



Tres Lagos Frequently Asked Questions

March 16, 2021

Tres Lagos is a gated affordable housing community with 225 residential units proposed on an approximately 10.35 acre site located on Catt Road between Arnett Road and Fox Ridge Lane. The property is designated in the City General Plan and Zoning for residential development, and the community is designed consistent with applicable City designations and standards. The project's two- and three-story buildings will have a mix of one, two and three-bedroom units, and community amenities will include outdoor recreation areas, like a tot lot, multi-sport ball court, BBQ and picnic area. The community is intended to include after-school programming and adult education/health/wellness and/or skill-building programming for residents.

1. Q: When will the construction of Tres Lagos begin?
 - a. A: Construction for the Tres Lagos affordable housing development is expected to begin in June 2022.
2. Q: What type of residents will be living at Tres Lagos?
 - a. A: The planned Tres Lagos community is an affordable, multi-family housing development. Eligible families applying for residency are households earning between 30-60% of the area's median income.
3. Q: What is the No Place Like Home program?
 - a. A: No Place Like Home program funding is provided by the State of California and its respective counties. The purpose of the funding is to invest in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. Palm Communities has applied for development funding under this program. If this funding is obtained, the project would set aside some of the units for permanent supportive housing. The community would continue to operate like a typical apartment building with the addition of on-site supportive housing services including job counseling and training classes for residents.
4. Q: What is the size of the property and how many units are being proposed for Tres Lagos? How many phases will there be? What is the anticipated investment for each phase?
 - a. A: The land for Tres Lagos is approximately 10.35 acres designated for residential development, and 225-units are planned for the development. There will be three phases. The anticipated investment for Phase I is approximately \$50 million. Phase II is estimated at \$50 million, and \$27 million for Phase III. The total investment is expected to be around \$127 million (in today's dollars).
5. Q: How much will residents be charged for rent at Tres Lagos?

- a. A: Buildings will have a mix of 1, 2 and 3-bedroom units. Tres Lagos rent is projected to range between \$282 – \$1,175 for these units.
6. Q: How many cars are estimated at Tres Lagos? What about parking?
 - a. A: There are an estimated 270 cars with 325 planned parking spaces. Residents will be assigned parking spaces.
7. Q: How will traffic be impacted?
 - a. A: A traffic analysis will be reviewed by the City of Wildomar. However, as discussed below, the project and analysis is not subject to environmental review under CEQA.
8. Q: How will the property be managed at Tres Lagos?
 - a. A: The Tres Lagos community will be managed by a full-scale property management company. Additionally, there will be three full-time property managers living on-site, one for each phase of development.
9. Q: What will security look like at Tres Lagos? How will it be enforced?
 - a. A: Security at Tres Lagos comes in the form of a strict and comprehensive background check; a crime-free community with a zero-tolerance policy of criminal activity; adherence to community/landlord rules and lease agreements; security cameras throughout the property; as well as on-site property management and security patrol.
10. Q: What does a criminal background check entail?
 - a. A: A strict criminal background check will be conducted for each applicant. The criminal search will be processed for all addresses at which the applicant(s) has resided over the previous twenty-four (24) months including a national search.
11. Q: Why are you building the 3-story buildings along Catt Road?

A: The City code/recently adopted City design guidelines require that buildings be located closest to the street/on the property perimeter. There are a total of ten buildings planned for the project. Eight of these are three-story and two are two-story buildings. One two-story building is at the corner of Catt Road and Arnett. The other is located at Catt Road and Fox Ridge Lane.
12. Q: Why did it change from senior affordable housing to multi-family affordable housing?
 - a. A: State housing goals are now more focused on family communities, and Palm is working to align with these needs.
13. Q: How did Palm acquire the land? How long has the site been planned for affordable housing?
 - a. A: In 2007, Palm initially acquired the land with County funds that can only be used for affordable housing. This was originally done with the support of the previous County Supervisor, prior to the City incorporating. Thus, the County is required to ensure the property is developed for affordable housing. In 2014, Palm returned the property to the County when the State abolished redevelopment agencies and removed the County's ability to loan the project the funds needed to complete the first phase of the project. In 2020, Palm



entered into a new agreement with the County to purchase the property, and the property must still be developed with affordable housing.

14. Q: Will the Tres Lagos affordable housing development impact our property values?
 - a. A: Based on historical and statistical data, there is no expected loss in property values, long or short term, because of the planned Tres Lagos community for nearby residents.
15. How is this project reviewed and approved by the City of Wildomar?
 - a. A: Palm has applied to the City of Wildomar for entitlement approval under a State mandated process (SB 35 and Density Bonus). Projects submitted through this process are only subject to an administrative, ministerial review and approval process. This ministerial process is not subject to environmental review under CEQA and is not subject to a public hearing. The ministerial review and approval is non-discretionary. Only limited ministerial design review or public oversight is allowed, if any is conducted, and such review or oversight must be objective and strictly focused on assessing compliance with SB 35 as well as any adopted reasonable objective City design standards. Under this process, if a project is consistent with adopted objective City policies and standards, the City must approve the project.
16. Why is the City subject to a non-discretionary approval process (SB 35)?
 - a. A: SB 35 was adopted by the State in 2017 and is imposed on jurisdictions that have not yet met their mandated housing targets/regional housing need. According to the State Department of Housing and Community Development (HCD), Wildomar made insufficient progress towards satisfying its lower income (affordable) housing targets, so it is subject to this non-discretionary process under State law. The Tres Lagos project will help the City with reaching these targets.
17. Does the County have any role in the development approvals of the Tres Lagos project?
 - a. A: No. The County does not have authority to approve or deny development projects within the City of Wildomar. However, due to State law and the funding source used to initially acquire the property, the County must and is requiring that Palm develop the Tres Lagos property as affordable housing per the purchase agreement.

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