

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 10, 2026

Steven Dukett, TKE Engineering, Inc.
On behalf of the City of Moreno Valley
2305 Chicago Avenue
Riverside, CA 92507

SENT VIA EMAIL TO: sdukett@TKEengineering.com

Dear Steven Dukett:

RE: City of Moreno Valley - Alessandro Boulevard - Surplus Land Act Findings Letter

Thank you for submitting your surplus land documentation, on behalf of the City of Moreno Valley (City), for review by the California Department of Housing and Community Development (HCD). HCD received complete documentation on January 21, 2026. This letter constitutes HCD's written findings pursuant to Government Code section 54230.5 of the Surplus Land Act (SLA), for surplus land located on Alessandro Boulevard, Assessor's Parcel Number 486-280-044 (Property).

Analysis

According to your letter and accompanying documents, the City adopted Resolution 2024-51 declaring the Property surplus on September 17, 2024, and issued Notices of Availability on September 30, 2024. During the required 60-day period, three affordable housing entities expressed interest in the Property. Ultimately, the City reached price and terms with Rancho Belago Developers, Inc. to build a 100% affordable housing project consisting of 148 residential units. The City provided a summary of negotiations and enclosed a draft Disposition and Development Agreement, requiring 100% percent affordable housing.

HCD notes that the disposition of this Property for an affordable housing development fulfills, in part, obligations outlined in HCD's July 15, 2024 Settlement Agreement.

Conclusion

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that all the requirements under the SLA for the purposes of disposing of the Property have been met. Once a final disposition has taken place, please provide HCD with a copy of the respective recorded covenant pursuant to SLA Guidelines, Section 400(b)(1).

If you have any questions or need additional technical assistance, please contact Mathew Manweller, Senior Housing Specialist at Mathew.Manweller@HCD.ca.gov or a request via the [Surplus Land Portal](#).

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act
Housing Accountability Unit