subrecipient may transfer title to the property to the Federal Government or to an eligible third party provided that the recipient or subrecipient must be entitled to compensation for its attributable percentage of the current fair market value of the property.

(4) In cases where a recipient or subrecipient fails to take appropriate disposition actions, the Federal agency or pass-through entity may direct the recipient or subrecipient to take disposition actions.

PERSONAL PROPERTY – SUPPLIES.

(2 CFR 200.3.14) Title to supplies will vest in your organization upon acquisition, subject to the following conditions:

If there is a residual inventory of unused supplies exceeding $10,000 upon completion of the program and the supplies are not needed for any other Federal award, you may keep the supplies for use in other activities or sell them when the CDBG award or agreement ends. But in either case, you must compensate the grantee for its share. The amount of compensation must be computed in the same manner as for equipment (see 2 CFR 200.313(e)(2)).

As long as the Federal Government retains an interest in the supplies, you must not use supplies acquired under a Federal award to provide services to other organizations for a fee that is less than private companies charge for equivalent services (2 CFR 200.314(b)).

- In all cases in which the residual inventory of supplies is sold, the proceeds are considered program income.

28. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). SPONSOR shall obtain COUNTY's written approval and authorization to proceed, through its Department of Housing and Workforce Solutions, of all CDBG-funded real property acquisition activities.

29. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH CDBG FUNDS. When CDBG funds are used, in whole or in part, by SPONSOR to acquire real property or to construct a public facility, SPONSOR will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.311); National Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California Environmental Quality Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. A. §4630, et seq.); and the COUNTY's Five Year Consolidated Plan. In addition, the following is to occur:

a. Title to the real property shall vest in SPONSOR;

b. The real property will be held by SPONSOR, or the constructed facility will be maintained by the SPONSOR, for a minimum period of five (5) years from the date the CDBG-funded activity is closed-out and reported as complete by the COUNTY through the Comprehensive Annual Performance and Evaluation Report (CAPER);

c. While held by SPONSOR, the real property or the constructed facility is to be used exclusively for the purposes for which acquisition or construction was originally approved by COUNTY;

d. Written approval from COUNTY must be secured if the property or the facility is to be put to an alternate use that is consistent with the COUNTY'S Five Year Consolidated Plan or the applicable federal regulations governing CDBG funds;

e. Should SPONSOR desire to use the real property or the constructed facility, prior to the completion of the mandatory five-year period, for a purpose not consistent with applicable federal regulations governing CDBG funds or to sell the real property or facility, then:

(1) If SPONSOR desires to retain title, SPONSOR will reimburse COUNTY the amount that represents the percentage of current fair market value that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility; or

(2) If SPONSOR sells the property or facility or is required to sell the property or facility, SPONSOR shall reimburse COUNTY the amount that represents the percentage

of proceeds realized by the sale that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility. This percentage amount will be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

30. ENTIRE AGREEMENT. This Agreement, including any attachments or exhibits hereto constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.

31. SEVERABILITY. Each section, paragraph and provision of this Agreement is severable from each other provision, and if any provision or part thereof is declared invalid, the remaining provisions shall nevertheless remain in full force and effect.

32. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. SPONSOR agrees to, and will require any lessee or assignee to notify Riverside County Workforce Development Center of any and all job openings that are caused by this project.

33. MINISTERIAL ACTS. The COUNTY's Director of the Department of Housing and Workforce Solutions, or designee(s), are authorized to take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this Agreement as it may be amended from time to time by COUNTY.

34. PROJECT ELIGIBILITY. As to SPONSOR or its claimants, COUNTY shall bear no liability for any later determination by the United States Government, the Department of Housing and Urban Development, or any other person or entity, that SPONSOR is or is not eligible under 24 CFR Part 570 to receive CDBG funds.

35. SOURCE OF FUNDING. SPONSOR acknowledges that the source of funding pursuant to this Agreement is a Community Development Block Grant (CFDA 14.218), and the Grant Award Number is B-26-UC-06-0506.

36. ASSIGNMENT. The SPONSOR will not make any assignment or transfer in any other form with respect to this Agreement, without prior written approval of the COUNTY.

37. INTERPRETATION AND GOVERNING LAW. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

38. WAIVER. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

39. JURISDICTION AND VENUE. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction

40. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they have the authority to execute this Agreement and warrant and represent that they have the authority to bind the respective parties to this Agreement to the performance of its obligations hereunder.

41. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

42. COUNTERPARTS. This Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

43. FORCE MAJEURE.

a. Performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, pandemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-contractor or supplier, acts of the other party, acts or failure to act of a public or governmental agency or entity, or any causes beyond the control or without the fault of the party claiming an extension of time to perform.

b. An extension of time for any such cause (a "Force Majeure Delay") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) calendar days of knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the foregoing events shall constitute a Force Majeure Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming a Force Majeure Delay shall deliver such written notice within thirty (30) calendar days after it obtains knowledge of the event.

44. BINDING ON SUCCESSORS. SPONSOR, its heirs, assigns and successors in interest, shall be bound by all the provisions contained in this Agreement, and all of the parties thereto shall be jointly and severally liable hereunder.

45. MODIFICATION OF AGREEMENT. This Agreement may be modified or amended only by a writing signed by the duly authorized and empowered representatives of COUNTY and SPONSOR, respectively.

46. DIGITAL AND ELECTRONIC SIGNATURES. The parties agree to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this

writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California	«SPONSOR», a California nonprofit public benefit corporation
BY: FORM ONLY _____ Juan Garcia, Deputy Director	BY: _____ Name: Title:
Date: _____	Date: _____

APPROVED AS TO FORM:

MINH C. TRAN

COUNTY COUNSEL

By: _____
for Braden Holly,
Deputy County Counsel

EXHIBIT "R"

24 C.F.R. § 5.109

Equal participation of faith-based organizations in HUD programs and activities.

Effective: March 4, 2024

(a) *Purpose.* Consistent with Executive Order 13279, entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559, entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and as amended by Executive Order 14015, entitled "Establishment of the White House Office of Faith-Based and Neighborhood Partnerships," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

(b) *Definitions.* The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (*i.e.,* via a contract) or awards funds to that provider to carry out an activity (*e.g.,* via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (*e.g.,* flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance wholly as a result of a genuine and independent private choice of the beneficiary, not a choice of the Government. The availability of adequate secular alternatives is a significant factor in determining whether a program affords true private choice.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

Religious exercise has the meaning given to the term in 42 U.S.C. 2000cc-5(7)(A).

(c) ***Equal participation of faith-based organizations in HUD programs and activities.***

(1) Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity for which they are otherwise eligible. Neither the Federal Government, nor a State, Tribal, or local government, nor any other entity that administers any HUD program or activity, shall discriminate for or against an organization on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to favor or disfavor a similarly situated secular organization.

(2) Nothing in this section shall be construed to preclude HUD from making an accommodation, including for religious exercise, with respect to one or more program requirements on a case-by-case basis in accordance with the Constitution and laws of the United States.

(3) HUD shall not disqualify an organization from participating in any HUD program for which it is eligible on the basis of the organization's indication that it may request an accommodation with respect to one or more program requirements, unless the organization has made clear that the accommodation is necessary to its participation and, in accordance with the Constitution and laws of the United States, HUD has determined that it would deny the accommodation.

(4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding opportunity, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) ***Independence and identity of faith-based organizations.***

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs; provided that, it does not use direct Federal financial assistance, whether received through a prime award or sub-award, to support or engage in any explicitly religious activities, including activities that involve overt religious content such as worship, religious instruction, or proselytization.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section, and include religious references in its organization's mission statements and other governing documents.

(e) ***Explicitly religious activities.*** If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) ***Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.*** If an intermediary—acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance—is given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) ***Nondiscrimination and beneficiary notice requirements***—(1) *Nondiscrimination.* Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services supported in whole or in part with Federal financial assistance, or in their outreach activities related to such services, discriminate against a beneficiary or prospective beneficiary on the basis of religion, a religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program.

(2) ***Beneficiary notice.***

(i) An organization providing services under a program supported by direct Federal financial assistance from HUD, or an entity that administers indirect Federal financial assistance from HUD, must give written notice to beneficiaries and prospective beneficiaries of certain protections in a manner and form prescribed by HUD, including by incorporating the notice into materials that are otherwise provided to beneficiaries. The required language for this written notice to beneficiaries is set forth in appendix C to this subpart.

(ii) For the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Section 8 Moderate Rehabilitation programs, the respective recipient (*i.e.,* Public Housing Agency) is required to provide the written beneficiary notice. For the Housing Opportunities for Persons with AIDS (HOPWA) program, the grantee or project sponsor that is responsible for making eligibility determinations is required to provide the written beneficiary notice. For the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs, the recipient or subrecipient that is responsible for determining the eligibility of each family or individual is required to provide the written beneficiary notice. The participating or prospective providers (landlords) are not responsible for providing the written beneficiary notice for indirect aid recipients. The notice must include the following information:

(A) Nondiscrimination requirements of paragraph (g)(1) of this section;

(B) Notification that a beneficiary or prospective beneficiary may report an organization's violation of these protections, including any denials of services or benefits by an organization, by

contacting or filing a written complaint with the Center for Faith-Based and Neighborhood Partnerships or the intermediary that awarded funds to the organization; and

(C) For direct Federal financial assistance only, prohibitions with respect to explicitly religious activities as set forth in paragraph (e) of this section.

(3) ***Notice timing.*** The written notice described in paragraph (g)(2) of this section must be given to a prospective beneficiary prior to the time the prospective beneficiary enrolls in the program or receives services from the program. When the nature of the service provided or exigent circumstances make it impracticable to provide such written notice in advance of the actual service, an organization must advise beneficiaries of their protections at the earliest available opportunity.

(4) ***Alternative option information.*** HUD may determine that the notice described in paragraph (g)(2) of this section must inform each beneficiary or prospective beneficiary about how to obtain information from HUD, or a State agency or other entity administering the applicable program, about other federally funded service providers in their area that provide the services available under the applicable program.

(h) ***No additional assurances from faith-based organizations.*** A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character, motives, or affiliation, must carry out eligible activities in accordance with all program requirements, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities, subject to any accommodations that are granted to organizations on a case-by-case basis in accordance with the Constitution and laws of the United States. No notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to disqualify a similarly situated secular organization.

(i) ***Exemption from Title VII employment discrimination requirements.*** A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) ***Acquisition, construction, and rehabilitation of structures.*** Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation

attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) ***Commingling of Federal and State, tribal, and local funds.*** If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) ***Tax exempt organizations.*** In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

(1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;

(2) A statement from a State or other governmental taxing body or the State secretary of State certifying that—

(i) The organization is a nonprofit organization operating within the State; and

(ii) No part of its net earnings may benefit any private shareholder or individual;

(3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant; or

(4) Any item described in paragraphs (l)(1) through (3) of this section, if that item applies to a State or national parent organization, together with a statement by the State or parent organization that the applicant is a local nonprofit affiliate.

(m) ***Rule of construction.*** Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

[69 FR 41717, July 9, 2004, as amended at 80 FR 75934, Dec. 7, 2015; 81 FR 19416, Apr. 4, 2016; 85 FR 82315, Dec. 17, 2020; 89 FR 15711, Mar. 4, 2024]

EXHIBIT "S"

Economic Opportunities for Low- and Very Low-Income Persons
CONTRACT REQUIREMENTS
24 CFR Part 75

RIVERSIDE COUNTY

Section 75.1 Purpose

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

Section 75.3 Applicability

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of $200,000. The threshold is $100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

Section 75. 5 Definitions.

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

1937 Act means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

Contractor means any entity entering into a contract with:

(1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or

(2) A subrecipient for work in connection with a Section 3 project.

Labor hours means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

Low-income person means a person as defined in Section 3(b)(2) of the 1937 Act.

Material supply contracts means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

Professional services means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial

consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

Public housing financial assistance means assistance as defined in §75.3(a)(1).

Public housing project is defined in 24 CFR 905.108.

Recipient means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

Section 3 means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 business concern means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

Section 3 project means a project defined in §75.3(a)(2).

Section 3 worker means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

Section 8-assisted housing refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

Service area or the neighborhood of the project means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

Small PHA means a public housing authority that manages or operates fewer than 250 public housing units.

Subcontractor means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

Subrecipient has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

Targeted Section 3 worker has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

Very low-income person means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

YouthBuild programs refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

Subpart C—Additional Provisions for Housing and Community Development Financial Assistance

§75.19 Requirements.

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

(i) Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

§75.21 Targeted Section 3 worker for housing and community development financial assistance.

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

§75.23 Section 3 safe harbor.

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single

nationwide benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

§75.25 Reporting.

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours

from professional services in the total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

(1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.

(2) Provided training or apprenticeship opportunities.

(3) Provided technical assistance to help Section 3 workers compete for jobs (*e.g.,* resume assistance, coaching).

(4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.

(5) Held one or more job fairs.

(6) Provided or referred Section 3 workers to services supporting work readiness and retention (*e.g.,* work readiness activities, interview clothing, test fees, transportation, child care).

(7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.

(8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.

(9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.

(10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

(11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.

(12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

§75.27 Contract provisions.

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance

§75.29 Multiple funding sources.

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

(i) The total number of labor hours worked on the project;

(ii) The total number of labor hours worked by Section 3 workers on the project; and

(iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

§75.31 Recordkeeping.

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

§75.33 Compliance.

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found.

File Numbers: **«Project_Number»**

SPONSOR'S AGREEMENT FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE INTENDED USE OF PUBLIC FACILITY PROJECTS

This Sponsor's Agreement ("Agreement"), for the use of Community Development Block Grant funds, is made and entered into this _____ day of _____, 2026, by and between, County of Riverside of the State of California, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and «SPONSOR», a California nonprofit Corporation, hereinafter referred to as "SPONSOR".

W I T N E S S E T H:

WHEREAS, the Housing and Community Development Act of 1974, Title 1, as amended (the "Act"), provides that certain grant funds may be used for certain discretionary projects which primarily benefit low and moderate income persons, persons with disabilities, remove slums or blight, or which meet urgent community development needs; and

WHEREAS, COUNTY has qualified as an "Urban County" for purposes of receiving Community Development Block Grant ("CDBG") funds which are to be used to assist and undertake essential community development and housing assistance activities pursuant to the Act; and

WHEREAS, SPONSOR is eligible under the Act to receive CDBG funds to perform those activities described herein; and

WHEREAS, the SPONSOR has submitted its proposal to the COUNTY for funding of the activities described herein; and

WHEREAS, the CDBG-assisted activities described herein comply with one of the national objectives as required under 24 Code of Federal Regulations (CFR) 570.200(a)(2):

NOW, THEREFORE, the COUNTY and SPONSOR mutually agree as follows:

1. PURPOSE. SPONSOR promises and agrees to undertake and assist with COUNTY's community development activities by utilizing the sum of «Total_Granted_Funding», ("CDBG Entitlement Funds"), as specifically identified in Exhibit A, which is attached hereto and

incorporated herein by this reference, for the following project: «Project_Name»**.**

2. TERM OF AGREEMENT. This Agreement shall become effective upon the Effective Date, as defined herein, and shall continue in full force and effect until June 30, 2028.

3. COMPLETION SCHEDULE. SPONSOR shall proceed consistent with Section IV as set forth in Exhibit A.

4. EXTENSION OF TIME. COUNTY may grant an extension, in its sole and absolute discretion, to the completion schedule for the purpose of completing SPONSOR'S projects/activities which are underway and cannot be completed during the term of this Agreement. SPONSOR shall request said extension in writing, stating the reasons therefore, and may be granted only by receiving written approval from COUNTY. Every term, condition, covenant and requirement of this Agreement shall continue in full force and effect during the period of any such extension. In the event that the SPONSOR does not request an extension, or if no extension is authorized by the COUNTY, this Agreement may be terminated consistent with the termination procedures as set forth in Section 23 of this Agreement.

5. LETTER TO PROCEED. SPONSOR shall not initiate nor incur expenses for the CDBG funded project/activity covered under the terms of this Agreement prior to receiving written authorization from COUNTY to proceed.

6. NOTICES. Each notice, request, demand, consent, approval or other communication (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") which the COUNTY or SPONSOR is required or permitted to give to the other party pursuant to this Agreement shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on the next business day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective parties

as follows:

COUNTY	SPONSOR
Heidi Marshall, Director	«ContactFirstName»«ContactLastName»
Housing and Workforce Solutions HWS	«Sponsor»
3403 Tenth Street, Suite 300	«Address»
Riverside, CA 92501	«City», «State» «Zip»

7. DISBURSEMENT OF FUNDS. COUNTY'S Board of Supervisors shall determine the final disposition and disbursement of all funds received by COUNTY under the Act consistent with the provisions of Sections 1 and 2 of this Agreement. COUNTY, through its Department of Housing and Workforce Solutions, shall: (1) make payments of the grant funds to SPONSOR as set forth in Exhibit A, attached hereto, and (2) monitor the CDBG-funded activity to ensure compliance with applicable federal regulations and the terms of this Agreement.

8. PAYMENT OF FUNDS. The COUNTY shall pay to the SPONSOR the sum specified in Section 1 above on a reimbursable basis for all COUNTY-approved costs. The SPONSOR shall submit not more often than monthly to the CDBG Administrator of COUNTY a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SPONSOR for the approved costs in accordance with its usual accounting procedures. The COUNTY may require from SPONSOR such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of CDBG funds shall be made within thirty (30) days after SPONSOR has submitted, to the COUNTY, a complete and written approved statement of expenditures. Each disbursement of CDBG Grant funds shall be made within thirty (30) days after SUBRECIPIENT has submitted its statement of expenditure and all supporting documentation requested by the COUNTY. In the event the United States Department of Housing and Urban Development ("HUD") determines the purpose or any of the expenditures above described are ineligible for funding by the COUNTY, the SPONSOR shall reimburse the COUNTY the amount of the cost so disallowed.

9. RECORDS AND INSPECTIONS.

a. SPONSOR shall establish and maintain financial, programmatic, statistical, and other supporting records of its operations and financial activities in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and 24 CFR Section 570.502(a), as they relate to the acceptance and use of federal funds under this Agreement. Said records shall be retained for a period of four (4) years from the date that the activity or program funded with the CDBG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the four (4) year retention period requirement, pursuant to 2 CFR 200.333 include the following:

i. if any litigation, claim, or audit is started prior to the expiration of the four (4) year period;

ii. when the SPONSOR is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;

iii. records for real property and equipment acquired with CDBG funds must be retained for four (4) years after final disposition;

iv. when the records are transferred by the SPONSOR to the COUNTY, HUD, or other Federal agency, the four (4) year period is not applicable.

b. SPONSOR shall maintain a separate account for CDBG Entitlement Funds received as set forth in Exhibit A.

c. SPONSOR shall obtain an external audit in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.500). Audits shall usually be performed annually but not less frequently than every two years. Nonprofit institutions and government agencies that expend less than $750,000 a year in federal awards are exempt from federal audit requirements, but records must be available for review by appropriate officials of the federal grantor agency or subgranting entity. The audit report shall be submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

d. SPONSOR shall, during the normal business hours make available to COUNTY and to HUD for examination and copying all of its records and other materials with respect to matters covered by this Agreement.

e. SPONSOR shall not retain any program income as defined in 24 CFR 570.500.

f. SPONSOR shall submit to the COUNTY copies of all studies and reports prepared for this project and the COUNTY shall have the right to the use and benefit of all such studies and reports.

g. If this CDBG-funded activity meets a National Objective by serving limited clientele as defined in 24 CFR 570.208(a)(2)(i), the SPONSOR shall ensure that at least fifty-one percent (51%) of the persons benefiting from the CDBG funded activities are of low and moderate-income and meet the program income guidelines as designated by HUD regulation. The SPONSOR must provide the required direct benefit documentation in writing to the COUNTY.

10. COMPLIANCE WITH LAWS AND REGULATIONS. The SPONSOR shall comply with all applicable federal, state and local laws, regulations and ordinances. By executing this Agreement, the SPONSOR hereby certifies that it will adhere to and comply with the following as they may be applicable to a SPONSOR of funds granted pursuant to the Housing and Community Development Act of 1974, as amended:

a. The Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

b. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.A. Section 1701u), as amended, a copy of which is attached hereto as Exhibit “S”, and incorporated herein by this reference;

c. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR Part 60). The SPONSOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, general identity or national origin. SPONSOR will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or national origin. The SPONSOR will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, sexual orientation, gender identity or national origin. Such

actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The SPONSOR agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discrimination clause;

d. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

e. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended, and implementing regulations;

f. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and implementing regulations;

g. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;

h. The labor standard requirements as set forth in 24 CFR Part 570, Subpart K and HUD regulations issued to implement such requirements;

i. Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control and abatement of water pollution;

j. The flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (Pub. L. 93-234);

k. The regulations, policies, guidelines and requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) as they relate to the acceptance and use of federal funds under the federally-assigned program;

l. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352) and implementing regulations issued at 24 CFR Part 1;

m. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284) as amended; and

n. The lead-based paint requirements of 24 CFR Part 35 issued pursuant to the

Lead-based Paint Poisoning Prevention Act (42 USC 4801, et seq.);

o. Uniform Administration Requirements pursuant to 24 CFR 570.502.

p. The SPONSOR shall carry out its activity pursuant to this Agreement in compliance with all federal laws and regulations described in Subpart K of Title 24 of the Code of Federal Regulations, except that:

(1) Pursuant to 24 CFR Section 570.604, the SPONSOR does not assume the COUNTY'S environmental responsibilities under the National Environmental Policy Act of 1969 (NEPA); and

(2) The SPONSOR does not assume the COUNTY'S responsibility for initiating the review process under the provisions of 24 CFR Part 52.

q. *Copeland "Anti-Kickback" Act (18 U.S.C. Section 874 and 40 U.S.C.A. Section 3145):* All contracts and subgrants in excess of $2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. Section 874), as supplemented by Department of Labor Regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States") ("Anti-Kickback Act"). The Anti-Kickback Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

r. *Davis-Bacon Act, as amended (40 U.S.C.A. Section 3141-3148):* When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than $2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C.A. Section 3148) and as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not

less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

s. *Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708):* Where applicable, all contracts awarded by SPONSOR in excess of $2,000 for construction contracts and in excess of $2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with the Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708), as supplemented by Department of Labor Regulations (29 CFR Part 5). Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40 U.S.C.A. 3704 is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

t. *Rights to Inventions Made Under a Contract or Agreement:* Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

u. *Rights to Data and Copyrights:* Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.404-3, Federal Acquisition Regulations (FAR).

v. *Air Pollution Prevention and Control* (formally known as the *Clean Air Act)*

(42 U.S.C.A. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C.A. Section 1251 et seq.), as amended: Contracts and subgrants of amounts in excess of $100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the *Clean Air Act* (42 U.S.C.A. 7401 *et seq*.) and the *Federal Water Pollution Control Act* as amended (33 U.S.C.A. Section 1251 *et seq*.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

w. *Anti-Lobbying Certification (31 U.S.C.A. 1352):* The language of the certification set forth in this paragraph w. shall be required in all contracts or subcontracts entered into in connection with this grant activity and all SPONSORS shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C.A. Section 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and no more than $100,000 for such failure.

"The undersigned certifies, to the best of his or her knowledge or belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan or cooperative agreement, he/she will complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions."

SUBRECIPIENT shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

x. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689):* No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 2424. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

y. *Drug-Free Workplace Requirements:* The Anti-Drug Abuse Act of 1988 (41 U.S.C.A. Section 8101-8103) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 2 CFR Part 2425.

z. *Access to Records and Records Retention:* The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any

shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

aa. *Federal Employee Benefit Clause:* No member of or delegate to the Congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

bb. *Energy Efficiency:* Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94 - 163, Dec. 22, 1975; 42 U.S.C.A. Section 6201, et. seq., 89 Stat.871).

cc. *Procurement of Recovered Materials (2 CFR 200.323):* A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C.A. Section 6901, et seq.), as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

dd. *Political Activities*: CDBG funds shall not be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration subject to the exceptions listed in 24 CFR 570.207(a)(3).

ee. *Build America, Buy America (BABA) Act:* The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy

America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

ff. *Violence Against Women Act (VAWA):* VAWA provides housing protections for survivors of domestic and dating violence, sexual assault and stalking ('domestic violence")**.** VAWA 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD's implementing regulations for VAWA'S protections, rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions in HUD's program regulations (HUD's VAWA regulations). VAWA 2022 amendments took effect on October 1, 2022 and 2022 VAWA's reauthorization includes new implementation requirements. Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic violence survivor to move to another safe and available unit; (c) Provide protections against denial, terminations, and evictions that directly result from being a victim of domestic violence; (d) Implement a low barrier certification process and allow self-certification of domestic violence.

11. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL. SPONSOR certifies that the SPONSOR's staff assigned to the CDBG-funded activities have received, reviewed, and will follow the COUNTY's Community Development Block Grant Policy Manual, which is incorporated herein by this reference and made a part hereof.

12. COOPERATION WITH COMMUNITY DEVELOPMENT ACTIVITIES. SPONSOR shall cooperate with COUNTY in undertaking essential community development and housing assistance activities and shall assist COUNTY in carrying out its Strategic Plan of the Five Year Consolidated Plan and other requirements of the Community Development Block Grant Program.

13. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to 14 CCR Section 1501(d), COUNTY

is designated as the lead agency for the project that is the subject matter of this Agreement.

14. HOLD HARMLESS AND INDEMNIFICATION. SPONSOR shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability whatsoever, based or asserted upon any services of SPONSOR, its officers, employees, subcontractors, agents, or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of SPONSOR, its officers, agents, employees, subcontractors, or representatives Indemnitors from this Agreement. SPONSOR shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by SPONSOR, SPONSOR shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SPONSOR'S indemnification to Indemnitees as set forth herein.

SPONSOR'S obligation hereunder shall be satisfied when SPONSOR has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe SPONSOR'S obligations to indemnify and hold harmless the COUNTY herein from third party claims. The hold harmless and indemnification obligations set forth herein shall survive the termination and expiration of this Agreement.

In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the SPONSOR from indemnifying the Indemnitees to the fullest extent allowed by law.

15. INSURANCE. Without limiting or diminishing the SPONSOR'S obligation to indemnify or hold the COUNTY harmless, SPONSOR shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of COUNTY OF RIVERSIDE Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.

a. Workers' Compensation:

If the SPONSOR has employees as defined by the State of California, the SPONSOR shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

b. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SPONSOR'S performance of its obligations hereunder. Policy shall name the County of Riverside as Additional Insured. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

b.1 Sexual Abuse or Molestation (SAM) Liability:

If the work will include contact with minors, and the Commercial General Liability policy is not endorsed to include affirmative coverage for sexual abuse or molestation, SPONSOR shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than $2,000,000 per occurrence or claim.

c. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement,

then SPONSOR shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

d. General Insurance Provisions - All lines:

(i). Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(ii). The SPONSOR must declare its insurance self-insured retentions. If any such self-insured retentions exceed $500,000 per occurrence, such retentions shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's Risk Manager, SPONSOR'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(iii). SPONSOR shall cause SPONSOR'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of

endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. SPONSOR shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

(iv). It is understood and agreed to by the parties hereto that the SPONSOR'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(v). If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if; in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the SPONSOR has become inadequate.

(vi). SPONSOR shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

(vii). The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

(viii). SPONSOR agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

16. FEDERAL REQUIREMENTS. SPONSOR shall comply with the provisions of the Act and any amendments thereto and the federal regulations and guidelines now or hereafter enacted pursuant to the Act. More particularly, SPONSOR is to comply with those regulations found in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and 24 CFR Part 570. SPONSOR is to abide by the provisions of the

COUNTY's CDBG policies.

17. PROGRAM INCOME. SPONSOR, who is a subrecipient as defined in 24 CFR Part 570.500(c), shall not retain any program income as defined in 24 CFR 570.500. Any and all program income shall be retained by the COUNTY pursuant to 24 CFR 570.504.

18. INDEPENDENT CAPACITY. The SPONSOR is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee, officer, or agent of the COUNTY. It is expressly understood and agreed that the SPONSOR (including its employees, agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and the SPONSOR shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the Parties that the SPONSOR in the performance of this Agreement is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

19. NONDISCRIMINATION. SPONSOR shall abide by 24 CFR Sections 570.601 and 570.912 which require that no person in the United States shall on the ground of race, color, religion, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds.

SPONSOR agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause:

> "During the performance of this Agreement SPONSOR and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical disability, medical condition, sex, sexual orientation, general identity marital status, veteran's status, age (over 40) or sex. SPONSOR and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SPONSOR and subcontractors

shall comply with the provisions of the Fair Employment and Housing Act (California Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing California Government Code Section 12990 et seq., set forth in Chapter 1 of Division 4.1 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SPONSOR and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."

20. PROHIBITION AGAINST CONFLICTS OF INTEREST.

a. SPONSOR and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and the CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

b. The Sponsor shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

c. No employee, officer or agent of the Sponsor shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

d. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a “covered person” includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Sponsor, or any designated public agency.

e. SPONSOR understands and agrees that no waiver or exception can be granted

to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR 570.611(d). Any request by SPONSOR for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 570.611(d)(2).

f. Prior to any funding under this Agreement, SPONSOR shall provide COUNTY with a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision-making process, exercise any functions or responsibilities, or gain inside information with respect to the CDBG activities funded under this Agreement. SPONSOR shall also promptly disclose to COUNTY any potential conflict, including even the appearance of conflict, that may arise with respect to the CDBG activities funded under this Agreement.

g. Any violation of this section shall be deemed a material breach of this Agreement, and the Agreement shall be immediately terminated by the COUNTY.

21. RELIGIOUS ACTIVITIES. SPONSOR shall adhere to the regulations set forth in Exhibit "R", attached hereto and incorporated herein by this reference.

22. LOBBYING. The SPONSOR certifies to the best of its knowledge and belief, that:

a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer to employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall

complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sponsors shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

23. TERMINATION.

a. SPONSOR. SPONSOR may not terminate this Agreement except upon express written consent of COUNTY, pursuant to 2 CFR Section 200.339 (a)(4).

b. COUNTY. Notwithstanding the provisions of Section 22a above, COUNTY may suspend or terminate this Agreement upon written notice to SPONSOR of the action being taken and the reason for such actions including but not limited to the following reasons:

(1) In the event SPONSOR fails to perform the covenants herein contained at such times and in such manner as provided in this Agreement; or

(2) In the event there is a conflict with any federal, state or local law, ordinance, regulation or rule rendering any of the provisions of this Agreement invalid or untenable; or

(3) In the event the funding from the Department of Housing and Urban Development referred to in Section 1 above is terminated or otherwise becomes unavailable.

c. This Agreement may be terminated and/or funding suspended, in whole or in part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.339). Cause shall be based on the failure of the SPONSOR to materially comply with either the terms or conditions of this Agreement. Upon suspension of funding, the SPONSOR agrees not to incur any costs related thereto, or connected with, any area of conflict from which the COUNTY has determined that suspension of funds is necessary. SPONSOR acknowledges that failure to comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in

evaluating future CDBG and non-CDBG funding applications submitted by SPONSOR.

d. Reversion of Assets

1. Upon expiration of this Agreement, the SPONSOR shall transfer to the COUNTY any CDBG funds, including but not limited to the CDBG Entitlement funds on hand at the time of expiration of the Agreement as well as any accounts receivable held by SPONSOR which are attributable to the use of CDBG funds awarded pursuant to this Agreement.

2. Any real property under the SPONSOR'S control that was acquired or improved in whole or in part with CDBG funds (including CDBG funds provided to the SPONSOR in the form of a loan) in excess of $25,000 is either:

(i) Used to meet one of the National Objectives in 24 CFR Section 570.208 until five years after expiration of this agreement, or for such longer period of time as determined to be appropriate by the COUNTY; or

(ii) Not used in accordance with Clause (i) above, in which event the SPONSOR shall pay to the COUNTY an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or improvement to, the property.

24. PUBLICITY. Any publicity generated by SPONSOR for the project funded pursuant to this Agreement, during the term of this Agreement, will make reference to the contribution of the County of Riverside Community Development Block Grant Program in making the project possible.

25. PROGRAM MONITORING AND EVALUATION. SPONSOR shall be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of this Agreement and the effective and efficient achievement of the CDBG National Objectives as set forth in Exhibit A, attached hereto. SPONSOR shall be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of this Agreement and the effective and efficient achievement of the Program Objectives. Quarterly reports shall be due on the fifteenth (15th) day of the month immediately following the end of the quarter being reported. The quarterly written reports shall include, but shall not be limited to the following data elements:

a. Title of program, listing of components, description of activities/operations.

b. The projected goals, indicated numerically, and also the goals achieved (for each report period). In addition, identify by percentage and description, the progress achieved towards meeting the specified goals; additionally, identify any problems encountered in meeting goals.

c. If CDBG funded Activity meets National Objective under 24 CFR 570.208 (a)(2)(i)(B), SPONSOR shall report the following:

1) Total number of direct beneficiaries (clientele served) with household income:

- Above 80% MHI
- Between 50% and 80% MHI (Low-Income)
- Between 30% and 50% MHI (Very Low-Income)
- Below 30% MHI (Extremely Low-Income)

2) Total number and percentage of all clients at, or below, 80% MHI

3) Racial ethnicity of clientele

4) Number of Female-Headed Households

d. SPONSOR shall report beneficiary statistics monthly, or as otherwise required, to COUNTY on the pre-approved *Direct Benefit Form* and *Self-Certification Form* (certifying income, family size, and racial ethnicity) as required by HUD. In the event that HUD or COUNTY implement changes to the reporting requirements, SPONSOR will be provided with updated forms and instructions necessary to comply with the reporting requirements of HUD's Outcome Performance Measurement System.

26. PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). SPONSOR shall obtain COUNTY's written approval, through its Department of Housing and Workforce Solutions, of the project plans, specifications, and construction documents prior to SPONSOR's construction of same for all projects consisting of CDBG-funded construction activities. The County neither undertakes nor assumes nor will have any responsibility or duty to Sponsor or to any third party to review, inspect, supervise, pass judgment upon or inform Sponsor or any third party of any matter in connection with the development or construction of the improvements, whether regarding the

quality, adequacy or suitability of the plans, any labor, service, equipment or material furnished to the property, any person furnishing the same, or otherwise. Sponsor and all third parties shall rely upon its or their own judgment regarding such matters, and any review, inspection, supervision, exercise of judgment or information supplied to Sponsor or to any third party by the County in connection with such matter is for the public purpose of assisting with a community development and housing activity pursuant to the Act, and neither Sponsor (except for the purposes set forth in this Agreement) nor any third party is entitled to rely thereon. The County shall not be responsible for any of the work of construction, improvement, or development of the property.

It is the responsibility of Sponsor, without cost to County, to ensure that all applicable local jurisdiction land use requirements will permit development of the property and construction of the improvements and the use, operation, and maintenance of such Improvements in accordance with the provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to any local jurisdiction or County permit or other local jurisdiction or County approval necessary for the development of the Property, or waive any applicable local jurisdiction or County requirements relating thereto. This Agreement does not (a) grant any land use entitlement to Sponsor, (b) supersede, nullify, or amend any condition which may be imposed by the local jurisdiction in connection with approval of the development described herein, (c) guarantee to Sponsor or any other party any profits from the development of the Property, or (d) amend any local jurisdiction or County laws, codes or rules.

Sponsor agrees and acknowledges that it is the responsibility of Sponsor to obtain a legal determination at Sponsor's sole cost and expense, as to whether prevailing wages must be paid during construction of the Project. If the Project is subject to prevailing wages, then Sponsor shall be solely responsible to pay its contractors and subcontractors the required prevailing wage rate. Sponsor agrees to indemnify, defend, and hold County harmless from and against any liability arising out of and related to Sponsor's failure to comply with any and all Davis Bacon and or prevailing wage requirements.

27. PURCHASE, USE AND REVERSION OF PERSONAL PROPERTY ASSETS. For organizations using CDBG funds for equipment, the following principles apply:

Acquisition (2 CFR 200.313(a)): Title to equipment acquired with CDBG funds is vested in your organization, subject to the conditions described in the following section.

Use (2 CFR 200.313(c)): Your organization must use equipment purchased with CDBG funds for the CDBG program or project as long as needed, whether or not the program or project continues to be supported by Federal funds.

During the time that your organization or its designee is using equipment for the CDBG funded program, you must also make the equipment available for use on other Federally funded projects or programs, provided that such use does not interfere with work on the CDBG funded program (2 CFR 200.313(c)(2)).

When no longer needed for the CDBG funded program, other Federally- supported agencies may use the equipment, in the following order of priority: (i) Activities under a Federal award from HUD, then (ii) Activities under Federal awards from other Federal agencies. This includes consolidated equipment for information technology systems (2 CFR 200.313(c)(i)(ii)).

HUD prohibits your organization from using CDBG-acquired equipment to provide services for a fee that competes unfairly with private companies that provide equivalent services unless specifically authorized by Federal statute (2 CFR 200.313(c)(3)).

With the approval of the grantee, you may trade in equipment acquired with CDBG funds for updated equipment (2 CFR 200.313(c)(4)).

Disposition (2 CFR 200.313(e)): When original or replacement equipment acquired with CDBG funds is no longer needed for the original program or other activities currently or previously assisted with Federal funds, the following rules of disposition will apply:

(1) Equipment with a current fair market value of $10,000 or less (per unit) may be retained, sold, or otherwise disposed of with no further responsibility to the Federal agency or pass-through entity.

(2) Except as provided in § 200.312(b), or if the Federal agency or pass-through entity fails to provide requested disposition instructions within 120 days, items of equipment with a current fair market value in excess of $10,000 (per-unit) may be retained or sold by the recipient or subrecipient. However, the Federal agency is entitled to an amount calculated by multiplying the percentage of

the Federal agency's contribution towards the original purchase by the current market value or proceeds from the sale. If the equipment is sold, the Federal agency or pass-through entity may permit the recipient or subrecipient to retain, from the Federal share, $1,000 of the proceeds to cover expenses associated with the selling and handling of the equipment.

(3) The recipient or subrecipient may transfer title to the property to the Federal Government or to an eligible third party provided that the recipient or subrecipient must be entitled to compensation for its attributable percentage of the current fair market value of the property.

(4) In cases where a recipient or subrecipient fails to take appropriate disposition actions, the Federal agency or pass-through entity may direct the recipient or subrecipient to take disposition actions.

PERSONAL PROPERTY – SUPPLIES.

(2 CFR 200.3.14) Title to supplies will vest in your organization upon acquisition, subject to the following conditions:

If there is a residual inventory of unused supplies exceeding $10,000 upon completion of the program and the supplies are not needed for any other Federal award, you may keep the supplies for use in other activities or sell them when the CDBG award or agreement ends. But in either case, you must compensate the grantee for its share. The amount of compensation must be computed in the same manner as for equipment (see 2 CFR 200.313(e)(2)).

As long as the Federal Government retains an interest in the supplies, you must not use supplies acquired under a Federal award to provide services to other organizations for a fee that is less than private companies charge for equivalent services (2 CFR 200.314(b)).

- In all cases in which the residual inventory of supplies is sold, the proceeds are considered program income.

28. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). SPONSOR shall obtain COUNTY's written approval and authorization to proceed, through its Department of Housing and Workforce Solutions, of all CDBG-funded real property acquisition activities.

29. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH CDBG FUNDS. When CDBG funds are used, in whole or in part, by SPONSOR to acquire real

property or to construct a public facility, SPONSOR will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.311); National Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California Environmental Quality Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. A. §4630, et seq.); and the COUNTY's Five Year Consolidated Plan. In addition, the following is to occur:

a. Title to the real property shall vest in SPONSOR;

b. The real property will be held by SPONSOR, or the constructed facility will be maintained by the SPONSOR, for a minimum period of five (5) years from the date the CDBG-funded activity is closed-out and reported as complete by the COUNTY through the Comprehensive Annual Performance and Evaluation Report (CAPER);

c. While held by SPONSOR, the real property or the constructed facility is to be used exclusively for the purposes for which acquisition or construction was originally approved by COUNTY;

d. Written approval from COUNTY must be secured if the property or the facility is to be put to an alternate use that is consistent with the COUNTY'S Five Year Consolidated Plan or the applicable federal regulations governing CDBG funds;

e. Should SPONSOR desire to use the real property or the constructed facility, prior to the completion of the mandatory five-year period, for a purpose not consistent with applicable federal regulations governing CDBG funds or to sell the real property or facility, then:

(1) If SPONSOR desires to retain title, SPONSOR will reimburse COUNTY the amount that represents the percentage of current fair market value that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility; or

(2) If SPONSOR sells the property or facility or is required to sell the property or facility, SPONSOR shall reimburse COUNTY the amount that represents the percentage of proceeds realized by the sale that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility. This percentage amount

will be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

30. ENTIRE AGREEMENT. This Agreement, including any attachments or exhibits hereto constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.

31. SEVERABILITY. Each section, paragraph and provision of this Agreement is severable from each other provision, and if any provision or part thereof is declared invalid, the remaining provisions shall nevertheless remain in full force and effect.

32. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. SPONSOR agrees to, and will require any lessee or assignee to notify Riverside County Workforce Development Center of any and all job openings that are caused by this project.

33. MINISTERIAL ACTS. The COUNTY's Director of the Department of Housing and Workforce Solutions, or designee(s), are authorized to take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this Agreement as it may be amended from time to time by COUNTY.

34. PROJECT ELIGIBILITY. As to SPONSOR or its claimants, COUNTY shall bear no liability for any later determination by the United States Government, the Department of Housing and Urban Development, or any other person or entity, that SPONSOR is or is not eligible under 24 CFR Part 570 to receive CDBG funds.

35. SOURCE OF FUNDING. SPONSOR acknowledges that the source of funding pursuant to this Agreement is a Community Development Block Grant (CFDA 14.218), and the Grant Award Number is B-26-UC-06-0506.

36. ASSIGNMENT. The SPONSOR will not make any assignment or transfer in any other form with respect to this Agreement, without prior written approval of the COUNTY.

37. INTERPRETATION AND GOVERNING LAW. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of

California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

38. WAIVER. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

39. JURISDICTION AND VENUE. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction

40. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they have the authority to execute this Agreement and warrant and represent that they have the authority to bind the respective parties to this Agreement to the performance of its obligations hereunder.

41. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

42. COUNTERPARTS. This Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

43. FORCE MAJEURE.

a. Performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, pandemics, quarantine restrictions,

freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-contractor or supplier, acts of the other party, acts or failure to act of a public or governmental agency or entity, or any causes beyond the control or without the fault of the party claiming an extension of time to perform.

b. An extension of time for any such cause (a "Force Majeure Delay") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) calendar days of knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the foregoing events shall constitute a Force Majeure Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming a Force Majeure Delay shall deliver such written notice within thirty (30) calendar days after it obtains knowledge of the event.

44. BINDING ON SUCCESSORS. SPONSOR, its heirs, assigns and successors in interest, shall be bound by all the provisions contained in this Agreement, and all of the parties thereto shall be jointly and severally liable hereunder.

45. MODIFICATION OF AGREEMENT. This Agreement may be modified or amended only by a writing signed by the duly authorized and empowered representatives of COUNTY and SPONSOR, respectively.

46. DIGITAL AND ELECTRONIC SIGNATURES. The parties agree to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. Digital signature means an electronic identifier, created by computer,

intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California	«SPONSOR», a California nonprofit public benefit corporation
BY: FORM ONLY _____ Juan Garcia, Deputy Director	BY: _____ Name: Title:
Date: _____	Date: _____

APPROVED AS TO FORM:

MINH C. TRAN

COUNTY COUNSEL

By: _____
for Braden Holly,
Deputy County Counsel

EXHIBIT "R"

24 C.F.R. § 5.109

Equal participation of faith-based organizations in HUD programs and activities.

Effective: March 4, 2024

(a) ***Purpose.*** Consistent with Executive Order 13279, entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559, entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and as amended by Executive Order 14015, entitled "Establishment of the White House Office of Faith-Based and Neighborhood Partnerships," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

(b) ***Definitions.*** The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (*i.e.,* via a contract) or awards funds to that provider to carry out an activity (*e.g.,* via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (*e.g.,* flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance wholly as a result of a genuine and independent private choice of the beneficiary, not a choice of the Government. The availability of adequate secular alternatives is a significant factor in determining whether a program affords true private choice.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

Religious exercise has the meaning given to the term in 42 U.S.C. 2000cc-5(7)(A).

(c) ***Equal participation of faith-based organizations in HUD programs and activities.***

(1) Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity for which they are otherwise eligible. Neither the Federal Government, nor a State, Tribal, or local government, nor any other entity that administers any HUD program or activity, shall discriminate for or against an organization on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to favor or disfavor a similarly situated secular organization.

(2) Nothing in this section shall be construed to preclude HUD from making an accommodation, including for religious exercise, with respect to one or more program requirements on a case-by-case basis in accordance with the Constitution and laws of the United States.

(3) HUD shall not disqualify an organization from participating in any HUD program for which it is eligible on the basis of the organization's indication that it may request an accommodation with respect to one or more program requirements, unless the organization has made clear that the accommodation is necessary to its participation and, in accordance with the Constitution and laws of the United States, HUD has determined that it would deny the accommodation.

(4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding opportunity, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) ***Independence and identity of faith-based organizations.***

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs; provided that, it does not use direct Federal financial assistance, whether received through a prime award or sub-award, to support or engage in any explicitly religious activities, including activities that involve overt religious content such as worship, religious instruction, or proselytization.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section, and include religious references in its organization's mission statements and other governing documents.

(e) ***Explicitly religious activities.*** If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) ***Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.*** If an intermediary—acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance—is given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) ***Nondiscrimination and beneficiary notice requirements***—(1) *Nondiscrimination.* Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services supported in whole or in part with Federal financial assistance, or in their outreach activities related to such services, discriminate against a beneficiary or prospective beneficiary on the basis of religion, a religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program.

(2) ***Beneficiary notice.***

(i) An organization providing services under a program supported by direct Federal financial assistance from HUD, or an entity that administers indirect Federal financial assistance from HUD, must give written notice to beneficiaries and prospective beneficiaries of certain protections in a manner and form prescribed by HUD, including by incorporating the notice into materials that are otherwise provided to beneficiaries. The required language for this written notice to beneficiaries is set forth in appendix C to this subpart.

(ii) For the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Section 8 Moderate Rehabilitation programs, the respective recipient (*i.e.,* Public Housing Agency) is required to provide the written beneficiary notice. For the Housing Opportunities for Persons with AIDS (HOPWA) program, the grantee or project sponsor that is responsible for making eligibility determinations is required to provide the written beneficiary notice. For the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs, the recipient or subrecipient that is responsible for determining the eligibility of each family or individual is required to provide the written beneficiary notice. The participating or prospective providers (landlords) are not responsible for providing the written beneficiary notice for indirect aid recipients. The notice must include the following information:

(A) Nondiscrimination requirements of paragraph (g)(1) of this section;

(B) Notification that a beneficiary or prospective beneficiary may report an organization's violation of these protections, including any denials of services or benefits by an organization, by contacting or filing a written complaint with the Center for Faith-Based and Neighborhood Partnerships or the intermediary that awarded funds to the organization; and

(C) For direct Federal financial assistance only, prohibitions with respect to explicitly religious activities as set forth in paragraph (e) of this section.

(3) ***Notice timing.*** The written notice described in paragraph (g)(2) of this section must be given to a prospective beneficiary prior to the time the prospective beneficiary enrolls in the program or receives services from the program. When the nature of the service provided or exigent circumstances make it impracticable to provide such written notice in advance of the actual service, an organization must advise beneficiaries of their protections at the earliest available opportunity.

(4) ***Alternative option information.*** HUD may determine that the notice described in paragraph (g)(2) of this section must inform each beneficiary or prospective beneficiary about how to obtain information from HUD, or a State agency or other entity administering the applicable program, about other federally funded service providers in their area that provide the services available under the applicable program.

(h) ***No additional assurances from faith-based organizations.*** A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character, motives, or affiliation, must carry out eligible activities in accordance with all program requirements, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities, subject to any accommodations that are granted to organizations on a case-by-case basis in accordance with the Constitution and laws of the United States. No notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to disqualify a similarly situated secular organization.

(i) ***Exemption from Title VII employment discrimination requirements.*** A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) ***Acquisition, construction, and rehabilitation of structures.*** Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or

activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) ***Commingling of Federal and State, tribal, and local funds.*** If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) ***Tax exempt organizations.*** In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

(1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;

(2) A statement from a State or other governmental taxing body or the State secretary of State certifying that—

(i) The organization is a nonprofit organization operating within the State; and

(ii) No part of its net earnings may benefit any private shareholder or individual;

(3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant; or

(4) Any item described in paragraphs (l)(1) through (3) of this section, if that item applies to a State or national parent organization, together with a statement by the State or parent organization that the applicant is a local nonprofit affiliate.

(m) ***Rule of construction.*** Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

[69 FR 41717, July 9, 2004, as amended at 80 FR 75934, Dec. 7, 2015; 81 FR 19416, Apr. 4, 2016; 85 FR 82315, Dec. 17, 2020; 89 FR 15711, Mar. 4, 2024]

EXHIBIT "S"

Economic Opportunities for Low- and Very Low-Income Persons
CONTRACT REQUIREMENTS
24 CFR Part 75

RIVERSIDE COUNTY

Section 75.1 Purpose

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

Section 75.3 Applicability

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of $200,000. The threshold is $100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

Section 75. 5 Definitions.

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

1937 Act means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

Contractor means any entity entering into a contract with:

(1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or

(2) A subrecipient for work in connection with a Section 3 project.

Labor hours means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

Low-income person means a person as defined in Section 3(b)(2) of the 1937 Act.

Material supply contracts means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

Professional services means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial

consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

Public housing financial assistance means assistance as defined in §75.3(a)(1).

Public housing project is defined in 24 CFR 905.108.

Recipient means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

Section 3 means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 business concern means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

Section 3 project means a project defined in §75.3(a)(2).

Section 3 worker means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

Section 8-assisted housing refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

Service area or the neighborhood of the project means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

Small PHA means a public housing authority that manages or operates fewer than 250 public housing units.

Subcontractor means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

Subrecipient has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

Targeted Section 3 worker has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

Very low-income person means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

YouthBuild programs refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

Subpart C—Additional Provisions for Housing and Community Development Financial Assistance

§75.19 Requirements.

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

(i) Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

§75.21 Targeted Section 3 worker for housing and community development financial assistance.

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

§75.23 Section 3 safe harbor.

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single nationwide

benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

§75.25 Reporting.

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours from professional services in the

total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

(1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.

(2) Provided training or apprenticeship opportunities.

(3) Provided technical assistance to help Section 3 workers compete for jobs (*e.g.,* resume assistance, coaching).

(4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.

(5) Held one or more job fairs.

(6) Provided or referred Section 3 workers to services supporting work readiness and retention (*e.g.,* work readiness activities, interview clothing, test fees, transportation, child care).

(7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.

(8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.

(9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.

(10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

(11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.

(12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

§75.27 Contract provisions.

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance

§75.29 Multiple funding sources.

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

(i) The total number of labor hours worked on the project;

(ii) The total number of labor hours worked by Section 3 workers on the project; and

(iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients

must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

§75.31 Recordkeeping.

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

§75.33 Compliance.

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found.

File No.: «Project_Number»

SUPPLEMENTAL AGREEMENT FOR THE USE OF
2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

This Supplemental Agreement ("Agreement") is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, herein called, "COUNTY," and the **«CITY»**, **<insert legal entity for CITY>**, herein called "CITY." COUNTY and CITY are collectively referred to as "Parties" and individually as "Party."

The COUNTY and CITY mutually agree as follows:

1. GENERAL. COUNTY and CITY have executed a Cooperation Agreement, dated _____, 2025 ("Cooperation Agreement"), whereby CITY elected to participate with COUNTY, which has qualified as an "Urban County" for purposes of receiving Community Development Block Grant (CDBG) funds ("CDBG"), and to assist and undertake essential community development and housing assistance activities pursuant to the Housing and Community Development Act of 1974, Title 1, as amended, Public Law 93-383 hereinafter referred to as "Act." Said Cooperation Agreement, is incorporated herein by reference and made a part of this Agreement as if each and every provision was set forth herein.

2. PURPOSE. CITY has been allocated **«Total_Granted_Funding»** in CDBG Entitlement funds for the 2026-2027 CDBG program year. CITY promises and agrees to undertake and assist with the community development activities (Public Service Activities), within its jurisdiction, by utilizing the sum of **$XXX,XXX** CDBG Entitlement Funds, as specifically identified in Exhibit(s)ADD EXHIBITS,, attached hereto, and are incorporated herein by this reference, for the following project(s) (collectively, the "Projects"):

«Project_Number» «Project_Name», «Total_Granted_Funding».

«Next Record»«Project_Number» «Project_Name» «Total_Granted_Funding»

CITY has allocated the remaining $XX,XXX from its 2026-2027 CDBG allocation to certain activities identified below, hereinafter referred to as "County-wide Activities," (Public Facility Activities) that will be directly administered by COUNTY:

«Project_Number» «Project_Name», «Total_Granted_Funding».

«Next Record»«Project_Number» «Project_Name» «Total_Granted_Funding»

3. TERMS OF AGREEMENT. The terms of this Agreement for the implementation of the (Public Service Activities) Project(s) shall be for a period of one (1) year from July 1, 2026, to termination on June 30, 2027 for Exhibits and whereas the term of this Agreement for the implementation of the (Public Facility Activities) Project(s) shall be for a period of two (2) years from July 1, 2026, to June 30, 2028.

4. COMPLETION SCHEDULE. CITY shall proceed consistent with the completion schedule set forth in Exhibit(s)ADD EXHIBITS, attached hereto and incorporated herein.

5. EXTENSION OF TIME. In the event the Project(s) are not substantially completed by the time set forth in the applicable completion schedule(s) due to a force majeure event (See Section 40 below), the COUNTY may consider extending the schedule for the completion of the project(s). Times of performance for other activities may also be extended in writing by COUNTY. If substantial progress toward completion in conformance with the completion schedule, as determined by COUNTY in its discretion, of the project(s) not made during the term of this Supplemental Agreement, COUNTY may suspend or terminate this Supplemental Agreement pursuant to the termination procedures set forth in the section titled "Termination," and the entitlement funds associated with the Project(s) may be reprogrammed by the COUNTY after appropriate notice is provided to the City.

6. LETTER TO PROCEED. CITY shall not initiate nor incur expenses for the CDBG-funded Projects or activities covered under the terms of this Supplemental Agreement as set forth in Exhibit(s)ADD EXHIBITS, attached hereto, prior to receiving written authorization from COUNTY to proceed.

7. NOTICES. Each notice, request, demand, consent, approval or other communication (hereinafter in this Section referred to collectively as “notices” and referred to singly as a “notice”) which the CITY or COUNTY is required or permitted to give to the other party pursuant to this Agreement shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on

the next Business Day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective parties as follows:

COUNTY	CITY
Heidi Marshall, Director	«ContactFirstName» «ContactLastName»
Riverside County HWS	«Sponsor»
3403 Tenth Street, Suite 300	«Address»
Riverside, CA 92501	«City», «State» «Zip»

8. DISBURSEMENT OF FUNDS.

A. COUNTY's Board of Supervisors shall determine the final disposition and distribution of all funds received by COUNTY under the Act consistent with Sections 2 and 3 of this Supplemental Agreement. COUNTY, through its Department of Housing and Workforce Solutions, shall make payment of the CDBG funds to CITY as set forth in the attached Exhibit(s)ADD EXHIBITS. It is the CITY's responsibility to monitor all project activities set forth in the attached Exhibit(s) ADD EXHIBITS, and to ensure compliance with applicable federal regulations and the terms of this Supplemental Agreement.

B. CITY shall comply with timely drawdown of CDBG Entitlement funding by expeditiously implementing and completing the COUNTY-approved, CDBG-funded Projects. CITY acknowledges that CITY's drawdown performance directly impacts the COUNTY's overall program drawdown rate. If the CITY's unobligated CDBG fund balance, as of January 31, 2027, exceeds one hundred and seventy-five percent (175%) of the CITY's 2026-2027 CDBG allocation, the COUNTY may, in its sole discretion, take the necessary administrative actions to reduce the CITY's CDBG fund balance. Necessary actions include, but are not limited to, reprogramming the excess CDBG fund balance to other eligible activities as selected by COUNTY. COUNTY may, in its sole and absolute discretion, authorize CITY in writing, prior to January 31, 2027, to exceed the CDBG fund balance requirement.

C. CITY shall comply with timely drawdown of CDBG funds by submitting monthly

requests for reimbursement or other COUNTY approved reimbursement schedules. All disbursements of CDBG funds will be on a reimbursement basis and made within thirty (30) days after the COUNTY has received the CITY's reimbursement request including documentation supporting expenditures. Each disbursement of CDBG funds shall be made within thirty (30) days after CITY has submitted, to the COUNTY, a complete and approved statement of expenditures.

D. All authorized obligations incurred in the performance of the Supplemental Agreement for projects eligible under the following CDBG regulations must be reported in writing to COUNTY no later than June 1, 2027:

1. Acquisition [24 Code of Federal Regulations (CFR) 570.201 (a)]
2. Clearance Activities [24 CFR 570.201 (d)]
3. Interim Assistance [24 CFR 570.201 (f)]
4. Code Enforcement [24 CFR 570.202 (c)]

All public service activities [24 CFR 570.201 (e)] and other eligible activities under this Supplemental Agreement must be implemented, completed, and obligations reported in writing to the COUNTY by the CITY no later than the completion schedules set forth in the attached Exhibits to this Supplemental Agreement. "CFR" as used herein refers to the Code of Federal Regulations.

9. RECORDS AND INSPECTIONS.

A. CITY shall establish and maintain financial, programmatic, statistical, and other supporting records of its operations and financial activities in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and 24 CFR Section 570.502 (a), as they relate to the acceptance and use of federal funds under this Agreement. Said records shall be retained for a period of four (4) years from the date that the activity or program funded with the CDBG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the four (4) year retention period requirement, pursuant to 2 CFR 200.333 include, but not limited to, the following:

i. if any litigation, claim, or audit is started prior to the expiration of the four (4) year period;

ii. when the CITY is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;

iii. records for real property and equipment acquired with CDBG funds must be retained for four (4) years after final disposition;

iv. when the records are transferred by the CITY to the COUNTY, HUD, or other Federal agency, the four (4) year period is not applicable.

B. CITY shall obtain an external audit in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.500). Audits shall usually be performed annually but not less frequently than every two years. Nonprofit institutions and government agencies that expend less than $750,000 a year in Federal awards are exempt from Federal audit requirements, but records must be available for review by appropriate officials of the Federal grantor agency or subgranting entity. The audit report shall be submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

C. CITY shall maintain a separate account for the CITY'S CDBG Entitlement funds received as set forth in Exhibit(s) ADD EXHIBITS attached hereto.

D. Pursuant to 2 CFR 200.336, CITY shall, during the normal business hours, make available to COUNTY, the U.S. Department of Housing and Urban Development (HUD), or other authorized representative, for the examination and copying, all of its records and other materials with respect to matters covered by this Agreement and provide reasonable access to CITY staff for the purpose of interview and discussion related to the records and documents.

E. CITY shall not retain any program income as defined in 24 CFR 570.500. Said program income shall be used only for the activities that are the subject of this Agreement. Further, all provisions of this Agreement shall apply to such activities.

F. The CITY shall ensure that at least fifty-one percent (51%) of the persons benefiting from all CDBG-funded activities or projects designated as serving limited clientele [24 CFR 570.208(a)(2)(i)] are of low and moderate-income and meet the applicable household income guidelines. The CITY shall provide the required income certification and direct benefit documentation, in writing, to the COUNTY pursuant to the reporting requirement of each activity as set forth in Exhibit(s) ADD EXHIBITS, attached hereto. In the event that CITY engages the services of a sub-contractor to implement CDBG-funded activities, the CITY must collect, in writing, all required income certification

and direct benefit documentation from subcontractors prior to submittal to the COUNTY pursuant to the reporting requirement of each activity as set forth in Exhibit(s) ADD EXHIBITS, attached hereto.

10. COMPLIANCE WITH LAWS. CITY shall comply with all applicable federal, state, and local laws, regulations, and ordinances and any amendments thereto and the federal regulations and guidelines now or hereafter enacted pursuant to the Act. More particularly, CITY is to comply with those regulations found in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and 24 CFR Part 570. CITY is to abide by the provisions of the Community Development Block Grant Manual, prepared by COUNTY and cited in the above-mentioned Cooperation Agreement. CITY shall comply, if applicable, with Section 3 of the Housing & Urban Development Act of 1968 (12 U.S.C.A. Section 1701u), as amended, a copy of which is attached hereto as Exhibit "S", and incorporated herein by this reference. CITY shall adhere to the regulations as set forth in Exhibit "R", attached hereto and incorporated herein by this reference, pertaining to inherently religious activities. CITY shall comply with the Additional Federal Requirements, if applicable, attached hereto as Exhibit "AFR", and incorporated herein by this reference.

11. COOPERATION WITH HOUSING ACTIVITIES. CITY shall cooperate with COUNTY in undertaking essential community development and housing assistance activities, specifically urban renewal and public assistance housing, and shall assist COUNTY in implementing and undertaking the goals and strategies identified in the 2024-2029 Five Year Consolidated Plan, pursuant to 24 CFR Part 91 and other requirements of the Community Development Block Grant Program.

12. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to Title 14 CCR Section 1501(d), the CITY is designated as the lead agency for the projects that are the subject matter of this Supplemental Agreement.

13. HOLD HARMLESS AND INDEMNIFICATION. In contemplation of the provisions of Section 895.2 of the California Government Code imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement as defined by Section 895 of the Code, the Parties hereto, pursuant to the authorization contained in Section 895.4 and 895.6 of the Code,

agree that each Party shall be liable for any damages including, but not limited to, claims, demands, losses, liabilities, costs and expenses including reasonable attorneys' fees, resulting from the negligent or wrongful acts or omissions of their employees or agents in the performance of this Agreement, and each Party shall indemnify, defend and hold harmless the other Parties from such claims, demands, damages, losses or liabilities for their negligence.

The hold harmless and indemnification obligations set forth herein shall survive the termination and expiration of this Agreement. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CITY from indemnifying the Indemnitees to the fullest extent allowed by law.

14. INSURANCE. Without limiting or diminishing the CITY's obligation to indemnify or hold the COUNTY harmless, CITY shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of COUNTY OF RIVERSIDE Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds

a. Workers' Compensation:

If the CITY has employees as defined by the State of California, the CITY shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

b. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of CITY'S performance of its obligations hereunder. Policy shall name the County of Riverside as Additional Insured. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply

separately to this agreement or be no less than two (2) times the occurrence limit.b.1 Sexual Abuse or Molestation (SAM) Liability:

If the work will include contact with minors, and the Commercial General Liability policy is not endorsed to include affirmative coverage for sexual abuse or molestation, CITY shall obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than $2,000,000 per occurrence or claim.

c. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then CITY shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

d. General Insurance Provisions - All lines:

(i). Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(ii). The CITY must declare its insurance self-insured retentions. If such self-insured retentions exceed $500,000 per occurrence such retentions shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's Risk Manager, CITY'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(iii). CITY shall cause CITY'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in

writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. CITY shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

(iv). It is understood and agreed to by the parties hereto that the CITY'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(v). If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if; in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CITY has become inadequate.

(vi). CITY shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

(vii). The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

(viii). CITY agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

15. INDEPENDENT CONTRACTOR. The CITY is, for purposes relating to this Supplemental Agreement, an independent contractor and shall not be deemed an employee of the COUNTY. It is expressly understood and agreed that the CITY (including its employees, agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and the CITY shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Supplemental Agreement. It is further understood and agreed by the parties that the CITY in the performance of this Supplemental Agreement is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

16. NONDISCRIMINATION. CITY shall abide by 24 CFR Sections 570.601 and 570.602 of Title 24 of the Code of Federal Regulations which requires that no person in the United States shall on the grounds of race, color, national origin, sex, sexual orientation, gender identity, or veterans status be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with Community Development funds.

CITY shall abide by and include in any subcontracts to perform work under this Supplemental Agreement, the following clause:

> "During the performance of this Supplemental Agreement, CITY and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical disability, medical condition, marital status, veterans status, sexual orientation, gender identity, age (over 40) or sex. CITY and subcontractors shall insure that the evaluation and treatment of their employees and applicants

for employment are free of such discrimination. CITY and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (California Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission are implementing California Government Code Section 12990 et seq., set forth in Chapter 1 of Division 4.1 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. CITY and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."

17. PROHIBITION AGAINST CONFLICTS OF INTEREST

A. CITY and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and the CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

B. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

C. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

D. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a “covered person” includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

E. CITY understands and agrees that no waiver of exception can be granted to the

prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR 570.611(d). Any request by CITY for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD in the COUNTY'S sole and absolute discretion. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 570.611(d)(2).

F. Prior to the distribution of any CDBG funding under this Supplemental Agreement, CITY shall provide COUNTY, in writing, a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision making process, exercise any functions or responsibilities, or gain inside information with respect to the CDBG activities funded under this Agreement. CITY shall also promptly disclose to COUNTY any potential conflict, including even the appearance of conflict that may arise with respect to the CDBG activities funded under this Supplemental Agreement.

G. Any violation of this Section 17 shall be deemed a material breach of this Supplemental Agreement, and the Supplemental Agreement shall be immediately terminated by the COUNTY.

18. LOBBYING. CITY certifies to the best of its knowledge and belief, that:

a. No federally-appropriated funds have been paid or will be paid, by or on behalf of the CITY, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the CITY shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. CITY shall require that the language of this certification be included in the award

documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

19. TERMINATION.

A. CITY. CITY may not terminate this Agreement except upon express written consent of COUNTY, pursuant to 2 CFR 200.339 (a)(3).

B. COUNTY. Notwithstanding the provisions of Paragraph 19a above, COUNTY may suspend or terminate this Supplemental Agreement upon a ten (10) day written notice to CITY of action being taken and the reason for such action including, but not limited to, the following reasons:

(1) In the event CITY fails to perform the covenants herein contained at such times and in such manner as provided in this Supplemental Agreement; and

(2) In the event there is a conflict with any federal, state or local law, ordinance, regulation or rule rendering any of the provisions of this Supplemental Agreement invalid or untenable; or

(3) In the event the funding from the Department of Housing and Urban Development referred to in Sections 1 and 2 above is terminated or otherwise becomes unavailable.

C. This Agreement may be terminated and/or funding suspended, in whole or in part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200.339). Cause shall be based on the failure of the CITY to materially comply with either the terms or conditions of this Agreement. Upon suspension of funding, the CITY agrees not to incur any costs related thereto, or connected with, any area of conflict from which the COUNTY has determined that suspension of funds is necessary. CITY acknowledges that failure to comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in evaluating future CDBG and non-CDBG funding applications submitted by CITY.

D. Upon suspension or termination of this Supplemental Agreement, CITY shall return any unencumbered funds which it has been provided by COUNTY. In accepting said funds, COUNTY does not waive any claim or cause of action it may have against CITY for breach of this

Supplemental Agreement.

E. Reversion of Assets

1. Upon expiration or termination of this Supplemental Agreement, the CITY shall transfer to the COUNTY any CDBG funds on hand at the time of expiration of the Supplemental Agreement as well as any accounts receivable held by CITY which are attributable to the use of CDBG funds awarded pursuant to this Supplemental Agreement.

2. Any real property under the CITY'S control that was acquired or improved in whole or in part with CDBG funds (including CDBG funds provided to the CITY in the form of a loan) in excess of $25,000 is either:

(i) Used to meet one of the National Objectives pursuant to 24 CFR 570.208 until five years after expiration of this agreement, or for such longer period of time as determined to be appropriate by the COUNTY; or

(ii) Not used in accordance with Clause (i) above, in which event the CITY shall pay the COUNTY an amount equal to the current market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or improvement to, the property.

20. PUBLICITY. Any publicity generated by CITY for the Projects funded pursuant to this Supplemental Agreement will make reference to the contribution of the COUNTY, the Department of Housing, and Workforce Solutions, and the Community Development Block Grant Program in making the project possible.

21. PROGRAM MONITORING AND EVALUATION. CITY and its subcontractors shall be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of this Supplemental Agreement and the effective and efficient achievement of the CDBG National Objectives as set forth in Exhibit(s)ADD EXHIBITS, attached hereto. Quarterly reports shall be due on the last day of the month immediately following the end of the quarter being reported. The quarterly written reports shall include, but shall not be limited to, the following data elements:

A. Title of program, listing of components, description of activities/operations.

B. The projected goals, indicated numerically, and also the goals achieved (for each report period). In addition, identify by percentage and description, the progress achieved towards

meeting the specified goals and identify any problems encountered in meeting goals.

C. If the CDBG-funded activity meets a National Objective under 24 CFR 570.208 (a)(2)(i), CITY will report the following:

1) Total number of direct beneficiaries (clientele served) with household incomes at:

- Above 80% MHI
- Between 50% and 80% MHI (Low-Income)
- Between 30% and 50% MHI (Very Low-Income)
- Less than 30% MHI (Extremely Low-Income)

2) Total number and percent (%) of the clientele served that have household incomes at or below 80% MHI

3) Racial ethnicity of clientele

4) Number of Female-Headed Households

D. CITY shall report, in writing, and cause its subcontractors to report, in writing, beneficiary statistics monthly to Housing and Workforce Solutions (HWS) on the pre-approved *Direct Benefit Form* and *Self-Certification Form* (certifying income, family size, and racial ethnicity) as required by HUD. Updated forms are to be provided to CITY by HWS should HUD implement changes during the term of this Supplemental Agreement. CITY and subcontractors will collect and provide all necessary data required by HUD pertaining to the Specific Outcome Indicators as identified in HUD's Community Planning and Development (CPD) Outcome Performance Measurement System.

22. PRIOR AUTHORIZATION. CITY shall obtain COUNTY's written approval from HWS prior to implementing the following "high risk" activities funded with CDBG assistance:

A. Construction of public facilities (project plans and specifications);

B. Acquisition of real property;

C. Historic Preservation;

D. Relocation; and

F. Economic Development

23. PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). CITY shall obtain COUNTY's written approval, through its HWS, of the project plans, specifications, and construction documents prior to CITY'S construction of same for all projects consisting of CDBG-funded construction activities. The COUNTY neither undertakes nor assumes nor will have any responsibility or duty to CITY or to any third party to review, inspect, supervise, pass judgment upon or inform CITY or any third party of any matter in connection with the development or construction of the improvements, whether regarding the quality, adequacy or suitability of the plans, any labor, service, equipment or material furnished to the property, any person furnishing the same, or otherwise. CITY and all third parties shall rely upon its or their own judgment regarding such matters, and any review, inspection, supervision, exercise of judgment or information supplied to CITY or to any third party by the COUNTY in connection with such matter is for the public purpose of assisting with a community development and housing activity pursuant to the Act, and neither CITY (except for the purposes set forth in this Agreement) nor any third party is entitled to rely thereon. The COUNTY shall not be responsible for any of the work of construction, improvement, or development of the property.

It is the responsibility of CITY, without cost to COUNTY, to ensure that all applicable local jurisdiction land use requirements will permit development of the property and construction of the improvements and the use, operation, and maintenance of such Improvements in accordance with the provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to any local jurisdiction or County permit or other local jurisdiction or County approval necessary for the development of the Property, or waive any applicable local jurisdiction or County requirements relating thereto. This Agreement does not (a) grant any land use entitlement to CITY, (b) supersede, nullify, or amend any condition which may be imposed by the local jurisdiction in connection with approval of the development described herein, (c) guarantee to CITY or any other party any profits from the development of the Property, or (d) amend any local jurisdiction or County laws, codes or rules.

City agrees and acknowledges that it is the responsibility of City to obtain a legal determination at City's sole cost and expense, as to whether prevailing wages must be paid during construction of the

Project. If the Project is subject to prevailing wages, then City shall be solely responsible to pay its contractors and subcontractors the required prevailing wage rate. City agrees to indemnify, defend, and hold County harmless from and against any liability arising out of and related to City's failure to comply with any and all Davis Bacon and or prevailing wage requirements.

24. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). CITY shall obtain COUNTY's written approval and authorization to proceed, through HWS, of all CDBG-funded real property acquisition activities.

25. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH CDBG FUNDS. When CDBG funds are used, in whole or in part, by CITY to acquire real property or to construct a public facility, CITY will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.311); National Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California Environmental Quality Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C.A. §4630, et seq.); and the COUNTY's Five Year Consolidated Plan. In addition, the following is to occur:

a. Title to the real property shall vest in CITY;

b. The real property will be held by CITY, or the constructed facility will be maintained by the CITY, for a minimum period of five (5) years from the date the CDBG-funded activity is closed-out and reported as complete by the COUNTY through the Comprehensive Annual Performance and Evaluation Report (CAPER);

c. While held by CITY, the real property or the constructed facility is to be used exclusively for the purposes for which acquisition or construction was originally approved by COUNTY;

d. Written approval from COUNTY must be secured if the property or the facility is to be put to an alternate use that is consistent with the COUNTY'S Five-Year Consolidated Plan or the applicable federal regulations governing CDBG funds;

e. Should CITY desire to use the real property or the constructed facility, prior to the completion of the mandatory five-year period, for a purpose not consistent with applicable federal regulations governing CDBG funds or to sell the real property or facility, then:

(1) If CITY desires to retain title, CITY will reimburse COUNTY the amount that represents the percentage of current fair market value that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility; or

(2) If CITY sells the property or facility or is required to sell the property or facility, CITY shall reimburse COUNTY the amount that represents the percentage of proceeds realized by the sale that is identical to the percentage that CDBG funds initially comprised of monies paid to acquire the property or construct the facility. This percentage amount will be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

26. PURCHASE, USE AND REVERSION OF PERSONAL PROPERTY ASSETS

For organizations using CDBG funds for equipment, the following principles apply:

Acquisition (2 CFR 200.313(a)): Title to equipment acquired with CDBG funds is vest-ed in your organization, subject to the conditions described in the following section.

Use (2 CFR 200.313(c)): Your organization must use equipment purchased with CDBG funds for the CDBG program or project as long as needed, whether or not the program or project continues to be supported by Federal funds.

During the time that your organization or its designee is using equipment for the CDBG funded program, you must also make the equipment available for use on other Federally fund-ed projects or programs, provided that such use does not interfere with work on the CDBG funded program (2 CFR 200.313(c)(2)).

When no longer needed for the CDBG funded program, other Federally- supported agencies may use the equipment, in the following order of priority: (i) Activities under a Feder-al award from HUD, then (ii) Activities under Federal awards from other Federal agencies. This includes consolidated equipment for information technology systems (2 CFR 200.313(c)(i)(ii)).

HUD prohibits your organization from using CDBG-acquired equipment to provide services for a fee that competes unfairly with private companies that provide equivalent ser-vices unless specifically

authorized by Federal statute (2 CFR 200.313(c)(3)).

With the approval of the grantee, you may trade in equipment acquired with CDBG funds for updated equipment (2 CFR 200.313(c)(4)).

Disposition (2 CFR 200.313(e)): When original or replacement equipment acquired with CDBG funds is no longer needed for the original program or other activities currently or previously assisted with Federal funds, the following rules of disposition will apply:

(1) Equipment with a current fair market value of $10,000 or less (per unit) may be retained, sold, or otherwise disposed of with no further responsibility to the Federal agency or pass-through entity.

(2) Except as provided in § 200.312(b), or if the Federal agency or pass-through entity fails to provide requested disposition instructions within 120 days, items of equipment with a current fair market value in excess of $10,000 (per-unit) may be retained or sold by the recipient or subrecipient. However, the Federal agency is entitled to an amount calculated by multi-plying the percentage of the Federal agency's contribution towards the original purchase by the current market value or proceeds from the sale. If the equipment is sold, the Federal agency or pass-through entity may permit the recipient or subrecipient to retain, from the Federal share, $1,000 of the proceeds to cover expenses associated with the selling and handling of the equipment.

(3) The recipient or subrecipient may transfer title to the property to the Federal Government or to an eligible third party provided that the recipient or subrecipient must be entitled to compensation for its attributable percentage of the current fair market value of the property.

(4) In cases where a recipient or subrecipient fails to take appropriate disposition actions, the Federal agency or pass-through entity may direct the recipient or subrecipient to take disposition actions.

PERSONAL PROPERTY – SUPPLIES.

(2 CFR 200.3.14) Title to supplies will vest in your organization upon acquisition, subject to the following conditions:

If there is a residual inventory of unused supplies exceeding $10,000 upon completion of the program and the supplies are not needed for any other Federal award, you may keep the supplies for use in other activities or sell them when the CDBG award or agreement ends. But in either case, you must compensate the grantee for its share. The amount of compensation must be computed in the same manner as for equipment (see 2 CFR 200.313(e)(2)).

As long as the Federal Government retains an interest in the supplies, you must not use supplies acquired under a Federal award to provide services to other organizations for a fee that is less than private companies charge for equivalent services (2 CFR 200.314(b)).

- In all cases in which the residual inventory of supplies is sold, the proceeds are considered program income.

27. ENTIRE AGREEMENT. This Supplemental Agreement, including any attachments or exhibits hereto constitutes the entire Supplemental Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.

28. SEVERABILITY. Each section, paragraph and provision of this Supplemental Agreement is severable from each other provision, and if any provision or part thereof is declared invalid, the remaining provisions shall remain in full force and effect.

29. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. CITY agrees to notify in writing, and to cause any subcontractor implementing CDBG-funded Projects to notify, in writing, the Riverside County Workforce Development Center of any and all job openings that are caused by the CDBG-funded Projects under this Supplemental Agreement.

30. MINISTERIAL ACTS. The Director of Housing and Workforce Solutions or designee(s) are authorized to take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this Supplemental Agreement as it may be amended from time-to-time by COUNTY.

31. PROJECT ELIGIBILITY. As to CITY or its claimants, COUNTY shall bear no liability for any later determination by the United States Government, the U.S. Department of Housing and Urban Development, or any other person or entity that CITY is or is not eligible under 24 CFR Part 570 to receive CDBG entitlement funds from the COUNTY.

32. SOURCE OF FUNDING. CITY acknowledges that the source of funding pursuant to this Supplemental Agreement is Community Development Block Grant funds (CFDA 14.218), and the Grant Award Number is B-26-UC-06-0506.

33. ASSIGNMENT. The CITY shall not make any assignment or transfer in any form with respect to this Supplemental Agreement, without prior written approval of the COUNTY.

34. INTERPRETATION AND GOVERNING LAW. This Supplemental Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Supplemental Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Supplemental Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

35. WAIVER. Failure by a party to insist upon the strict performance of any of the provisions of this Supplemental Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's rights to insist and demand strict compliance by the other party with the terms of this Supplemental Agreement thereafter.

36. JURISDICTION AND VENUE: Any action at law or in equity arising under this Supplemental Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Supplemental Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction

37. USE OF PROPERTY. Whenever federal CDBG funds or program income are used, in whole or in part, for the purchase of equipment or personal property, the property shall not be transferred from its originally funded use, by CITY or the CITY'S subcontractor implementing the CDBG-funded activity, for a period of five (5) years from the close-out date of the grant from which CDBG assistance was provided. The CITY shall maintain a current inventory for COUNTY monitoring and review.

38. AUTHORITY TO EXECUTE. The persons executing this Supplemental Agreement or exhibits attached hereto on behalf of the parties to this Supplemental Agreement hereby warrant and represent that they have the authority to execute this Supplemental Agreement and warrant and represent

that they have the authority to bind the respective parties to this Supplemental Agreement to the performance of its obligations hereunder.

39. EFFECTIVE DATE. The effective date of this Supplemental Agreement is the date the parties sign the Supplemental Agreement. If the parties sign the Supplemental Agreement on more than one date, then the last date the Supplemental Agreement is signed by a party shall be the effective date.

40. COUNTERPARTS. This Supplemental Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

41. FORCE MAJEURE.

A. Performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, pandemic, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-contractor or supplier, acts of the other party, acts or failure to act of a public or governmental agency or entity, or any causes beyond the control or without the fault of the party claiming an extension of time to perform.

B. An extension of time for any such cause (a "Force Majeure Delay") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) calendar days of knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the foregoing events shall constitute a Force Majeure Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming a Force Majeure Delay shall deliver such written notice within thirty (30) calendar days after it obtains knowledge of the event.

42. MODIFICATION OF AGREEMENT. This Supplemental Agreement may be modified or amended only by a writing signed by the duly authorized and empowered representative of COUNTY and CITY respectively.

43. DIGITAL AND ELECTRONIC SIGNATURES. The parties agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

[Remainder of Page Intentionally Blank]

[Signatures on Following Page]

IN WITNESS WHEREOF, the COUNTY and the CITY have executed this Agreement as of the dates set forth below.

COUNTY OF RIVERSIDE,
a political subdivision of the
State of California

BY: FORM ONLY _____
Juan Garcia,
Deputy Director

Date: _____

APPROVED AS TO FORM:

MINH C. TRAN

COUNTY COUNSEL

By: _____
for Braden Holly,
Deputy County Counsel

CITY OF XXXXX,
<Please include whether general law city, charter city>

BY: _____
Name:

Title:

Date: _____

ATTEST:

BY: _____
City Clerk

APPROVED AS TO FORM:

BY: _____
City Attorney

EXHIBIT "R"

24 C.F.R. § 5.109

Equal participation of faith-based organizations in HUD programs and activities.

Effective: March 4, 2024

(a) ***Purpose.*** Consistent with Executive Order 13279, entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559, entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and as amended by Executive Order 14015, entitled "Establishment of the White House Office of Faith-Based and Neighborhood Partnerships," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

(b) ***Definitions.*** The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (*i.e.,* via a contract) or awards funds to that provider to carry out an activity (*e.g.,* via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (*e.g.,* flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance wholly as a result of a genuine and independent private choice of the beneficiary, not a choice of the Government. The availability of adequate secular alternatives is a significant factor in determining whether a program affords true private choice.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

Religious exercise has the meaning given to the term in 42 U.S.C. 2000cc-5(7)(A).

(c) ***Equal participation of faith-based organizations in HUD programs and activities.***

(1) Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity for which they are otherwise eligible. Neither the Federal Government, nor a State, Tribal, or local government, nor any other entity that administers any HUD program or activity, shall discriminate for or against an organization on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to favor or disfavor a similarly situated secular organization.

(2) Nothing in this section shall be construed to preclude HUD from making an accommodation, including for religious exercise, with respect to one or more program requirements on a case-by-case basis in accordance with the Constitution and laws of the United States.

(3) HUD shall not disqualify an organization from participating in any HUD program for which it is eligible on the basis of the organization's indication that it may request an accommodation with respect to one or more program requirements, unless the organization has made clear that the accommodation is necessary to its participation and, in accordance with the Constitution and laws of the United States, HUD has determined that it would deny the accommodation.

(4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding opportunity, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) ***Independence and identity of faith-based organizations.***

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs; provided that, it does not use direct Federal financial assistance, whether received through a prime award or sub-award, to support or engage in any explicitly religious activities, including activities that involve overt religious content such as worship, religious instruction, or proselytization.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section, and include religious references in its organization's mission statements and other governing documents.

(e) ***Explicitly religious activities.*** If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) ***Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.*** If an intermediary—acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance—is given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) ***Nondiscrimination and beneficiary notice requirements***—(1) *Nondiscrimination.* Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services supported in whole or in part with Federal financial assistance, or in their outreach activities related to such services, discriminate against a beneficiary or prospective beneficiary on the basis of religion, a religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program.

(2) ***Beneficiary notice.***

(i) An organization providing services under a program supported by direct Federal financial assistance from HUD, or an entity that administers indirect Federal financial assistance from HUD, must give written notice to beneficiaries and prospective beneficiaries of certain protections in a manner and form prescribed by HUD, including by incorporating the notice into materials that are otherwise provided to beneficiaries. The required language for this written notice to beneficiaries is set forth in appendix C to this subpart.

(ii) For the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Section 8 Moderate Rehabilitation programs, the respective recipient (*i.e.,* Public Housing Agency) is required to provide the written beneficiary notice. For the Housing Opportunities for Persons with AIDS (HOPWA) program, the grantee or project sponsor that is responsible for making eligibility determinations is required to provide the written beneficiary notice. For the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs, the recipient or subrecipient that is responsible for determining the eligibility of each family or individual is required to provide the written beneficiary notice. The participating or prospective providers (landlords) are not responsible for providing the written beneficiary notice for indirect aid recipients. The notice must include the following information:

(A) Nondiscrimination requirements of paragraph (g)(1) of this section;

(B) Notification that a beneficiary or prospective beneficiary may report an organization's violation of these protections, including any denials of services or benefits by an organization, by

contacting or filing a written complaint with the Center for Faith-Based and Neighborhood Partnerships or the intermediary that awarded funds to the organization; and

(C) For direct Federal financial assistance only, prohibitions with respect to explicitly religious activities as set forth in paragraph (e) of this section.

(3) ***Notice timing.*** The written notice described in paragraph (g)(2) of this section must be given to a prospective beneficiary prior to the time the prospective beneficiary enrolls in the program or receives services from the program. When the nature of the service provided or exigent circumstances make it impracticable to provide such written notice in advance of the actual service, an organization must advise beneficiaries of their protections at the earliest available opportunity.

(4) ***Alternative option information.*** HUD may determine that the notice described in paragraph (g)(2) of this section must inform each beneficiary or prospective beneficiary about how to obtain information from HUD, or a State agency or other entity administering the applicable program, about other federally funded service providers in their area that provide the services available under the applicable program.

(h) ***No additional assurances from faith-based organizations.*** A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character, motives, or affiliation, must carry out eligible activities in accordance with all program requirements, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities, subject to any accommodations that are granted to organizations on a case-by-case basis in accordance with the Constitution and laws of the United States. No notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to disqualify a similarly situated secular organization.

(i) ***Exemption from Title VII employment discrimination requirements.*** A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) ***Acquisition, construction, and rehabilitation of structures.*** Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation

attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) ***Commingling of Federal and State, tribal, and local funds.*** If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) ***Tax exempt organizations.*** In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

(1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;

(2) A statement from a State or other governmental taxing body or the State secretary of State certifying that—

(i) The organization is a nonprofit organization operating within the State; and

(ii) No part of its net earnings may benefit any private shareholder or individual;

(3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant; or

(4) Any item described in paragraphs (l)(1) through (3) of this section, if that item applies to a State or national parent organization, together with a statement by the State or parent organization that the applicant is a local nonprofit affiliate.

(m) ***Rule of construction.*** Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

[69 FR 41717, July 9, 2004, as amended at 80 FR 75934, Dec. 7, 2015; 81 FR 19416, Apr. 4, 2016; 85 FR 82315, Dec. 17, 2020; 89 FR 15711, Mar. 4, 2024]

EXHIBIT "S"

Economic Opportunities for Low- and Very Low-Income Persons
CONTRACT REQUIREMENTS
24 CFR Part 75

RIVERSIDE COUNTY

Section 75.1 Purpose

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

Section 75.3 Applicability

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of $200,000. The threshold is $100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

Section 75. 5 Definitions.

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

1937 Act means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

Contractor means any entity entering into a contract with:

(1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or

(2) A subrecipient for work in connection with a Section 3 project.

Labor hours means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

Low-income person means a person as defined in Section 3(b)(2) of the 1937 Act.

Material supply contracts means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

Professional services means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial

consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

Public housing financial assistance means assistance as defined in §75.3(a)(1).

Public housing project is defined in 24 CFR 905.108.

Recipient means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

Section 3 means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 business concern means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

Section 3 project means a project defined in §75.3(a)(2).

Section 3 worker means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

Section 8-assisted housing refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

Service area or the neighborhood of the project means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

Small PHA means a public housing authority that manages or operates fewer than 250 public housing units.

Subcontractor means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

Subrecipient has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

Targeted Section 3 worker has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

Very low-income person means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

YouthBuild programs refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

Subpart C—Additional Provisions for Housing and Community Development Financial Assistance

§75.19 Requirements.

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

(i) Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

§75.21 Targeted Section 3 worker for housing and community development financial assistance.

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

§75.23 Section 3 safe harbor.

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single nationwide

benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

§75.25 Reporting.

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours from professional services in the

total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance-based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

(1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.

(2) Provided training or apprenticeship opportunities.

(3) Provided technical assistance to help Section 3 workers compete for jobs (*e.g.,* resume assistance, coaching).

(4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.

(5) Held one or more job fairs.

(6) Provided or referred Section 3 workers to services supporting work readiness and retention (*e.g.,* work readiness activities, interview clothing, test fees, transportation, child care).

(7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.

(8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.

(9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.

(10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.

(11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.

(12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

§75.27 Contract provisions.

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance

§75.29 Multiple funding sources.

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

(i) The total number of labor hours worked on the project;

(ii) The total number of labor hours worked by Section 3 workers on the project; and

(iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients

must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

§75.31 Recordkeeping.

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

§75.33 Compliance.

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found.

Additional Federal Requirements (AFR)

Whereas, the work under this Agreement is subject to applicable Federal, State, and local laws and regulations, including but not limited to the regulations pertaining to the Community Development Block Grant program (24 CFR *Part 570)* and the Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards *(2 CFR Part 200)*. Contractor, sub-contractors, Consultants, and sub-consultants agree to comply with, and are subject to, all applicable requirements as follows:

1. ***Equal Employment Opportunity*** - Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Part 60). The Contractor/Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, general identity or national origin. Contractor/Consultant will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex sexual orientation, general identity or national origin. The Contractor/Consultant will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, sexual orientation, general identity or national origin. Such actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor/Consultant agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.

2. ***Copeland "Anti-Kickback" Act*** *(18 U.S.C. 874 and 40 U.S.C.A. Section 3145):* All contracts and subgrants in excess of $2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

3. ***Davis-Bacon Act, as amended*** *(40 U.S.C.A. Section 3141-3148):* When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than $2000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. *A. Section 3141-3148*) and as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

4. ***Contract Work Hours and Safety Standards Act*** *(40 U.S.CA.. 32701 through 3708):* Where applicable, all contracts awarded by recipients in excess of $2,000 for construction contracts and in excess of $2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with the Contract Work Hours and Safety Standards (40 U.S.C.A. 32701–3708), as supplemented by Department of Labor Regulations (29 CFR Part 5). Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the

standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40 U.S.C.A. 3704of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

5. ***Rights to Inventions Made Under a Contract or Agreement***— Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

6. ***Rights to Data and Copyrights*** – Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.404-3, Federal Acquisition Regulations (FAR).

7. ***Air Pollution Prevention and Control (formally known as the Clean Air Act) (42 U.S.C.A. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C.A. Section 1251 et seq.), as amended:***—Contracts and subgrants of amounts in excess of $100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 *et seq*.) and the Federal Water Pollution Control Act as amended (33 U.S.C.A. 1251 *et seq*.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

8. ***Byrd Anti-Lobbying Amendment*** *(31 U.S.C.A. 1352)*— Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

9. ***Debarment and Suspension*** *(Executive Orders (E.O. s) 12549 and 12689)*—No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 24 CFR part 2424. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

10. ***Drug-Free Workplace Requirements***— The Anti-Drug Abuse Act of 1988 (41 U.S.C.A. Section 8101-8103)requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 24 CFR part 2425.

11. ***Access to Records and Records Retention***: The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents, materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time

as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

12. ***Federal Employee Benefit Clause:*** No member of or delegate to the congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

13. ***Energy Efficiency*****:** Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, Dec. 22, 1975; 42 U.S.C.A. Section 6201, et. seq., 89 Stat. 871).

14. ***Procurement of Recovered Materials (2 CFR 200.322.)*** A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C.A. Section 6901, et seq.), as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

15. ***Build America, Buy America (BABA) Act:*** The Grantee must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

16. Violence Against Women Act (VAWA): VAWA provides housing protections for survivors of domestic and dating violence, sexual assault and stalking ('domestic violence")**.** VAWA 2022 reauthorizes, amends, and strengthens the VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34 U.S.C. 12291 et seq.) HUD's implementing regulations for VAWA'S protections, rights, and responsibilities are codified in 24 CFR part 5, subpart L, and related provisions in HUD's program regulations (HUD's VAWA regulations). VAWA 2022 amendments took effect on October 1, 2022 and 2022 VAWA's reauthorization includes new implementation requirements. Grantees, subrecipients and developers shall ensure compliance with all requirements of VAWA including but not limited to: (a) Assure domestic violence survivors are not denied assistance as an applicant, or evicted, or have assistance terminated as a tenant because applicant or tenant is or has been a victim of domestic violence; (b) Implement an emergency transfer plan allowing domestic violence survivor to move to another safe and available unit; (c) Provide protections against denial, terminations, and evictions that directly result from being a victim of domestic violence; (d) Implement a low barrier certification process and allow self-certification of domestic violence.

File: «Project_Number»

AGREEMENT FOR THE USE OF EMERGENCY SOLUTIONS GRANT FUNDS

THIS AGREEMENT, for the use of Emergency Solutions Grant funds ("Agreement") entered into this _____ day of _____, 2026, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and SUBRECIPIENT NAME, a California non-profit corporation, hereinafter referred to as "SUBRECIPIENT." COUNTY and SUBRECIPIENT are collectively referred to herein as "Parties" and individually as "Party."

RECITALS

WHEREAS, pursuant to the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, and Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), as amended (hereinafter referred to as the "Acts"), COUNTY has been awarded Emergency Solutions Grant ("ESG") program funds to assist people to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness, and to address the needs of homeless people in emergency or transitional shelters;

WHEREAS, COUNTY is authorized to contract with non-profit organizations for the use of ESG funds to provide various services for homeless individuals and families;

WHEREAS, SUBRECIPIENT, as a nonprofit corporation, is eligible under the Acts to receive ESG funds to provide those services as described herein;

WHEREAS, SUBRECIPIENT is eligible under the Acts to receive ESG funds to perform those activities described herein; and

WHEREAS, the SUBRECIPIENT has submitted its proposal to the COUNTY for funding the activities described herein.

NOW, THEREFORE, the COUNTY and SUBRECIPIENT mutually agree as follows:

1. SCOPE OF SERVICES. SUBRECIPIENT shall provide certain services for homeless persons, or person threatened with homelessness, by utilizing the sum of

$«ESG_Granted_Funding», in ESG Program funds ("ESG Grant"), as set forth and in the manner provided in the Scope of Services attached hereto as Exhibit A" and incorporated herein by this reference. SUBRECIPIENT shall also provide homeless individuals with assistance in obtaining (1) appropriate supportive services, including permanent housing, physical health treatment, mental health treatment, counseling, supervision, and other essential services to achieve independent living; and (2) other federal, state, local, and private assistance available for such individuals. Any and all services provided hereunder shall be in full conformity with the Acts and any amendments thereto and the federal regulation and guidelines now or hereinafter enacted pursuant to the Acts.

2. TERM. The term of this Agreement shall be for a period commencing on July 1, 2026, and terminating on June 30, 2027, unless sooner terminated as provided in Section 5 herein.

3. DISBURSEMENT OF FUNDS. The COUNTY shall pay to the SUBRECIPIENT the ESG Grant as specified in Section 1 above on a reimbursable basis for all approved costs. The SUBRECIPIENT shall submit not more often than monthly to the ESG Administrator of COUNTY a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SUBRECIPIENT for the approved costs in accordance with its usual accounting procedures. The COUNTY may require from SUBRECIPIENT such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of ESG Grant funds shall be made within thirty (30) days after SUBRECIPIENT has submitted its statement of expenditure.

4. RECORDS AND INSPECTIONS. The SUBRECIPIENT shall maintain financial, programmatic, statistical, client data, and other supporting records of its operations and financial activities in accordance with 24 Code of Federal Regulations (CFR) 576.500, the *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (2 (CFR) Part 200), and 24 CFR Part 576.

Pursuant to 2 CFR Section 200.333 and CFR Section 200.336, such records shall be open to inspection and audit by the authorized representatives of the COUNTY, the Department of Housing and Urban Development, and the Controller General, during regular working hours.

Said records shall be retained for such time as may be required by the regulations 24 CFR Section 576.500 (y), but in no case shall said records be retained for a period of less than five (5) years from the date that the activity or program funded with the ESG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the five (5) year retention period requirements, pursuant to 2 CFR 200.333 and 24 CFR Section 576.500 (y)(2) and (3) include, but not be limited to, the following:

i. if any litigation, claim, or audit is started prior to the expiration of the five (5) year period;

ii. when the SUBRECIPIENT is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;

iii. records for equipment or real property acquired with ESG funds must be retained for five (5) years after final disposition;

iv. when the records are transferred by the SUBRECIPIENT to the COUNTY, HUD, or other Federal agency, the five (5) year period is not applicable.

v. where ESG funds are used for the renovation of an emergency shelter where the ESG funding exceeds seventy-five percent (75%) of the value of the building before renovations, records must be retained for a period of ten (10) years from the date where ESG funds are first obligated for renovation;

vi. where ESG funds are used to convert a building into an emergency shelter where the ESG funding exceeds seventy-five percent (75%) of the value of the building before conversion, records must be retained for a period of ten (10) years from the date where ESG funds are first obligated for the conversion.

SUBRECIPIENT shall obtain an external audit in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2

CFR Section 200.500). Audits shall usually be performed annually but not less frequently than every two years. Nonprofit institutions and government agencies that expend less than $750,000 a year in federal awards are exempt from federal audit requirements, but records must be available for review by appropriate officials of the federal grantor agency or subgranting entity. The audit report shall be submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

SUBRECIPIENT shall maintain a separate account for ESG funds.

5. TERMINATION.

a. SUBRECIPIENT may not terminate this Agreement except upon express written consent of COUNTY, pursuant to 2 CFR Section 200.339 (a)(3). Said notice shall include the effective date thereof.

b. Notwithstanding the provisions of Section 5a above, COUNTY may suspend or terminate this Agreement forthwith for cause upon a ten (10) day written notice to SUBRECIPIENT of the action being taken. Cause shall be established as follows:

(i) In the event SUBRECIPIENT fails to perform the covenants herein contained at such times and in such manner as provided in this Agreement; or

(ii) In the event there is a conflict with any federal, state or local law, ordinance, regulation or rule rendering any of the provisions of this Agreement invalid or untenable; or

(iii) In the event the funding from the United States Department of Housing and Urban Development (HUD), referred to in the recitals herein, is reduced, terminated or otherwise becomes unavailable. COUNTY shall provide written notice to SUBRECIPIENT within five (5) days from the date HUD reduces, suspends, or terminates the

ESG funding. This Agreement shall be either terminated or amended to reflect said reduction in funds.

c. This Agreement may be terminated and/or funding suspended, in whole or in part, for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.339). Cause shall be based on the failure of the SUBRECIPIENT to materially comply with either the terms or conditions of this Agreement. Upon suspension of funding, the SUBRECIEPIENT agrees not to incur any costs related thereto, or connected with, any area of conflict from which the COUNTY has determined that suspension of funds is necessary. SUBRECIPIENT acknowledges that failure to comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be considered by the COUNTY in evaluating future ESG and non-ESG funding applications submitted by SUBRECIPIENT.

d. Upon termination of this Agreement, SUBRECIPIENT agrees to return any unencumbered funds which it has been provided by COUNTY. In accepting said funds, COUNTY does not waive any claim or cause of action it may have against SUBRECIPIENT for breach of this Agreement.

e. Upon termination of this Agreement, SUBRECIPIENT shall not incur any obligations after the effective date of such termination, unless expressly authorized in writing by COUNTY in the notice of termination.

6. CONDITIONS PRECEDENT. It is expressly understood and agreed by SUBRECIPIENT that there will be no processing and continued funding of this Agreement unless and until the following conditions have been satisfied:

a. Emergency Shelter Operations: SUBRECIPIENT shall, as applicable, provide COUNTY with the following information for ESG Grant funded emergency shelter operations: (i). Documentation of site control;

(ii). Documentation from the local jurisdiction verifying the status of the property;

(iii). Documentation of compliance with minimum standards for safety, sanitation, and privacy pursuant to 24 CFR Section 576.403; and

(iv). Local map and site plan identifying the location of the office, shelter, and other sites where ESG funded activities will occur; and

(v). SUBRECIPIENT shall employ at least one (1) full-time staff person to operate and coordinate the activities of the shelter and/or drop-in center.

b. Rapid Re-Housing and Homelessness Prevention: SUBRECIPIENT shall, pursuant to 24 CFR 576.403, comply with the minimum habitability standards for permanent housing funded with the ESG Grant for rapid re-housing and homelessness prevention activities.

7. PAYMENT OF FUNDS. The Board of Supervisors of the COUNTY shall determine the final disposition and distribution of all funds received by COUNTY under the Acts. COUNTY, through its Department of Housing and Workforce Solutions ("HWS"), shall make payments of ESG funds to SUBRECIPIENT as designated in the Scope of Services attached hereto as Exhibit "A". COUNTY shall monitor the expenditure of funds and activities of SUBRECIPIENT to ensure compliance with applicable federal regulations and the terms of this Agreement. SUBRECIPIENT shall establish and maintain a separate account for all ESG funds received under this agreement and deposit all such funds in said account.

All disbursements of ESG funds will be made as follows:

a. Payments shall be made to a SUBRECIPIENT upon written request after this Agreement has been fully executed on a reimbursement basis and made within thirty (30) days after the SUBRECIPIENT has submitted written notice identifying payments made and requesting reimbursement. Payments shall be based on actual approved and documented expenses by SUBRECIPIENT.

b. In no event shall COUNTY be held liable for expenses incurred by SUBRECIPIENT in excess of the ESG Grant allocation set forth in Section 1, SCOPE OF SERVICES, above.

c. Payments may be withheld if, on a determination by COUNTY in its sole discretion, SUBRECIPIENT has not complied with the covenants herein contained at such times and in such manner as provided in this Agreement.

d. No later than thirty (30) days prior to the termination of this Agreement, SUBRECIPIENT shall provide COUNTY with its estimate of the amount of funds which will remain unexpended upon such termination. Notwithstanding any provision contained in this Section 7, COUNTY shall, after a thirty (30) day written notice is given SUBRECIPIENT, have the right to (1) reduce the payment of funds hereunder, (2) renegotiate the actual levels of expenditures in the event SUBRECIPIENT's rate of expenditures will result in unexpended funds at the expiration of this Agreement, and (3) reprogram funds associated with a project on which there has been no substantial progress or activity.

8. PERFORMANCE EVALUATION. SUBRECIPIENT shall permit COUNTY, State or Federal officials to monitor, assess, or evaluate SUBRECIPIENT's performance under this Agreement on an as needed basis to be determined by the COUNTY based on monitoring and performance evaluations. Said monitoring, assessment, or evaluation to include, but are not be limited to, audits, inspections within the program area, and interviews with SUBRECIPIENT's employees, agents, independent contractors, and subcontractors providing the services under this Agreement and recipients thereof.

9. BUILDING OR FACILITY.

a. Any building for which ESG Grant funds are used for renovation, conversion, or major rehabilitation must meet local government safety and sanitation standards and comply with the requirements of 24 CFR Section 576.403.

b. When ESG funds are utilized to provide emergency shelter for the homeless in hotels or motels or other commercial facilities providing transient housing, the following shall be satisfied:

(i) SUBRECIPIENT, at the request of COUNTY, shall execute an agreement with the provider of such housing which provides that comparable living space, in terms of quality, available amenities, and square footage, will be available in the facility for use

as emergency shelter for at least the same period of time provided in Section 2 of this Agreement; and

(ii) Leases negotiated between SUBRECIPIENT and the provider of such housing shall make available such living space at substantially less than the daily room rate otherwise charged by the facility; and

(iii) SUBRECIPIENT shall certify in writing to COUNTY that is has considered using other facilities as emergency shelters, and has determined that the use of such living space in the facilities provides the most cost-effective means of providing emergency shelter for the homeless in the COUNTY.

c. SUBRECIPIENT shall ensure that any building or facility is utilized exclusively for secular purposes and is made available to all persons regardless of religion. If ESG funds are used to renovate, rehabilitate, or convert buildings owned by primarily religious organizations or entities, SUBRECIPIENT shall comply with the provisions of 24 CFR 576.406 (e).

d. SUBRECIPIENT shall comply with the Uniform Federal Accessibility Standards (24 CFR Part 40) when activities funded by the ESG Program involve major rehabilitation or conversion.

e. SUBRECIPIENT shall, if applicable, comply with Section 3 of the Housing and Urban Development Act of 1968, as amended.

10. MAINTENANCE AS A HOMELESS FACILITY.

a. SUBRECIPIENT shall maintain any building for which ESG funds are used for not less than a three (3) year period, or for not less than a ten (10) year period if the ESG Grant amounts are used for major rehabilitation or conversion of the building (24 CFR 576.102 (c)).

b. The three or ten year periods begin to run:

(i) On the date of initial occupancy as an emergency shelter for the homeless when the building utilized was not operated as an emergency shelter for the homeless before receiving ESG funds; or

(ii) On the date that ESG funds are first obligated to the shelter when the building was operated as an emergency shelter before receiving ESG funds.

c. When ESG funds are used exclusively to provide essential services including, but not limited to, services concerned with employment, physical or mental health, substance abuse, education or food, the time periods noted above are not applicable.

11. INDEPENDENT CAPACITY. The SUBRECIPIENT is, for purposes relating to this Agreement, an independent contractor and shall not be deemed an employee, officer, or agent of the COUNTY. It is expressly understood and agreed that the SUBRECIPIENT (including its employees, agents and subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the parties; and the SUBRECIPIENT shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this Agreement. It is further understood and agreed by the Parties that the SUBRECIPIENT in the performance of this Agreement is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

12. ASSIGNABILITY. SUBRECIPIENT shall not assign any of its rights, duties, or obligations pursuant to this Agreement to any person or entity without the prior written consent of COUNTY in its sole and absolute discretion, including but not limited to the ability to subcontract all or a portion of its rights, duties, and obligations hereunder.

13. INSURANCE. Without limiting or diminishing the SUBRECIPIENT'S obligation to indemnify or hold the COUNTY harmless, SUBRECIPIENT shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during

the term of this Agreement.

a. Workers' Compensation:

If the SUBRECIPIENT has employees as defined by the State of California, the SUBRECIPIENT shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than $2,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County of Riverside.

b. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SUBRECIPIENT 'S performance of its obligations hereunder. Policy shall name the County of Riverside as Additional Insured. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit.

c. Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then SUBRECIPIENT shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence limit. Policy shall name the County of Riverside as Additional Insured.

d. General Insurance Provisions - All lines:

(i). Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

(ii). The SUBRECIPIENT'S insurance carrier(s) must declare its insurance self-insured retentions. If such self-insured retentions exceed $500,000 per occurrence such retentions shall have the prior written consent of the County Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's Risk Manager, SUBRECIPIENT'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

(iii). SUBRECIPIENT shall cause SUBRECIPIENT'S insurance carrier(s) to furnish the County of Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. *SUBRECIPIENT shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.*

(iv). It is understood and agreed to by the parties hereto that the

SUBRECIPIENT'S insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

(v). If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services; or, there is a material change in the equipment to be used in the performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if; in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the SUBRECIPIENT has become inadequate.

(vi). SUBRECIPIENT shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.

(vii). The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to the COUNTY.

(viii). SUBRECIPIENT agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

14. HOLD HARMLESS AND INDEMNIFICATION. SUBRECIPIENT shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives individually and collectively hereinafter referred to as "Indemnitees" from any liability whatsoever, based or asserted upon any acts or services of SUBRECIPIENT, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the performance of SUBRECIPIENT, its officers, agents, employees, subcontractors, or representatives from this Agreement. SUBRECIPIENT shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of investigation,

defense and settlements or awards, the Indemnitees in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by SUBRECIPIENT, SUBRECIPIENT shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SUBRECIPIENT'S indemnification to Indemnitees as set forth herein.

SUBRECIPIENT'S obligation hereunder shall be satisfied when SUBRECIPIENT has provided to COUNTY the appropriate form of dismissal relieving COUNTY as Indemnitees from any liability for the action or claim involved.

The specified insurance limits required in this Agreement shall in no way limit or circumscribe SUBRECIPIENT'S obligations to indemnify and hold harmless the Indemnitees herein from third-party claims. The hold harmless and indemnification obligation set forth herein shall survive the termination and expiration of this Agreement.

15. FEDERAL REQUIREMENTS. SUBRECIPIENT shall comply with the provisions of the Acts and any applicable amendments thereto and the federal regulations and guidelines now or hereafter enacted pursuant to the Acts. More particularly, SUBRECIPIENT shall comply with those regulations found in 24 CFR 576 and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and 24 CFR 570.502. SUBRECIPIENT shall abide by the provisions of the COUNTY's ESG program policies.

16. ENVIRONMENTAL REVIEW. SUBRECIPIENT does not assume the COUNTY'S Federal environmental responsibilities described at 24 CFR 570.604. Pursuant to Section 15051 (d) of Title 14 of the California Administrative Code, COUNTY is designated as the lead agency for the project that is the subject matter of this Agreement.

17. FIVE-YEAR CONSOLIDATED PLAN. SUBRECIPIENT shall cooperate and assist COUNTY in implementing and undertaking the goals and strategies identified in the

2024-2029 Five-Year Consolidated Plan, pursuant to 24 CFR Part 91, in undertaking ESG Grant activities to prevent homelessness and enable homeless individuals and families to move toward independent living and shall act in conformity therewith.

18. COMPLIANCE WITH LAWS, REGULATIONS, NONDISCRIMINATION, AND EQUAL OPPORTUNITY. SUBRECIPIENT shall comply with all applicable federal, state, and local laws, regulations, and ordinances pertinent to its operations and services to be performed hereunder, and shall keep in effect any and all licenses, permits, notices and certificates as are required thereby. SUBRECIPIENT shall further comply with all laws applicable to wages and hours of employment, occupational safety and to fire safety**,** health and sanitation**.** By executing this Agreement, the SUBRECIPIENT hereby certifies that it shall adhere to and comply with the following as they may be applicable to a subrecipient of funds granted pursuant to the Housing and Community Development Act of 1974, as amended:

a. The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), Public Law 111-22, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371 et seq.), and the Housing and Community Development Act of 1974, as amended, and the regulations issued thereto;

b. Uniform Administration Requirements pursuant to 24 CFR 570.502;

c. Compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor Regulations (41 CFR chapter 60). The SUBRECIPIENT will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. SUBRECIPIENT will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity or national origin. The SUBRECIPIENT will take affirmative action to ensure that applicants are employed and the employees are treated during employment, without regard to their race color, religion, sex, sexual orientation, gender identity or national origin. Such actions shall include, but are not limited to, the following: employment, up-grading, demotion, or transfer; recruitment or

recruitment advertising; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The SUBRECIPIENT agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discrimination clause;

d. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR Part 107;

e. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended, and implementing regulations;

f. The Age Discrimination Act of 1975 (Pub. L. 94-135), as amended, and implementing regulations;

g. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42;

h. The labor standard requirements as set forth in 24 CFR 570, Subpart K and HUD regulations issued to implement such requirements;

i. Title VI and Title VII of the Civil Rights Act of 1964 (42 U.S.C. 200d et seq.), as amended to the Equal Opportunity Act of March 24, 1972 (Pub. L. 92-261);

j. Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601-3619) and implementing regulations issued pursuant thereto (24 CFR Part 1);

k. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.A. 1701u);

l. Executive Orders 11625, 12432 and 12138. Consistent with HUD's responsibilities under these Orders, the SUBRECIPIENT must make efforts to encourage the use of minority and women's business enterprises in connection with ESG activities;

m. SUBRECIPIENT shall establish and maintain a procedure through which homeless individuals will be informed that use of the facilities and services is available to all on a nondiscriminatory basis.

n. SUBRECIPIENT agrees to abide by and include in any subcontracts to perform work under this Agreement, the following clause:

> "During the performance of this Agreement SUBRECIPIENT and its subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, age (over 40), sex, sexual orientation, or gender identity. SUBRECIPIENT and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. SUBRECIPIENT and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12990, set forth in Chapter 5 of Division 4 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. SUBRECIPIENT and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement."

o. During the term of this Agreement, SUBRECIPIENT and its subcontractors, if any, shall not deny the benefits rendered hereunder to any person on the basis of religion, color, ethnic group identification, sex, sexual orientation, gender identity, age, or physical or mental disability.

p. *Copeland "Anti-Kickback" Act (18 U.S.C. Section 874 and 40 U.S.C. Section 3145):* All contracts and subgrants in excess of $2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. Section 874), as supplemented by Department of Labor Regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States") ("Anti-Kickback Act"). The

Anti-Kickback Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to HUD.

q. *Davis-Bacon Act, as amended (40 U.S.C.A. Section 3141):* When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than $2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C.A. Section 3148) and as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Under the Davis Bacon Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the U.S. Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the U.S. Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to HUD.

r. *Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708):* Where applicable, all contracts awarded by SUBRECIPEINT in excess of $2,000 for construction contracts and in excess of $2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with the Contract Work Hours and Safety Standards (40 U.S.C.A. 3701-3708), as supplemented by Department of Labor Regulations (29 CFR Part 5). Under Section 40 U.S.C.A. 3702, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard workweek of 40 hours. Work in excess of the standard workweek is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the workweek. 40 U.S.C.A. 3704 is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases

of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

s. *Rights to Inventions Made Under a Contract or Agreement:* Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by HUD.

t. *Rights to Data and Copyrights:* Contractors and consultants agree to comply with all applicable provisions pertaining to the use of data and copyrights pursuant to 48 CFR Part 27.4, Federal Acquisition Regulations (FAR).

u. *Air Pollution Prevention and Control* (formally known as the *Clean Air Act) (42 U.S.C.A. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C.A. Section 1251 et seq.), as amended:* Contracts and subgrants of amounts in excess of $100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the *Clean Air Act* (42 U.S.C.A. 7401 *et seq*.) and the *Federal Water Pollution Control Act* as amended (33 U.S.C.A. Section 1251 *et seq*.). Violations shall be reported to HUD and the Regional Office of the Environmental Protection Agency (EPA).

v. *Anti-Lobbying Certification (31 U.S.C. 1352):* The language of the certification set forth in this paragraph v. below shall be required in all contracts or subcontracts entered into in connection with this grant activity and all SUBRECIPIENTS shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who files to file the required certification shall be subject to a civil penalty of not less than $10,000 and no more than $100,000 for such failure.

"The undersigned certifies, to the best of his or her knowledge or belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to

any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan or cooperative agreement, he/she will complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions."

w. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689):* No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension," as set forth at 2 CFR Part 2424. This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

x. *Drug-Free Workplace Requirements:* The Anti-Drug Abuse Act of 1988 (41 U.S.C. Section 8103) requires grantees (including individuals) of federal agencies, as a prior condition of being awarded a grant, to certify that they will provide drug-free workplaces. Each potential recipient must certify that it will comply with drug-free workplace requirements in accordance with the Act and with HUD's rules at 2 CFR Part 2425.

y. *Access to Records and Records Retention:* The Consultant or Contractor, and any sub-consultants or sub-contractors, shall allow all duly authorized Federal, State, and/or County officials or authorized representatives access to the work area, as well as all books, documents,

materials, papers, and records of the Consultant or Contractor, and any sub-consultants or sub-contractors, that are directly pertinent to a specific program for the purpose of making audits, examinations, excerpts, and transcriptions. The Consultant or Contractor, and any sub-consultants or sub-contractors, further agree to maintain and keep such books, documents, materials, papers, and records, on a current basis, recording all transactions pertaining to this agreement in a form in accordance with generally acceptable accounting principles. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least four (4) years after the expiration of the term of this Agreement.

z. *Federal Employee Benefit Clause:* No member of or delegate to the Congress of the United States, and no Resident Commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

aa. *Energy Efficiency:* Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94 - 163, 89 Stat. 871).

bb. *Procurement of Recovered Materials (2 CFR 200.323.):* A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with 42 U.S.C. Section 6962 of the Solid Waste Disposal Act (42 U.S.C. Section 6901, et seq.), as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

19. SUBRECIPIENT MONITORING. SUBRECIPIENT shall comply with all COUNTY ESG program subrecipient monitoring requirements as required by 24 CFR Part 576, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), as amended.

20. AFFIRMATIVE ACTION COMPLIANCE. Each SUBRECIPIENT or subcontractor with less than fifty (50) employees shall comply with Section 202 of Part II of Executive Order 11246, as amended. SUBRECIPIENT shall ensure that subcontractors, if any, falling within the scope of this provision shall comply in full with the requirements thereof. The equal opportunity clause contained in section 202 of Executive Order 11246, as amended, is hereby incorporated into this Agreement by reference.

21. PROHIBITION AGAINST CONFLICTS OF INTEREST.

a. SUBRECIPIENT and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the ESG Conflict of Interest regulations (24 CFR Section 576.404), the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and the HUD regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

b. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

c. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

d. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have

business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

e. SUBRECIPIENT understands and agrees that no waiver or exception can be granted to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR 576.404 and 570.611(d). Any request by SUBRECIPIENT for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 576.404 and 570.611(e).

f. Prior to receiving any funding under this Agreement, SUBRECIPIENT shall provide COUNTY with a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision-making process, exercise any functions or responsibilities, or gain inside information with respect to the ESG activities funded under this Agreement. SUBRECIPIENT shall also promptly provide written disclosure to COUNTY of any potential conflict, including even the appearance of conflict that may arise with respect to the ESG activities funded under this Agreement.

g. Any violation of this section shall be deemed a material breach of this Agreement, and the Agreement shall be immediately terminated by the COUNTY.

22. RELIGIOUS ACTIVITIES. SUBRECIPIENT shall adhere to the set forth in Exhibit "R", attached hereto and by this reference is incorporated herein.

23. LOBBYING. SUBRECIPIENT certifies to the best of its knowledge and belief, that:

a. No federally-appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative

agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. SUBRECIPIENT shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

24. ELIGIBILITY OF CONTRACTORS AND SUBCONTRACTORS. No ESG Grant funds allocated to SUBRECIPIENT through this Agreement may be used, directly or indirectly, to employ, award contracts to, or otherwise engage the services of, or fund any contractor or subcontractor during any period of debarment, suspension, or placement in ineligibility status under the provision of 24 CFR 24.

25. LEAD-BASED PAINT SUBRECIPIENT and all subcontractors, if any, shall comply with the requirements, as applicable, of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) and implementing regulations issued pursuant thereto (24 CFR 35).

26. FLOOD INSURANCE. No site proposed on which renovation, major rehabilitation, or conversion of a building is to be assisted under this part, other than by grant amounts allocated to the State, may be located in an area that has been identified by the Federal Emergency Management Agency as having special flood hazards, unless the community in which the area is situated is participating in the National Flood Insurance Program and the regulations issued thereunder (44 CFR Parts 59 through 79) or less than a year has passed since the Federal Emergency Management Agency notification regarding such hazards, and the

SUBRECIPIENT will ensure that flood insurance on the structure is obtained in compliance with Section 102(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et seq.).

27. NOTICES. Any notices required or desired to be served by either party upon the other shall be addressed to respective parties as set out below or to such other addresses as from time-to-time shall be designated by the respective parties and are deemed received two days after their deposit in the United States mail, postage prepaid:

COUNTY	SUBRECIPIENT
Heidi Marshall Riverside County HWS Director	«ContactFirstName» «ContactLastName» «ContactTitle»
3403 Tenth Street, Suite 300	«Address»
Riverside, CA 92501	«City» «State» «Zip»

28. BINDING ON SUCCESSORS. SUBRECIPIENT, its heirs, assigns and successors in interest shall be bound by all the provisions contained in this Agreement, and all of the parties thereto shall be jointly and severally liable hereunder.

29. HOUSING CHOICE VOUCHER PROGRAM. SUBRECIPIENT shall participate with the COUNTY in the Housing Choice Voucher Program for Homeless families and adhere to all its regulations issued there under (24 CFR Part 982).

30. ASSURANCES AND WARRANTIES. SUBRECIPIENT represents and warrants (1) that it has access to professional advice and support to the extent necessary to enable SUBRECIPIENT to fully comply with the terms of the Agreement and to otherwise carry out the Project, (2) that it is duly organized, validly existing and in good standing under the laws of the State of California, (3) that it has the full power and authority to undertake the Project and to execute this Agreement, (4) that the persons executing and delivering this Agreement are authorized to execute and deliver such documents on behalf of SUBRECIPIENT and (5) that neither SUBRECIPIENT nor any of its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in connection with the transaction contemplated by this Agreement.

31. ASSISTANCE TERMINATION. SUBRECIPIENT may, in accordance with

42 U.S.C. 11375 (e) and 24 CFR 576.402, terminate assistance provided through the ESG program to an individual or family that violate program requirements. SUBRECIPIENT shall have in place COUNTY approved policies and procedures that govern the termination and grievance process. The procedures must describe the SUBRECIPIENT's program requirements and the termination process, as well as the grievance procedure that outlines participant's rights to request a hearing or other recourse regarding the termination of their assistance.

32. HOMELESS PREVENTION ACTIVITIES. SUBRECIPIENT shall comply with the requirements of 24 CFR 576.103 pertaining to the limitations on the funding of homeless prevention assistance.

33. PARTICIPATION OF HOMELESS. SUBRECIPIENT shall, to the maximum extent practicable, provide for the involvement of homeless individuals and families in the policymaking, renovation, maintaining, and operating of facilities assisted under the ESG program as provided by 24 CFR 576.405.

34. JURISDICTION AND VENUE. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive any provisions of law providing for a change of venue to another location.

35. SEVERABILITY. In the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in anyway.

36. WAIVER. Any waiver by COUNTY of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this Agreement. Failure on the part of COUNTY to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms or preventing COUNTY from enforcement of the terms of the Agreement.

37. ENTIRE AGREEMENT. This Agreement, including any attachments or exhibits hereto constitutes the entire Agreement of the parties with respect to its subject matter and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.

38. ADMINISTRATION/CONTRACT LIASON; MINISTERIAL ACTS. The Director of HWS or designee(s) are authorized to administer this Agreement and take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this Agreement as it may be amended from time to time by COUNTY.

39. INTERPRETATION AND GOVERNING LAW. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

40. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they have the authority to execute this Agreement and warrant and represent that they have the authority to bind the respective parties to this Agreement and to the performance of its obligations hereunder.

41. EFFECTIVE DATE. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

42. COUNTERPARTS. This Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

43. LETTER TO PROCEED. SUBRECIPIENT shall not initiate nor incur expenses for the ESG Grant-funded project/activity covered under the terms of this Agreement prior to receiving written authorization to proceed from COUNTY.

44. REPROGRAMMING OF FUNDS. If COUNTY determines that substantial progress toward completion of a project is not made during the term of this Agreement, the entitlement funds associated with the project may be reprogrammed by COUNTY after a thirty (30) day written notice is provide to SUBRECIPIENT.

45. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. SUBRECIPIENT agrees to, and will require any lessee or assignee to notify Riverside County Workforce Development Center of any and all job openings that are caused by this project.

46. SOURCE OF FEDERAL FUNDING. SUBRECIPIENT acknowledges that the source of funding pursuant to this Agreement is Emergency Solutions Grant (ESG) funds (CFDA 14.231), and the Grant Award Number is: E-26-UC-06-0506.

47. ASSIGNMENT. The SUBRECIPIENT shall not delegate or make any assignment or transfer in any form with respect to this Agreement, without prior written approval of the COUNTY

48. MODIFICATION OF AGREEMENT. This Agreement can be modified or modified or amended only by a writing signed by the duly authorized and empowered representatives of COUNTY and SUBRECIPIENT, respectively.

49. CONFIDENTIALITY AND VICTIMS OF DOMESTIC VIOLENCE

a. SUBRECIPIENT shall comply with the recordkeeping requirements of 24 CFR Part 576.500 including the development and implementation of written client confidentiality procedures to ensure:

(i) All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and/or receives ESG assistance will be kept secure and confidential;

(ii) The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter; and

(iii) The address or location of any housing of a program participant will not be made public, except as provided under a preexisting privacy policy of the recipient or subrecipient and consistent with state and local laws regarding privacy and obligations of confidentiality.

b. SUBRECIPIENT must implement procedures to ensure confidentiality of records pertaining to any individual or family that is provided family violence prevention or treatment services.

(i) Victim information cannot be disclosed to any third party without consent of the victim.

(ii) To protect clients, victim services providers must enter required client-level data into a database that complies with HMIS requirements but does not share information with ServicePoint directly. Victim services providers are still required to aggregate data for ESG reporting purposes.

(iii) SUBRECIPIENT must instruct all staff that the address of a domestic violence provider's shelter location will not be made public without permission of the provider.

50. DIGITAL AND ELECTRONIC SIGNATURES. The parties agree to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from time to time. Digital signature means an electronic identifier, created by a computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the

parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

Remainder of Page Intentionally Blank

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California	«Sponsor», a California Non-profit Corporation
Form Only BY: _____ Juan Garcia, Deputy Director	BY: _____ Name: _____ Title: _____
Date: _____	Date: _____

APPROVED AS TO FORM:

MINH C. TRAN
COUNTY COUNSEL

By: _____
for Braden Holly,
Deputy County Counsel

EXHIBIT "R"

24 C.F.R. § 5.109

Equal participation of faith-based organizations in HUD programs and activities.

Effective: March 4, 2024

(a) ***Purpose.*** Consistent with Executive Order 13279, entitled "Equal Protection of the Laws for Faith-Based and Community Organizations," as amended by Executive Order 13559, entitled "Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations," and as amended by Executive Order 14015, entitled "Establishment of the White House Office of Faith-Based and Neighborhood Partnerships," this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD's Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

(b) ***Definitions.*** The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (*i.e.,* via a contract) or awards funds to that provider to carry out an activity (*e.g.,* via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (*e.g.,* flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other

similar means of Government-funded payment is neutral toward religion meaning that it is available to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance wholly as a result of a genuine and independent private choice of the beneficiary, not a choice of the Government. The availability of adequate secular alternatives is a significant factor in determining whether a program affords true private choice.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

Religious exercise has the meaning given to the term in 42 U.S.C. 2000cc-5(7)(A).

(c) ***Equal participation of faith-based organizations in HUD programs and activities.***

(1) Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity for which they are otherwise eligible. Neither the Federal Government, nor a State, Tribal, or local government, nor any other entity that administers any HUD program or activity, shall discriminate for or against an organization on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to favor or disfavor a similarly situated secular organization.

(2) Nothing in this section shall be construed to preclude HUD from making an accommodation, including for religious exercise, with respect to one or more program requirements on a case-by-case basis in accordance with the Constitution and laws of the United States.

(3) HUD shall not disqualify an organization from participating in any HUD program for which it is eligible on the basis of the organization's indication that it may request an accommodation with respect to one or more program requirements, unless the organization has made clear that the accommodation is necessary to its participation and, in accordance with the Constitution and laws of the United States, HUD has determined that it would deny the accommodation.

(4) In addition, decisions about awards of Federal financial assistance must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding opportunity, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) ***Independence and identity of faith-based organizations.***

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs; provided that, it does not use direct Federal financial assistance, whether received through a prime award or sub-award, to support or engage in any explicitly religious activities, including

activities that involve overt religious content such as worship, religious instruction, or proselytization.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section, and include religious references in its organization's mission statements and other governing documents.

(e) ***Explicitly religious activities.*** If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) ***Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.*** If an intermediary—acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance—is given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) ***Nondiscrimination and beneficiary notice requirements***—(1) *Nondiscrimination.* Any organization that receives Federal financial assistance under a HUD program or activity shall not, in providing services supported in whole or in part with Federal financial assistance, or in their outreach activities related to such services, discriminate against a beneficiary or prospective beneficiary on the basis of religion, a religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program.

(2) ***Beneficiary notice.***

(i) An organization providing services under a program supported by direct Federal financial assistance from HUD, or an entity that administers indirect Federal financial assistance from HUD, must give written notice to beneficiaries and prospective beneficiaries of certain protections in a manner and form prescribed by HUD, including by incorporating

the notice into materials that are otherwise provided to beneficiaries. The required language for this written notice to beneficiaries is set forth in appendix C to this subpart.

(ii) For the Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Section 8 Moderate Rehabilitation programs, the respective recipient (*i.e.,* Public Housing Agency) is required to provide the written beneficiary notice. For the Housing Opportunities for Persons with AIDS (HOPWA) program, the grantee or project sponsor that is responsible for making eligibility determinations is required to provide the written beneficiary notice. For the Continuum of Care (CoC) and Emergency Solutions Grants (ESG) programs, the recipient or subrecipient that is responsible for determining the eligibility of each family or individual is required to provide the written beneficiary notice. The participating or prospective providers (landlords) are not responsible for providing the written beneficiary notice for indirect aid recipients. The notice must include the following information:

(A) Nondiscrimination requirements of paragraph (g)(1) of this section;

(B) Notification that a beneficiary or prospective beneficiary may report an organization's violation of these protections, including any denials of services or benefits by an organization, by contacting or filing a written complaint with the Center for Faith-Based and Neighborhood Partnerships or the intermediary that awarded funds to the organization; and

(C) For direct Federal financial assistance only, prohibitions with respect to explicitly religious activities as set forth in paragraph (e) of this section.

(3) ***Notice timing.*** The written notice described in paragraph (g)(2) of this section must be given to a prospective beneficiary prior to the time the prospective beneficiary enrolls in the program or receives services from the program. When the nature of the service provided or exigent circumstances make it impracticable to provide such written notice in advance of the actual service, an organization must advise beneficiaries of their protections at the earliest available opportunity.

(4) ***Alternative option information.*** HUD may determine that the notice described in paragraph (g)(2) of this section must inform each beneficiary or prospective beneficiary about how to obtain information from HUD, or a State agency or other entity administering the applicable program, about other federally funded service providers in their area that provide the services available under the applicable program.

(h) ***No additional assurances from faith-based organizations.*** A faith-based organization is not rendered ineligible by its religious nature to access and participate in HUD programs. Absent regulatory or statutory authority, no notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering Federal financial assistance from HUD shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in HUD programs or activities, including organizations with religious character, motives, or affiliation, must carry out eligible activities in accordance with all program requirements, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities, subject to any accommodations that are granted to organizations on a case-by-case basis in accordance with the Constitution and laws of the United

States. No notice of funding opportunity, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by HUD or a recipient or intermediary in administering financial assistance from HUD shall disqualify otherwise eligible faith-based organizations from participating in HUD's programs or activities on the basis of the organization's religious character, motives, or affiliation, or lack thereof, or on the basis of conduct that would not be considered grounds to disqualify a similarly situated secular organization.

(i) ***Exemption from Title VII employment discrimination requirements.*** A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 (42 U.S.C. 2000e-1), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) ***Acquisition, construction, and rehabilitation of structures.*** Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However, acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) ***Commingling of Federal and State, tribal, and local funds.*** If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) ***Tax exempt organizations.*** In general, HUD does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the Internal Revenue Code to be eligible for funding under HUD programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will

specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly state the statutory authority for requiring such status. Applicants should consult with the appropriate HUD program office to determine the scope of any applicable requirements. In HUD programs in which an applicant must show that it is a nonprofit organization but this is not statutorily defined, the applicant may do so by any of the following means:

(1) Proof that the Internal Revenue Service currently recognizes the applicant as an organization to which contributions are tax deductible under section 501(c)(3) of the Internal Revenue Code;

(2) A statement from a State or other governmental taxing body or the State secretary of State certifying that—

(i) The organization is a nonprofit organization operating within the State; and

(ii) No part of its net earnings may benefit any private shareholder or individual;

(3) A certified copy of the applicant's certificate of incorporation or similar document that clearly establishes the nonprofit status of the applicant; or

(4) Any item described in paragraphs (l)(1) through (3) of this section, if that item applies to a State or national parent organization, together with a statement by the State or parent organization that the applicant is a local nonprofit affiliate.

(m) ***Rule of construction.*** Neither HUD nor any recipient or other intermediary receiving funds under any HUD program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations affiliated with historic or well-established religions or sects in comparison with other religions or sects.

[69 FR 41717, July 9, 2004, as amended at 80 FR 75934, Dec. 7, 2015; 81 FR 19416, Apr. 4, 2016; 85 FR 82315, Dec. 17, 2020; 89 FR 15711, Mar. 4, 2024]

Certification of Exemption for HUD-funded projects

Determination of activities not subject to 24 CFR 58.34(a)
May be subject to provisions of Sec 58.6, as applicable

Project Name: Pursuant to 24 CFR Part 570, 24 CFR Part 91, and the Citizens Participation Plan, the Board of Supervisors is authorized to approve and adopt the 2026-2027 One Year Action Plans of the 2024-2029 Five Year Consolidated Plan for the HUD-funded CDBG, ESG, and HOME programs.

Project Description: Approval and adoption of the 2026-2027 One Year Action Plan of the 2024-2029 Five Year Consolidated Plan for the HUD CPD-funded CDBG, ESG, and HOME programs for the County of Riverside.

Project Location: Riverside County

Funding Source: ☒CDBG ☒HOME ☒ESG ☐HOPWA ☐EDI ☐Other:

I hereby certify that the above-mentioned project has been reviewed and determined an Exempt activity per 24 CFR 58.34(a) as follows:

	1. Environmental and other studies, resource identification, and the development of plans and strategies;
	2. Information and financial services;
✓	3. Administrative and management activities;
	4. Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, childcare, health, drug abuse, education, counseling, energy conservation, and welfare or recreational needs;
	5. Inspections and testing of properties for hazards or defects;
	6. Purchase of insurance;
	7. Purchase of tools;
	8. Engineering or design costs;
	9. Technical assistance and training;
	10. Assistance for temporary or permanent improvements that do not alter environmentally conditions and are limited to protection, repair, or restoration activities necessary only to control or arrest the effects of disasters or imminent threats to public safety including those resulting from physical deterioration;
	11. Payment of principal and interest on loans made or obligations guaranteed by HUD;
	12. Any of the categorical exclusions listed in Sec. 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in Sec.58.5.

If your project falls into any of the above categories, you do not have to submit a Request for Release of Funds (RROF), and no further approval from HUD will be needed by the recipient for the draw-down of funds to carry out exempt activities and projects. However, the responsible entity must still document in writing its compliance with and/or applicability of "other requirements" per 24 CFR 58.6 (included with this document).

By signing below the Responsible Entity certifies in writing that each activity or project is exempt and meets the conditions specified for such exemption under section 24 CFR 58.34(a). Please keep a copy of this determination in your project files.

Blanca Higuera, DSI, Community & Housing Development
Preparer Name & Title (please print)

Blanca Higuera 6/11/2026
Preparer Signature Date

Susana Orozco, Principal DS, Community & Housing Development
Responsible Entity Name & Title

6/11/2026
Responsible Entity Signature Date