



Annual Action Plan PY 2024-2025



Adopted
May 14, 2024



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IRVINE CITY COUNCIL

Farrah N. Khan
Mayor

Larry Agran
Vice Mayor

Tammy Kim
Councilmember

Mike Carroll
Councilmember

Kathleen Treseder
Councilmember

Prepared by:

The City of Irvine
City Manager's Office
Office of Health & Wellness
1 Civic Center Plaza
Irvine, CA 92606
cityofirvine.org/cdbg

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Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	4/12/24	Sent to HUD for Approval:	5/29/24
	Conducted Public Hearing:	5/14/24	Approved by HUD:	TBD
	Original 2024-2025 Annual Action Plan.			

Executive Summary

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

1. Introduction

The City of Irvine has prepared the 2024-2025 Annual Action Plan as required to receive federal Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds. This is the fifth Annual Action Plan during the current five-year Consolidated Plan period of 2020-2024. Submitted in 2020, the Consolidated Plan provided the United States Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG, ESG, and HOME funds to address these needs over the five-year period from July 1, 2020 to June 30, 2025.

The City receives CDBG, ESG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of the Consolidated Plan. These programs provide for a wide range of eligible activities to address the needs of Irvine residents.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

Emergency Solutions Grant (ESG)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, significantly revising the former Emergency Shelter Grants Program and renaming it the Emergency Solutions Grants program. The ESG program provides funding for street outreach, emergency shelter, emergency shelter operations, essential services, rapid re-housing, and homelessness prevention.

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

Anticipated Funding Allocations from HUD

On May 7, 2024, HUD announced the final grant allocation of CDBG, HOME, and ESG funds the City will receive for the 2024-2025 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Irvine to start its 2024-2025 Program Year on July 1, 2024, the project and activity funding levels reflected in this Action Plan are based on the 2024-2025 HUD grants allocation levels outlined for City of Irvine as \$2,318,146 for CDBG funds, \$993,473 for HOME funds, and \$198,170 in ESG funds. In its total amounts allocated to programs, the City will also include prior year unallocated CDBG funds, HOME funds, and Residential Rehabilitation Program loan payoffs. In total, the PY 2024-25 Action Plan identifies how the City will utilize an estimated \$4.7 million for projects and activities.

Adjustment of Funding to Projects and Activities Should HUD Modify the Final Allocations

The City proportionally adjusted the project and activity funding budgets to conform with the final allocation amounts and prior year CDBG and HOME resources, except that the Fair Housing Foundation shall receive its full request of \$20,000 and all statutory caps including those for administration and public services, shall be observed. The final Action Plan containing the final funding allocations to projects and activities will be posted at cityofirvine.org/cdbg.

2024-2025 CDBG Public Service Activities

Access California Services: Wrap-Around Health & Human Services	\$28,662
Age Well Senior Services: Congregate Meals	\$45,168
Assistance League of Irvine: Operation School Bell	\$28,335
Casa Youth Shelters	\$16,368
Fair Housing Foundation: Fair Housing Services	\$20,000
Families Forward: CDBG Housing Program	\$29,018
Irvine Adult Day Health Services, Inc: Skilled Nursing Care	\$49,782
Irvine Children's Fund: School Age Child Care Scholarships	\$58,791
OMID: Multicultural Institute for Development	\$16,066
Radiant Health Centers: HIV Support Services & Medical Clinic	\$16,066
South County Outreach: CDBG Homelessness Prevention Program	\$21,957
Waymakers: Juvenile Diversion Program	\$17,508

2024-2025 CDBG Capital Activities

City of Irvine Project Delivery & Sustainability: ADA Improvement Project	\$1,317,286
City of Irvine: City Manager’s Office – Residential Rehabilitation Program	\$590,958

2024-2025 ESG Activities

Families Forward: Homelessness Prevention	\$63,734
OCAPICA – Homelessness Prevention	\$44,517
South County Outreach – Homelessness Prevention	\$40,118
Stand Up For Kids – Homeless Prevention	\$17,439

2024-2025 HOME Activities

City of Irvine: City Manager’s Office – Residential Rehabilitation Program	\$312,295
Reserve for Future Affordable Housing Project	\$616,834

2024-2025 Program Non- Discretionary Activities

City of Irvine Housing Division: CDBG Program Administration	\$463,629
CDBG Residential Rehabilitation Program (from Loan Payoffs)	\$145,210
ESG Data Collection	\$17,500
City of Irvine Housing Division: ESG Program Administration	\$14,862
HOME CHDO	\$616,834
City of Irvine Housing Division: HOME Program Administration	\$99,347
HOME Residential Rehabilitation Program (from Loan Payoffs)	\$60,545

2. Summarize the objectives and outcomes identified in the Plan

The priority needs and goals identified in the Consolidated Plan needs assessment were based on analysis of information including the results of the City’s 2020-2024 Consolidated Plan Survey of residents and stakeholders and the housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). Data supplied by HUD for the Consolidated Plan adopted in April of 2020 included the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same period. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons, and persons with special needs throughout the community.

In consideration of community input and available data, the 10 priority needs listed below were established as part of the Consolidated Plan:

- Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness

- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Public services for low- and moderate-income youth, families, and seniors
- Services for residents with special needs
- Street outreach to address homelessness
- Homelessness prevention services and assistance
- Rapid re-housing services and assistance
- Improve public facilities and infrastructure
- Address material and architectural barriers to accessibility for elderly persons and severely disabled adults

Consistent with HUD’s national goals for the CDBG, ESG, and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed through the implementation of CDBG, ESG, and HOME funded activities aligned with the following measurable goals included in the Strategic Plan section of the Consolidated Plan:

	Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
1.	Affordable Housing	Affordable Housing	<ul style="list-style-type: none"> • Increase the supply of affordable housing 	140 rental housing units
2.	Affordable Housing Preservation	Affordable Housing	<ul style="list-style-type: none"> • Preserve the supply of affordable housing 	65 owner housing units
3.	Public Services	Non-Housing Community Development	<ul style="list-style-type: none"> • Equal access to housing opportunities • Services for low- and moderate-income youth, families, and seniors • Services for residents with special needs 	5,500 people
4.	Homelessness Services	Homelessness	<ul style="list-style-type: none"> • Street outreach to address homelessness • Homelessness prevention 	1,800 people
			<ul style="list-style-type: none"> • Rapid re-housing 	60 households
5.	Public Facilities Improvements	Non-Housing Community Development	<ul style="list-style-type: none"> • Improve public facilities and infrastructure 	25 public facilities
			<ul style="list-style-type: none"> • Address material and architectural barriers to accessibility for elderly persons and severely disabled adults 	252,000 people

Table 1 – Consolidated Plan - Strategic Plan Summary

3. Evaluation of past performance

The prior investment of HUD resources during the prior Consolidated Plan period from 2015-2019 resulted in measurable accomplishments that contributed to positive outcomes for Irvine residents. Together with other federal, state and local investments, HUD resources allowed the City of Irvine and its partners to:

- Expand the supply of affordable rental housing units;
- Preserve and improve the existing housing stock and ensure equal access through rehabilitation of single-family housing units;
- Provide fair housing services;
- Provide appropriate health, recreational, educational services to youth;
- Provide quality supportive services to elderly residents;
- Provide support services such as battered and abused spousal programs and referral and case management services to people with special needs;
- Help persons with special needs by upgrading seven public facilities with ADA improvements;
- Contribute to the well-being of individuals, families, and neighborhoods by providing a wide array of public services to Irvine residents;
- Support a continuum of services in support of City and County efforts to end homelessness; and
- Support services that assist in improving the quality of life for people living with HIV/AIDS.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan and Annual Action Plans. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the City of Irvine.

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the Consolidated Plan and the Annual Action Plan through surveys, community meetings and/or public hearings. Efforts were made to encourage participation by low- and moderate-income people, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

In the preparation and public review of the Consolidated Plan and subsequent Annual Action Plans, the City of Irvine consulted with OC Community Resources, the local CoC covering the City of Irvine and all of Orange

County, as well as local homeless service providers, and formerly homeless individuals to receive input on planned activities, ESG performance standards and HMIS policies and procedures. The Performance Standards are included in section AP-90. Additionally, a consultation plan for the involvement of homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under ESG is included in section AP-90.

5. Summary of public comments

A public meeting was held on January 17, 2024 before the Community Services Commission. The purpose of this meeting was to receive a briefing on the housing and community development needs in the community, the 2024-2025 funding process, and program performance over the past year including the results of the 2022-2023 Program Year activities. The Community Services Commission received a presentation from staff

A public meeting was held on February 21, 2024, before the Community Services Commission. The purpose of this meeting was to consider Program Year 2024-2025 grant applications. The Commission received oral presentations from each applicant organization. A total of 21 applications were presented before the commission for consideration under the CDBG, ESG, and HOME programs.

A public hearing was held on April 3, 2024, before the Community Services Commission. The purpose of this hearing was to have the Community Services Commission finalize their final Program Year 2024-2025 funding recommendations that are included in this Action Plan. The Community Services Commission received a presentation from staff and opened the public hearing, one public comment was received where a representative from Irvine Children’s Fund thanked the Commission for their consideration and prior years efforts and allocations to their program.

The draft Annual Action Plan was available for public review and comment for a period of 30 calendar days prior to a public hearing, convened by the Irvine City Council on May 14, 2024, to receive comments concerning the 2024-2025 Action Plan and the activities the Community Services Commission recommended for CDBG, ESG, and HOME funding. Comments received during the public hearing are summarized in Appendix A.

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

All comments and views received by the City in the development of the Annual Action Plan were accepted and taken into consideration in the development of the Annual Action Plan.

7. Summary

The Consolidated Plan identified 10 high priority needs and established five measurable goals to guide the investment of CDBG, ESG, and HOME funds from 2020-2024. As required by HUD, this fifth Annual Action Plan of the 2020-2024 Consolidated Plan period identifies how the City’s approximately \$4.7 million will be utilized to address the high priority needs and goals of the Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
CDBG, ESG, and HOME Administrator	Irvine	City Manager’s Office, Office of Health and Wellness

Table 2 – Responsible Agencies

Narrative

The 2024-2025 Annual Action Plan was prepared by MDG Associates, Inc. under contract to the City of Irvine. The Office of Health and Wellness of the City Manager’s Office is the lead agency responsible for administering the CDBG, ESG, and HOME programs.

The Office of Health and Wellness is responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy throughout the implementation of the Consolidated Plan and each of the five Annual Action Plans.

Public Contact Information

City of Irvine City Manager’s Office
Office of Health and Wellness
One Civic Center Plaza
Irvine, California, 92606
cityofirvine.org/cdbg
949-724-7447

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

In the development of the priorities and goals of the 2020-2024 Consolidated Plan, the City of Irvine consulted with representatives from multiple agencies, groups, and organizations involved in the development and preservation of affordable housing and the provision of services to low- and moderate-income residents, including but not limited to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate the consultation process, the City solicited feedback through the following methods:

- Survey of residents and stakeholders (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community, and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented in Table 3 on the following pages. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

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(I)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG, ESG, and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the remaining five-year planning period with these organizations and agencies. The City will reinforce these partnerships through the implementation of the NOFA process for CDBG, ESG, and HOME funds each year and through technical assistance provided to subrecipients.

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

The Continuum of Care (CoC) for Orange County guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. Orange County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Irvine, also provide resources for services that assist the homeless and those at risk of becoming homeless. The nonprofit community plays a key role in the CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The nonprofit community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The City consulted with the CoC through in-person meetings and conference calls using a detailed questionnaire to identify the CoC's perspectives on the most needed services to address homelessness in Irvine and throughout Orange County. These consultations addressed the needs of chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC and its leading organizations including 2-1-1 Orange County and Orange County Community Services. The City's Office of Health and Wellness will work closely with the CoC and ESG subrecipients each year to ensure that the needs of people experiencing homelessness and those at-risk of homelessness are addressed.

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 Orange County CoC consults with jurisdictions receiving ESG funds on an ongoing basis. An ESG collaborative was formed in Orange County and quarterly meetings are held with representatives of the ESG jurisdictions and the CoC. During the meetings, funding priorities are determined which are consistent with the current Countywide Plan to End Homelessness and the Consolidated Plans of ESG jurisdictions including the County of Orange and the Cities of Anaheim, Garden Grove, Irvine, and Santa Ana. In Orange County, ESG funds are directed toward emergency shelter and rapid-rehousing programs. Orange County also utilizes its CDBG funding for emergency shelter rehabilitation and homeless services to the extent that CDBG public service resources are available.

The Orange County CoC's performance standards and outcome evaluation methodology is based on data collected from HMIS and Annual Performance Reports (APRs), including data such as employment income, access to mainstream resources, transition to permanent housing, remaining in permanent housing,

leveraging, spending, HMIS data quality, participation in Point in Time (PIT) Counts, the Housing Inventory County (HIC), average length of stay, rate of permanent housing exits, rate of returns, net exits to permanent housing, rate of net exits, and project budgets through a Performance Improvement Calculator. This information provides the CoC the extent to which each project has resulted in rapid return to permanent housing and the cost of programs. These data elements are reviewed annually for the purposes of ranking service providers. The Orange County CoC considers the severity of barriers. High barrier households are placed into permanent supportive housing and lower barrier households are rapidly returned to permanent housing. The Orange County CoC will continue to use the Performance Improvement Calculator and review information quarterly provided through HMIS and budget data.

The Orange County CoC established a collaborative implementation and management with the three CoCs located in Los Angeles County (City of Pasadena, City of Glendale, and Los Angeles County). The Collaborative developed and maintains a Policies and Procedures guide for the use of the HMIS system. Additionally, HMIS system administrators provide training as needed to HMIS users and provide troubleshooting assistance on an “as needed” basis.

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

1	Agency/Group/Organization	2-1-1 Orange County
	Agency/Group/Organization Type	Continuum of Care - Information and Referral
	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?	In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
2	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
3	Agency/Group/Organization	Assistance League of Irvine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Anti-Poverty Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

4	Agency/Group/Organization	Irvine Adult Day Health Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Non-Homeless Special Needs Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
5	Agency/Group/Organization	Irvine Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
6	Agency/Group/Organization	Regional Center of Orange County
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy 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?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

7	Agency/Group/Organization	Radiant Health Centers
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
8	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Homeless
	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?	Survey In-Person Meeting Conference Calls Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
9	Agency/Group/Organization	Orange County Community Services
	Agency/Group/Organization Type	Services-homeless
	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?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

10	Agency/Group/Organization	FOR Families
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
11	Agency/Group/Organization	Irvine Unified School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
12	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
13	Agency/Group/Organization	O.C. Emergency Management Bureau
	Agency/Group/Organization Type	Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

14	Agency/Group/Organization	Orange County Child Abuse Services Team
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Other government – County Publicly Funded Institution/ System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
15	Agency/Group/Organization	University of California, Irvine
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
16	Agency/Group/Organization	Orange County Fire Authority
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
17	Agency/Group/Organization	Irvine Company
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

18	Agency/Group/Organization	C&C Development Company, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
19	Agency/Group/Organization	Human Options, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
20	Agency/Group/Organization	Irvine Childcare Project
	Agency/Group/Organization Type	Services-Children Other government – Local
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Market Analysis Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
21	Agency/Group/Organization	Irvine Valley College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

22	Agency/Group/Organization	Southern California Association of Governments
	Agency/Group/Organization Type	Planning Organization Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
23	Agency/Group/Organization	The Trust for Public Land
	Agency/Group/Organization Type	Public Land Agency
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
24	Agency/Group/Organization	South County Outreach
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Homeless Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
25	Agency/Group/Organization	Irvine Community Land Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

26	Agency/Group/Organization	Vocational Visions
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
27	Agency/Group/Organization	Irvine Chamber of Commerce
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
28	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Other government – Federal
	What section of the Plan was addressed by Consultation?	Housing Market Analysis Homeless Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Conference Call This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
29	Agency/Group/Organization	Orange County Board of Supervisors
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

30	Agency/Group/Organization	Orange County Public Works
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Other Government – County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
31	Agency/Group/Organization	Orange County 4 Kids
	Agency/Group/Organization Type	Foster Care Agency/Facility
	What section of the Plan was addressed by Consultation?	Homeless Needs – Unaccompanied Youth Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
32	Agency/Group/Organization	Hoag Hospital
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Market Analysis Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
33	Agency/Group/Organization	Project Self Sufficiency
	Agency/Group/Organization Type	Services – Homeless Homeless / Formerly Homeless Resident (ESG)
	What section of the Plan was addressed by Consultation?	Services-Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

34	Agency/Group/Organization	Chelsea Investment Co.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
35	Agency/Group/Organization	City of Costa Mesa
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
36	Agency/Group/Organization	City of Santa Ana
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
37	Agency/Group/Organization	City of Newport Beach
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

38	Agency/Group/Organization	City of Tustin
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
39	Agency/Group/Organization	Orange County Health – Adult & Older Adult Behavioral Health Services
	Agency/Group/Organization Type	Mental Health Agency / Facility
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
40	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services – Homelessness
	What section of the Plan was addressed by Consultation?	Market Analysis Homelessness Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
41	Agency/Group/Organization	City of Irvine Disability Services
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

42	Agency/Group/Organization	Jamboree Housing Corporation
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
43	Agency/Group/Organization	California State Senate
	Agency/Group/Organization Type	Other Government – State
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
44	Agency/Group/Organization	Irvine Ranch Water District
	Agency/Group/Organization Type	Water District / Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
45	Agency/Group/Organization	Innovative Housing Opportunities
	Agency/Group/Organization Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

46	Agency/Group/Organization	CA Emerging Technology Fund (CETF)
	Agency/Group/Organization Type	Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
47	Agency/Group/Organization	Cox Communications
	Agency/Group/Organization Type	Services - Broadband ISP
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
48	Agency/Group/Organization	StandUp For Kids
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Services-Homeless Homelessness Needs – Unaccompanied Youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
49	Agency/Group/Organization	Illumination Foundation
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Services-Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

50	Agency/Group/Organization	Irvine Community Services Commission
	Agency/Group/Organization Type	Other Government – Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Commission was consulted during Commission Meetings / Hearings.
51	Agency/Group/Organization	Irvine City Council
	Agency/Group/Organization Type	Other Government – Local Civic Leaders
	What section of the Plan was addressed by Consultation?	All Sections
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Council was consulted during City Council Meetings / Public Hearings.

Table 3 – Agencies, groups, organizations who participated

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG, ESG, and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend the Community Meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the City Manager’s Office, Office of Health and Wellness at 949-724-7447 or online at cityofirvine.org/cdbg.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	OC Community Resources	Consultation with the CoC indicates that the City's Homelessness Prevention strategy in this Consolidated Plan is consistent with the CoC's strategies.
Housing Element	City of Irvine	Strategic Plan goals are consistent with Housing Element policies and goals

Table 4 – 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))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of the current Consolidated Plan. The City also hosted a homelessness focus group with nonprofit organizations and formerly homeless residents to discuss the City's approach to implementing the ESG program. The City monitors CoC policy making to ensure that local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income populations.

The Office of Health and Wellness works with subrecipients of CDBG, ESG, and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Irvine residents, including chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless, but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Citizen Participation Outreach

Mode of outreach	Target of outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
Newspaper Ad	Non-targeted/broad community	Newspaper ad published in the Irvine World News on October 19 and October 26, 2023 informing interested organizations of the availability of CDBG, ESG, and HOME funds for the 2024-2025 Program Year and inviting submission of applications.	14 CDBG public service applications, 2 CDBG capital project applications, and 4 ESG project applications received.	Not applicable.	Not applicable.
Newspaper Ad	Non-targeted/broad community	Newspaper ad published in the Irvine World News on December 21, 2023 for an Irvine Community Services Commission public hearing on January 17, 2024 to receive input concerning housing, community and economic development needs in Irvine, to receive a presentation concerning the 2024-2025 Program Year NOFA process, and to review program performance.	No comments were received.	No comments were received.	Not applicable.

Mode of outreach	Target of outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
Public Hearing	Minorities Non-English Speaking - Specify other language: Any other language Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing was held before the Irvine Community Services Commission on February 21, 2024 in the Irvine City Council Chamber to receive input concerning housing, community and economic development needs in Irvine, to receive a presentation concerning the 2024-2025 Program Year NOFA process, and to review program performance.	No public comments were received.	No public comments were received.	cityofirvine.org/cdbg
Newspaper Ad	Non-targeted/broad community	Newspaper ad published in the Irvine World News on April 12, 2024 for an Irvine City Council public hearing on May 14, 2024 to receive public comments concerning the 2024-2025 Draft Action Plan.	Refer to Appendix A.	All comments were accepted and incorporated into the City's 2024-2025 Annual Action Plan.	Not applicable.

Mode of outreach	Target of outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
Public Hearing	Minorities Non-English Speaking - Specify other language: Any other language Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing was held before the Irvine City Council on May 14, 2024 to receive comments on the draft 2024-2025 Annual Action Plan prior to adoption and submission to HUD.	Refer to Appendix A.	All comments were accepted and incorporated into the City's 2024-2025 Annual Action Plan.	cityofirvine.org/cdbg

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the 2024-2025 Program Year, the City will receive \$2,318,146 of CDBG funds, \$198,170 of ESG funds, and \$993,473 of HOME funds from HUD. When combined with prior years unallocated CDBG and HOME resources and Residential Rehabilitation Program loan payoffs, this Action Plan allocates \$4,768,829 to new activities.

Adjustment of Funding to Projects and Activities Should HUD Modify the Final Allocations

The City proportionally adjusted the project and activity funding budgets to conform with the final allocation amounts and prior year CDBG and HOME resources, except that the Fair Housing Foundation shall receive its full request of \$20,000 and all statutory caps including those for administration and public services, shall be observed. The final Action Plan containing the final funding allocations to projects and activities will be posted at cityofirvine.org/cdbg.

Anticipated Resources

Program	Uses of Funds	Amount Available Year 5				Expected Amount Available Remainder of Consolidated Plan	Narrative Description
		Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Acquisition Administration and Planning Housing Public Improvements Public Services	\$2,318,146	\$145,210	\$401,448	\$2,864,804	\$0	Expected amounts are based on the current annual allocation multiplied by three remaining years of Consolidated Plan.
ESG	Homelessness Services	\$198,170	\$0	\$0	\$198,170	\$0	
HOME	Multifamily rental new construction Homeowner rehab Acquisition	\$993,473	\$60545	\$651,837	\$1,705,855	\$0	

Table 6 – 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

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG, ESG, and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- CalHFA Single and Multi-Family Program
- California Tax Credit Allocation Committee (State Low-Income Housing Tax Credit Program)
- Affordable Housing and Sustainable Communities (AHSC)
- Multifamily Housing Program (MHP)
- Mental Health Service Act (MHSA)
- Permanent Local Housing Allocation (PLHA)
- Homeless Housing, Assistance and Prevention (HHAP) Grant Program

Local Resources

- Irvine Community Land Trust (ICLT)
- Orange County Housing and Community Development (OCHCD)
- Orange County Housing Finance Trust (OCHFT)
- Orange County Continuum of Care
- Orange County Housing Authority (OCHA)
- Southern California Home Financing Authority (SCHFA)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The City of Irvine leverages HOME funds with other local and private non-federal resources to meet its HOME program's 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the CAPER each year. HUD waived the HOME program matching requirement for federal fiscal years 2020, 2021 and 2022 due to the COVID-19 pandemic. For the ESG program, the City and its subrecipients will collaborate to meet the 1:1 matching requirement.

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

Pursuant to a 2006 Development Agreement pertaining to Planning Area 36, the Irvine Land Company, LLC agreed to convey 17-acres of land to the City of Irvine for affordable housing beginning in 2011. The Development Agreement was subsequently amended in 2023, 2020, 2021, and 2022.

The first site was dedicated to the City in 2011 during the period covered by the 2010-2014 Consolidated Plan. In December 2013, AMCAL Multi-Housing, Inc. broke ground at this site and developed 104 units of affordable rental housing known as Alegre Apartments, which opened in 2015.

The second site was dedicated to the City in August 2014, and the third site was dedicated in May 2016. The second site at Native Spring will include 68 affordable homeownership units developed by the Irvine Community Land Trust (called Sage Park). The third site at the corner of Sand Canyon and Nightmist was developed by Chelsea Investment Co. in conjunction with the Irvine Community Land Trust (completed in December 2020) to provide 80 units of affordable rental housing (Salerno Apartments).

On November 22, 2022 and on March 14, 2023, the City Council approved the locations for additional land dedicated to 100 percent affordable housing, a four-acre site at Sand Canyon and Great Park Boulevard and a 4.69 acre site on Technology Drive. Pursuant to the amended and restated agreement, the properties will be conveyed no later than the end of 2023.

Discussion

During the Consolidated Plan period, the City will use CDBG, ESG, and HOME funds to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through prevention and rapid re-housing, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Affordable Housing	2020 - 2024	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: \$616,834 HOME CHDO: \$616,834	1 Affordable housing development through new development
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.</p>						
Goal 2 Affordable Housing Preservation	2021 - 2024	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$736,168 HOME: \$372,840	Homeowner Housing Rehabilitated: 12 Household Housing Units
<p>Description: Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.</p>						
Goal 3 Public Services	2020 - 2024	Non-Housing Community Dev.	Citywide	Equal access to housing opportunities Services for LMI youth, families, and seniors Services for residents with special needs	CDBG: \$296,746	Public service activities other than Low / Moderate-Income Housing Benefit: 1,050 Persons Assisted
<p>Description: Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.</p>						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Homelessness Services	2020 - 2024	Homeless	Citywide	Street outreach to address homelessness Homelessness Prevention Rapid Re-Housing	CDBG: \$50,975 ESG: \$183,308	Homelessness Prevention: 302 Persons Assisted
Description: Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.						
Goal 5 Public Facilities and Improvements	2020 - 2024	Non-Housing Community Dev.	Citywide	Improve public facilities and infrastructure Address material and architectural barriers to accessibility for elderly persons and severely disabled adults	CDBG: \$1,317,286	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 10,089 Persons Assisted
Description: Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Irvine that are open and available to residents as well as facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.						
Goal 6 Program Administration	2020 - 2024	All	Citywide	All	CDBG: \$463,629 ESG: \$14,862 HOME: \$99,347	N/A
Description: Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.						

Table 7 – Goals Summary

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)

Four extremely low-income, four low-income, and four moderate-income families will benefit from the City’s affordable housing activities that meet 91.215(b) requirements.

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Irvine will invest CDBG, ESG, and HOME funds in projects that preserve existing affordable housing, provide fair housing services, provide services to low- and moderate-income residents including youth and seniors, provide services to residents with special needs, prevent homelessness and improve City public facilities. Together, these projects will address the needs of low- and moderate-income Irvine residents.

Projects

2024-2025 Projects	
1.	Affordable Housing
2.	Affordable Housing Preservation
3.	Public Services
4.	Homelessness Services
5.	ESG24 Irvine (ESG Activities)
6.	Public Facilities and Improvements
7.	Program Administration

Table 8 – Project Information

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

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG, ESG, and HOME investments for Program Year 2024-2025 to projects and activities that benefit low- and moderate-income people throughout the City.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources and the high cost of housing that is not affordable to low-income residents. To address these obstacles, the City is investing CDBG, ESG, and HOME funds through the 2024-2025 Action Plan in projects that address the preservation of affordable housing, that provide public services to low- and moderate-income people and those with special needs, projects that address homelessness, and projects that provide public facilities and ADA improvements to community facilities.

AP-38 Project Summary

Table 9 – Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Increase the supply of affordable housing
	Funding	HOME: \$616,834 HOME CHDO: \$616,834
	Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	Approximately TBD low- and moderate-income household will benefit from affordable rental housing.
	Location Description	Specific locations to be determined.
	Planned Activities	HOME: \$616,834 CHDO Activity (To be determined) \$616,834 (HOME CHDO)

2	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$736,168 HOME: \$372,840
	Description:	Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	Approximately 20 households with low- and moderate-income people will benefit from affordable housing preservation activities.
	Location Description	Citywide
	Planned Activities	City of Irvine: Residential Rehabilitation Program (20 households) CDBG Funds: \$590,958 CDBG PI From Loan Payoffs: \$145,210 HOME Funds: \$312,295 HOME PI From Loan Payoffs: \$60,545

3	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Equal access to housing opportunities Services for LMI youth, families, and seniors Services for residents with special needs
	Funding	CDBG: \$296,746
	Description:	Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	Approximately 1,050 low- and moderate-income people will benefit from public service activities.
	Location Description	Citywide
	Planned Activities	
Access California Services: Wrap-Around Health & Human Services (110 people) \$28,662		
Age Well Senior Services: Senior Nutrition Program (180 people) \$45,168		
Assistance League of Irvine: Operation School Bell (202 people) \$28,335		
Casa Youth Shelter (40 people) \$16,368		
Fair Housing Foundation: Fair Housing Services Program (260 people) \$20,000		
Irvine Adult Day Health Services, Inc.: Skilled Nursing Care Program (48 people) \$49,782		
Irvine Children’s Fund: School Age Child Care Scholarship Program (20 people) \$58,791		
OMID Multicultural Institute for Development (10 people)\$16,066		
Radiant Health Centers: HIV Support Services & Medical Clinic (100 people) \$16,066		
Waymakers: (80 people) \$17,508		

4	Project Name	Homelessness Services
	Target Area	Citywide
	Goals Supported	Homelessness Services
	Needs Addressed	Street outreach to address homelessness Homelessness Prevention
	Funding	CDBG: \$50,975
	Description	Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	68 people
	Location Description	Citywide
	Planned Activities	Families Forward: Families Forward Housing Services Program (56 people) \$29,018 South County Outreach: Homelessness Prevention Program (12 people) \$21,957

5	Project Name	ESG24 Irvine (ESG Activities)
	Target Area	Citywide
	Goals Supported	Homelessness Services
	Needs Addressed	Homelessness Prevention Street Outreach
	Funding	ESG: \$198,170
	Description	Provide a comprehensive set of programs designed to address literal homelessness to prevent homelessness through the implementation of homelessness prevention program to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit	234 people
	Location Description	Citywide
	Planned Activities	Families Forward: Homelessness Prevention Program (24 people) \$63,734 2-1-1 Orange County: Homeless Management Information System (HMIS) \$17,500 OCAPICA – Homelessness Prevention – (36 people) \$44,517 South County Outreach – Homelessness Prevention (165 people) \$40,118 Stand Up Kids – Homeless Prevention (9 people) \$17,439 ESG Administration \$14,862

6	Project Name	Public Facilities and Improvements
	Target Area	Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Improve public facilities and infrastructure Address material and architectural barriers to accessibility for elderly persons and severely disabled adults
	Funding	CDBG:\$1,317,286
	Description	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Irvine that are open and available to residents as well as facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	The ADA projects will serve 10,089 disabled adults. Data Source: https://www.hudexchange.info/programs/census/acs-cdbg-disability-data/all-tracts-summarized-by-grantee/
	Location Description	Citywide
	Planned Activities	City of Irvine Project Delivery & Sustainability Dept.. – Citywide ADA Improvements \$1,317,286

7	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	All needs
	Funding	CDBG: \$463,629 HOME: \$99,347
	Description	This project will provide for the administration of the CDBG and HOME programs. Note that HUD requires ESG administration is required to appear with the ESG22 activities in a separate project.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit	Not applicable.
	Location Description	Citywide
	Planned Activities	City of Irvine Office of Health and Wellness: CDBG Program Administration \$463,629 City of Irvine Office of Health and Wellness: HOME Program Administration \$99,347

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

The City of Irvine's 2020-2024 Consolidated Plan did not identify specific areas of low-income and minority concentration. All CDBG funds will be directed toward activities benefiting low- and moderate-income residents Citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 10 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG, ESG, and HOME investments for Program Year 2024-2025 to projects and activities that benefit low- and moderate-income people citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A high priority affordable housing need is identified in the 2020-2024 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

The development of rental housing units affordable for low- and moderate-income households was rated as the highest priority need in the Consolidated Plan because at time, over 45 percent of the City's households that earned less than 50 percent of AMI were renters who experienced a severe cost burden, making those households the most at risk of homelessness. Additionally, responses to the 2020-2024 Consolidated Plan Survey indicated the significant need for additional affordable housing units in Irvine. Affordable housing development was rated as a high priority need based on the demand for service reported by the City's Office of Health and Wellness.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 11 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Table 12 – One Year Goals for Affordable Housing by Support Type

Discussion

During the 2024-2025 program year, the City will continue implementing the Residential Rehabilitation Program using funds allocated in previous Action Plans to preserve the supply of existing affordable housing units. Along with these prior year resources the City has also allocated \$578,200 of CDBG funds and \$375,000 of HOME funds towards this program for a larger investment to assist Irvine residents. The Residential Rehabilitation Program anticipates serving four extremely-low income households, four low-income households, and five moderate-income households.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing and other assisted housing programs are part of the efforts by the County of Orange to address the affordable housing needs of low- and moderate-income families in Irvine. The Orange County Department of Housing and Community Services, acting as the Orange County Housing Authority (OCHA), oversees public housing programs for participating jurisdictions, including Irvine.

As a standard performing housing authority, OCHA provides affordable housing for low-income families, seniors, persons with disabilities, and people experiencing homelessness. OCHA administers the Section 8 Housing Choice Voucher Program (Section 8), the Emergency Housing Voucher Program (EHVs), and several other voucher programs that provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities.

There are no public housing developments in Irvine. All public housing programs consist of housing choice vouchers and project-based vouchers administered by the OCHA. Over 10,000 housing choice vouchers are administered by the OCHA throughout Orange County. Of these, 1,056 were issued to Irvine residents. Families received 268 housing vouchers, 206 housing vouchers were issued to Irvine's disabled population, and 582 housing vouchers were issued to Irvine's elderly population. OCHA monitors all units to ensure they are in adequate condition, meeting HUD's Housing Quality Standards (HQS).

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

The most pressing need is the high demand for affordable housing throughout Orange County. This need is documented by the long waitlists for vouchers, which consists of 285 households with one to four members per household and 38 households with five or more members per household.

Beyond the need for affordable housing, OCHA seeks to address the needs of residents to gain access to service programs such as:

- Job training and placement
- Youth employment and educational programs
- Childcare services
- Transportation
- Medical facilities near affordable housing

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

OCHA supports resident councils and actively seeks input from PHA residents on the management and implementation of OCHA policies and procedures.

Housing prices in Orange County are so high that homeownership opportunities are limited for OCHA residents. On a limited basis, OCHA has partnered with Habitat for Humanity to provide two affordable homeownership units, but these types of efforts are limited.

OCHA also manages a Housing Choice Voucher Homeownership Program that it markets to all OCHA program tenants.

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

Not applicable. OCHA is designated as a High Performing PHA.

Discussion

Through participation in the Cities Advisory Committee and the Housing Opportunities Committee, Irvine continues to support OCHA in effective administration of its limited affordable housing resources. The City also continues to work with OCHA to include the residents with Section 8 Housing Choice Vouchers in the federally-funded programs administered by the City, including any homeownership programs.

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

Introduction

The City will invest CDBG, ESG, and HOME funds during the 2024-2025 Program Year to address high priority needs identified in the Consolidated Plan including homelessness services that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed, and to expand the supply of affordable housing in Irvine. The City will also invest CDBG funds to address individuals and families with special needs, including victims of domestic violence and frail elderly persons.

Homelessness Services

To address incidences of homelessness in Irvine and to prevent extremely low-income Irvine families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals in the community. To address this need, the City will invest CDBG and ESG funds in programs that conduct street outreach and prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed.

Services for Residents with Special Needs

Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism and HIV/AIDS.

To help individuals and families with special needs, the City will invest CDBG public service funds to support the following programs:

- Irvine Adult Day Health Services Inc: Skilled Nursing Program
- Radiant Health Centers: HIV Support Services & Medical Clinic Program

Additionally, the City will invest CDBG capital improvement funds to support the rehabilitation and removing and replacing architectural barriers at the following facilities:

Project Delivery & Sustainability Dept. – Citywide ADA Improvement 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

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter, transitional housing, and permanent housing, the City of Irvine, through its Office of Health and Wellness, Public Safety Department and Community Services Department will provide information and referrals — primarily to 2-1-1 Orange County. To reduce and end homelessness, the City of Irvine will provide CDBG public service funds to the following activities:

- Families Forward: Families CDBG Housing Program
- South County Outreach: CDBG Homelessness Prevention Program

Additionally, the City of Irvine will provide ESG funds to the following activities:

- Families Forward: Homelessness Prevention Program
- 2-1-1 OC: Homelessness Management Information System (HMIS)
- OCAPICA – Homelessness Prevention Program
- South County Outreach – Homelessness Prevention Program
- Stand Up For Kids – Homelessness Prevention Program

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs of homeless people, the City supports the Families Forward Housing Program that provides transitional housing, counseling and case management to families at risk of homelessness. The City has provided financial support through the CDBG and ESG programs in other recent Action Plans for Human Options, an organization providing emergency shelter and support services to victims of domestic violence and for StandUp for Kids, an organization dedicated to ensuring that homeless youth have the resources to remain safe and become stably housed.

Other organizations in the CoC addressing the emergency shelter and transitional housing needs of homeless persons include Orange Coast Interfaith Shelter, Orange County Rescue Mission and WISEPlace.

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

To address the needs of homeless families, families with children, veterans and their families, the City supports the Families Forward Housing Program, which provides transitional housing, counseling and case management to families at risk of homelessness. Each year Families Forward serves over 125 unduplicated people through its housing program. With the COVID-19 pandemic affecting many more families with homelessness, in 2022 Families Forward helped prevent or end homelessness for approximately 131 families. When paired with financial counseling, career coaching and other available case management services, Families Forward makes certain that families are ready to succeed in their transition to permanent housing. Additionally, the City will use ESG funds to support the homelessness prevention programs serviced by Families Forward, OCAPICA, South County Outreach, and Stand Up For Kids (Street Outreach Program) to ensure that homeless individuals have opportunities to become housed and to remain stably housed.

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

To help low-income individuals and families avoid becoming homeless, the City provides CDBG public service and ESG funds to homelessness prevention programs during the 2024-2025 program year operated by Families Forward, South County Outreach, and OCAPICA. These programs provide emergency rental assistance to help Irvine residents avoid eviction from their homes in the event of unforeseen economic circumstances. Other South County Outreach services that support family well-being include a community food pantry, case management in the development of a self-sufficiency action plan and a computer learning lab.

Discussion

The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service and ESG-funded activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

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

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land, cost and availability of construction materials, and monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, and market analysis, the primary barriers to affordable housing in Irvine are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

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

In the development of the 2021-2029 Housing Element, the City evaluated its public policies and prepared a detailed plan of action for the California Department of Housing and Community Development (HCD) as to how the City will address any local policies that may adversely affect the development of affordable housing. Some specific actions include current ongoing implementation of State Density Bonus Law, Accessory Dwelling Unit, and Urban Lot Splits; updating the Inclusionary Housing Ordinance (spring 2023); and updating the General Plan and Zoning Code (2024). Moreover, the City is actively engaged with affordable and market rate residential developers to streamline entitlements and building permit applications.

Discussion

To address housing affordability and the lack of monetary resources for affordable housing, the Consolidated Plan dedicated a significant portion of CDBG and HOME funds for the development of 140 new affordable rental housing units during the planning period. The City will continue to leverage its CDBG and HOME funds to attract private and other available public resources to facilitate affordable housing development, including land conveyed to the City for the purpose of affordable housing. This strategy will increase the supply of affordable housing in Irvine.

AP-85 Other Actions – 91.220(k)

Introduction

The City's planned investment of CDBG, ESG, and HOME funds through the 2024-2025 Action Plan will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, further develop institutional structure, and enhance coordination between public and private housing and social service agencies.

As part of the 2024-2025 Action Plan resolution, the Office of Health and Wellness will request that City Council approve the following policy recommendations:

- 1) Direct a portion of future CDBG or HOME administration funds be utilized to pay for the City's fair housing service provider and authorize the City Manager, or his designee, to enter into any and all agreements or contracts associated with such services. If approved, this change will begin in Program Year 2025-2026, will align City practices with those of peer jurisdictions, and will increase the amount of funds available to CDBG public service providers by approximately \$20,000 per year.
- 2) Approve a revised Residential Rehabilitation Program Policy. The revised policies are designed to make the program more equitable for low-income Irvine homeowners and include:
 - a. Reducing the program loan interest rate from three (3) percent simple interest to zero (0) percent interest to align with the interest rates offered to homeowners through the One Irvine Home Improvement Loan Program through June 2025.
 - b. Increasing the maximum program loan amount from \$25,000 (established in 2010) to \$50,000. The increase will address significant construction and labor cost escalations over the past 13 years, as the current \$25,000 loan limit is insufficient to address critical housing needs in today's market.
- 3) Authorize the City Manager's Office, Office of Health and Wellness to prepare, for City Council approval prior to issuance, an Affordable Housing Development and Preservation Notice of Funding Availability (NOFA) for HOME funds, a portion of CDBG Capital Projects funds, and for any other available City affordable housing funds; direct that the NOFA be updated at a minimum annually and remain open to accept applications on a rolling basis; and direct that the City Council shall be the approving body for any grants or loans issued via the NOFA.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, and the high cost of housing that is not affordable to low-income households. To address these obstacles, the future, over \$989,674 of HOME funds in this Action Plan will be committed to a multifamily affordable housing development to be determined based on an affordable housing development and preservation NOFA to be implemented during Program Year 2024-2025. In recent action plans, the City invested its available HOME funds in the Cartwright Family Apartments Affordable Housing project that will develop 60 new units of rental housing in the Irvine Business Complex.

The City will continue offering low-interest loans or emergency grants to low- and moderate-income Irvine homeowners using CDBG and HOME funds allocated in previous years. The Residential Rehabilitation Program provides financing for home improvements necessary to ensure that Irvine residents can continue to live in quality housing that is already affordable to the occupants.

The 2024-2025 Action Plan also includes investments in public facilities improvements that will provide improved accessibility for persons with disabilities to utilize public facilities and enjoy public spaces. Planned investments in prior year action plans allow for facilities owned and operated by Irvine nonprofit organizations will ensure that special needs populations including severely disabled adults and residents with HIV/AIDS are served.

To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG, ESG, and HOME funds in Program Year 2024-2025 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

Actions planned to foster and maintain affordable housing

During the 2024-2025 Program Year, the City's Housing Division will use CDBG and HOME funds allocated in prior years to continue preserving and maintaining existing affordable housing through the City of Irvine Residential Rehabilitation Program. The program anticipates providing up to 12 deferred loans of approximately \$25,000 to low- and moderate-income owners of single-family dwellings.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Irvine Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG, ESG, and HOME activities meeting the goals established in the Consolidated Plan-Strategic Plan and this Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that ensure low-income households have a safe, decent and appropriate place to live; and
- Supporting public services through various nonprofits funded by CDBG that serve the community's

youth, seniors, families, veterans and residents with special needs.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start providing a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Irvine is best represented through the collaboration between local government and an outstanding set of nonprofit organizations that carry out a diverse array of human service programs to enrich the lives of residents. These relationships are collaborative—each organization partnering with the next to ensure that all Irvine residents have the support necessary to lead fulfilling lives. Affordable housing development and preservation activities will be carried out by the Office of Health and Wellness, within the City Manager’s Office in partnership with housing developers and contractors. Guided by the Strategic Plan, public service activities will be carried out by nonprofit organizations and City departments to serve low- and moderate-income residents. ESG activities will include a full array of services designed not only to identify and address homelessness, but also to ensure that those who are housed can remain housed. The Housing Division will collaborate with the Community Services and Public Works departments on City-owned public facilities improvements, and will partner closely with nonprofit organizations who have received capital improvement funds to ensure their projects are delivered on time, within budget, and in compliance with all federal, state, and local regulations.

Through technical assistance and the annual HUD Programs Notice of Funding Availability process commencing each November, the City continues to develop and expand local institutional structure by strengthening existing partnerships and leveraging the experience of organizations that previously have not participated in locally-administered federal programs to expand the number of program offerings available to residents. The City consistently funds a variety of high-quality services that address underserved needs in Irvine.

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

To enhance coordination between public and private housing and social service agencies, the City will welcome and encourage the participation of a wide variety of agencies and organizations that deliver housing and supportive services that add value to the lives of low- and moderate-income residents in Irvine. Discussion

In the implementation of the 2024-2025 Action Plan, the City will invest CDBG, ESG, and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-

based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

According to the HOME program regulations, HOME-assisted ownership housing must be modest housing with a maximum purchase price (for homeownership programs) or after-rehabilitation property value (for rehabilitation programs) that does not exceed 95 percent of the median purchase price for the area as published by HUD or as determined by the City in accordance with 24 CFR 92.254(a)(2)(iii). The current HUD-published value for existing one-unit homes in Orange County is \$660,000. This value is substantially lower than the median existing single family and existing condominium residential purchase prices in Irvine, and serves as a potential barrier to program participation. In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis will be performed to establish a local 95 percent of the median area purchase price limit for existing single-family residences and existing condominiums. That analysis will be included in Appendix C of the Action Plan that is submitted to HUD for review and approval by the Los Angeles Field Office.

Program Specific Requirements

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

Introduction

In the implementation of programs and activities under the 2024-2025 Action Plan, the City of Irvine will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program. The City will use the written standards for providing ESG assistance developed by the County of Orange and ESG Orange County Collaborative members including the Cities of Anaheim, Garden Grove, and Santa Ana.

**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:

The City will not use any other forms of investment beyond those identified in Section 92.205.

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:

During the 2024-2025 Program Year, the City of Irvine will not implement any HOME-assisted homebuyer activities. The 2020-2024 Strategic Plan does not include homebuyer activities.

However, if the City of Irvine were to add a homebuyer goal in a future Consolidated Plan, such HOME assistance for homeownership would incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer would be required to enter into a HOME Participation Agreement with the City of Irvine. The City's investment in the property would be made as a loan in exchange for a 15-year affordability period as required under the HOME Program Regulations. The affordability period would be enforced by a recorded affordability covenant against the property. Recapture of funds would be required in the event of any of the following during the period of affordability:

1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage);
2. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
3. Refinancing; and
4. Failure to maintain the property in decent, safe, and sanitary condition.

The funds subject to recapture would include all funds advanced in connection with the City's homebuyer assistance. HOME funds would be recaptured from net proceeds, which HUD defines as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City would recapture the entire amount of HOME funds invested from net proceeds first before the borrower receives a return. However, in the event that the net proceeds resulting from a sale were not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the HOME Loan. The recaptured funds would be used to carry out HOME eligible activities.

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:

See above.

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:

The City does not intend to use HOME funds to refinance any existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)
Reference 91.220(I) (4)**

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

City of Irvine ESG funds will be used for homelessness prevention during the 2024-2025 Program Year. Funds from prior years continue to be available for rapid re-housing activities and street outreach. The City and its subrecipients will follow the ESG Written Standards adopted by the CoC Board, Commission to End Homelessness Board, and other Orange County ESG recipients including the Cities of Anaheim, Garden Grove and Santa Ana. The Written Standards for Providing ESG Assistance are included in Appendix C.

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

Provisions in the CoC Program interim rule at 24 CFR 578.7(a)(8) require that CoCs establish a Centralized or Coordinated Assessment System (CES). HUD uses the terms “coordinated entry” and “coordinated entry process” instead of centralized or coordinated assessment system to help avoid the implication that CoCs must centralize the assessment process, and to emphasize that the process is easy for people to access, that it identifies and assesses their needs, and makes prioritization decisions based upon needs. HUD’s primary goals for coordinated entry processes are that assistance is allocated as effectively as possible and that assistance is easily accessible without regard to how or where residents gain access. Most communities lack the resources needed to address all the needs of people experiencing homelessness.

211OC facilitates the Orange County CES in partnership with Housing and Community Development/Homeless Prevention and the Continuum of Care. CES creates a single point of entry, follows a standardized entry protocol and prioritization for placement policy (Prioritization for Permanent Supportive Housing Opportunities Policy, #CE-CA602-15-001 approved by the Commission to End Homelessness, July 31, 2015) and utilizes a single, standardized assessment tool to screen applicants for available programs throughout Orange County. Individuals and families who need help may dial 2-1-1 or fill out a client form available online at: <https://www.families-forward.org/services/>.

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

The City will solicit applications for ESG funds from qualified nonprofit subrecipients with experience implementing street outreach, rapid re-housing, and homelessness prevention programs. Subrecipient(s) will be required to participate in the Orange County Homeless Provider Network and HMIS in compliance with CoC standards.

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 City of Irvine consulted with homeless or formerly homeless individuals, as well as homeless service providers, in the development of policies and funding strategies for the investment of ESG funds in facilities, services, or other assistance programs eligible pursuant to HUD regulations. A focus group consisting of one formerly homeless resident and homeless service providers typically is conducted but did not occur due to COVID-19 global pandemic, but the City Manager's Office, Office of Health and Wellness will convene to determine the level of need on these topics. The focus group participants agreed that homelessness prevention services was the highest priority need for the City of Irvine's ESG allocation.

5. Describe performance standards for evaluating ESG.

The City's performance standards for the homelessness prevention component of ESG funds to be used during the 2024-2025 Program Year include:

- Verifying that each individual and/or household to receive assistance is at-risk of homelessness;
- Providing rental assistance to prevent homelessness for Irvine residents; and
- Taking steps to ensure that those individuals and/or households receiving ESG homelessness prevention assistance have the best opportunity to remain stably housed for a period of at least 12 months subsequent to receiving assistance.

Subrecipients will be required to document both the performance measure (unduplicated people) and the outcome (number of people who remain stably housed 12 months subsequent to assistance). These performance standards will be incorporated into the City's Subrecipient Agreement, and to the extent possible, will be tracked and measured in HMIS.

The City's performance standards for the rapid re-housing component of ESG funds, although all activities are focused on homeless prevention; should there be programs in the future those standards include:

- Verifying that each individual and/or household to receive assistance is homeless;
- Providing security deposit assistance and rental assistance to ensure that formerly homeless residents are housed affordably; and
- Taking steps to ensure that those individuals and/or households receiving ESG rapid re-housing assistance have the best opportunity to remain stably housed for a period of at least 12 months subsequent to receiving assistance.

Using the HUD Community Planning and Development Monitoring Handbook, the Office of Health and Wellness will monitor the performance of each program to ensure that each subrecipient is on track and that ESG funds are used for eligible activities and eligible expenses that are appropriately documented. On a quarterly basis, reimbursement requests will be reviewed to confirm program compliance. On-site monitoring will be performed by the City's ESG consultant as needed, but not less frequently than once every two years.



Appendix A

Irvine World News

1920 Main St., Suite 225
Irvine, Ca 92614
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

PROOF OF PUBLICATION

Legal No. **0011628712**

FILE NO. 2024-25 CDBG-ESG-HOME NOFA

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } **SS.**

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 the Irvine World News, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; 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:

10/19/2023, 10/26/2023

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 Anaheim, Orange County, California, on Date: October 26, 2023.



Signature



NOTICE OF FUNDING AVAILABILITY
Community Development Block Grant,
Emergency Solutions Grant, and
HOME Investment Partnerships Programs

INFORMATION AVAILABLE:

The City of Irvine anticipates receiving Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) program funds from the United States Department of Housing and Urban Development (HUD) for qualifying projects and programs during the 2024-25 Fiscal Year. An application Technical Workshop will be convened via Zoom on November 9, 2023 at 1:30 p.m. To register for this event, please visit [Community Development Block Grant & HOME Investment Partnerships Programs | City of Irvine](https://www.cityofirvine.org/CDBG)

Registered workshop attendees will be provided a link to download an application packet. Interested applicants are strongly encouraged to attend. For those not able to participate in the Technical Workshop, application packets will be available beginning November 9, 2023 located on the City's website at www.cityofirvine.org/CDBG. All applications must be submitted by electronic mail to CDBG@CityofIrvine.org by 5:00 p.m. on Friday, December 15, 2023. No late applications will be accepted.

ADA COMPLIANCE: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as a participant and observer at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at 949-724-6205. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35. 102-35. 104 ADA Title II).

LANGUAGE ACCESS:

[Language Access Pursuant to Executive Order 13166](#)

한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-6114 의 Tracey Curioso (으)로 문의해 주시기 바랍니다.

Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu dịch thuật tiếng Việt, vui lòng liên hệ Tracey Curioso tại 949-724-6114.

如果您需要进一步了解关于此通知或这些文件的中文译本方面的信息，请联系 Tracey Curioso 的 949-724-6114.

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Tracey Curioso al 949-724-6114.

Tracey Curioso نیاز به اطلاعات بیشتر در رابطه به این اعلامیه و با ترجمه اسناد به فارسی، لطفاً با طریق راه ارتباطی 949-724-6114 به تماس شوید

この通知または日本語での文書の翻訳に関する詳細情報が必要な場合は、949-724-6114 に Tracey Curioso に連絡してください。

إذا كنت ترغب في الحصول على أي معلومات إضافية تتعلق بهذا الإشعار أو بترجمة المستندات باللغة العربية، يرجى الاتصال بـ Tracey Curioso على 949-724-6114

CITY CONTACT: For more information, please contact Sarah Escobedo, Housing Analyst, at 949-724-7447 or sescobedo@CityofIrvine.org.

NOTICE DATE: October 19, 2023

PUBLISHED: October 19, 2023 and October 26, 2023 (Irvine World News)

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
 County of Orange)

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 the **Irvine World News**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; 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:

December 21, 2023

“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 Santa Ana, Orange County, California on

Date: December 21, 2023

Christine Wang

Signature:
Irvine World News
2190 S. Towne Centre Pl.
Anaheim, CA 92806
(714) 796-2209

PROOF OF PUBLICATION



PUBLIC MEETING
COMMUNITY SERVICES COMMISSION
January 17, 2024 at 5:30 P.M.

DESCRIPTION: The Community Services Commission will hold public hearing to receive comments from the public concerning housing and community development needs, development of proposed activities, proposed strategies and actions for addressing furthering affordable housing, and a review of past program performance in preparation for the upcoming annual allocation process for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs for the 2024-25 Program Year. Each year the City of Irvine receives an annual allocation of CDBG, ESG, and HOME grant funding from the U.S. Department of Housing and Urban Development (HUD).

Funding received through these programs is allocated to various activities that serve the needs of low- and moderate-income persons in the City of Irvine. Pursuant to City Council direction the Community Services Commission serves in an advisory capacity to the City Council in the allocation of CDBG, ESG, and HOME funds. As such, the Community Services Commission reviews all applications for funding and makes recommendations for public service programs and capital projects.

INFORMATION: Copies of the staff report, and other project information will be available for review by 5 p.m. on Wednesday, January 10, 2024 online at www.ciirvine.org/irvine/csc/2024.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to attend a public hearing to be held by the City of Irvine Community Services Commission on **Wednesday, January 17, at 5:30 p.m.** Specific details about how to participate, which may include either teleconferencing, video-conferencing, or other available options, will be posted on the Community Services Commission website at least 24 hours in advance at www.ciirvine.org/irvine/csc/2024.

For any public hearing or public meeting that is scheduled after September 30, 2021, a person's ability to participate and provide verbal comments via teleconference will be contingent on the Governor of California extending teleconferencing accommodations by new executive order or contingent on the California Legislature enacting a statute outlining the same. Members of the public are encouraged to be informed on teleconferencing accommodations, if any, available after September 30, 2021. It is also recommended that persons who are extended city personnel participate in a public hearing or public meeting, and provide verbal comments thereto, by attending the meeting in person at Irvine City Hall.

NOTE: If, in the future, you wish to challenge this project in court, you may be limited to raising only those issues that you or someone else raised orally at the public hearing or in written correspondence received by the City of or before the public hearing.

CONTACT: For more information contact Keri Bullock, Acting Housing Manager, by email at kbullock@cityofirvine.org or Social Media, Housing Analyst, by email at 949.724.7444.

AMERICANS WITH DISABILITIES ACT: It is the intent of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as a participant of the hearing, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in any reasonable manner. Please call Renee Highley at 949-724-7444 for assistance. Notification is to be made prior to the hearing. We will make the City to make reasonable arrangements to ensure accessibility to the hearing. 102 C.F.R. 105.46, 104 A.D.A. Title III

Language Access Pursuant to Executive Order 13186
 한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-7444 의 Tracy Curioso (트레이 커리오)로 문의해 주시기 바랍니다.
 Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu đính kèm bằng Việt ngữ, vui lòng liên hệ Tracy Curioso tại 949-724-7444.
 如需您需進一步了解此通知或這些文件的中文版本，請聯繫 Tracy Curioso，電話：949-724-7444。
 Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Tracy Curioso al 949-724-7444.
 معلومات تكميلية أو معلومات إضافية عن هذا الإعلان، أو أي مستندات مرفقة به، يمكنك الحصول عليها بالفرنسية، فقط بالاتصال بـ Tracy Curioso، هاتف: 949-724-7444.
 この通知または日本語での文書の翻訳に関する詳細情報が必要の場合は、949-724-7444 に Tracy Curioso に連絡してください。
 如需更多資訊，請電：949-724-7444。
 إذا كنت بحاجة إلى مزيد من المعلومات عن هذا الإعلان أو مستندات إضافية مرفقة مع هذا الإعلان، يمكنك الاتصال بـ Tracy Curioso، هاتف: 949-724-7444.

NOTICE DATE: Published on December 21, 2023 (Irvine World News)



NOTICE OF PUBLIC HEARING

City Council Meeting

May 14, 2024

DESCRIPTION:

NOTICE IS HEREBY GIVEN that on Tuesday, May 14, 2024, at the hour of 5 p.m., or as soon thereafter as possible, the City Council of the City of Irvine will conduct a public hearing in the City Council Chamber, 1 Civic Center Plaza, Irvine, California, to consider the Annual Action Plan for Program Year 2024-2025.

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Irvine (City) has prepared the draft Action Plan for the 2024-2025 Program Year. The Action Plan is the City's application to HUD for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds. The draft Action Plan delineates the projects and programs to be undertaken during the 2024-2025 Program Year using CDBG, ESG, and HOME funds to address the priority needs and goals noted in the City's 2020-2024 Consolidated Plan.

INFORMATION AVAILABLE:

Copies of the staff report, and other project information will be available for review by Tuesday, May 7, 2024, with the City Clerk, 1 Civic Center Plaza, Irvine (City Hall) or online at www.cityofirvine.org.

The City of Irvine encourages citizen participation in the CDBG, ESG, and HOME program grant management process. If you are unable to attend the public hearing, written comments can be forwarded to the Community Development Department – Housing Division at the address below. Additionally, a copy of the draft 2024-2025 Action Plan will be available for public review and comment from April 12 to May 14, 2024 online at www.cityofirvine.org/cdbg.

CITIZEN INVOLVEMENT:

Do you have any comments? Questions? Concerns? You are invited to attend a public hearing to be held by the Irvine City Council on **Tuesday, May 14, 2024, at 5 p.m., or soon thereafter** in the Irvine City Council Chamber at City Hall, 1 Civic Center Plaza, Irvine, or observe via Cox Communications (Channel 30), AT&T U-Verse (Channel 99), or online at cityofirvine.org/ictv. You may participate in the public hearing by completing the electronic form available on the kiosk at the meeting; by submitting comments in writing via mail to "Attn: City Clerk's Office" at One Civic Center Plaza, Irvine, CA 92606; by e-mail to clerk@cityofirvine.org; or through e-Comment at cityofirvine.org. You may also submit live comments via "Zoom." For more information, visit cityofirvine.org/ictv and select "City Council Meetings."

The purpose of CDBG, ESG, and HOME program public hearings is to hear the views of Irvine residents and respond to proposals or questions concerning housing and community development needs, priority non-housing community development needs, proposed strategies and actions for affirmatively furthering fair housing, the development of proposed activities, and a review of program performance.

NOTE:

The City Council is the final decision-making body for this item. If you challenge the City Council's action on this item in court, you may be limited to raising only those issues which you or someone else raised at this public hearing or in written correspondence received by the City at, or prior to, the public hearing.

CITY CONTACT: For more information, contact Housing Analyst Sarah Escobedo at sescobedo@cityofirvine.org or via phone at 949-724-7447.

ADA COMPLIANCE: It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as an attendee at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at 949-724-6205. Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

Language Access Pursuant to Executive Order 13166

한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-7454 의 Julia Mills (으)로 문의해 주시기 바랍니다.

Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu dịch thuật tiếng Việt, vui lòng liên hệ Julia Mills tại 949-724-7454.

如果您需要进一步了解关于此通知或这些文件的中文译本方面的信息，请联系 Julia Mills 的 949-724-7454.

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Julia Mills al 949-724-7454.


از Julia Mills ر صورت نیاز به اطلاعات بیشتر در رابطه به این اعلامیه و یا ترجمه اسناد به فارسی، لطفا با طریق راه ارتباطی 7454-724-949 به تماس شوید.

この通知または日本語での文書の翻訳に関する詳細情報が必要な場合は、949-724-7454 に Julia Mills に連絡してください。

إذا كنت ترغب في الحصول على أي معلومات إضافية تتعلق بهذا الإشعار أو بترجمة المستندات باللغة العربية، فيرجى Julia Mills الاتصال بـ 7454-724-949 على

PUBLISH DATE: Irvine World News - April 11, 2024

CITY OF IRVINE

By: 
Carl Petersen, MPA, CMC
City Clerk

Summary of Public Comments

January 17, 2024 – Irvine Community Services Commission Public Meeting:

Receive input concerning housing, community and economic development needs in Irvine, to receive a presentation concerning the 2024-2025 Program Year NOFA process, and to review program performance.

No public comments were received.

February 21, 2024 – Irvine Community Services Commission Public Meeting:

Receive input concerning housing, community and economic development needs in Irvine, received presentations on 14 CDBG public service applications, 2 CDBG capital project applications, and 4 ESG project applications received.

No public comments were received.

April 3, 2024 – Irvine Community Services Commission Public Meeting:

Commission action items and discussion regarding CDBG, HOME, and ESG Funding recommendations. Discussion and action taken for adjusting grant awards to allocated budget from HUD.

No public comments were received.

April 25, 2023 Public Hearing

A total of 3 public comments were taken:

- 1) Sharon W. – Irvine Children’s Fund - Thanked the City Council for providing funding for prior year funding resources and for the consideration and recommendation for the 2024-2025 Program Year.
- 2) Jing S. - Chair, Community Services Commission - Provided comments in support of the Community Services Commission funding recommendations included in the 2024-2025 Action Plan.
- 3) Irvine Resident – Provided public comment in support of and continued efforts towards Rapid Rehousing type activities. She herself was a recipient of such activities and is seeing friends, and neighbors having struggles to stay within the City due to rising costs of rents and are being faced with the tough decision to leave. So continued efforts and funding of these activities is greatly appreciated.



Appendix B

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 05/17/2024	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: CA61750	5b. Federal Award Identifier: B-24-MC-06-0557	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF IRVINE		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-2759391	* c. UEI: WANRBCLK1AD7	
d. Address:		
* Street1: 1 CIVIC CENTER PLAZA	_____	
Street2:	_____	
* City: IRVINE	_____	
County/Parish:	_____	
* State: CA: California	_____	
Province:	_____	
* Country: USA: UNITED STATES	_____	
* Zip / Postal Code: 92606-5207	_____	
e. Organizational Unit:		
Department Name: CITY MANAGER'S OFFICE	Division Name: OFFICE OF HEALTH & WELLNESS	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: KERI	
Middle Name:	_____	
* Last Name: BULLOCK	_____	
Suffix:	_____	
Title: HOUSING MANAGER		
Organizational Affiliation: _____		
* Telephone Number: 949-724-6430	Fax Number: N/A	
* Email: KBULLOCK@CITYOFIRVINE.ORG		

Application for Federal Assistance SF-424

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

C: City or Township 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 DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS

*** 12. Funding Opportunity Number:**

B-24-MC-06-0557

* Title:

COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS

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:**

2024-2025 ACTION PLAN PROJECTS USING COMMUNITY DEVELOPMENT BLOCK GRANTS ENTITLEMENT FUNDS PURSUANT TO TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

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

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,318,146.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="2,318,146.00"/>

*** 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

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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 05/17/2024	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: CA61750	5b. Federal Award Identifier: M-24-MC-06-0561	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF IRVINE		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-2759391	* c. UEI: WANRBCLKIAD7	
d. Address:		
* Street1: 1 CIVIC CENTER PLAZA	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: IRVINE	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: CA: California	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 92606-5207	<input type="text"/>	
e. Organizational Unit:		
Department Name: CITY MANAGER'S OFFICE	Division Name: OFFICE OF HEALTH & WELLNESS	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: KERI	
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: BULLOCK	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: HOUSING MANAGER		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 949-724-6430	Fax Number: N/A	
* Email: KBULLOCK@CITYOFIRVINE.ORG		

Application for Federal Assistance SF-424

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

C: City or Township 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 DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME INVESTMENT PARTNERSHIPS PROGRAM/ENTITLEMENT GRANTS

*** 12. Funding Opportunity Number:**

M-24-MC-06-0561

* Title:

HOME INVESTMENT PARTNERSHIPS PROGRAM/ENTITLEMENT GRANTS

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:**

2024-2025 ACTION PLAN PROJECTS USING HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS PURSUANT TO TITLE II OF THE NATIONAL AFFORDABLE HOUSING ACT OF 1990, AS AMENDED.

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

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="993,473.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="993,473.00"/>

*** 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

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: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 05/17/2024	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: CA61750	5b. Federal Award Identifier: E-24-MC-06-0557	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF IRVINE		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-2759391	* c. UEI: WANRECLK1AD7	
d. Address:		
* Street1: 1 CIVIC CENTER PLAZA	Street2: _____	
* City: IRVINE	County/Parish: _____	
* State: CA: California	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 92606-5207	
e. Organizational Unit:		
Department Name: CITY MANAGER'S OFFICE	Division Name: OFFICE OF HEALTH & WELLNESS	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mrs.	* First Name: KERI	
Middle Name: _____	* Last Name: BULLOCK	
Suffix: _____	Title: HOUSING MANAGER	
Organizational Affiliation: _____		
* Telephone Number: 949-724-6430	Fax Number: N/A	
* Email: KBULLOCK@CITYOFIRVINE.ORG		

Application for Federal Assistance SF-424

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

C: City or Township 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 DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

EMERGENCY SOLUTIONS GRANTS/ENTITLEMENT GRANTS

*** 12. Funding Opportunity Number:**

E-24-MC-06-0557

* Title:

EMERGENCY SOLUTIONS GRANTS/ENTITLEMENT GRANTS

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:**

2024-2025 ACTION PLAN PROJECTS USING EMERGENCY SOLUTIONS GRANT ENTITLEMENT FUNDS PURSUANT TO SUBTITLE B OF TITLE IV OF THE MCKINNEY-VENTO HOMELESS ASSISTANCE ACT (42 U.S.C. 11371-11378) AS AMENDED.

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

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="198,170.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="198,170.00"/>

*** 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

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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

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

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION CITY OF IRVINE	DATE SUBMITTED 5/24/2024

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

CITY MANAGER

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 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) 2022, 2023, 2024 [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

CITY MANAGER

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

CITY MANAGER

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

5/24/2024
Date

CITY MANAGER

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

CITY MANAGER

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

HOME Program 95 Percent Homeownership Value Limit Analysis per 24 CFR 92.254

Prepared May 29, 2024

According to the HOME Investment Partnerships (HOME) program regulations, HOME-assisted ownership housing must be modest housing with a maximum purchase price (for homeownership programs) or after-rehabilitation property value (for rehabilitation programs) that does not exceed 95 percent of the median purchase price for the area as published by HUD or as determined by the Participating Jurisdiction (City of Irvine) in accordance with 24 CFR 92.254(a)(2)(iii).

The current HUD-published value for existing 1-unit homes in Orange County is lower than the median existing single family and existing condominium residential purchase prices in City of Irvine and serves as a potential barrier to program participation.

In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis was performed to establish a local 95 percent of the median area purchase price limit for existing single-family residences and existing condominiums.

Based on data derived from the ParcelQuest Appraise covering a 6-month period between November 28, 2023, and May 28, 2024, the following 95 percent of median purchase price limits were determined:

Housing Type	Number of Sales	Median Price	95% of Median Price
Detached Single Family	395	\$2,160,000	\$2,052,000
Condominium	521	\$1,260,000	\$1,197,000

The 95% of Median Price values shown in the table above will allow the City to use HOME funds to assist program participants in a manner consistent with HOME program requirements. For any other housing type not listed above, the City will use the current effective values published by HUD. This analysis is submitted with the 2024-2025 Annual Action Plan in accord with 24 CFR 92.254(a)(2)(iii).

Attached: Single Family Sales Data
 Condominium Sales Data

CITY OF IRVINE - EXISTING DETACHED SINGLE FAMILY SALES

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
1	449-242-12	14951 LARKSPUR CIR , 92604, CA	\$898,000.00	3/25/2024	3 / 2.00	1,116	5,929 / 0.14	1971
2	453-124-01	2 ASH TREE LN # 77, 92612, CA	\$900,000.00	2/23/2024	3 / 2.00	1,560	3,500 / 0.08	1969
3	466-052-28	18 ORCHARD , 92618, CA	\$950,000.00	3/29/2024	2 / 2.00	964	2,988 / 0.07	1977
4	453-174-34	4 MIMOSA , 92612, CA	\$989,000.00	12/20/2023	2 / 2.00	1,224	3,240 / 0.07	1975
5	449-094-06	5092 YEARLING AVE , 92604, CA	\$1,000,000.00	1/19/2024	3 / 2.00	1,216	5,065 / 0.12	1971
6	453-161-39	17302 CITRON , 92612, CA	\$1,000,000.00	2/6/2024	3 / 2.00	1,386	5,424 / 0.12	1998
7	529-053-14	31 ROSSANO , 92620, CA	\$1,020,000.00	4/9/2024	2 / 2.00	1,054	3,080 / 0.07	1983
8	451-252-07	8 AMBERWOOD , 92604, CA	\$1,038,000.00	3/28/2024	3 / 2.50	1,517	2,032 / 0.05	1975
9	529-053-18	22 LANCIANO , 92620, CA	\$1,041,000.00	2/5/2024	2 / 2.00	1,054	2,772 / 0.06	1983
10	449-084-03	4531 RANCHGROVE DR , 92604, CA	\$1,050,000.00	2/23/2024	4 / 2.00	1,156	5,000 / 0.11	1971
11	453-164-34	5062 APPLE TREE , 92612, CA	\$1,050,000.00	3/13/2024	2 / 2.00	1,224	3,192 / 0.07	1973
12	453-172-47	9 CHERRY N , 92612, CA	\$1,060,000.00	2/16/2024	3 / 2.00	1,398	5,400 / 0.12	1974
13	453-174-59	4 GUMWOOD , 92612, CA	\$1,070,000.00	2/15/2024	2 / 2.00	1,184	2,958 / 0.07	1975
14	453-172-03	6 HAWTHORN , 92612, CA	\$1,075,000.00	3/25/2024	2 / 2.00	1,184	3,049 / 0.07	1974
15	449-441-16	22 BUTTERFLY , 92604, CA	\$1,080,000.00	1/31/2024	3 / 2.50	1,941	2,720 / 0.06	1976
16	434-151-31	32 MARSALA , 92606, CA	\$1,100,000.00	12/22/2023	3 / 2.00	1,085	3,364 / 0.08	1994
17	449-362-12	3872 BALSA ST , 92606, CA	\$1,100,000.00	4/25/2024	4 / 2.50	1,897	5,000 / 0.11	1972
18	453-173-32	18 CAMPHOR S , 92612, CA	\$1,100,000.00	4/5/2024	2 / 2.00	1,224	2,902 / 0.07	1974
19	530-211-17	3 HEATHERWOOD , 92620, CA	\$1,110,000.00	3/19/2024	5 / 4.00	2,804	5,060 / 0.12	1995
20	453-034-23	44 MANN ST , 92612, CA	\$1,125,000.00	4/17/2024	3 / 2.50	2,093	5,000 / 0.11	1965
21	530-123-24	18 CALANDRIA , 92620, CA	\$1,125,000.00	3/15/2024	3 / 2.50	1,896	2,964 / 0.07	1977
22	453-202-40	1 LASSEN , 92612, CA	\$1,145,000.00	12/14/2023	2 / 2.00	1,452	3,600 / 0.08	1976
23	466-032-29	116 TANGERINE , 92618, CA	\$1,147,000.00	2/2/2024	3 / 2.00	1,445	2,739 / 0.06	1976
24	449-084-80	4491 ROBINWOOD CIR , 92604, CA	\$1,150,000.00	1/19/2024	2 / 1.00	976	5,392 / 0.12	1970
25	453-202-51	12 LASSEN , 92612, CA	\$1,160,000.00	3/22/2024	2 / 2.00	1,452	3,600 / 0.08	1976
26	453-043-39	61 SETON RD , 92612, CA	\$1,163,000.00	12/22/2023	3 / 2.00	1,494	3,584 / 0.08	1966
27	449-441-48	5 PEACOCK , 92604, CA	\$1,170,000.00	3/25/2024	3 / 2.50	1,708	2,720 / 0.06	1976

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
28	453-043-53	26 PALMENTO WAY , 92612, CA	\$1,190,000.00	1/30/2024	4 / 2.50	1,896	3,200 / 0.07	1966
29	449-231-23	14842 WAVERLY LN , 92604, CA	\$1,200,000.00	3/12/2024	3 / 2.00	1,116	5,152 / 0.12	1971
30	451-532-14	39 REDHAWK , 92604, CA	\$1,200,000.00	12/20/2023	3 / 2.00	1,538	5,247 / 0.12	1977
31	453-071-60	11 WHITEWOOD WAY , 92612, CA	\$1,200,000.00	2/5/2024	2 / 2.00	1,276	3,200 / 0.07	1968
32	451-161-31	14 ROCK SPGS , 92604, CA	\$1,210,000.00	11/28/2023	2 / 2.00	1,305	4,230 / 0.1	1974
33	453-044-29	16 QUEENS WREATH WAY , 92612, CA	\$1,230,000.00	5/14/2024	2 / 2.00	1,270	3,648 / 0.08	1965
34	452-111-10	96 WINDJAMMER , 92614, CA	\$1,231,000.00	1/26/2024	2 / 2.00	1,208	3,240 / 0.07	1980
35	453-133-64	15 WILLOW TREE LN , 92612, CA	\$1,240,000.00	1/3/2024	3 / 2.50	1,708	3,500 / 0.08	1972
36	453-163-43	17311 PEACH , 92612, CA	\$1,240,000.00	3/8/2024	2 / 2.00	1,184	2,940 / 0.07	1974
37	453-044-26	22 QUEENS WREATH WAY , 92612, CA	\$1,250,000.00	12/29/2023	4 / 2.50	1,896	3,168 / 0.07	1965
38	453-162-22	5252 THORN TREE LN , 92612, CA	\$1,250,000.00	3/7/2024	3 / 2.00	1,532	5,000 / 0.11	1973
39	451-352-37	15 SONSPARROW , 92604, CA	\$1,275,000.00	2/2/2024	4 / 2.50	1,946	4,004 / 0.09	1976
40	451-343-08	16 TANGLEWOOD DR , 92604, CA	\$1,280,000.00	3/26/2024	2 / 2.00	1,321	2,824 / 0.06	1976
41	449-084-69	4512 ROBINWOOD CIR , 92604, CA	\$1,290,000.00	11/29/2023	4 / 2.00	1,324	5,000 / 0.11	1970
42	449-262-07	14242 AVENUE MENDOCINO , 92606, CA	\$1,298,000.00	11/29/2023	3 / 2.00	1,228	5,600 / 0.13	1972
43	529-071-05	9 LAFAYETTE , 92620, CA	\$1,300,000.00	1/5/2024	3 / 2.00	1,647	5,346 / 0.12	1977
44	449-111-40	4831 REDBLUFF CIR , 92604, CA	\$1,305,000.00	4/17/2024	3 / 2.00	1,637	5,614 / 0.13	1971
45	530-078-21	3 MADRINA , 92620, CA	\$1,315,000.00	1/9/2024	3 / 2.00	1,527	5,000 / 0.11	1978
46	449-232-28	4652 ABBOTSWOOD CIR , 92604, CA	\$1,327,000.00	3/8/2024	4 / 2.00	1,332	5,000 / 0.11	1971
47	449-141-09	14911 PINEHAVEN RD , 92604, CA	\$1,350,000.00	3/27/2024	3 / 2.00	1,040	5,100 / 0.12	1971
48	449-162-23	14451 MAJORCA AVE , 92606, CA	\$1,350,000.00	2/29/2024	4 / 2.00	1,403	5,900 / 0.14	1971
49	449-321-06	14112 PICASSO CT , 92606, CA	\$1,350,000.00	4/19/2024	4 / 2.50	2,060	5,000 / 0.11	1973
50	453-122-18	35 OAK TREE LN , 92612, CA	\$1,350,000.00	2/28/2024	3 / 2.00	1,560	3,700 / 0.08	1969
51	466-033-03	7 LEMON GRV , 92618, CA	\$1,350,000.00	5/9/2024	3 / 2.00	1,445	2,739 / 0.06	1976
52	449-362-66	3882 BLACKTHORN ST , 92606, CA	\$1,355,000.00	5/2/2024	4 / 3.00	2,277	5,000 / 0.11	1972
53	529-126-14	5 FARRAGUT , 92620, CA	\$1,365,000.00	2/13/2024	3 / 2.00	1,672	5,000 / 0.11	1977
54	463-281-12	4985 PASEO DE VEGA , 92603, CA	\$1,375,000.00	4/3/2024	3 / 2.00	1,442	4,600 / 0.11	1973
55	449-274-05	4092 MANZANITA , 92604, CA	\$1,380,000.00	12/8/2023	3 / 2.00	1,448	5,717 / 0.13	1973
56	529-055-22	25 TERRACIMA , 92620, CA	\$1,380,000.00	4/9/2024	2 / 2.50	1,385	2,520 / 0.06	1982

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
57	529-152-10	19 MUIR , 92620, CA	\$1,380,000.00	4/30/2024	2 / 2.00	1,475	4,500 / 0.1	1977
58	451-343-26	18 WOODLAND DR , 92604, CA	\$1,390,000.00	4/18/2024	3 / 2.50	1,655	2,406 / 0.06	1976
59	447-251-19	4 DEL AZUL , 92614, CA	\$1,399,000.00	12/11/2023	2 / 3.00	1,541	4,000 / 0.09	1987
60	449-122-25	4482 ROXBURY DR , 92604, CA	\$1,400,000.00	4/10/2024	3 / 2.00	1,410	5,000 / 0.11	1971
61	449-042-43	3572 CARMEL AVE , 92606, CA	\$1,400,000.00	4/29/2024	3 / 2.00	1,367	5,000 / 0.11	1970
62	449-225-22	3482 ALMOND ST , 92606, CA	\$1,405,000.00	12/11/2023	4 / 2.00	1,644	6,700 / 0.15	1974
63	453-051-23	16 SATINWOOD WAY , 92612, CA	\$1,420,000.00	3/12/2024	3 / 2.00	1,494	3,648 / 0.08	1966
64	453-044-44	38 SETON RD , 92612, CA	\$1,438,000.00	4/8/2024	3 / 2.00	1,494	4,192 / 0.1	1965
65	551-041-02	37 COLUMBUS , 92620, CA	\$1,439,000.00	2/13/2024	3 / 2.00	1,507	5,000 / 0.11	1979
66	449-042-37	14376 GIBRALTAR AVE , 92606, CA	\$1,450,000.00	5/13/2024	3 / 2.00	1,367	5,657 / 0.13	1970
67	453-201-01	1 KLAMATH , 92612, CA	\$1,450,000.00	4/12/2024	2 / 2.00	1,452	3,600 / 0.08	1976
68	452-431-10	18 BAYFIELD , 92614, CA	\$1,450,000.00	1/29/2024	3 / 3.00	1,875	3,522 / 0.08	1999
69	452-471-16	2 HICKORY , 92614, CA	\$1,450,000.00	11/29/2023	3 / 2.50	1,786	3,570 / 0.08	1984
70	529-141-31	8 BOWDITCH , 92620, CA	\$1,450,000.00	4/1/2024	3 / 2.00	1,507	5,445 / 0.13	1979
71	453-071-46	12 WHITEWOOD WAY , 92612, CA	\$1,455,000.00	4/10/2024	3 / 2.50	2,304	2,880 / 0.07	1968
72	453-092-01	35 ACACIA TREE LN , 92612, CA	\$1,460,000.00	2/14/2024	3 / 2.00	1,560	3,500 / 0.08	1969
73	530-342-04	136 TRELIS LN , 92620, CA	\$1,462,000.00	1/8/2024	3 / 2.50	1,711	3,337 / 0.08	1997
74	451-511-28	48 REDHAWK , 92604, CA	\$1,470,000.00	2/22/2024	3 / 2.00	1,538	5,830 / 0.13	1977
75	530-021-30	2 CAMPANERO E , 92620, CA	\$1,470,000.00	3/5/2024	3 / 2.50	1,915	4,324 / 0.1	1977
76	530-031-41	8 DELAMESA E , 92620, CA	\$1,470,000.00	1/3/2024	3 / 2.50	1,915	4,365 / 0.1	1977
77	452-431-17	2 BAYFIELD , 92614, CA	\$1,475,000.00	3/14/2024	4 / 2.50	1,718	3,189 / 0.07	1999
78	530-551-18	27 WINTERFIELD RD , 92602, CA	\$1,490,000.00	4/3/2024	3 / 2.50	1,651	3,165 / 0.07	1998
79	527-342-26	51 DIAMOND FLTS , 92602, CA	\$1,500,000.00	2/15/2024	4 / 4.50	2,766	7,241 / 0.17	2018
80	529-152-15	29 MUIR , 92620, CA	\$1,500,000.00	4/11/2024	3 / 2.00	1,507	4,500 / 0.1	1977
81	551-053-01	25 FIELD , 92620, CA	\$1,500,000.00	4/9/2024	3 / 2.00	1,688	6,566 / 0.15	1979
82	453-071-09	6 SPICEWOOD WAY , 92612, CA	\$1,505,000.00	3/15/2024	3 / 2.00	1,498	3,200 / 0.07	1968
83	530-661-61	24 APPLE VLY , 92602, CA	\$1,510,000.00	2/22/2024	3 / 2.50	2,113	2,640 / 0.06	1999
84	453-174-52	11 GUMWOOD , 92612, CA	\$1,515,000.00	4/18/2024	3 / 2.00	1,532	5,565 / 0.13	1975
85	529-055-25	31 TERRACIMA , 92620, CA	\$1,524,000.00	3/29/2024	3 / 2.50	1,645	2,970 / 0.07	1982

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
86	449-422-02	3552 SEGO ST , 92606, CA	\$1,528,000.00	2/23/2024	4 / 2.50	1,897	5,000 / 0.11	1973
87	434-171-49	1 DEL SONTERRA , 92606, CA	\$1,530,000.00	1/9/2024	3 / 2.50	1,706	4,225 / 0.1	1995
88	530-291-58	58 OAKHURST RD , 92620, CA	\$1,530,000.00	3/15/2024	3 / 2.00	1,736	5,024 / 0.12	1997
89	451-023-08	15451 ALSACE CIR , 92604, CA	\$1,535,000.00	3/29/2024	3 / 2.00	1,721	6,400 / 0.15	1970
90	530-662-42	25 ROSEVILLE , 92602, CA	\$1,550,000.00	4/25/2024	3 / 2.50	2,113	2,640 / 0.06	2000
91	449-162-33	3872 FAULKNER CT , 92606, CA	\$1,550,000.00	2/14/2024	3 / 2.00	1,929	5,000 / 0.11	1971
92	452-303-21	16 HALFMOON , 92614, CA	\$1,550,000.00	12/4/2023	3 / 2.00	1,880	5,029 / 0.12	1983
93	447-252-11	11 DEL AZUL , 92614, CA	\$1,565,000.00	2/26/2024	3 / 2.50	1,762	4,000 / 0.09	1987
94	453-036-19	17 BUTLER ST , 92612, CA	\$1,575,000.00	2/9/2024	3 / 2.00	1,684	5,300 / 0.12	1965
95	453-125-43	1 REDWOOD TREE LN , 92612, CA	\$1,575,000.00	4/17/2024	4 / 2.50	2,592	3,000 / 0.07	1969
96	451-172-02	4 DEERWOOD W , 92604, CA	\$1,580,000.00	2/23/2024	4 / 3.00	2,597	5,400 / 0.12	1974
97	529-101-36	11 SHERIDAN , 92620, CA	\$1,580,000.00	4/29/2024	3 / 2.00	1,688	6,000 / 0.14	1977
98	453-035-03	34 MANN ST , 92612, CA	\$1,595,000.00	2/2/2024	3 / 2.50	2,093	5,000 / 0.11	1965
99	452-342-32	12 BUTTONWOOD , 92614, CA	\$1,595,000.00	1/17/2024	4 / 3.00	1,900	3,400 / 0.08	1986
100	449-211-07	14561 LINDEN AVE , 92606, CA	\$1,596,000.00	2/13/2024	4 / 2.50	2,217	5,500 / 0.13	1971
101	530-661-30	11 THREE RIVERS , 92602, CA	\$1,600,000.00	4/22/2024	3 / 2.50	2,113	2,640 / 0.06	1999
102	451-352-21	75 BLUEJAY , 92604, CA	\$1,600,000.00	5/15/2024	3 / 2.00	1,538	5,100 / 0.12	1976
103	529-173-10	5 DORCHESTER W , 92620, CA	\$1,600,000.00	2/15/2024	4 / 3.00	2,713	5,600 / 0.13	1978
104	530-078-22	4 MADRINA , 92620, CA	\$1,600,000.00	4/8/2024	3 / 2.00	1,270	4,560 / 0.1	1978
105	453-043-76	39 SETON RD , 92612, CA	\$1,606,000.00	5/9/2024	3 / 2.00	1,494	3,680 / 0.08	1966
106	580-241-24	44 PAWPRINT , 92618, CA	\$1,610,000.00	1/25/2024	3 / 2.50	1,953	3,458 / 0.08	2012
107	551-072-61	12 CAPE COD , 92620, CA	\$1,610,000.00	3/4/2024	3 / 2.00	1,556	4,850 / 0.11	1980
108	434-221-87	14 SANTA VICTORIA AISLE , 92606, CA	\$1,621,000.00	4/29/2024	3 / 2.50	1,662	3,224 / 0.07	1997
109	449-135-08	4062 NORTH PARK CIR , 92604, CA	\$1,650,000.00	4/16/2024	4 / 2.00	1,819	8,100 / 0.19	1972
110	451-725-04	4 WOODSORREL , 92604, CA	\$1,650,000.00	4/2/2024	4 / 2.50	1,946	3,995 / 0.09	1979
111	551-031-05	36 CHOATE , 92620, CA	\$1,650,000.00	12/18/2023	4 / 2.50	2,828	5,188 / 0.12	1978
112	530-062-08	11 CHRISTAMON W , 92620, CA	\$1,656,000.00	4/26/2024	3 / 2.00	1,702	5,250 / 0.12	1978
113	529-181-33	21 CARSON , 92620, CA	\$1,660,000.00	2/21/2024	3 / 3.00	2,193	5,150 / 0.12	1978
114	453-125-06	12 REDWOOD TREE LN , 92612, CA	\$1,661,000.00	4/23/2024	3 / 2.00	1,560	3,500 / 0.08	1969

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
115	449-331-04	3691 SCOTTSDALE DR , 92606, CA	\$1,667,000.00	12/19/2023	5 / 2.50	2,330	5,375 / 0.12	1973
116	449-042-13	3512 MARIN DR , 92606, CA	\$1,680,000.00	2/28/2024	4 / 3.00	1,942	5,500 / 0.13	1970
117	453-035-69	25 GILLMAN ST , 92612, CA	\$1,680,000.00	12/18/2023	4 / 4.50	2,327	6,000 / 0.14	1965
118	447-201-04	23 PALERMO , 92614, CA	\$1,680,000.00	1/8/2024	3 / 2.50	1,981	4,500 / 0.1	1987
119	447-251-23	16 DEL LIVORNO , 92614, CA	\$1,680,000.00	4/22/2024	3 / 2.50	1,762	4,000 / 0.09	1987
120	529-071-06	11 LAFAYETTE , 92620, CA	\$1,680,000.00	1/23/2024	4 / 2.50	2,214	5,247 / 0.12	1977
121	551-212-09	43 WATERSPOUT , 92620, CA	\$1,680,000.00	1/16/2024	3 / 2.50	2,027	3,666 / 0.08	2005
122	453-103-23	38 CEDAR TREE LN , 92612, CA	\$1,710,000.00	4/25/2024	3 / 2.00	1,967	5,700 / 0.13	1968
123	451-081-72	15281 SAVERNE CIR , 92604, CA	\$1,730,000.00	3/1/2024	4 / 2.50	1,950	6,402 / 0.15	1971
124	451-073-01	15242 NORMANDIE AVE , 92604, CA	\$1,735,000.00	3/11/2024	4 / 2.50	1,878	6,107 / 0.14	1971
125	447-194-15	4 TRAPANI , 92614, CA	\$1,738,000.00	3/22/2024	3 / 2.50	1,868	4,500 / 0.1	1987
126	447-031-38	3572 FENN ST , 92614, CA	\$1,740,000.00	4/29/2024	4 / 2.00	1,584	9,996 / 0.23	1969
127	551-027-11	11 MECKLENBERG , 92620, CA	\$1,741,000.00	3/5/2024	4 / 2.50	2,470	5,003 / 0.11	1977
128	453-151-41	4931 PERSIMMON LN , 92612, CA	\$1,742,500.00	3/8/2024	4 / 3.00	2,402	4,416 / 0.1	1974
129	591-722-34	105 ANTHEM , 92618, CA	\$1,743,000.00	12/18/2023	4 / 4.00	2,548	3,131 / 0.07	2022
130	449-153-11	4992 BARKWOOD AVE , 92604, CA	\$1,750,000.00	5/10/2024	4 / 3.00	2,326	5,000 / 0.11	1971
131	451-591-06	17 AUTUMN OAK , 92604, CA	\$1,750,000.00	5/8/2024	4 / 2.50	1,946	4,700 / 0.11	1979
132	453-153-08	17811 ARBOR LN , 92612, CA	\$1,750,000.00	2/13/2024	4 / 3.00	2,275	5,200 / 0.12	1974
133	451-101-32	15061 GLASS CIR , 92604, CA	\$1,763,000.00	3/25/2024	6 / 4.00	2,326	6,195 / 0.14	1972
134	449-221-03	14631 OAK AVE , 92606, CA	\$1,765,000.00	5/1/2024	4 / 3.00	2,287	5,000 / 0.11	1971
135	551-032-54	16 COLUMBUS , 92620, CA	\$1,770,000.00	12/8/2023	4 / 2.50	2,828	4,974 / 0.11	1979
136	452-371-17	6 GOLDENROD , 92614, CA	\$1,778,000.00	11/28/2023	2 / 3.00	2,518	4,750 / 0.11	1985
137	447-372-12	9 APRILLA , 92614, CA	\$1,780,000.00	3/12/2024	3 / 2.50	1,784	4,400 / 0.1	1989
138	530-473-19	24 IROQUOIS CT , 92602, CA	\$1,785,000.00	3/29/2024	4 / 3.00	2,287	3,873 / 0.09	1998
139	452-141-04	6 COTTONCLOUD , 92614, CA	\$1,785,000.00	2/22/2024	3 / 2.00	2,092	5,500 / 0.13	1980
140	452-302-13	35 WHISTLING ISLE , 92614, CA	\$1,785,000.00	4/9/2024	4 / 2.50	1,852	4,653 / 0.11	1982
141	447-072-03	3882 HAMILTON ST , 92614, CA	\$1,789,000.00	4/5/2024	5 / 2.50	2,392	5,185 / 0.12	1971
142	449-052-28	14561 SWEETAN ST , 92604, CA	\$1,800,000.00	3/25/2024	4 / 4.00	2,620	5,775 / 0.13	2002
143	451-013-27	15351 NIMES CIR , 92604, CA	\$1,800,000.00	4/29/2024	3 / 2.00	3,086	6,080 / 0.14	1969

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
144	451-051-64	5051 PARIS WAY # Y, 92604, CA	\$1,800,000.00	2/16/2024	4 / 2.50	2,091	6,360 / 0.15	1971
145	449-042-60	3706 PROVINCETOWN AVE , 92606, CA	\$1,800,000.00	5/14/2024	5 / 3.00	2,402	5,500 / 0.13	1970
146	529-343-47	5 BURKE , 92620, CA	\$1,800,000.00	3/8/2024	4 / 3.00	2,132	4,750 / 0.11	1985
147	530-831-21	10 HALLWOOD , 92602, CA	\$1,820,000.00	12/20/2023	3 / 2.50	2,335	3,488 / 0.08	2001
148	447-423-07	6 MERIDA , 92614, CA	\$1,825,000.00	4/26/2024	3 / 2.50	2,325	3,740 / 0.09	1989
149	580-241-40	31 LOS INDIOS , 92618, CA	\$1,825,000.00	2/9/2024	4 / 3.00	2,339	3,079 / 0.07	2012
150	530-042-20	32 CHRISTAMON E , 92620, CA	\$1,850,000.00	4/29/2024	4 / 2.50	2,337	5,000 / 0.11	1979
151	586-101-15	110 CANYON RETREAT , 92618, CA	\$1,855,000.00	12/11/2023	5 / 5.50	4,930	15,229 / 0.35	2017
152	447-195-07	7 COSENZA , 92614, CA	\$1,860,000.00	3/29/2024	3 / 2.50	1,981	4,500 / 0.1	1987
153	466-192-33	12 GLENOAKS , 92618, CA	\$1,860,000.00	5/8/2024	4 / 2.50	2,500	4,450 / 0.1	1999
154	530-491-13	58 MONTROSE , 92620, CA	\$1,870,000.00	12/29/2023	4 / 2.50	2,392	4,448 / 0.1	1998
155	530-291-21	26 OAKHURST RD , 92620, CA	\$1,885,000.00	12/28/2023	4 / 3.00	2,232	4,400 / 0.1	1996
156	551-042-09	17 WHITNEY , 92620, CA	\$1,890,000.00	5/6/2024	3 / 3.00	1,856	5,150 / 0.12	1979
157	528-131-16	3 LONGVALE , 92602, CA	\$1,900,000.00	2/28/2024	3 / 2.50	2,307	3,534 / 0.08	2006
158	463-443-04	41 HILLGRASS , 92603, CA	\$1,900,000.00	3/5/2024	2 / 2.00	1,898	6,344 / 0.15	1978
159	451-492-14	48 SANDPIPER , 92604, CA	\$1,900,000.00	1/22/2024	3 / 2.50	1,946	4,050 / 0.09	1976
160	447-292-10	23 BAHIA , 92614, CA	\$1,900,000.00	4/3/2024	3 / 3.00	2,153	4,050 / 0.09	1986
161	453-063-09	6 FOXGLOVE WAY , 92612, CA	\$1,918,000.00	3/26/2024	3 / 2.50	2,304	2,880 / 0.07	1967
162	451-511-14	46 MEADOWGRASS , 92604, CA	\$1,920,000.00	4/3/2024	4 / 3.00	2,044	4,750 / 0.11	1977
163	434-212-32	2 SANTA EUGENIA , 92606, CA	\$1,920,000.00	3/15/2024	4 / 2.50	2,203	5,280 / 0.12	1994
164	449-042-68	3671 PROVINCETOWN AVE , 92606, CA	\$1,920,000.00	3/19/2024	3 / 3.00	2,666	5,600 / 0.13	1970
165	434-391-02	55 SNOWDROP TREE , 92606, CA	\$1,938,000.00	1/26/2024	3 / 2.50	2,526	4,628 / 0.11	2006
166	463-421-12	7 SOUTHERN WOOD , 92603, CA	\$1,950,000.00	1/5/2024	3 / 2.50	2,546	9,954 / 0.23	1978
167	530-072-02	20 FORTUNA W , 92620, CA	\$1,950,000.00	4/12/2024	4 / 2.50	2,337	5,353 / 0.12	1977
168	530-031-55	48 CHRISTAMON W , 92620, CA	\$1,960,000.00	1/26/2024	4 / 2.50	2,673	5,750 / 0.13	1980
169	529-113-12	23 PLYMOUTH , 92620, CA	\$1,995,000.00	12/6/2023	3 / 3.00	2,786	4,185 / 0.1	1980
170	530-691-37	8 MARYSVILLE , 92602, CA	\$2,000,000.00	4/26/2024	3 / 2.50	2,279	3,876 / 0.09	2000
171	530-171-09	1 DESCANSO , 92620, CA	\$2,000,000.00	4/26/2024	3 / 2.50	2,562	6,000 / 0.14	1980
172	551-062-12	24 CARVER , 92620, CA	\$2,000,000.00	4/15/2024	4 / 2.50	2,453	5,200 / 0.12	1980

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
173	551-532-15	58 ELMDALE , 92620, CA	\$2,005,000.00	12/7/2023	3 / 2.50	2,291	3,525 / 0.08	2014
174	529-164-27	76 MONTICELLO , 92620, CA	\$2,020,000.00	2/14/2024	4 / 3.00	2,496	5,500 / 0.13	1978
175	502-542-14	26 AMBERHILL , 92602, CA	\$2,030,000.00	5/7/2024	4 / 2.50	2,441	9,185 / 0.21	2000
176	551-131-50	28 TEAK BRG , 92620, CA	\$2,030,000.00	3/1/2024	4 / 2.50	2,514	3,833 / 0.09	2006
177	528-131-65	10 SPYROCK , 92602, CA	\$2,050,000.00	4/25/2024	3 / 2.50	2,486	4,132 / 0.09	2007
178	530-381-41	3 NATIONAL PL , 92602, CA	\$2,050,000.00	3/26/2024	3 / 2.50	2,844	5,042 / 0.12	1997
179	530-031-56	15 DELAMESA W , 92620, CA	\$2,050,000.00	5/6/2024	4 / 2.50	2,086	5,775 / 0.13	1977
180	530-112-57	17 ABETO , 92620, CA	\$2,050,000.00	12/15/2023	4 / 2.50	2,399	5,000 / 0.11	1978
181	528-091-23	42 WHITFORD , 92602, CA	\$2,058,000.00	2/6/2024	3 / 2.00	2,837	5,848 / 0.13	2002
182	553-051-09	102 TUNIS , 92620, CA	\$2,070,000.00	1/31/2024	4 / 3.00	2,228	3,496 / 0.08	2018
183	530-711-35	28 CALISTOGA , 92602, CA	\$2,080,000.00	1/17/2024	5 / 3.50	2,819	4,373 / 0.1	1999
184	451-604-23	94 SHADOWBROOK , 92604, CA	\$2,080,000.00	3/29/2024	3 / 2.50	2,268	3,547 / 0.08	2013
185	530-133-56	8 HIDALGO , 92620, CA	\$2,080,000.00	3/4/2024	4 / 2.50	2,400	4,750 / 0.11	1977
186	551-731-03	121 MISTLETOE , 92620, CA	\$2,080,000.00	11/29/2023	4 / 4.00	2,502	3,522 / 0.08	2018
187	530-301-04	27 BRISTLECONE , 92620, CA	\$2,081,000.00	1/9/2024	5 / 3.00	2,537	4,922 / 0.11	1996
188	463-501-25	9 MORNING VW , 92603, CA	\$2,100,000.00	3/19/2024	2 / 3.00	2,099	5,000 / 0.11	1979
189	449-531-10	14 ARIZONA , 92606, CA	\$2,100,000.00	4/30/2024	4 / 2.50	2,930	4,850 / 0.11	1998
190	530-232-04	66 ASHCREST , 92620, CA	\$2,100,000.00	2/13/2024	4 / 2.50	2,316	5,058 / 0.12	1998
191	529-174-03	3 DORCHESTER E , 92620, CA	\$2,106,000.00	4/10/2024	4 / 2.00	2,117	5,100 / 0.12	1978
192	530-231-34	10 FOXCREST , 92620, CA	\$2,120,000.00	3/13/2024	4 / 2.50	2,384	4,950 / 0.11	1997
193	529-112-09	7 JAMESTOWN , 92620, CA	\$2,130,000.00	12/15/2023	3 / 3.00	3,216	5,712 / 0.13	1978
194	451-641-17	46 ASHWOOD , 92604, CA	\$2,145,000.00	3/15/2024	4 / 3.00	2,317	5,151 / 0.12	1978
195	529-073-28	14 MAYFLOWER , 92620, CA	\$2,150,000.00	3/29/2024	4 / 3.00	2,157	8,190 / 0.19	1977
196	529-101-71	11 PORTER , 92620, CA	\$2,150,000.00	11/28/2023	5 / 2.50	3,202	6,480 / 0.15	1978
197	451-062-04	15201 TOURAINE WAY , 92604, CA	\$2,153,000.00	5/1/2024	6 / 3.00	3,086	6,459 / 0.15	1970
198	551-473-07	204 PARKDALE , 92620, CA	\$2,160,000.00	12/6/2023	4 / 3.00	2,526	3,773 / 0.09	2013
199	453-151-51	4912 PERSIMMON LN , 92612, CA	\$2,200,000.00	5/14/2024	5 / 3.00	2,498	5,225 / 0.12	1974
200	447-223-41	3 BERGAMO , 92614, CA	\$2,200,000.00	4/26/2024	4 / 3.00	2,817	5,000 / 0.11	1987
201	580-404-08	167 LONEFLOWER , 92618, CA	\$2,200,000.00	3/27/2024	4 / 2.50	2,394	4,420 / 0.1	2014

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
202	591-621-48	107 WHITE JASMINE , 92618, CA	\$2,200,000.00	1/4/2024	4 / 4.00	2,662	3,588 / 0.08	2022
203	551-743-33	107 ESPINA , 92620, CA	\$2,200,000.00	4/9/2024	4 / 4.00	2,502	3,496 / 0.08	2017
204	551-052-01	1 FIELD , 92620, CA	\$2,220,000.00	1/5/2024	6 / 3.00	2,948	7,280 / 0.17	1979
205	453-154-10	6 BROADLEAF , 92612, CA	\$2,225,000.00	3/28/2024	5 / 3.00	2,480	6,374 / 0.15	1996
206	530-291-69	29 LAURELWOOD , 92620, CA	\$2,240,000.00	2/13/2024	5 / 4.00	2,702	4,346 / 0.1	1997
207	551-481-11	105 DOVERWOOD , 92620, CA	\$2,240,000.00	1/30/2024	4 / 4.00	2,653	4,056 / 0.09	2013
208	580-551-38	117 THATCH , 92618, CA	\$2,250,000.00	3/11/2024	4 / 4.50	3,121	5,764 / 0.13	2016
209	551-742-32	123 ESPINA , 92620, CA	\$2,250,000.00	2/13/2024	4 / 4.00	2,502	3,496 / 0.08	2017
210	553-042-06	116 CORDIAL , 92620, CA	\$2,252,000.00	1/12/2024	4 / 3.00	2,505	3,639 / 0.08	2018
211	530-301-18	4 WHISPERING PNE , 92620, CA	\$2,260,000.00	3/26/2024	5 / 4.00	2,433	5,500 / 0.13	1996
212	551-422-27	40 TWIN GABLES , 92620, CA	\$2,261,000.00	4/15/2024	3 / 2.50	2,414	3,528 / 0.08	2010
213	527-341-31	57 LUGANO , 92602, CA	\$2,300,000.00	12/13/2023	4 / 3.00	2,657	4,531 / 0.1	2019
214	529-343-44	11 BURKE , 92620, CA	\$2,300,000.00	3/20/2024	3 / 2.50	2,854	4,750 / 0.11	1985
215	530-212-28	9 BRENTWOOD , 92620, CA	\$2,300,000.00	2/21/2024	5 / 3.00	2,644	5,096 / 0.12	1997
216	447-221-12	25 BARCELONA , 92614, CA	\$2,315,000.00	4/29/2024	4 / 3.00	2,817	5,000 / 0.11	1987
217	529-331-18	28 BLAKELEY , 92620, CA	\$2,320,000.00	3/29/2024	4 / 3.00	2,574	5,900 / 0.14	1986
218	551-572-14	126 CHESTNUT GRV , 92620, CA	\$2,320,000.00	4/1/2024	4 / 3.00	2,563	3,500 / 0.08	2014
219	553-051-27	104 TARTAN , 92620, CA	\$2,320,000.00	4/19/2024	4 / 3.00	2,259	3,550 / 0.08	2018
220	551-561-10	65 CARRINGTON , 92620, CA	\$2,345,000.00	1/9/2024	4 / 3.00	2,525	3,990 / 0.09	2015
221	449-501-26	7 MARYLAND , 92606, CA	\$2,350,000.00	3/13/2024	4 / 2.50	2,719	6,411 / 0.15	1997
222	527-201-18	73 COPPER MINE , 92602, CA	\$2,372,000.00	3/13/2024	4 / 3.00	2,709	3,710 / 0.09	2014
223	551-215-14	33 SANCTUARY , 92620, CA	\$2,380,000.00	2/23/2024	5 / 4.50	3,461	4,950 / 0.11	2006
224	530-171-28	6 RIBERA , 92620, CA	\$2,388,000.00	3/20/2024	5 / 3.00	3,264	5,400 / 0.12	1980
225	530-731-46	15 MALIBU , 92602, CA	\$2,390,000.00	4/30/2024	5 / 3.00	3,028	5,928 / 0.14	1999
226	527-441-32	116 AVENTO , 92602, CA	\$2,400,000.00	2/16/2024	4 / 3.00	2,548	4,045 / 0.09	2018
227	580-431-13	107 CARDINAL , 92618, CA	\$2,400,000.00	3/7/2024	4 / 4.50	2,972	8,482 / 0.19	2014
228	551-503-12	59 HAZELTON , 92620, CA	\$2,400,000.00	3/26/2024	4 / 4.00	3,261	4,008 / 0.09	2013
229	527-471-15	118 APPIAN , 92602, CA	\$2,409,500.00	1/25/2024	4 / 3.00	2,349	4,291 / 0.1	2019
230	530-731-36	22 MAYWOOD , 92602, CA	\$2,450,000.00	5/1/2024	5 / 4.00	3,002	5,909 / 0.14	2000

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
231	530-152-07	10 VISPERA , 92620, CA	\$2,480,000.00	1/22/2024	5 / 3.00	3,131	5,400 / 0.12	1979
232	527-210-51	51 THOROUGHbred , 92602, CA	\$2,490,000.00	5/6/2024	4 / 3.00	2,709	3,621 / 0.08	2016
233	527-471-16	120 APPIAN , 92602, CA	\$2,510,000.00	1/26/2024	4 / 3.00	2,517	4,233 / 0.1	2019
234	530-901-42	19 MODESTO , 92602, CA	\$2,510,000.00	5/13/2024	5 / 4.00	3,211	6,287 / 0.14	2001
235	528-055-21	41 CAPISTRANO , 92602, CA	\$2,520,000.00	3/4/2024	5 / 3.00	3,456	5,434 / 0.12	2001
236	463-063-16	5362 BLINN LN , 92603, CA	\$2,520,000.00	4/24/2024	4 / 2.50	2,016	8,826 / 0.2	1969
237	452-414-12	75 LIMewood , 92614, CA	\$2,520,000.00	2/9/2024	4 / 3.00	3,076	7,130 / 0.16	1985
238	452-414-22	55 EMERALD , 92614, CA	\$2,520,000.00	4/12/2024	3 / 3.00	2,458	6,200 / 0.14	1985
239	580-701-27	108 WHISTLE FLOWER , 92618, CA	\$2,520,000.00	4/9/2024	4 / 3.00	2,765	3,840 / 0.09	2016
240	551-581-29	64 FIELD POPPY , 92620, CA	\$2,520,000.00	4/24/2024	4 / 3.50	2,889	3,761 / 0.09	2014
241	580-392-18	151 PAVILION PARK , 92618, CA	\$2,525,000.00	1/12/2024	4 / 4.50	3,192	6,162 / 0.14	2013
242	527-521-49	123 STATURA , 92602, CA	\$2,530,000.00	3/11/2024	4 / 3.00	2,349	3,705 / 0.09	2019
243	481-112-05	154 TREEHOUSE , 92603, CA	\$2,530,000.00	4/9/2024	4 / 3.50	2,858	5,170 / 0.12	2003
244	580-313-13	193 DESERT BLOOM , 92618, CA	\$2,550,000.00	4/26/2024	4 / 3.00	2,817	5,184 / 0.12	2013
245	451-082-36	15306 NORMANDIE AVE , 92604, CA	\$2,580,000.00	3/25/2024	5 / 5.00	3,843	6,315 / 0.14	1971
246	104-691-28	74 THORNAPPLE , 92620, CA	\$2,580,000.00	3/26/2024	4 / 3.50	2,766	3,615 / 0.08	2014
247	580-821-17	136 DRAMA , 92618, CA	\$2,590,000.00	12/8/2023	4 / 4.50	2,892	7,576 / 0.17	2019
248	481-112-17	133 WEATHERVANE , 92603, CA	\$2,599,000.00	4/11/2024	4 / 3.50	2,655	5,395 / 0.12	2003
249	527-541-16	135 JAYHAWK , 92602, CA	\$2,600,000.00	3/6/2024	4 / 4.00	2,823	4,000 / 0.09	2020
250	530-394-13	44 STATEHOUSE PL , 92602, CA	\$2,600,000.00	3/29/2024	6 / 4.00	3,748	6,208 / 0.14	1997
251	551-763-13	111 HENDERSON , 92620, CA	\$2,600,000.00	4/15/2024	4 / 3.00	2,690	3,552 / 0.08	2017
252	551-763-18	101 HENDERSON , 92620, CA	\$2,610,000.00	12/27/2023	4 / 4.50	3,071	3,849 / 0.09	2017
253	463-011-03	5035 ALCORN LN , 92603, CA	\$2,650,000.00	4/23/2024	4 / 3.00	2,285	5,300 / 0.12	1968
254	452-172-02	2 RAINSTAR , 92614, CA	\$2,650,000.00	5/10/2024	4 / 3.00	2,728	6,000 / 0.14	1980
255	580-331-37	54 GAINSBORO , 92620, CA	\$2,650,000.00	12/18/2023	5 / 5.50	3,888	4,950 / 0.11	2017
256	580-832-08	116 BLUE NOTE , 92618, CA	\$2,660,000.00	2/27/2024	4 / 4.00	2,988	6,876 / 0.16	2019
257	527-581-44	154 MEZZA LUNA , 92602, CA	\$2,670,000.00	3/5/2024	4 / 3.00	2,382	3,869 / 0.09	2022
258	591-381-48	80 CRATER , 92618, CA	\$2,670,000.00	1/16/2024	3 / 3.50	3,466	5,182 / 0.12	2018

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
259	527-351-12	52 RIVERBOAT , 92602, CA	\$2,680,000.00	1/16/2024	4 / 3.50	2,731	3,575 / 0.08	2017
260	528-131-45	14 INGLENOOK , 92602, CA	\$2,680,000.00	4/11/2024	3 / 3.50	2,971	4,150 / 0.1	2005
261	451-412-08	22 PINTAIL , 92604, CA	\$2,680,000.00	3/29/2024	4 / 3.00	2,797	6,000 / 0.14	2014
261	588-261-22	22 TESORO , 92618, CA	\$2,680,000.00	12/6/2023	3 / 3.00	2,459	4,231 / 0.1	2011
262	553-022-25	130 PARAKEET , 92620, CA	\$2,680,500.00	1/25/2024	4 / 3.00	2,382	5,614 / 0.13	2020
263	530-581-06	25 GARNET , 92620, CA	\$2,700,000.00	12/4/2023	4 / 3.00	3,288	13,088 / 0.3	1999
264	580-341-23	64 DUNMORE , 92620, CA	\$2,700,000.00	3/22/2024	5 / 5.50	3,955	5,128 / 0.12	2014
265	463-135-10	19201 CROYDEN TER , 92603, CA	\$2,750,000.00	12/21/2023	3 / 2.50	2,384	7,956 / 0.18	1970
266	591-251-49	149 CEREMONY , 92618, CA	\$2,786,000.00	2/5/2024	4 / 4.00	3,021	3,608 / 0.08	2017
267	591-611-27	128 PASTEL , 92618	\$2,798,000.00	2/22/2024	4 / 4.00	2,860	4,803 / 0.11	2019
269	527-321-06	53 ROYAL PNE , 92602, CA	\$2,800,000.00	12/22/2023	4 / 4.50	3,056	4,174 / 0.1	2017
270	580-392-20	185 OSAGE , 92618, CA	\$2,800,000.00	2/14/2024	3 / 3.50	2,494	8,462 / 0.19	2013
271	580-832-04	104 CHORD , 92618, CA	\$2,800,000.00	12/8/2023	4 / 4.00	2,988	9,314 / 0.21	2019
272	591-361-20	67 DORADO , 92618, CA	\$2,800,000.00	12/11/2023	5 / 5.50	4,728	5,919 / 0.14	2018
273	591-392-24	56 CHASMA , 92618, CA	\$2,800,000.00	3/27/2024	3 / 2.50	2,988	4,690 / 0.11	2019
274	580-034-63	50 DEER TRAK , 92618, CA	\$2,830,000.00	4/10/2024	4 / 4.00	3,322	8,494 / 0.19	2008
275	463-412-19	33 SILVER CRES , 92603, CA	\$2,840,000.00	3/28/2024	5 / 3.00	2,973	8,280 / 0.19	1977
276	527-522-57	216 PIAZZA , 92602, CA	\$2,860,000.00	5/1/2024	4 / 4.00	2,800	3,705 / 0.09	2021
277	551-381-30	29 STATUARY , 92620, CA	\$2,866,000.00	5/13/2024	4 / 3.00	2,858	4,905 / 0.11	2012
278	551-384-70	34 MAPLETON , 92620, CA	\$2,870,000.00	2/28/2024	4 / 3.00	2,858	5,264 / 0.12	2012
279	553-022-27	126 PARAKEET , 92620, CA	\$2,876,000.00	1/19/2024	3 / 3.00	2,563	6,753 / 0.16	2020
280	553-032-37	210 PARKWOOD , 92620, CA	\$2,898,000.00	12/4/2023	5 / 4.50	3,596	4,330 / 0.1	2019
281	580-641-36	125 PARAMOUNT , 92618, CA	\$2,900,000.00	4/5/2024	4 / 4.50	3,690	7,410 / 0.17	2015
282	591-391-14	66 BOLIDE , 92618, CA	\$2,900,000.00	5/15/2024	3 / 2.50	2,988	5,049 / 0.12	2018
283	551-191-09	50 ECLIPSE , 92620, CA	\$2,900,000.00	12/29/2023	5 / 4.00	3,630	6,490 / 0.15	2005
284	527-522-27	142 STATURA , 92602, CA	\$2,920,000.00	2/8/2024	4 / 4.00	2,800	5,610 / 0.13	2022
285	551-754-03	104 PUMPKIN , 92620, CA	\$2,920,000.00	1/25/2024	4 / 4.50	3,003	3,777 / 0.09	2017
286	530-212-16	2 CRESTWOOD , 92620, CA	\$2,928,000.00	3/25/2024	5 / 4.00	3,314	5,314 / 0.12	1996
287	452-131-05	9 DAYBREAK , 92614, CA	\$2,930,000.00	5/14/2024	3 / 3.00	3,117	5,150 / 0.12	1979

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
288	588-271-42	67 LIVIA , 92618, CA	\$2,938,500.00	5/14/2024	4 / 3.00	2,912	4,410 / 0.1	2012
289	580-833-13	101 SCORE , 92618, CA	\$2,950,000.00	3/6/2024	4 / 4.00	2,988	7,787 / 0.18	2018
290	591-382-22	60 CRATER , 92618, CA	\$2,950,000.00	4/9/2024	4 / 3.50	3,207	5,040 / 0.12	2019
291	530-651-35	14 PISMO BCH , 92602, CA	\$2,969,000.00	3/26/2024	4 / 3.50	4,315	7,498 / 0.17	2000
292	553-022-26	128 PARAKEET , 92620, CA	\$2,995,500.00	1/22/2024	3 / 3.00	2,510	6,191 / 0.14	2020
293	591-302-66	114 GEMINI , 92618, CA	\$3,010,000.00	4/2/2024	4 / 4.00	3,174	4,766 / 0.11	2021
294	527-471-52	124 SUMMERLAND , 92602, CA	\$3,020,000.00	5/1/2024	4 / 3.00	2,532	4,370 / 0.1	2021
295	551-561-21	52 HAVILAND , 92620, CA	\$3,048,000.00	5/6/2024	4 / 4.00	3,086	4,821 / 0.11	2015
296	553-022-11	126 PAXTON , 92620, CA	\$3,055,000.00	4/9/2024	5 / 4.50	3,548	4,265 / 0.1	2018
297	527-441-13	172 BELLINI , 92602, CA	\$3,060,000.00	4/22/2024	4 / 3.00	2,548	4,293 / 0.1	2018
298	527-361-07	58 SUEDE , 92602, CA	\$3,067,000.00	1/29/2024	4 / 3.00	3,267	7,947 / 0.18	2022
299	527-142-12	126 LONG FENCE , 92602, CA	\$3,080,000.00	12/22/2023	4 / 4.50	3,114	3,760 / 0.09	2015
300	591-392-39	62 CARTWHEEL , 92618, CA	\$3,080,000.00	12/7/2023	5 / 4.50	4,346	4,648 / 0.11	2019
301	463-251-03	19101 SIERRA MAJORCA RD , 92603, CA	\$3,100,000.00	4/15/2024	4 / 2.50	2,517	13,000 / 0.3	1972
302	580-033-22	31 PRAIRIE , 92618, CA	\$3,100,000.00	1/26/2024	5 / 4.50	3,945	7,492 / 0.17	2006
303	588-271-46	62 LIVIA , 92618, CA	\$3,100,000.00	4/8/2024	3 / 3.00	2,912	4,410 / 0.1	2012
304	580-341-36	66 GAINSBORO , 92620, CA	\$3,100,000.00	5/13/2024	4 / 4.50	3,614	4,500 / 0.1	2013
305	591-391-37	65 CARTWHEEL , 92618, CA	\$3,150,000.00	2/2/2024	4 / 4.50	3,715	5,399 / 0.12	2018
306	551-332-33	64 MAPLETON , 92620, CA	\$3,180,000.00	11/29/2023	5 / 4.50	4,081	5,509 / 0.13	2013
307	551-781-33	104 IMAGINATION TRL , 92620, CA	\$3,185,000.00	1/23/2024	5 / 4.00	3,024	7,284 / 0.17	2022
308	527-361-08	56 SUEDE , 92602, CA	\$3,185,500.00	1/23/2024	4 / 4.00	3,270	7,554 / 0.17	2022
309	527-541-40	122 WHISPER ROCK , 92602, CA	\$3,188,000.00	1/26/2024	4 / 4.00	3,375	4,000 / 0.09	2022
310	481-124-27	106 SYMPHONY , 92603, CA	\$3,195,000.00	2/15/2024	4 / 3.50	3,597	5,941 / 0.14	2003
311	463-333-03	3 WANDERING RILL , 92603, CA	\$3,220,000.00	3/12/2024	5 / 3.00	2,769	6,336 / 0.15	1976
312	580-331-48	51 FENWAY , 92620, CA	\$3,228,000.00	1/17/2024	4 / 4.50	3,913	6,431 / 0.15	2018
313	463-333-02	1 WANDERING RILL , 92603, CA	\$3,295,000.00	5/6/2024	4 / 2.00	2,348	6,954 / 0.16	1976
314	463-361-04	7 SUNBURST , 92603, CA	\$3,300,000.00	1/23/2024	5 / 3.00	3,254	8,370 / 0.19	1977
315	452-414-13	73 LIMWOOD , 92614, CA	\$3,300,000.00	2/9/2024	7 / 4.50	4,512	9,399 / 0.22	1985
316	530-431-06	9 CAMELLIA , 92620, CA	\$3,300,000.00	12/7/2023	5 / 4.50	4,052	8,928 / 0.2	1998

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
317	530-311-06	18 CLEAR CRK , 92620, CA	\$3,320,000.00	4/9/2024	4 / 4.50	3,913	10,826 / 0.25	1996
318	481-124-29	110 SYMPHONY , 92603, CA	\$3,350,000.00	4/22/2024	3 / 2.50	3,698	6,214 / 0.14	2003
319	481-131-30	114 MOSAIC , 92603, CA	\$3,350,000.00	1/8/2024	5 / 4.50	3,698	6,040 / 0.14	2003
320	527-471-02	115 APPIAN , 92602, CA	\$3,395,000.00	3/4/2024	3 / 3.00	2,551	3,998 / 0.09	2017
321	591-382-25	54 CRATER , 92618, CA	\$3,400,000.00	4/5/2024	4 / 4.50	4,238	5,040 / 0.12	2019
322	527-361-44	57 LONGCHAMP , 92602, CA	\$3,450,000.00	1/29/2024	4 / 3.00	3,267	4,400 / 0.1	2022
323	481-131-26	106 MOSAIC , 92603, CA	\$3,475,000.00	3/25/2024	4 / 3.50	3,698	6,269 / 0.14	2003
324	527-472-17	119 SKY HTS , 92602, CA	\$3,480,000.00	3/21/2024	4 / 3.00	2,796	4,741 / 0.11	2019
325	527-431-20	264 OCEANO , 92602, CA	\$3,500,000.00	12/29/2023	4 / 4.50	3,286	4,712 / 0.11	2018
326	591-381-50	83 GRAVITY , 92618, CA	\$3,500,000.00	4/17/2024	4 / 4.50	4,243	5,280 / 0.12	2017
327	527-371-38	57 PONCHO , 92602, CA	\$3,530,000.00	4/3/2024	4 / 4.00	3,733	5,225 / 0.12	2021
328	527-542-04	111 WHISPER ROCK , 92602, CA	\$3,600,000.00	3/5/2024	4 / 4.00	3,375	5,314 / 0.12	2022
329	551-331-73	68 CLOCKTOWER , 92620, CA	\$3,600,000.00	4/10/2024	4 / 4.50	3,940	6,408 / 0.15	2014
330	527-471-01	117 APPIAN , 92602, CA	\$3,621,000.00	3/22/2024	3 / 4.00	2,800	4,390 / 0.1	2017
331	580-271-12	68 PEACEVINE , 92618, CA	\$3,650,000.00	4/8/2024	4 / 4.50	3,861	6,812 / 0.16	2012
332	580-811-38	119 DRAMA , 92618, CA	\$3,650,000.00	2/23/2024	4 / 4.50	4,501	6,009 / 0.14	2019
333	527-542-06	107 WHISPER ROCK , 92602, CA	\$3,668,000.00	3/14/2024	4 / 4.00	3,375	8,056 / 0.18	2022
334	527-441-33	118 AVENTO , 92602, CA	\$3,680,000.00	3/27/2024	4 / 4.00	2,800	4,053 / 0.09	2018
335	527-091-18	18 FLATIRON , 92602, CA	\$3,760,000.00	2/13/2024	5 / 4.50	3,771	6,516 / 0.15	2014
336	591-461-14	63 EINSTEIN , 92618, CA	\$3,782,000.00	4/4/2024	5 / 4.50	4,346	5,199 / 0.12	2017
337	478-351-20	31 CEZANNE , 92603, CA	\$3,800,000.00	4/12/2024	3 / 2.50	3,214	8,787 / 0.2	2004
338	591-451-33	80 INTERSTELLAR , 92618, CA	\$3,820,000.00	2/20/2024	5 / 5.50	4,413	5,754 / 0.13	2019
339	591-422-30	59 CETUS , 92618, CA	\$3,855,000.00	3/18/2024	4 / 4.50	4,916	7,698 / 0.18	2019
340	478-321-36	38 ARCADE , 92603, CA	\$3,900,000.00	4/18/2024	4 / 3.50	2,921	6,803 / 0.16	2004
341	530-331-25	51 NEW DAWN , 92620, CA	\$3,930,000.00	5/14/2024	4 / 4.50	5,044	8,013 / 0.18	1998
342	591-441-36	63 EIDER RUN , 92618, CA	\$3,940,000.00	1/11/2024	6 / 6.50	4,722	5,974 / 0.14	2018
343	527-081-39	7 SPANISH MOSS , 92602, CA	\$3,950,000.00	2/22/2024	4 / 4.50	4,191	6,150 / 0.14	2015
344	527-082-41	22 SHADYBEND , 92602, CA	\$3,950,000.00	5/13/2024	4 / 4.50	4,191	5,308 / 0.12	2017
345	478-401-10	52 SHADY LN , 92603, CA	\$3,980,000.00	4/8/2024	4 / 3.00	3,649	7,676 / 0.18	2003

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
346	478-381-22	21 TALL HEDGE , 92603, CA	\$4,000,000.00	1/3/2024	3 / 3.50	3,266	7,680 / 0.18	2005
347	591-481-25	60 OWL LN , 92618, CA	\$4,050,000.00	12/11/2023	5 / 5.50	4,684	6,313 / 0.14	2019
348	551-331-75	71 CLOCKTOWER , 92620, CA	\$4,080,000.00	4/19/2024	5 / 4.50	4,099	8,940 / 0.21	2014
349	591-292-04	127 CHRONOLOGY , 92618, CA	\$4,089,000.00	4/25/2024	4 / 4.50	3,174	5,286 / 0.12	2019
350	527-281-39	117 ANDIRONS , 92602, CA	\$4,100,000.00	4/11/2024	5 / 5.00	4,674	6,325 / 0.15	2015
351	591-481-24	62 OWL LN , 92618, CA	\$4,100,000.00	12/13/2023	5 / 5.50	5,187	7,165 / 0.16	2019
352	463-621-25	9 OLYMPUS , 92603, CA	\$4,150,000.00	4/11/2024	4 / 3.00	3,274	8,400 / 0.19	1986
353	527-472-18	117 SKY HTS , 92602, CA	\$4,160,000.00	2/29/2024	4 / 4.50	3,286	5,038 / 0.12	2019
354	591-451-25	96 INTERSTELLAR , 92618, CA	\$4,188,000.00	5/15/2024	5 / 5.50	4,413	5,565 / 0.13	2019
355	591-422-48	109 BELLATRIX , 92618, CA	\$4,280,000.00	5/9/2024	5 / 6.00	4,807	6,300 / 0.14	2018
356	591-361-02	62 LUNAR , 92618, CA	\$4,300,000.00	12/28/2023	5 / 5.50	4,693	5,950 / 0.14	2018
357	527-292-10	18 BRANDING IRON , 92602, CA	\$4,380,000.00	4/10/2024	6 / 6.50	4,319	5,700 / 0.13	2016
358	527-302-39	103 HEAVENLY , 92602, CA	\$4,400,000.00	12/20/2023	6 / 5.50	4,705	6,900 / 0.16	2017
359	478-381-58	48 CRIMSON ROSE , 92603, CA	\$4,500,000.00	4/15/2024	3 / 4.50	3,472	9,888 / 0.23	2005
360	591-471-41	52 KIWI , 92618, CA	\$4,500,000.00	3/11/2024	5 / 5.50	5,355	15,495 / 0.36	2019
361	527-472-10	101 SUMMERLAND , 92602, CA	\$4,558,000.00	3/29/2024	4 / 4.50	3,286	10,252 / 0.24	2018
362	478-381-26	29 TALL HEDGE , 92603, CA	\$4,590,000.00	4/4/2024	3 / 4.50	3,453	6,310 / 0.14	2004
363	591-432-23	76 EIDER RUN , 92618, CA	\$4,600,000.00	3/20/2024	5 / 5.50	5,300	8,060 / 0.19	2018
364	591-421-03	56 BELLATRIX , 92618, CA	\$4,700,000.00	5/2/2024	5 / 5.50	4,758	7,624 / 0.18	2019
365	591-432-32	51 PULSAR , 92618, CA	\$4,730,000.00	3/22/2024	5 / 5.50	5,709	8,300 / 0.19	2018
366	478-331-30	26 WILDLAND , 92603, CA	\$4,750,000.00	12/22/2023	4 / 4.50	3,520	11,878 / 0.27	2005
367	527-281-10	115 HOMECOMING , 92602, CA	\$4,775,000.00	11/30/2023	5 / 5.50	5,372	6,900 / 0.16	2015
368	463-631-29	19 SKYCREST , 92603, CA	\$4,780,000.00	4/10/2024	5 / 3.50	3,809	8,400 / 0.19	1994
369	591-432-22	78 EIDER RUN , 92618, CA	\$4,800,000.00	11/29/2023	5 / 5.50	5,505	7,155 / 0.16	2018
370	463-191-26	6032 SIERRA SIENA RD , 92603, CA	\$4,826,000.00	3/12/2024	4 / 4.50	4,247	6,650 / 0.15	2019
371	527-302-18	110 INDIAN SUMMER , 92602, CA	\$4,850,000.00	3/29/2024	7 / 6.50	4,943	6,900 / 0.16	2018
372	591-441-55	78 THRASHER , 92618, CA	\$4,890,000.00	1/18/2024	5 / 5.50	4,946	6,513 / 0.15	2018
373	591-432-17	64 INTERSTELLAR , 92618, CA	\$4,935,000.00	4/26/2024	5 / 5.50	5,505	7,652 / 0.18	2018
374	527-392-39	211 CLEAR FLS , 92602, CA	\$4,959,000.00	12/14/2023	5 / 5.50	5,236	8,184 / 0.19	2018

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
375	527-481-51	135 PRESTIGO , 92602, CA	\$5,040,000.00	3/19/2024	4 / 4.50	3,361	5,608 / 0.13	2018
376	527-481-52	133 PRESTIGO , 92602, CA	\$5,185,000.00	4/12/2024	4 / 4.50	3,320	5,623 / 0.13	2018
377	527-394-12	221 CLEAR FLS , 92602, CA	\$5,200,000.00	4/25/2024	5 / 5.50	5,407	9,177 / 0.21	2018
378	586-041-25	126 AMBER SKY , 92618, CA	\$5,200,000.00	1/3/2024	5 / 5.50	5,085	5,774 / 0.13	2017
379	527-481-50	137 PRESTIGO , 92602, CA	\$5,364,000.00	2/15/2024	4 / 4.50	3,554	5,585 / 0.13	2018
380	527-271-41	115 TREASURE , 92602, CA	\$5,380,000.00	4/1/2024	6 / 6.50	5,973	11,018 / 0.25	2014
381	527-392-11	112 CLEAR FLS , 92602, CA	\$5,400,000.00	2/23/2024	5 / 5.50	4,655	8,052 / 0.18	2019
382	591-431-17	57 MARE , 92618, CA	\$5,450,000.00	4/15/2024	5 / 5.50	5,505	6,996 / 0.16	2018
383	527-404-41	106 FOUNTAIN FRK , 92602, CA	\$6,270,000.00	12/22/2023	5 / 5.50	6,354	9,038 / 0.21	2017
384	527-393-13	112 BOULDER PASS , 92602, CA	\$6,400,000.00	1/2/2024	5 / 5.50	5,287	7,912 / 0.18	2020
385	478-361-23	27 HIGHPOINT , 92603, CA	\$6,420,000.00	12/8/2023	4 / 4.50	4,787	13,504 / 0.31	2003
386	527-402-35	103 GREAT OAK , 92602, CA	\$6,500,000.00	3/28/2024	5 / 5.50	5,440	12,146 / 0.28	2018
387	527-404-13	109 NEST PNE , 92602, CA	\$6,500,000.00	3/12/2024	5 / 5.50	6,341	15,971 / 0.37	2018
388	586-041-06	134 GARDENVIEW , 92618, CA	\$6,500,000.00	3/18/2024	4 / 4.50	4,710	10,224 / 0.23	2017
389	586-091-26	103 PINNACLE TRL , 92618, CA	\$6,600,000.00	1/26/2024	6 / 6.50	5,596	8,824 / 0.2	2017
390	478-433-58	59 GRANDVIEW , 92603, CA	\$7,200,000.00	3/25/2024	6 / 6.50	5,639	12,516 / 0.29	2006
391	586-091-17	126 SCENIC CRST , 92618, CA	\$7,710,000.00	5/2/2024	5 / 5.50	5,128	10,919 / 0.25	2017
392	586-101-21	104 PANORAMA , 92618, CA	\$8,260,000.00	5/13/2024	5 / 5.50	5,453	14,282 / 0.33	2017
393	527-394-03	104 WOODY KNL , 92602, CA	\$8,800,000.00	12/29/2023	5 / 5.50	6,070	15,229 / 0.35	2017
394	464-051-48	28 SAGE CRK , 92603, CA	\$10,600,000.00	12/29/2023	5 / 5.50	6,935	33,628 / 0.77	2004
395	464-031-36	42 GOLDEN EAGLE , 92603, CA	\$11,000,000.00	5/3/2024	6 / 7.50	7,423	38,768 / 0.89	2005

CITY OF IRVINE - EXISTING CONDOMINIUM SALES

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
1	937-812-51	152 ALICANTE AISLE # 190, 92614, CA	\$575,000.00	4/10/2024	1 / 1.00	728	1987
2	935-340-38	141 LEMON GRV # 247, 92618, CA	\$575,000.00	1/9/2024	1 / 1.00	636	1977
3	932-023-32	189 HUNTINGTON , 92620, CA	\$579,000.00	3/25/2024	1 / 1.00	690	1986
4	937-470-63	96 GREENFIELD # 93, 92614, CA	\$580,000.00	3/15/2024	2 / 2.00	1,159	1982
5	938-610-44	79 ROCKWOOD # 44, 92614, CA	\$580,000.00	5/2/2024	1 / 1.00	715	1980
6	934-630-76	61 ORANGE BLOSSOM , 92618, CA	\$599,000.00	1/26/2024	1 / 1.00	814	1976
7	934-103-23	3225 WATERMARKE PL , 92612, CA	\$600,000.00	3/14/2024	1 / 1.00	648	2003
8	934-103-52	2163 WATERMARKE PL , 92612, CA	\$600,000.00	5/6/2024	1 / 1.00	648	2003
9	937-811-79	47 ABRAZO AISLE # 168, 92614, CA	\$605,000.00	4/16/2024	1 / 1.00	728	1987
10	934-104-22	2314 WATERMARKE PL , 92612, CA	\$610,000.00	5/3/2024	1 / 1.00	648	2003
11	935-350-24	264 TANGELO # 353, 92618, CA	\$610,000.00	12/13/2023	2 / 1.00	868	1978
12	935-340-92	47 TANGELO # 301, 92618, CA	\$611,000.00	1/10/2024	1 / 1.00	814	1977
13	935-350-70	106 TANGELO # 399, 92618, CA	\$620,000.00	4/8/2024	2 / 1.00	868	1978
14	938-841-82	19 BRIARGLEN # 2, 92614, CA	\$625,000.00	1/5/2024	1 / 1.00	860	1984
15	939-353-47	3004 LADRILLO AISLE # 12, 92606, CA	\$630,000.00	3/28/2024	1 / 1.00	806	1993
16	930-581-12	23 GREENMOOR , 92614, CA	\$635,000.00	2/23/2024	1 / 1.00	860	1984
17	935-533-06	306 STREAMWOOD , 92620, CA	\$635,000.00	4/26/2024	2 / 1.00	809	1977
18	934-101-89	3342 WATERMARKE PL , 92612, CA	\$636,000.00	4/9/2024	1 / 1.00	746	2003
19	937-132-41	132 ALMADOR , 92614, CA	\$650,000.00	5/6/2024	3 / 2.50	1,285	1989
20	930-735-62	4212 APRICOT DR , 92618, CA	\$656,000.00	2/14/2024	2 / 2.00	916	1979
21	930-305-77	1148 SCHOLARSHIP , 92612, CA	\$665,000.00	2/7/2024	1 / 1.00	734	2006
22	930-237-50	1412 NOLITA , 92612, CA	\$673,000.00	4/5/2024	1 / 1.50	948	2018
23	937-473-93	37 GREENFIELD # 38, 92614, CA	\$680,000.00	12/27/2023	2 / 1.00	1,022	1982
24	930-736-74	407 TANGELO , 92618, CA	\$681,000.00	2/9/2024	2 / 2.00	1,023	1983
25	935-340-89	44 TANGELO # 298, 92618, CA	\$686,500.00	5/10/2024	2 / 1.00	868	1977
26	934-105-57	2359 WATERMARKE PL , 92612, CA	\$689,000.00	12/4/2023	1 / 1.00	835	2003
27	934-101-13	3428 WATERMARKE PL , 92612, CA	\$695,000.00	4/25/2024	1 / 1.00	835	2003
28	938-600-05	34 ECHO RUN # 5, 92614, CA	\$695,000.00	11/28/2023	2 / 2.00	917	1980

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
29	938-372-74	104 CHULA VIS # 11, 92602, CA	\$700,000.00	1/19/2024	2 / 2.50	1,455	2002
30	934-760-36	14 CEDARGLEN # 36, 92604, CA	\$700,000.00	4/16/2024	2 / 1.50	1,020	1976
31	930-238-72	2536 NOLITA , 92612, CA	\$700,000.00	12/18/2023	1 / 1.50	948	2018
32	934-107-46	3131 MICHELSON DR UNIT 403, 92612, CA	\$700,000.00	3/27/2024	2 / 2.00	1249	2005
33	937-135-71	2253 MARTIN APT 307, 92612, CA	\$700,000.00	2/22/2024	1 / 1.00	952	1993
34	938-611-20	181 ROCKWOOD # 60, 92614, CA	\$705,000.00	1/18/2024	2 / 1.50	1,098	1983
35	935-960-26	31 FIRWOOD # 26, 92604, CA	\$715,000.00	4/8/2024	2 / 2.00	928	1978
36	930-096-73	414 DEERFIELD AVE # 113, 92606, CA	\$720,000.00	3/28/2024	2 / 1.00	890	1984
37	937-812-64	186 ALICANTE AISLE # 203, 92614, CA	\$725,000.00	1/9/2024	2 / 2.00	865	1987
38	930-735-76	4311 APRICOT DR , 92618, CA	\$725,000.00	3/21/2024	2 / 2.00	1,225	1979
39	930-737-34	318 LEMON GRV , 92618, CA	\$725,000.00	4/19/2024	2 / 2.00	1,023	1983
40	932-022-73	259 HUNTINGTON , 92620, CA	\$735,000.00	2/7/2024	2 / 2.00	987	1986
41	935-347-70	2005 CRESCENT OAK , 92618, CA	\$745,000.00	4/2/2024	1 / 1.50	890	1999
42	936-010-08	4 HOLLOWGLEN # 8, 92604, CA	\$750,000.00	5/8/2024	2 / 1.50	1,037	1978
43	937-472-91	31 WOODLEAF , 92614, CA	\$750,000.00	4/16/2024	2 / 1.00	1,022	1982
44	937-550-17	21 FOX HOLW # 17, 92614, CA	\$750,000.00	3/4/2024	2 / 1.50	1,098	1980
45	935-347-64	1905 CRESCENT OAK , 92618, CA	\$760,000.00	1/29/2024	1 / 1.50	890	1999
46	935-161-57	8 DENVER # 76, 92604, CA	\$765,000.00	11/30/2023	2 / 2.50	1,069	1977
47	930-736-80	419 TANGELO , 92618, CA	\$770,000.00	12/5/2023	2 / 2.50	1,153	1983
48	937-133-73	2233 MARTIN APT 204, 92612, CA	\$775,000.00	4/18/2024	2 / 2.00	1204	1990
49	930-305-09	2314 SCHOLARSHIP , 92612, CA	\$780,000.00	12/21/2023	2 / 2.00	1038	2005
50	938-601-90	658 SPRINGBROOK N # 20, 92614, CA	\$780,000.00	2/23/2024	2 / 2.50	1,176	1985
51	934-752-22	58 CALYPSO , 92618, CA	\$780,000.00	12/18/2023	1 / 1.50	1,007	2009
52	935-350-25	263 TANGELO # 354, 92618, CA	\$780,000.00	12/15/2023	2 / 1.00	1,010	1978
53	932-022-35	74 REMINGTON , 92620, CA	\$780,000.00	3/6/2024	2 / 2.00	903	1986
54	932-023-08	221 HUNTINGTON , 92620, CA	\$785,000.00	2/16/2024	2 / 2.50	1,016	1986
55	935-450-46	31 CHRISTAMON S # 13, 92620, CA	\$790,000.00	1/17/2024	2 / 2.50	1,153	1984
56	937-133-67	2233 MARTIN APT 123, 92612, CA	\$792,000.00	1/29/2024	2 / 2.00	1204	1990
57	937-470-65	98 GREENFIELD # 95, 92614, CA	\$792,000.00	3/6/2024	2 / 2.00	1,159	1982
58	932-022-80	249 HUNTINGTON , 92620, CA	\$793,000.00	3/7/2024	2 / 2.50	1,016	1986

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
59	939-182-96	125 OXFORD # 30, 92612, CA	\$795,000.00	5/14/2024	2 / 1.00	917	1983
60	938-372-16	17 BRADFORD , 92602, CA	\$800,000.00	4/1/2024	3 / 2.50	1,574	2000
61	935-700-34	36 ELDERGLEN # 34, 92604, CA	\$800,000.00	12/18/2023	3 / 1.50	1,121	1978
62	930-095-26	10 MILLSTONE # 116, 92606, CA	\$800,000.00	4/1/2024	3 / 2.00	1,096	1985
63	935-541-53	1218 TIMBERWOOD , 92620, CA	\$800,000.00	2/15/2024	1 / 1.00	1,001	1999
64	935-544-65	98 NATURE , 92620, CA	\$800,000.00	4/24/2024	2 / 2.00	1,545	2011
65	937-816-37	12 PALMIERI AISLE , 92606, CA	\$810,000.00	4/26/2024	1 / 1.50	1,022	1993
66	937-810-83	69 ALICANTE AISLE # 72, 92614, CA	\$810,000.00	4/16/2024	2 / 2.00	871	1987
67	937-472-79	21 WOODLEAF , 92614, CA	\$815,000.00	3/4/2024	3 / 2.00	1,284	1982
68	937-135-49	2253 MARTIN APT 206, 92612, CA	\$821,000.00	3/15/2024	2 / 2.00	1261	1993
69	930-240-95	171 BOWERY , 92612, CA	\$825,000.00	4/11/2024	1 / 1.50	1066	2019
70	937-474-33	73 GREENFIELD # 78, 92614, CA	\$825,000.00	5/1/2024	3 / 2.00	1,284	1982
71	938-020-09	38 EAGLE RUN , 92614, CA	\$830,000.00	4/22/2024	2 / 2.00	1,098	1980
72	930-238-57	2506 NOLITA , 92612, CA	\$831,000.00	3/5/2024	2 / 2.00	1079	2018
73	937-550-09	5 FOX HOLW # 9, 92614, CA	\$832,000.00	3/1/2024	3 / 1.50	1,260	1980
74	931-838-14	40 CONCIERTO , 92620, CA	\$833,000.00	2/26/2024	1 / 1.50	1,174	2005
75	935-170-51	23 ALBANY , 92604, CA	\$840,000.00	3/12/2024	3 / 1.50	1,121	1977
76	937-610-24	24 CHARDONNAY , 92614, CA	\$845,000.00	2/22/2024	1 / 1.50	1,348	1980
77	930-736-78	417 TANGELO , 92618, CA	\$848,000.00	4/2/2024	2 / 2.50	1,153	1983
78	934-441-36	7 SWEET CLOVER # 13, 92604, CA	\$850,000.00	4/1/2024	3 / 2.00	1,164	1975
79	934-104-69	2326 WATERMARKE PL , 92612, CA	\$862,500.00	4/1/2024	2 / 2.00	1148	2003
80	934-440-24	6 SNOWBERRY # 23, 92604, CA	\$865,000.00	2/14/2024	2 / 2.50	1,068	1975
81	938-020-18	54 EAGLE RUN , 92614, CA	\$865,000.00	2/26/2024	3 / 2.00	1,114	1980
82	930-095-49	23 EDGESTONE # 139, 92606, CA	\$870,000.00	1/9/2024	2 / 2.00	911	1984
83	934-107-38	3131 MICHELSON DR UNIT 302, 92612, CA	\$870,000.00	1/2/2024	2 / 2.00	1234	2005
84	935-457-69	129 COSTA BRAVA , 92620, CA	\$870,000.00	4/17/2024	1 / 1.50	910	2006
85	934-441-00	13 SNAPDRAGON # 7, 92604, CA	\$872,000.00	4/16/2024	2 / 2.50	1068	1975
86	934-106-19	3141 MICHELSON DR UNIT 301, 92612, CA	\$879,000.00	1/29/2024	2 / 2.00	1249	2005
87	937-550-68	32 FOX HOLW # 68, 92614, CA	\$880,000.00	3/18/2024	3 / 2.00	1114	1980
88	935-422-31	70 KEMPTON , 92620, CA	\$880,000.00	4/2/2024	1 / 1.50	1005	2013

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
89	932-095-86	222 MONROE # 82, 92620, CA	\$882,000.00	11/30/2023	3 / 2.50	1336	1985
90	937-610-07	94 SMOKESTONE # 7, 92614, CA	\$885,000.00	2/9/2024	2 / 1.50	1146	1980
91	938-842-61	15 FALLINGSTAR # 12, 92614, CA	\$885,000.00	3/26/2024	2 / 2.00	1171	1984
92	935-160-80	4 HELENA # 80, 92604, CA	\$890,000.00	1/4/2024	3 / 2.00	1128	1977
93	932-080-54	12 OVAL RD # 54, 92604, CA	\$893,000.00	3/18/2024	3 / 2.00	1091	1971
94	939-352-47	901 SOLVAY AISLE , 92606, CA	\$895,000.00	12/12/2023	2 / 2.00	1076	1996
95	935-347-57	1804 CRESCENT OAK , 92618, CA	\$895,000.00	1/18/2024	2 / 2.50	1183	1999
96	937-133-81	2233 MARTIN APT 212, 92612, CA	\$898,000.00	12/26/2023	2 / 2.00	1233	1990
97	939-189-58	73 VASSAR AISLE # 198, 92612, CA	\$899,000.00	2/7/2024	2 / 2.00	1230	1987
98	935-160-98	4 BATON ROUGE , 92604, CA	\$900,000.00	3/28/2024	3 / 2.50	1633	1977
99	939-354-37	611 MARINELLA AISLE , 92606, CA	\$900,000.00	4/12/2024	2 / 2.00	1030	1994
100	932-655-41	229 GREAT LAWN , 92620, CA	\$900,000.00	11/28/2023	2 / 2.50	1021	2005
101	930-020-83	134 ELKHORN , 92618, CA	\$905,000.00	2/16/2024	2 / 2.00	1304	2020
102	931-314-89	184 ROSE ARCH , 92620, CA	\$905,000.00	12/6/2023	2 / 2.50	1441	2015
103	931-319-43	89 EVENING SUN , 92620, CA	\$906,000.00	2/21/2024	2 / 2.50	1171	2015
104	930-600-26	132 NEPTUNE , 92618, CA	\$916,000.00	11/28/2023	2 / 2.50	1798	2015
105	939-351-36	3606 LADRILLO AISLE , 92606, CA	\$920,000.00	12/27/2023	2 / 2.00	1129	1993
106	931-310-08	306 FLORAL VW , 92618, CA	\$920,000.00	12/18/2023	2 / 2.00	1067	2021
107	933-821-44	10 GOLDENBUSH , 92604, CA	\$925,000.00	3/28/2024	3 / 2.50	1588	1974
108	934-106-32	3141 MICHELSON DR UNIT 403, 92612, CA	\$925,000.00	2/6/2024	2 / 2.00	1330	2005
109	933-336-28	102 CANVAS , 92620, CA	\$925,000.00	12/11/2023	2 / 2.00	1110	2017
110	934-102-81	3308 WATERMARKE PL , 92612, CA	\$930,000.00	3/28/2024	2 / 2.00	1260	2003
111	938-100-52	400 FALLINGSTAR # 37, 92614, CA	\$930,000.00	3/29/2024	3 / 2.00	1336	1985
112	935-542-67	1900 TIMBERWOOD , 92620, CA	\$930,000.00	4/23/2024	1 / 1.00	1270	1999
113	935-347-41	1412 ELMHURST , 92618, CA	\$935,000.00	4/19/2024	1 / 2.00	1057	1999
114	931-320-34	50 EVENING SUN , 92620, CA	\$936,000.00	11/29/2023	2 / 2.00	1182	2015
115	930-161-39	1184 EPIC , 92618, CA	\$938,000.00	2/5/2024	3 / 2.00	1458	2019
116	930-305-25	2466 SCHOLARSHIP , 92612, CA	\$939,000.00	5/10/2024	2 / 2.00	1260	2005
117	935-541-58	1208 TIMBERWOOD , 92620, CA	\$939,000.00	4/17/2024	2 / 2.50	1388	1999
118	934-631-87	3410 ASPEN GRV , 92618, CA	\$940,000.00	2/23/2024	2 / 2.50	1183	2000

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
119	937-970-12	23 THUNDER TRL # 12, 92614, CA	\$942,000.00	2/22/2024	2 / 2.00	1491	1980
120	938-100-72	601 SPRINGBROOK N # 57, 92614, CA	\$943,000.00	5/6/2024	2 / 2.00	1171	1985
121	930-096-35	440 DEERFIELD AVE # 75, 92606, CA	\$950,000.00	4/12/2024	2 / 2.50	1297	1984
122	930-695-80	5082 SCHOLARSHIP , 92612, CA	\$950,000.00	4/15/2024	1 / 1.50	1349	2005
123	932-096-35	96 MONROE # 131, 92620, CA	\$950,000.00	12/21/2023	3 / 2.50	1336	1985
124	935-534-47	153 ISLINGTON , 92620, CA	\$950,000.00	11/30/2023	2 / 2.00	1291	1998
125	938-320-43	20 CLARET # 43, 92614, CA	\$951,000.00	2/29/2024	2 / 2.50	1594	1980
126	935-540-68	718 TIMBERWOOD , 92620, CA	\$952,000.00	3/18/2024	2 / 2.50	1276	1999
127	934-101-42	3250 WATERMARKE PL , 92612, CA	\$955,000.00	12/8/2023	3 / 2.00	1456	2003
128	937-133-22	31 ALMADOR , 92614, CA	\$960,000.00	4/30/2024	2 / 2.50	1300	1989
129	937-133-25	61 AGOSTINO , 92614, CA	\$960,000.00	4/30/2024	2 / 2.50	1300	1989
130	937-816-08	2 IMPERIAL AISLE , 92606, CA	\$962,000.00	5/9/2024	2 / 2.50	1347	1993
131	939-351-10	3406 LADRILLO AISLE , 92606, CA	\$968,000.00	2/5/2024	2 / 2.00	1129	1993
132	939-181-09	75 EXETER # 33, 92612, CA	\$970,000.00	5/2/2024	2 / 2.50	1242	1981
133	939-188-54	1 RICE AISLE # 94, 92612, CA	\$970,000.00	2/27/2024	2 / 2.00	1230	1987
134	939-189-46	66 VASSAR AISLE # 186, 92612, CA	\$970,000.00	3/4/2024	2 / 2.00	1230	1987
135	934-101-47	3345 WATERMARKE PL , 92612, CA	\$975,000.00	12/28/2023	3 / 2.00	1456	2003
136	934-300-41	5 VIEJO # 90, 92612, CA	\$975,000.00	1/5/2024	2 / 2.00	1441	1975
137	938-501-07	45 WEEPINGWOOD # 107, 92614, CA	\$975,000.00	5/14/2024	2 / 2.00	1130	1980
138	935-457-53	97 COSTA BRAVA , 92620, CA	\$976,000.00	4/1/2024	2 / 1.50	1071	2006
139	930-153-14	158 KEEPER , 92618, CA	\$978,000.00	1/18/2024	2 / 2.50	1576	2020
140	939-420-28	1 MOON DUST # 28, 92603, CA	\$980,000.00	3/18/2024	2 / 2.00	1042	1982
141	939-186-68	119 STANFORD CT # 48, 92612, CA	\$980,000.00	1/19/2024	3 / 3.00	1354	1985
142	930-164-43	36 RAINBOW RDG # 43, 92603, CA	\$985,000.00	3/25/2024	2 / 2.00	1523	1979
143	935-542-59	1918 TIMBERWOOD , 92620, CA	\$985,000.00	4/29/2024	2 / 2.50	1267	1999
144	938-110-19	2 MORNING STAR , 92603, CA	\$988,000.00	4/5/2024	2 / 2.00	1042	1981
145	937-130-75	28 ALMADOR , 92614, CA	\$988,000.00	1/11/2024	2 / 2.50	1300	1989
146	930-601-09	107 NEPTUNE , 92618, CA	\$988,000.00	3/26/2024	2 / 2.50	1354	2016
147	930-694-49	8057 SCHOLARSHIP , 92612, CA	\$999,000.00	5/6/2024	1 / 1.50	1349	2005
148	932-027-64	63 SAPPHIRE , 92602, CA	\$1,000,000.00	2/21/2024	2 / 2.50	1485	2001

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
149	932-476-07	30 SALTON # 60, 92602, CA	\$1,000,000.00	4/4/2024	2 / 2.00	1462	2001
150	930-240-72	147 BOWERY , 92612, CA	\$1,000,000.00	1/4/2024	2 / 2.00	1599	2019
151	930-162-32	121 FABLE , 92618, CA	\$1,000,000.00	3/20/2024	2 / 2.50	1505	2020
152	935-421-34	35 MAYFAIR , 92620, CA	\$1,000,000.00	4/1/2024	2 / 2.00	1290	2012
153	935-456-81	204 GROVELAND , 92620, CA	\$1,000,000.00	4/5/2024	1 / 1.50	957	2005
154	935-830-04	32 MORENA # 16, 92612, CA	\$1,005,000.00	2/21/2024	2 / 2.00	1282	1978
155	935-356-60	372 QUAIL RDG , 92603, CA	\$1,007,000.00	4/30/2024	2 / 2.00	1539	2004
156	938-721-48	57 WINTERMIST # 30, 92614, CA	\$1,009,000.00	4/12/2024	2 / 2.00	1011	1984
157	934-640-26	15 LA SERENA # 26, 92612, CA	\$1,010,000.00	2/14/2024	2 / 2.00	1441	1976
158	935-040-52	8 PARK VIS # 52, 92604, CA	\$1,015,000.00	1/29/2024	2 / 2.00	1234	1977
159	930-207-08	711 TRAILBLAZE , 92618, CA	\$1,015,000.00	4/22/2024	2 / 2.00	1176	2016
160	930-249-05	77 WALDORF , 92612, CA	\$1,020,000.00	2/9/2024	2 / 2.50	1988	2014
161	935-266-37	2246 SYNERGY , 92614, CA	\$1,020,000.00	4/24/2024	2 / 2.50	1381	2018
162	933-821-10	4 BUTTERFIELD , 92604, CA	\$1,025,000.00	4/11/2024	3 / 2.00	1164	1974
163	930-247-68	105 BOWERY , 92612, CA	\$1,025,000.00	3/18/2024	2 / 2.00	1483	2019
164	936-271-46	229 DEWDROP , 92603, CA	\$1,026,000.00	3/11/2024	2 / 2.50	1233	2004
165	939-182-21	40 WELLESLEY # 36, 92612, CA	\$1,029,000.00	1/23/2024	2 / 2.50	1447	1981
166	930-582-27	14 AUTUMNLEAF # 60, 92614, CA	\$1,030,000.00	12/26/2023	3 / 2.00	1144	1985
167	934-741-24	181 GROVELAND , 92620, CA	\$1,030,000.00	1/11/2024	2 / 2.50	1364	2005
168	932-475-92	60 SALTON # 33, 92602, CA	\$1,035,000.00	5/6/2024	2 / 2.00	1462	2001
169	935-355-71	60 REUNION , 92603, CA	\$1,035,000.00	2/14/2024	2 / 2.50	1217	2004
170	932-028-47	88 TOPAZ # 128, 92602, CA	\$1,038,000.00	1/19/2024	3 / 2.50	1490	2002
171	930-242-25	15 WALDORF , 92612, CA	\$1,040,000.00	3/1/2024	2 / 2.50	1801	2007
172	930-162-70	102 TENOR , 92618, CA	\$1,040,000.00	3/6/2024	2 / 2.00	1617	2021
173	931-310-27	711 SPRING GDN , 92618, CA	\$1,045,000.00	4/2/2024	2 / 2.00	1335	2021
174	932-028-11	73 SAPPHIRE # 51, 92602, CA	\$1,050,000.00	5/2/2024	2 / 2.50	1473	2001
175	937-290-43	28 LONE PNE # 43, 92604, CA	\$1,050,000.00	1/11/2024	2 / 2.00	1282	1980
176	930-240-52	154 TRIBECA , 92612, CA	\$1,050,000.00	3/8/2024	2 / 2.00	1483	2018
177	934-300-79	38 ARBOLES , 92612, CA	\$1,050,000.00	3/1/2024	2 / 2.00	1441	1975
178	939-181-42	22 OXFORD , 92612, CA	\$1,050,000.00	4/9/2024	2 / 2.50	1447	1981

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
179	937-812-08	7 MARBELLA AISLE # 396, 92614, CA	\$1,050,000.00	5/8/2024	3 / 2.00	1240	1987
180	938-550-94	19 SUMMERSTONE , 92614, CA	\$1,050,000.00	1/2/2024	3 / 2.50	1578	1983
181	930-162-66	160 FABLE , 92618, CA	\$1,050,000.00	2/22/2024	2 / 2.00	1505	2021
182	934-741-74	132 TOWNSEND , 92620, CA	\$1,050,000.00	4/19/2024	3 / 3.00	1961	2005
183	935-161-37	1 CHEYENNE # 56, 92604, CA	\$1,060,000.00	3/8/2024	3 / 2.50	1504	1977
184	935-347-36	1407 ELMHURST , 92618, CA	\$1,060,000.00	1/3/2024	2 / 2.00	1348	1999
185	931-215-31	122 JADESTONE , 92603, CA	\$1,065,000.00	2/9/2024	2 / 2.00	1268	2003
186	932-723-40	39 TALL OAK , 92603, CA	\$1,070,000.00	12/8/2023	2 / 2.50	1869	2004
187	930-187-15	156 ACAMAR , 92618, CA	\$1,070,000.00	1/31/2024	2 / 2.50	1694	2016
188	931-216-36	107 DANBROOK , 92603, CA	\$1,075,000.00	4/9/2024	2 / 2.00	1268	2004
189	937-131-17	168 AGOSTINO , 92614, CA	\$1,079,000.00	4/19/2024	3 / 2.50	1285	1989
190	932-476-28	17 SALTON , 92602, CA	\$1,080,000.00	5/7/2024	2 / 2.00	1462	2002
191	931-574-12	1 EVENING BREEZE # 12, 92603, CA	\$1,080,000.00	4/26/2024	2 / 2.00	1042	1980
192	930-242-66	45 SOHO , 92612, CA	\$1,080,000.00	4/1/2024	2 / 2.00	1576	2013
193	935-830-26	86 NAVARRE # 98, 92612, CA	\$1,080,000.00	5/8/2024	2 / 2.50	1498	1978
194	934-106-33	3141 MICHELSON DR UNIT 404, 92612, CA	\$1,095,000.00	3/28/2024	2 / 2.00	1375	2005
195	931-214-35	231 CORAL ROSE , 92603, CA	\$1,098,000.00	3/25/2024	2 / 2.50	1280	2003
196	938-500-57	3 HEATHERGREEN # 57, 92614, CA	\$1,098,000.00	12/20/2023	3 / 2.50	1578	1981
197	936-280-12	19 GLENHURST # 12, 92604, CA	\$1,100,000.00	4/8/2024	3 / 2.50	1399	1979
198	936-280-71	44 BROOKMONT # 71, 92604, CA	\$1,100,000.00	1/30/2024	3 / 2.50	1399	1979
199	938-552-58	16 SEAWIND , 92614, CA	\$1,100,000.00	2/9/2024	2 / 2.50	1319	1983
200	930-171-55	110 FIXIE , 92618, CA	\$1,100,000.00	3/22/2024	3 / 3.50	1774	2015
201	930-207-03	716 TRAILBLAZE , 92618, CA	\$1,100,000.00	4/29/2024	1 / 1.50	1192	2016
202	937-290-01	22 LONE PNE # 1, 92604, CA	\$1,105,000.00	5/8/2024	2 / 2.00	1119	1980
203	930-211-59	214 HARRINGAY , 92618, CA	\$1,110,000.00	4/26/2024	2 / 2.50	1756	2018
204	939-354-68	705 MARINELLA AISLE # 118, 92606, CA	\$1,111,000.00	3/6/2024	3 / 2.50	1345	1994
205	935-352-62	14 LANTERN LN , 92618, CA	\$1,113,500.00	4/30/2024	2 / 2.50	1166	2000
206	934-300-84	48 ARBOLES # 43, 92612, CA	\$1,120,000.00	4/30/2024	1 / 2.00	1386	1975
207	935-464-64	268 OVERBROOK , 92620, CA	\$1,120,000.00	12/14/2023	3 / 3.00	1518	2012
208	934-990-18	24 W YALE LOOP # 18, 92604, CA	\$1,127,000.00	2/27/2024	2 / 2.00	1471	1977

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
209	932-723-32	23 TALL OAK , 92603, CA	\$1,130,000.00	1/29/2024	3 / 3.50	1775	2004
210	936-020-04	6 HIGHLAND VW # 4, 92603, CA	\$1,130,000.00	11/28/2023	2 / 2.00	1523	1978
211	930-240-66	135 BOWERY , 92612, CA	\$1,130,000.00	5/6/2024	2 / 2.00	1483	2019
212	931-838-85	90 SARABANDE , 92620, CA	\$1,138,500.00	12/14/2023	3 / 3.00	1961	2005
213	934-106-48	3141 MICHELSON DR UNIT 604, 92612, CA	\$1,140,000.00	4/26/2024	2 / 2.00	1375	2005
214	934-106-76	3141 MICHELSON DR UNIT 908, 92612, CA	\$1,140,000.00	1/31/2024	2 / 2.00	1443	2005
215	938-372-94	67 CHULA VIS # 69, 92602, CA	\$1,145,000.00	3/5/2024	3 / 2.50	1601	2002
216	939-355-63	1405 REGGIO AISLE , 92606, CA	\$1,150,000.00	4/12/2024	3 / 2.50	1345	1995
217	930-694-54	8052 SCHOLARSHIP , 92612, CA	\$1,150,000.00	2/2/2024	1 / 1.50	1349	2005
218	932-655-58	191 GREAT LAWN , 92620, CA	\$1,150,000.00	3/18/2024	3 / 2.50	1223	2005
219	935-534-45	151 ISLINGTON , 92620, CA	\$1,150,000.00	11/30/2023	3 / 3.00	1606	1998
220	938-110-45	1 SUMMER BREEZE , 92603, CA	\$1,158,000.00	2/14/2024	2 / 2.50	1412	1981
221	930-696-75	3072 SCHOLARSHIP , 92612, CA	\$1,160,000.00	1/18/2024	1 / 2.00	1371	2007
222	934-390-07	14 NUEVO # 7, 92612, CA	\$1,160,000.00	2/6/2024	2 / 2.00	1441	1976
223	930-648-25	191 FRAME , 92618, CA	\$1,170,000.00	3/21/2024	2 / 2.00	1658	2018
224	931-319-81	98 TALLOWOOD , 92620, CA	\$1,170,000.00	12/29/2023	3 / 2.50	1410	2015
225	938-550-99	29 SUMMERSTONE , 92614, CA	\$1,180,000.00	5/7/2024	3 / 2.50	1422	1983
226	930-199-55	128 KESTREL , 92618, CA	\$1,180,000.00	12/11/2023	3 / 2.50	1584	2016
227	935-421-25	103 MAYFAIR , 92620, CA	\$1,182,000.00	4/1/2024	2 / 2.00	1365	2012
228	930-207-76	204 TRAILBLAZE , 92618, CA	\$1,185,000.00	3/19/2024	2 / 2.50	1667	2017
229	939-046-05	201 LOCKFORD , 92602, CA	\$1,190,000.00	3/15/2024	2 / 2.00	1688	2002
230	935-464-28	265 MAYFAIR , 92620, CA	\$1,190,000.00	1/11/2024	2 / 2.00	1378	2012
231	935-372-49	38 DAISY , 92618, CA	\$1,195,000.00	2/2/2024	3 / 2.50	1668	2000
232	930-241-27	402 ROCKEFELLER UNIT 206, 92612, CA	\$1,200,000.00	2/26/2024	2 / 2.50	1812	2007
233	930-694-82	8084 SCHOLARSHIP , 92612, CA	\$1,200,000.00	1/12/2024	1 / 1.50	1188	2005
234	933-930-60	8 MONTANAS SUD # 60, 92612, CA	\$1,200,000.00	3/15/2024	3 / 2.50	1740	1974
235	934-390-10	20 NUEVO # 10, 92612, CA	\$1,200,000.00	5/3/2024	2 / 2.00	1441	1976
236	935-266-26	2336 SYNERGY , 92614, CA	\$1,200,000.00	12/20/2023	3 / 3.50	1843	2018
237	938-501-36	13 MISTY RUN # 136, 92614, CA	\$1,200,000.00	4/11/2024	3 / 2.50	1585	1981
238	930-163-40	375 NOVEL , 92618, CA	\$1,200,000.00	12/28/2023	3 / 3.50	1791	2020

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
239	930-185-83	168 PARAMOUNT , 92618, CA	\$1,200,000.00	2/29/2024	3 / 2.00	1738	2015
240	935-347-30	1401 ELK GRV , 92618, CA	\$1,200,000.00	11/30/2023	2 / 2.00	1348	1999
241	938-057-02	39 LATITUDE , 92618, CA	\$1,200,000.00	4/24/2024	4 / 3.00	2095	2013
242	933-335-34	184 BISHOP LNDG , 92620, CA	\$1,200,000.00	4/16/2024	2 / 2.00	1539	2016
243	935-422-42	166 OVERBROOK , 92620, CA	\$1,200,500.00	5/14/2024	2 / 2.00	1290	2013
244	937-815-49	5 ARESE AISLE , 92606, CA	\$1,210,000.00	3/29/2024	3 / 2.50	2339	1990
245	930-186-16	149 MONGOOSE , 92618, CA	\$1,218,000.00	3/15/2024	3 / 2.00	1738	2016
246	930-582-02	1 SHADOWLEAF # 35, 92614, CA	\$1,220,000.00	3/28/2024	3 / 2.50	1435	1985
247	931-315-75	119 PAINTED TRELIS , 92620, CA	\$1,220,000.00	12/28/2023	3 / 3.50	1658	2014
248	935-534-22	225 DARLINGTON , 92620, CA	\$1,220,000.00	2/28/2024	3 / 2.50	1481	1998
249	932-028-01	28 MOONSTONE , 92602, CA	\$1,225,000.00	3/15/2024	3 / 2.50	1482	2000
250	934-431-15	46 NIGHT BLOOM , 92602, CA	\$1,230,000.00	11/29/2023	3 / 2.50	1524	2005
251	935-650-42	42 WETSTONE , 92604, CA	\$1,230,000.00	12/21/2023	2 / 2.50	1608	1978
252	935-010-11	78 W YALE LOOP # 11, 92604, CA	\$1,235,000.00	1/5/2024	3 / 3.00	2213	1977
253	930-241-29	402 ROCKEFELLER UNIT 208, 92612, CA	\$1,240,000.00	12/12/2023	2 / 2.50	1992	2007
254	930-020-90	158 ELKHORN , 92618, CA	\$1,240,000.00	3/15/2024	3 / 3.00	1695	2020
255	930-246-41	21 GRAMERCY UNIT 220, 92612, CA	\$1,241,000.00	3/20/2024	2 / 2.50	1968	2007
256	930-094-43	24 CAPSTONE # 33, 92606, CA	\$1,245,000.00	5/14/2024	3 / 2.50	1437	1984
257	930-241-47	402 ROCKEFELLER UNIT 308, 92612, CA	\$1,245,000.00	2/20/2024	2 / 2.50	1992	2007
258	930-152-65	250 KEEPER , 92618, CA	\$1,250,000.00	12/22/2023	3 / 3.50	2069	2020
259	935-545-30	41 MISSION BELL , 92620, CA	\$1,250,000.00	4/5/2024	2 / 2.00	1545	2012
260	939-420-11	4 STARDUST # 11, 92603, CA	\$1,250,500.00	1/5/2024	2 / 2.50	1412	1982
261	938-110-01	30 MORNING STAR , 92603, CA	\$1,251,000.00	4/24/2024	2 / 2.50	1412	1981
262	931-424-07	13 STARFALL # 7, 92603, CA	\$1,260,000.00	3/29/2024	3 / 2.50	1610	1980
263	930-241-68	402 ROCKEFELLER UNIT 411, 92612, CA	\$1,260,000.00	3/28/2024	2 / 2.50	1992	2007
264	932-028-02	30 MOONSTONE , 92602, CA	\$1,270,000.00	2/5/2024	3 / 2.50	1482	2000
265	937-013-90	35 MODESTO # 116, 92602, CA	\$1,272,500.00	12/13/2023	3 / 2.50	1592	2002
266	935-266-68	2290 SYNERGY , 92614, CA	\$1,275,000.00	2/21/2024	3 / 3.50	2245	2018
267	937-132-55	104 ALMADOR # 201, 92614, CA	\$1,275,000.00	4/15/2024	3 / 2.50	1285	1987
268	935-373-02	25 GERANIUM # 35, 92618, CA	\$1,275,000.00	4/30/2024	3 / 3.00	1526	2001

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
269	936-020-54	91 HIGHLAND VW # 54, 92603, CA	\$1,280,000.00	1/31/2024	3 / 2.00	1523	1978
270	930-153-04	176 KEEPER , 92618, CA	\$1,280,000.00	2/6/2024	3 / 2.50	1798	2020
271	930-651-19	134 MODJESKA , 92618, CA	\$1,280,000.00	4/4/2024	3 / 2.50	1656	2019
272	930-478-68	103 CANAL , 92620, CA	\$1,280,000.00	3/15/2024	3 / 2.50	1223	2004
273	935-544-88	65 MISSION BELL , 92620, CA	\$1,280,000.00	5/2/2024	2 / 2.00	1545	2011
274	930-101-49	209 PLACEMARK , 92614, CA	\$1,284,000.00	3/25/2024	3 / 3.50	2100	2019
275	930-243-15	706 ROCKEFELLER , 92612, CA	\$1,285,000.00	5/6/2024	3 / 3.50	2288	2008
276	930-101-81	147 PLACEMARK , 92614, CA	\$1,285,000.00	1/22/2024	3 / 3.00	1990	2021
277	930-101-82	149 PLACEMARK , 92614, CA	\$1,285,000.00	3/28/2024	3 / 3.00	1991	2021
278	938-844-63	382 E YALE LOOP # 4, 92614, CA	\$1,287,500.00	12/11/2023	3 / 2.50	2139	1986
279	930-101-77	165 PLACEMARK , 92614, CA	\$1,288,000.00	3/20/2024	4 / 3.00	2378	2021
280	930-102-34	117 PLACEMARK , 92614, CA	\$1,288,000.00	3/15/2024	3 / 3.00	1990	2021
281	938-237-67	148 CRESCENT MOON , 92602, CA	\$1,290,000.00	4/19/2024	2 / 2.00	1458	2016
282	939-420-05	9 STARDUST # 5, 92603, CA	\$1,300,000.00	5/1/2024	2 / 2.50	1610	1982
283	931-144-08	11 ALDERGROVE # 8, 92604, CA	\$1,300,000.00	4/29/2024	3 / 2.50	2092	1981
284	935-342-66	291 TAROCCO , 92618, CA	\$1,300,000.00	5/8/2024	2 / 2.00	951	1983
285	930-695-44	5046 SCHOLARSHIP , 92612, CA	\$1,305,000.00	4/11/2024	2 / 2.50	1463	2005
286	930-640-50	632 CULTIVATE , 92618, CA	\$1,305,000.00	4/22/2024	2 / 2.50	1622	2019
287	930-173-55	209 MERIT , 92618, CA	\$1,307,000.00	3/12/2024	3 / 2.00	1812	2022
288	932-722-87	120 TALL OAK , 92603, CA	\$1,310,000.00	4/8/2024	3 / 3.50	1775	2003
289	934-870-02	13 W YALE LOOP # 2, 92604, CA	\$1,310,000.00	2/2/2024	3 / 2.50	1889	1977
290	934-747-65	66 HEDGE BLOOM , 92618, CA	\$1,310,000.00	5/8/2024	3 / 2.50	1493	2010
291	937-814-70	4 CIGLIANO AISLE , 92606, CA	\$1,317,000.00	4/19/2024	3 / 2.50	1929	1990
292	930-247-01	45 GRAMERCY , 92612, CA	\$1,320,000.00	1/26/2024	3 / 3.00	1832	2013
293	935-537-50	23 SPRING VLY , 92602, CA	\$1,325,000.00	5/1/2024	3 / 2.50	1653	1999
294	930-242-52	99 LENNOX , 92612, CA	\$1,325,000.00	5/14/2024	3 / 3.00	1727	2007
295	930-037-99	119 ELKHORN , 92618, CA	\$1,330,000.00	3/8/2024	3 / 2.00	1490	2021
296	930-640-67	586 CULTIVATE , 92618, CA	\$1,330,000.00	4/1/2024	3 / 3.50	1660	2019
297	930-640-61	574 CULTIVATE , 92618, CA	\$1,338,000.00	2/2/2024	3 / 2.50	1902	2019
298	931-335-49	115 TUBEFLOWER , 92618, CA	\$1,338,000.00	3/12/2024	4 / 3.00	1481	2017

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
299	936-060-42	29 E YALE LOOP # 42, 92604, CA	\$1,340,000.00	1/16/2024	3 / 2.50	1889	1977
300	934-108-31	3131 MICHELSON DR UNIT 1503, 92612, CA	\$1,340,000.00	3/22/2024	2 / 2.50	1993	2005
301	930-651-30	109 STAGE , 92618, CA	\$1,340,000.00	11/28/2023	3 / 2.50	2379	2019
302	934-432-28	68 NIGHT BLOOM , 92602, CA	\$1,350,000.00	5/2/2024	3 / 2.50	1600	2005
303	938-237-08	123 MIGHTY OAK , 92602, CA	\$1,350,000.00	4/18/2024	2 / 2.50	1452	2015
304	936-060-09	7 ASHWOOD # 9, 92604, CA	\$1,350,000.00	3/19/2024	3 / 2.50	2080	1977
305	935-631-04	17 VALLEY VW # 43, 92612, CA	\$1,350,000.00	2/13/2024	2 / 2.00	1799	1978
306	930-100-41	136 CITY SQUARE , 92614, CA	\$1,350,000.00	4/1/2024	4 / 3.50	2141	2019
307	930-582-42	20 AMBERLEAF # 75, 92614, CA	\$1,350,000.00	4/25/2024	3 / 2.50	1435	1985
308	930-013-44	128 NATURE WALK , 92618, CA	\$1,350,000.00	12/21/2023	3 / 3.00	1529	2017
309	930-152-72	254 MERIT , 92618, CA	\$1,350,000.00	12/6/2023	4 / 3.00	2173	2021
310	930-648-09	219 FRAME , 92618, CA	\$1,350,000.00	12/20/2023	3 / 2.50	2892	2018
311	931-318-69	118 PAINTED TRELIS , 92620, CA	\$1,350,000.00	4/2/2024	3 / 3.50	1658	2015
312	930-030-64	312 NOVEL , 92618, CA	\$1,360,000.00	12/22/2023	4 / 4.00	2366	2020
313	938-601-32	48 CEDARLAKE # 37, 92614, CA	\$1,365,000.00	1/25/2024	3 / 3.00	1674	1984
314	938-070-42	10 SOUTHSAND , 92614, CA	\$1,365,500.00	5/7/2024	3 / 2.50	1846	1981
315	930-210-08	187 EXCURSION , 92618, CA	\$1,366,000.00	12/15/2023	3 / 3.00	1529	2016
316	939-187-61	52 VASSAR AISLE # 1, 92612, CA	\$1,369,000.00	4/8/2024	3 / 3.00	1983	1987
317	938-850-07	9 FIRESTONE # 7, 92614, CA	\$1,370,000.00	2/5/2024	3 / 2.50	1987	1983
318	932-475-49	46 BOLINAS # 2, 92602, CA	\$1,375,000.00	3/21/2024	3 / 3.00	1994	2001
319	937-816-54	7 PALAGONIA AISLE , 92606, CA	\$1,380,000.00	3/26/2024	3 / 2.50	1575	1998
320	930-241-51	402 ROCKEFELLER UNIT 312, 92612, CA	\$1,380,000.00	1/2/2024	2 / 2.50	2250	2007
321	930-037-38	216 MILKY WAY , 92618, CA	\$1,380,000.00	3/7/2024	3 / 3.50	1879	2018
322	930-045-45	115 TRAILING COMET , 92618, CA	\$1,380,000.00	5/7/2024	4 / 3.00	1510	2019
323	930-600-19	203 NATIVE SPG , 92618, CA	\$1,380,000.00	4/25/2024	3 / 3.00	2038	2014
324	932-176-48	144 COMPASS , 92618, CA	\$1,385,000.00	2/5/2024	3 / 2.50	1971	2014
325	935-465-24	220 KEMPTON , 92620, CA	\$1,385,000.00	3/11/2024	3 / 3.00	1518	2013
326	930-206-23	129 EXCURSION , 92618, CA	\$1,387,500.00	2/13/2024	3 / 2.50	1570	2016
327	930-646-28	137 EPISODE , 92618, CA	\$1,388,000.00	1/4/2024	3 / 3.50	1974	2019
328	934-432-77	19 NIGHT BLOOM , 92602, CA	\$1,389,000.00	4/1/2024	3 / 2.50	1524	2006

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
329	930-160-15	145 TENOR , 92618, CA	\$1,400,000.00	3/11/2024	3 / 2.50	2043	2019
330	932-414-23	26 MAYCREST # 67, 92618, CA	\$1,400,000.00	4/9/2024	3 / 2.50	1526	2011
331	935-352-40	46 DANBURY LN , 92618, CA	\$1,400,000.00	1/10/2024	3 / 2.50	1473	1999
332	939-228-71	178 TERRAPIN , 92618, CA	\$1,400,000.00	4/8/2024	3 / 3.50	2260	2018
333	931-315-23	53 STRAWBERRY GRV , 92620, CA	\$1,400,000.00	3/27/2024	3 / 3.50	1658	2014
334	935-464-24	213 MAYFAIR , 92620, CA	\$1,400,000.00	2/28/2024	3 / 3.00	1518	2012
335	930-694-66	8071 SCHOLARSHIP , 92612, CA	\$1,405,000.00	4/3/2024	2 / 2.00	1701	2005
336	930-152-44	202 KEEPER , 92618, CA	\$1,409,000.00	4/2/2024	3 / 3.50	2069	2020
337	931-654-20	3 MORNING MIST # 20, 92603, CA	\$1,410,000.00	5/2/2024	3 / 2.50	1610	1980
338	935-548-21	22 TALISMAN , 92620, CA	\$1,410,000.00	3/25/2024	3 / 3.00	1512	2010
339	935-950-23	20 ORANGEGROVE # 23, 92604, CA	\$1,415,000.00	3/14/2024	3 / 2.50	1813	1978
340	930-170-56	221 CULTIVATE , 92618, CA	\$1,425,000.00	3/26/2024	3 / 3.00	1899	2017
341	932-601-84	65 WINDCHIME , 92603, CA	\$1,430,000.00	3/19/2024	3 / 2.50	1330	2003
342	930-037-58	232 MILKY WAY , 92618, CA	\$1,430,000.00	5/13/2024	3 / 3.50	1879	2020
343	930-152-50	214 KEEPER , 92618, CA	\$1,440,000.00	4/15/2024	3 / 3.50	2069	2020
344	930-171-20	142 FIXIE , 92618, CA	\$1,440,000.00	3/29/2024	3 / 3.50	2075	2017
345	935-372-00	30 SAGEBRUSH , 92618, CA	\$1,440,000.00	1/4/2024	3 / 2.50	1750	2000
346	939-225-11	103 TERRAPIN , 92618, CA	\$1,448,000.00	3/25/2024	3 / 2.00	1986	2017
347	931-144-15	22 LAKESHORE # 15, 92604, CA	\$1,450,000.00	2/20/2024	3 / 2.50	1846	1981
348	934-100-18	8 CERRITO # 18, 92612, CA	\$1,450,000.00	2/5/2024	3 / 2.50	1740	1975
349	930-172-27	218 CULTIVATE , 92618, CA	\$1,450,000.00	4/3/2024	3 / 3.50	2134	2017
350	930-650-49	769 BENCHMARK , 92618, CA	\$1,450,000.00	4/2/2024	3 / 3.50	1749	2019
351	930-651-04	117 BRAVO , 92618, CA	\$1,450,000.00	5/13/2024	3 / 2.50	1656	2018
352	930-210-38	211 EXCURSION , 92618, CA	\$1,455,000.00	3/8/2024	3 / 3.50	1813	2016
353	934-748-15	110 PEONY , 92618, CA	\$1,463,000.00	5/14/2024	3 / 2.50	1804	2010
354	935-424-32	113 OASIS , 92620, CA	\$1,465,000.00	12/7/2023	3 / 2.50	1654	2013
355	938-551-65	23 LONGSHORE # 40, 92614, CA	\$1,470,000.00	1/26/2024	2 / 2.00	1947	1983
356	934-870-05	7 W YALE LOOP # 5, 92604, CA	\$1,480,000.00	3/5/2024	3 / 2.50	2236	1977
357	931-330-79	106 DESERT PNE , 92620, CA	\$1,485,000.00	3/13/2024	3 / 3.50	1873	2016
358	930-694-77	8088 SCHOLARSHIP , 92612, CA	\$1,488,000.00	5/6/2024	2 / 2.00	1701	2005

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
359	930-694-86	8091 SCHOLARSHIP , 92612, CA	\$1,488,000.00	3/4/2024	2 / 2.00	1701	2005
360	930-190-24	75 VISIONARY , 92618, CA	\$1,490,000.00	1/16/2024	4 / 3.00	1996	2014
361	934-750-82	10 SWEETWATER # 18, 92603, CA	\$1,492,000.00	5/13/2024	2 / 2.50	2033	1977
362	930-649-57	121 PUSAN , 92618, CA	\$1,495,000.00	11/28/2023	3 / 2.00	2317	2021
363	930-056-20	122 CLEVERWIND , 92618, CA	\$1,498,000.00	5/7/2024	4 / 3.00	1565	2021
364	936-530-31	9 WILLOWGROVE , 92604, CA	\$1,500,000.00	2/22/2024	3 / 2.50	2040	1978
365	935-630-70	7 FALLING LEAF # 9, 92612, CA	\$1,500,000.00	1/11/2024	3 / 2.00	2289	1978
366	930-192-23	159 CARMINE , 92618, CA	\$1,500,000.00	5/14/2024	3 / 2.50	1906	2017
367	930-640-16	128 BRAVO , 92618, CA	\$1,500,000.00	2/1/2024	4 / 2.50	2288	2018
368	934-744-20	114 BLAZE , 92618, CA	\$1,500,000.00	2/2/2024	3 / 2.50	2161	2010
369	939-225-15	120 STELLAR , 92618, CA	\$1,500,000.00	2/23/2024	3 / 2.50	2103	2017
370	939-229-54	267 CARMINE , 92618, CA	\$1,500,000.00	11/29/2023	3 / 2.50	2199	2018
371	933-431-26	26 TWIN GABLES , 92620, CA	\$1,500,000.00	2/23/2024	3 / 3.00	2152	2006
372	935-464-41	210 OVERBROOK , 92620, CA	\$1,500,000.00	5/13/2024	3 / 3.00	1518	2012
373	939-420-75	27 MORNING BREEZE # 47, 92603, CA	\$1,505,000.00	12/11/2023	2 / 3.00	1878	1984
374	930-212-35	112 MENKAR , 92618, CA	\$1,505,000.00	1/3/2024	3 / 3.00	2063	2018
375	938-601-45	22 CEDARLAKE # 50, 92614, CA	\$1,509,500.00	4/22/2024	2 / 2.00	1484	1984
376	936-490-40	93 LAKESHORE # 52, 92604, CA	\$1,520,000.00	5/6/2024	3 / 2.50	2033	1978
377	930-152-40	218 KEEPER , 92618, CA	\$1,530,000.00	5/1/2024	4 / 3.50	2173	2020
378	930-192-49	186 TERRAPIN , 92618, CA	\$1,530,000.00	4/1/2024	3 / 2.50	1906	2018
379	934-748-49	30 PEONY , 92618, CA	\$1,530,000.00	4/29/2024	3 / 2.50	1804	2010
380	931-924-93	101 MISSION , 92620, CA	\$1,530,000.00	4/29/2024	3 / 3.00	2004	2005
381	935-542-83	195 WOODBURY , 92620, CA	\$1,530,000.00	3/22/2024	3 / 2.50	1677	2001
382	930-037-18	174 MILKY WAY , 92618, CA	\$1,538,000.00	4/4/2024	3 / 3.50	1879	2018
383	930-192-32	715 BEACON , 92618, CA	\$1,540,000.00	2/21/2024	3 / 3.00	1866	2018
384	930-227-05	172 PALENCIA , 92618, CA	\$1,545,000.00	2/14/2024	2 / 2.50	1888	2017
385	930-172-45	161 FIXIE , 92618, CA	\$1,550,000.00	5/13/2024	3 / 3.50	2134	2017
386	930-175-39	150 FOLLYHATCH , 92618, CA	\$1,550,000.00	4/1/2024	3 / 3.00	2375	2017
387	934-744-11	132 BLAZE , 92618, CA	\$1,550,000.00	12/21/2023	3 / 2.50	2161	2010
388	932-381-59	203 MIDVALE LN , 92620, CA	\$1,560,000.00	2/22/2024	3 / 3.00	1918	2012

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
389	934-850-23	55 W YALE LOOP # 23, 92604, CA	\$1,565,000.00	3/4/2024	3 / 3.00	2213	1977
390	930-247-11	242 ROCKEFELLER , 92612, CA	\$1,570,000.00	4/11/2024	3 / 3.00	2290	2013
391	930-212-42	119 CATALYST , 92618, CA	\$1,575,000.00	3/26/2024	3 / 3.00	1875	2018
392	939-224-20	121 STELLAR , 92618, CA	\$1,575,000.00	5/9/2024	3 / 2.50	1979	2017
393	935-630-72	3 FALLING LEAF # 11, 92612, CA	\$1,580,000.00	2/27/2024	4 / 2.50	2754	1978
394	932-656-07	45 HERRINGBONE , 92620, CA	\$1,580,000.00	1/12/2024	3 / 3.00	2222	2006
395	934-746-01	61 SPLENDOR , 92618, CA	\$1,585,000.00	3/20/2024	3 / 2.50	1956	2010
396	930-213-50	177 SCALE , 92618, CA	\$1,590,000.00	12/13/2023	3 / 2.50	2384	2019
397	930-640-92	556 CULTIVATE , 92618, CA	\$1,595,000.00	3/20/2024	4 / 3.50	2146	2020
398	930-211-43	220 HARRINGAY , 92618, CA	\$1,599,000.00	12/4/2023	4 / 3.00	2732	2018
399	938-330-46	107 WINNETT , 92602, CA	\$1,600,000.00	1/26/2024	3 / 2.00	1921	2021
400	934-244-39	208 SCARLET , 92603, CA	\$1,600,000.00	3/28/2024	4 / 3.00	1891	2003
401	935-671-12	5 LA QUINTA # 3, 92612, CA	\$1,600,000.00	2/14/2024	3 / 2.50	2357	1985
402	932-415-23	27 LACEBARK # 35, 92618, CA	\$1,600,000.00	3/20/2024	4 / 2.50	1899	2010
403	931-841-70	120 RINGTAIL , 92618, CA	\$1,620,000.00	2/13/2024	4 / 3.50	1999	2020
404	930-022-14	279 NOVEL , 92618, CA	\$1,629,500.00	2/14/2024	4 / 3.00	2446	2022
405	931-841-15	103 SOARING EAGLE , 92618, CA	\$1,630,000.00	1/10/2024	4 / 3.50	1797	2019
406	931-313-54	53 IVORY PETAL , 92620, CA	\$1,640,000.00	4/10/2024	3 / 2.50	1704	2015
407	935-423-31	95 OVERBROOK , 92620, CA	\$1,643,000.00	4/15/2024	3 / 2.50	1777	2013
408	930-190-50	167 BRIGHT POPPY , 92618, CA	\$1,645,000.00	2/1/2024	4 / 3.00	2010	2015
409	938-601-40	32 CEDARLAKE # 45, 92614, CA	\$1,650,000.00	11/29/2023	3 / 2.50	2320	1984
410	930-037-09	162 MILKY WAY , 92618, CA	\$1,650,000.00	2/22/2024	3 / 2.50	1651	2018
411	931-839-44	31 WHITE SAGE , 92618, CA	\$1,650,000.00	2/9/2024	4 / 3.00	2352	2009
412	935-472-10	61 DEVONSHIRE , 92620, CA	\$1,650,000.00	3/25/2024	3 / 2.50	1729	2013
413	936-540-03	5 ALDERWOOD # 3, 92604, CA	\$1,655,000.00	3/25/2024	4 / 2.50	2155	1978
414	931-654-28	6 MORNING MIST # 28, 92603, CA	\$1,658,000.00	4/23/2024	2 / 2.50	1610	1980
415	930-182-75	131 NEWALL , 92618, CA	\$1,660,000.00	4/8/2024	3 / 2.50	1810	2016
416	935-473-01	52 REMBRANDT , 92620, CA	\$1,660,000.00	5/8/2024	3 / 2.50	1685	2013
417	935-630-40	20 RUSTLING WIND # 10, 92612, CA	\$1,665,000.00	2/13/2024	4 / 2.50	2858	1978
418	930-115-29	210 CHORUS , 92618, CA	\$1,665,000.00	12/22/2023	3 / 2.00	2318	2022

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
419	931-840-83	153 FALCON RDG , 92618, CA	\$1,666,000.00	3/19/2024	4 / 3.50	1851	2018
420	930-190-96	226 BRIGHT POPPY , 92618, CA	\$1,670,000.00	3/22/2024	4 / 3.00	2003	2016
421	931-327-69	124 GULFSTREAM , 92620, CA	\$1,670,000.00	12/26/2023	3 / 2.50	1753	2016
422	930-649-68	111 FRAME , 92618, CA	\$1,680,000.00	2/7/2024	3 / 2.50	2317	2018
423	932-654-98	167 RHAPSODY , 92620, CA	\$1,680,000.00	3/5/2024	4 / 3.00	2065	2005
424	931-322-53	73 WATERLEAF , 92620, CA	\$1,690,000.00	5/10/2024	3 / 2.50	1704	2015
425	934-012-02	45 BIANCO , 92618, CA	\$1,694,000.00	12/19/2023	3 / 2.50	1713	2011
426	934-013-50	71 BIANCO , 92618, CA	\$1,695,000.00	11/28/2023	3 / 2.50	1713	2013
427	930-466-82	12 ARBORSIDE , 92603, CA	\$1,699,000.00	1/22/2024	3 / 2.50	1548	2004
428	935-630-60	3 RUSTLING WIND # 30, 92612, CA	\$1,700,000.00	3/20/2024	3 / 2.50	2344	1978
429	930-255-08	78 DARBY , 92620, CA	\$1,700,000.00	2/15/2024	3 / 2.50	1809	2017
430	935-363-64	63 BIRMINGHAM , 92620, CA	\$1,700,000.00	3/8/2024	4 / 4.00	2147	2014
431	935-472-86	66 REMBRANDT , 92620, CA	\$1,700,000.00	1/24/2024	3 / 2.50	1861	2013
432	930-163-38	367 NOVEL , 92618, CA	\$1,720,000.00	3/7/2024	4 / 3.50	2698	2020
433	934-744-89	306 BRONZE , 92618, CA	\$1,720,000.00	2/29/2024	3 / 2.50	2313	2010
434	932-426-08	32 LARKFIELD , 92620, CA	\$1,730,000.00	3/22/2024	3 / 2.50	1729	2012
435	938-227-16	107 RODEO , 92602, CA	\$1,740,000.00	4/22/2024	3 / 2.50	1837	2014
436	939-226-34	110 CATALYST , 92618, CA	\$1,750,000.00	3/15/2024	4 / 4.00	3004	2017
437	930-151-73	266 MERIT , 92618, CA	\$1,755,000.00	3/5/2024	3 / 2.50	2109	2020
438	930-047-08	159 PLUM LILY , 92618, CA	\$1,760,000.00	2/13/2024	3 / 2.50	1976	2019
439	931-339-08	199 AUGUSTINE , 92618, CA	\$1,770,000.00	4/2/2024	4 / 3.50	1982	2018
440	931-331-51	153 BARROW , 92620, CA	\$1,780,000.00	5/14/2024	3 / 2.50	1632	2016
441	930-255-15	92 DARBY , 92620, CA	\$1,785,000.00	1/2/2024	3 / 2.50	2045	2017
442	930-213-44	165 SCALE , 92618, CA	\$1,790,000.00	3/21/2024	3 / 2.50	2384	2019
443	930-249-76	113 HENSON , 92620, CA	\$1,790,000.00	4/9/2024	4 / 3.00	1907	2019
444	939-422-22	2 GALAXY # 29, 92603, CA	\$1,800,000.00	3/22/2024	3 / 3.00	2392	1986
445	931-322-17	78 ISLAND CORAL , 92620, CA	\$1,800,000.00	3/26/2024	3 / 2.50	1846	2015
446	931-317-71	85 HANGING GDN , 92620, CA	\$1,806,000.00	4/1/2024	3 / 2.50	2060	2015
447	934-013-21	75 BRINDISI , 92618, CA	\$1,810,000.00	1/12/2024	3 / 2.50	1868	2013
448	931-317-04	55 HANGING GDN , 92620, CA	\$1,815,000.00	3/12/2024	3 / 2.50	2059	2014

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
449	930-647-27	109 MASTERPIECE , 92618, CA	\$1,826,000.00	12/19/2023	4 / 4.50	2942	2019
450	930-278-55	27 HATHAWAY , 92620, CA	\$1,830,000.00	4/10/2024	4 / 3.00	2727	2004
451	932-392-05	74 DIAMOND , 92620, CA	\$1,832,000.00	4/15/2024	3 / 2.50	1832	2012
452	938-553-11	10 LONGSHORE # 75, 92614, CA	\$1,835,000.00	4/29/2024	4 / 2.50	2760	1986
453	939-224-27	111 STELLAR , 92618, CA	\$1,845,000.00	3/4/2024	4 / 3.00	2814	2017
454	934-025-65	103 LOMITA , 92618, CA	\$1,860,000.00	1/16/2024	3 / 2.00	1890	2021
455	931-841-21	129 SOARING EAGLE , 92618, CA	\$1,870,000.00	4/18/2024	4 / 3.50	2119	2020
456	934-013-15	72 BRINDISI , 92618, CA	\$1,875,000.00	2/5/2024	3 / 2.50	1868	2013
457	932-393-01	46 SEDGEWICK , 92620, CA	\$1,875,000.00	2/29/2024	3 / 2.50	1882	2013
458	939-226-65	127 BOSQUE , 92618, CA	\$1,880,000.00	12/18/2023	4 / 4.00	3004	2018
459	934-022-08	58 CIPRESSO , 92618, CA	\$1,888,000.00	12/26/2023	3 / 2.50	1878	2011
460	935-631-15	26 ROCKY KNL # 3, 92612, CA	\$1,900,000.00	11/29/2023	4 / 2.50	2754	1978
461	930-151-88	439 CHORUS , 92618, CA	\$1,900,000.00	5/6/2024	3 / 3.00	2505	2020
462	939-226-56	117 BOSQUE , 92618, CA	\$1,900,000.00	4/9/2024	3 / 2.50	3085	2018
463	930-151-74	100 PATTERN , 92618, CA	\$1,915,000.00	3/15/2024	3 / 3.00	2505	2020
464	935-671-57	18 SARENA # 48, 92612, CA	\$1,925,000.00	4/18/2024	3 / 2.50	2131	1985
465	930-278-84	76 WONDERLAND , 92620, CA	\$1,925,000.00	4/23/2024	3 / 2.50	2345	2003
466	938-551-81	7 WATERWAY # 15, 92614, CA	\$1,950,000.00	4/3/2024	3 / 2.50	2614	1983
467	930-019-57	110 VESSEL , 92618, CA	\$1,950,000.00	3/15/2024	4 / 3.00	2071	2020
468	934-022-72	43 LUPARI , 92618, CA	\$1,950,000.00	12/12/2023	4 / 3.00	2075	2012
469	939-984-18	127 TALL REED , 92618, CA	\$1,950,000.00	12/21/2023	4 / 4.00	2455	2022
470	932-322-28	309 BERKSHIRE , 92620, CA	\$1,965,000.00	2/5/2024	4 / 4.00	2287	2013
471	938-241-69	115 DELLA , 92602, CA	\$1,995,000.00	2/22/2024	3 / 2.50	2190	2019
472	935-661-22	6 BARISTO # 39, 92612, CA	\$1,998,000.00	3/21/2024	3 / 2.50	2131	1985
473	934-023-39	85 CIPRESSO , 92618, CA	\$2,000,000.00	2/28/2024	3 / 2.50	1878	2013
474	939-984-11	113 TALL REED , 92618, CA	\$2,000,000.00	4/25/2024	4 / 4.00	2455	2022
475	930-012-45	110 VANGUARD , 92618, CA	\$2,049,000.00	2/28/2024	4 / 4.00	2372	2019
476	930-695-19	8142 SCHOLARSHIP , 92612, CA	\$2,050,000.00	3/11/2024	2 / 2.50	2052	2005
477	930-012-63	206 PHOEBE , 92618, CA	\$2,050,000.00	5/10/2024	4 / 4.00	2372	2020
478	932-656-26	81 HALLMARK , 92620, CA	\$2,050,000.00	3/13/2024	4 / 4.00	2624	2007

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
479	935-363-18	71 ASHDALE , 92620, CA	\$2,060,000.00	4/26/2024	4 / 4.00	2287	2014
480	934-022-04	61 CIPRESSO , 92618, CA	\$2,080,000.00	2/21/2024	3 / 2.50	2037	2011
481	934-025-25	141 SAN BENITO , 92618, CA	\$2,084,500.00	3/21/2024	4 / 3.00	2189	2020
482	930-464-89	42 GARDENPATH , 92603, CA	\$2,100,000.00	2/13/2024	3 / 2.50	1701	2003
483	932-422-13	55 DIAMOND , 92620, CA	\$2,108,000.00	4/22/2024	4 / 3.00	2117	2011
484	930-647-13	123 SCULPTURE , 92618, CA	\$2,120,000.00	2/8/2024	4 / 4.50	2942	2018
485	930-737-71	15 SHADE TREE , 92603, CA	\$2,125,000.00	11/30/2023	3 / 3.50	2438	2003
486	934-023-59	68 CIPRESSO , 92618, CA	\$2,125,000.00	1/17/2024	4 / 3.00	2083	2011
487	931-326-26	125 HARGROVE , 92620, CA	\$2,125,000.00	3/11/2024	4 / 3.50	2258	2016
488	934-024-24	163 LINDA VIS , 92618, CA	\$2,135,000.00	12/28/2023	4 / 3.00	2742	2019
489	930-115-52	208 CHORUS , 92618, CA	\$2,143,000.00	3/15/2024	4 / 3.00	3010	2022
490	930-070-31	139 BOSAL , 92618, CA	\$2,171,000.00	12/13/2023	4 / 4.00	3048	2022
491	930-466-34	60 PATHSTONE , 92603, CA	\$2,180,000.00	3/5/2024	3 / 2.50	1701	2004
492	935-661-13	11 BARISTO # 30, 92612, CA	\$2,200,000.00	1/19/2024	3 / 3.00	2069	1985
493	930-181-35	120 TELSTAR , 92618, CA	\$2,206,000.00	5/14/2024	4 / 3.00	2395	2014
494	930-070-32	137 BOSAL , 92618, CA	\$2,230,000.00	3/28/2024	4 / 3.00	2775	2022
495	934-024-11	149 LINDA VIS , 92618, CA	\$2,245,000.00	12/13/2023	4 / 3.00	2742	2018
496	938-229-59	118 MUSTANG , 92602, CA	\$2,247,000.00	5/10/2024	4 / 3.00	2162	2015
497	938-552-90	16 SOUTHWIND # 54, 92614, CA	\$2,260,000.00	5/7/2024	4 / 2.50	2760	1983
498	930-017-17	100 SWIFT , 92618, CA	\$2,300,000.00	2/2/2024	3 / 3.50	2934	2017
499	939-982-75	132 TRUMPET FLOWER , 92618, CA	\$2,300,000.00	2/26/2024	4 / 4.00	2455	2019
500	930-224-47	138 SCALE , 92618, CA	\$2,320,000.00	12/18/2023	4 / 4.50	3502	2019
501	934-024-36	122 MONTERO , 92618, CA	\$2,321,000.00	3/1/2024	4 / 3.00	2531	2019
502	935-660-27	6 LOS GATOS # 17, 92612, CA	\$2,325,000.00	5/7/2024	3 / 2.50	2357	1984
503	938-226-49	63 RUSTIC CHARM , 92602, CA	\$2,350,000.00	3/29/2024	3 / 4.00	2435	2014
504	930-035-39	112 HEMISPHERE , 92618, CA	\$2,350,000.00	3/18/2024	4 / 3.50	2552	2018
505	930-070-30	141 BOSAL , 92618, CA	\$2,355,000.00	12/14/2023	5 / 4.00	3297	2022
506	930-225-40	153 CROSSOVER , 92618, CA	\$2,360,000.00	4/23/2024	4 / 4.00	3170	2019
507	930-042-29	102 JAYBIRD , 92618, CA	\$2,380,000.00	3/12/2024	3 / 2.00	2185	2021
508	930-647-26	115 MASTERPIECE , 92618, CA	\$2,380,000.00	5/1/2024	4 / 4.50	2942	2019

#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Year Built
509	938-229-45	106 MUSTANG , 92602, CA	\$2,398,000.00	3/18/2024	4 / 3.50	2402	2015
510	934-024-23	165 LINDA VIS , 92618, CA	\$2,438,000.00	2/28/2024	4 / 3.00	2712	2019
511	938-193-81	113 VIGNA , 92602, CA	\$2,500,000.00	5/6/2024	3 / 2.50	2180	2017
512	930-016-67	101 SWIFT , 92618, CA	\$2,500,000.00	12/8/2023	4 / 4.50	3447	2018
513	930-016-43	71 SWIFT , 92618, CA	\$2,530,000.00	11/28/2023	4 / 4.50	3447	2017
514	934-930-16	21 BRIDGEWOOD # 16, 92604, CA	\$2,550,000.00	3/18/2024	3 / 2.50	1903	1977
515	930-016-94	124 SWIFT , 92618, CA	\$2,550,000.00	12/20/2023	4 / 4.50	3447	2018
516	939-422-08	10 DELPHINUS # 15, 92603, CA	\$2,700,000.00	2/8/2024	4 / 3.50	3635	1986
517	939-983-38	119 PETUNIA , 92618, CA	\$2,720,000.00	5/13/2024	4 / 4.00	2646	2018
518	930-224-36	128 PASTEL , 92618, CA	\$2,760,000.00	2/22/2024	4 / 4.50	3493	2019
519	938-330-43	101 WINNETT , 92602, CA	\$2,775,000.00	12/26/2023	4 / 3.00	2185	2021
520	930-224-07	150 CROSSOVER , 92618, CA	\$2,788,000.00	2/15/2024	4 / 4.50	3493	2018
521	939-421-40	10 ANTARES # 15, 92603, CA	\$2,800,000.00	11/30/2023	3 / 2.50	2522	1986