



June 24, 2025

James M Jernigan, President
Rancho Belago Developers, Inc.
27700 Kalmia Avenue
Moreno Valley, CA 92555-5200

Re: Linwood Rose Apartments, a 36-Unit Affordable Housing Project (with 1 Manager Unit)
Located at 24108 & 24124 Fir Ave., Moreno Valley, CA 92553

Dear Mr. Jernigan:

The City of Moreno Valley, in its efforts to support affordable housing, has reviewed your project and confirms that the project is excluded from the Public Art Impact Fee and is eligible to receive a reduction in Development Impact Fees (DIF), shown below. This is supported by the City of Moreno Valley Development Impact Fee Schedule.

Additionally, the project is exempt from the payment of the Transportation Uniform Mitigation Fee, pursuant to Exhibit "E" "TUMF Program Exemptions" of the Transportation Uniform Mitigation Fee, Administrative Plan, March 1, 2021, and Moreno Valley Municipal Code Section 3.44.040 (F)(1).

The City of Moreno Valley supports the production of low-income residential housing by offering reduced development impact fees for projects that are rented and restricted to "lower income households" at an "affordable rent" for a period of at least fifty-five years after the issuance of a certificate of occupancy. The waiver or reduction of fees for the referenced low-income housing project is expected to be as follows:

Development Impact Fees

Potential Market Rate

DIF Market Rate $\$13.30 \times 28,256 \text{ SF (per PEN23-0150)}$	=	\$375,804.80
TUMF Market Rate $\$7,816 \times 36$	=	\$281,376.00
PAIF Market Rate (1% of Project Valuation) $1\% \times \$23,123,930$	=	\$231,239.30*
Total		\$888,420.10

*Fee for PAIF is an estimate based on Pro Forma project valuation, and the final fee may vary based on the final valuation.

Affordable Rate

DIF Affordable Rate $\$6.65 \times 28,256 \text{ SF (per PEN23-0150)}$ = \$187,902.40

PAIF-Excluded (Affordable Housing) = \$0.00

TUMF-Exempt (Low-Income Residential Housing) = \$0.00

Total **\$187,902.40**

Please contact me at angelicaf@moval.org or (951) 413-3215 if you have any questions.

Sincerely,



Angelica Frausto-Lupo
Community Development Director