

**Palm Villas at Millennium Virtual Open House**  
**Frequently Asked Questions**  
**March 31, 2022**

**1.**

**Q:** How is the land immediately east of the GHA's Genesis development zoned (where Palm's affordable housing, Palm Villas, is proposed)? Is it supposed to be zoned as single-family attached projects such as condos?

**A:** *The property for the planned Palm Villas at Millennium, Planning Area 8, directly to the east of the existing Genesis development, was zoned PR 22 (Planned Residential with a maximum density of 22 units per acre). That zoning has been in place since 2015 when the Millennium Specific Plan was adopted by the City Council. The Specific Plan did not anticipate attached condominiums or single-family residential to be developed on this site. (Answer provided by the City of Palm Desert)*

**2.**

**Q:** Is there an additional proposed apartment community scheduled to be built farther east along Gerald Ford closer to Technology Drive?

**A:** *There is another proposal for apartment developments further to the east along Gerald Ford. That is located on Planning Area 7 which is a 15-acre site that was envisioned for up to 330 multi-family dwellings that were approved by the Planning Commission on March 15, 2022. (Answer provided by the City of Palm Desert)*

**3.**

**Q:** Has the zoning/location for these two above-mentioned projects "flipped"?

**A:** *No. The zoning for these sites has not changed since the Specific Plan was adopted in 2015. (Answer provided by the City of Palm Desert)*

**4.**

**Q:** When did Palm Communities begin processing specific plans and permits for Palm Villas?

**A:** *Palm Communities began discussions with the city of Palm Desert about this site in late 2020. Palm Communities received site control in early 2021. Palm began due diligence in June/July 2021 and submitted plans to the City in January of 2022.*

**5.**

**Q:** Palm Villas is not the same as typical market-rate apartments. What makes it different?

**A:** *The Palm Villas at Millennium are considered affordable housing apartments. This means that households in Palm Desert with incomes at or below \$63,200 (for a family of four) will be eligible to live at the project and benefit from below-market rents.*

**6.**

**Q:** What percentage/number of the 241 units at Palm Villas are estimated to be inhabited by those that qualify for Section 8 housing?

**A:** *Palm Villas is not Section 8 housing; however, it will accept residents that have Housing Choice Vouchers Approximately half or about 100 units are eligible for Section 8 housing. To be eligible, an individual or family has to be at 50% of the area median income or below. Section 8 housing refers to housing where the resident has received a Housing Choice Voucher from the local housing authority. With the voucher, the resident typically pays 30% of her income towards the rent amount, and the housing authority pays the other 70%.*

**7.**

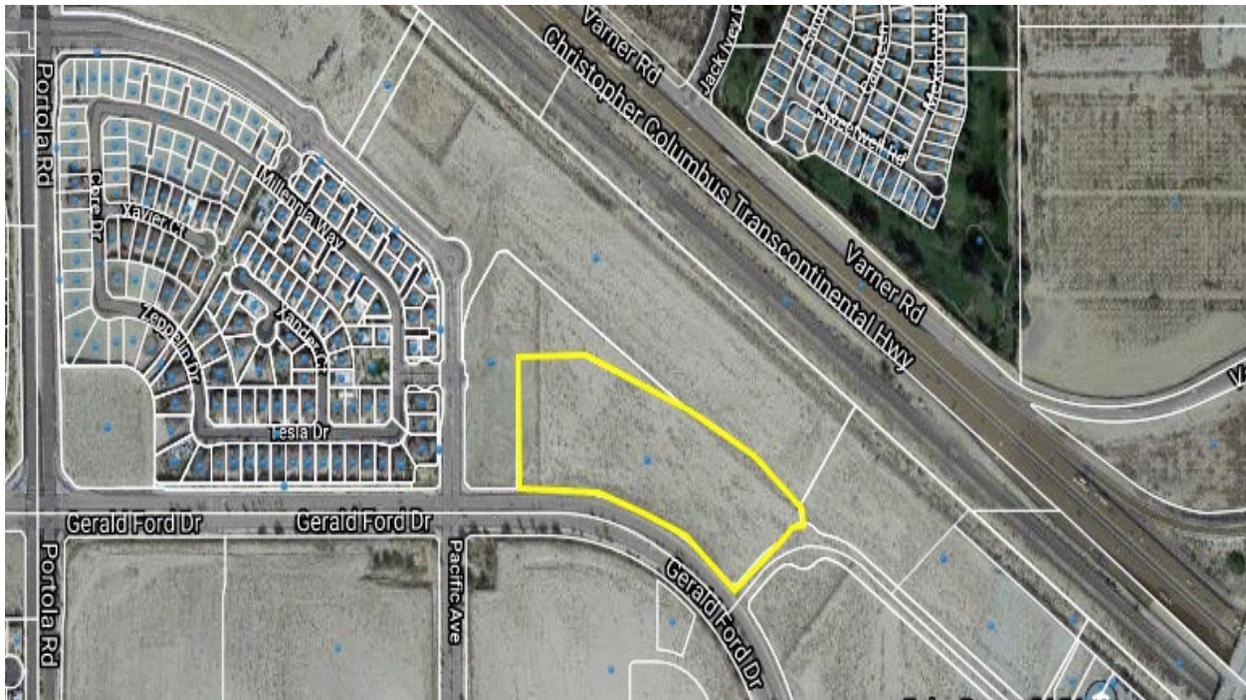
**Q:** Was Palm Villas subject to a CEQA review (Environmental Impact Report-EIR/Mitigated Negative Declaration-MND)?

**A:** *The proposal is subject to the California Environmental Quality Act (CEQA). The proposal is consistent with the Millennium Specific Plan. The environmental review will examine the Palm Villas plan, and it is still in progress at this time. Full details will be provided in the future. (Answer provided by the City of Palm Desert)*

**8.**

**Q:** What area is designated for development?

**A:** *(See proposed site map below. Site is outlined in yellow)*



9.

**Q:** How were the cumulative effects of the project evaluated considering the Palm Desert recently approved an affordable income project close to the existing Police/Sheriff station on Gerald Ford? It seems the north side of Palm Desert will contain the majority of "new" affordable income projects.

**A:** *In the city's General Plan Housing Element, the City of Palm Desert identifies various properties that are intended for future development of affordable housing and works to facilitate development on those sites either by zoning or facilitating the development. Each of the properties are reviewed to see any impacts. (Answer provided by the City of Palm Desert)*

10.

**Q:** What are the impacts on current property values and all other new home developments that are in close proximity to the proposed development?

**A:** *Based on historical and statistical data, there is no expected loss in property values, long or short term, because of affordable housing communities for nearby residents.*

**11.**

**Q:** Is a park still planned to be developed in the vacant lot between the proposed community and the existing GHA Genesis development?

**A:** *Yes, this is still envisioned as a regional park site. The city is in the beginning stages of planning for the park. (Answer provided by the City of Palm Desert)*

**12.**

**Q:** The elevations look rather simple and plain. Can Palm Communities assure the neighborhood that the buildings will not give a low-income value look?

**A:** *The design style for Palm Villas is called Spanish Colonial, which is a common style in Southern California. However, all developments must go before the Architectural Review Commission (ARC). This project went before the ARC on April 12 and was approved. Prior to submitting an official application, Palm Villas received a preliminary review by the ARC, and Palm Communities incorporated that feedback, which was noted by the ARC. The aesthetic of Palm Villas is in alignment with the surrounding community architecture and the overarching desert architecture at large.*

**Accuracy of Information.** *Although every effort has been made to provide complete and accurate information, Palm Communities makes no warranties, express or implied, or representations as to the accuracy of the content on this website. The information provided is current as of May 5, 2022. Project information and plans are subject to change from time to time and without notice. Any design plans, photographs, renderings, and other depictions of the residences, community, and other features are for illustrative and conceptual purposes only and subject to change. Palm Communities assumes no liability or responsibility for any error or omissions in the information contained in the website or the operation of the website.*