

AGAVE AT PALM CANYON QUESTIONS

Question 1: What is the foreseeable impact on local businesses and on homeowners?

This project is envisioned to bring new activity to the neighborhood and improve a long-term vacant property with an iconic new residential building; with landscaping, and hardscaping for all residents to appreciate and enjoy. Staff will evaluate potential impacts when the project plans are submitted to the City for review.

The addition of affordable housing units will alleviate the rent burden that many senior citizens, particularly those on limited or fixed incomes, currently struggle with.

Question 2: What type of programming is being envisioned?

A full-time resident services coordinator will work on site and provide services to all residents, including internal social events, life skills classes, and one-on-one sessions.

Ground floor space, along Palm Canyon Drive with windows facing the street could be programmed a number of different ways. This includes retail, community room with a demonstration kitchen, offices for the building manager and service providers, a fitness room for residents, and a computer room/ library.

Question 3: What type of mental health structure is being considered?

DAPs partnership with WHCHC will bring a full-time or part-time community case manager who will be onsite helping with any needs that residents might have.

Case managers will coordinate delivery of medical and social services; they have all the resources that are available in Palm Springs and Riverside County such as food pantry, Riverside County's mental health franchise if they need any help in that area, services for medical, dental, behavioral health and social services will be available at DAP which is located less than 1.5 miles away. The Case management team will help with issues inside the residence at the Agave, such as dietician services to help with dietary needs and training residents using the demonstration kitchen. Finally, they will recommend any social services throughout the County and help the residents in any way possible.

Question 4: How can the community become more invested and involved in supporting the project/programming?

Desert AIDS Project has an extensive volunteer network and can provide information for volunteer opportunities. Keep in mind, the project is not expected to be complete for a few years. The estimated timeline/project schedule is planned as follows:

September 2020 forward: Public Outreach/Neighborhood Meetings

January 2021: Entitlements Approval

March 2021: Financing Applications to State of California

Summer 2021: Application for Low-income Housing Tax Credits

Early 2022: Construction Starts (about 18 months to complete construction)

Question 5: Has the contract to purchase from the City of Palm Springs been finalized? If not, what future steps will be required to finalize it? We would like to know if the City is participating financially in the project either directly or indirectly by discounting the sales price of the property.

City involvement in affordable housing projects may be structured in different ways. In the case of Agave at Palm Canyon it is anticipated that a Disposition and Development Agreement (DDA) will be executed. The DDA would include each party's responsibilities, project budget, development schedule, disposition of land to the developer, and affordability requirements. As with most other affordable housing projects it is anticipated the City will discount the sales price of the City-owned property.

It is important to note that one of the properties (the one further to the south) is a former redevelopment agency property and is subject to State rules for disposition. These properties are required to be sold at fair market value with the proceeds being returned to other taxing entities (i.e. county and schools). The City is only allowed to retain 27% of the sales proceeds from former redevelopment agency properties.

Question 6: There is a third vacant private parcel south of the City's two parcels. That property has been "for sale." Will that parcel be purchased and incorporated into the project?

The City has previously negotiated with owner of that property but was not successful in incorporating it into a project at this location. Should additional resources become available, the Developer may purchase that property to incorporate it into a future expansion of the project. At this time the project only contemplates use of the two City properties.

Question 7: The site is presently zoned C-1. Would it have to be re-zoned to R-2?

No they are not required to re-zone the property to R-2. The C-1 zone permits mixed-use developments by right.

Question 8: We have seen some preliminary conceptual exterior designs provided by the developer. We understand that more detailed site planning and architectural details will be completed over the next several months. Will the community be able to comment on the future preliminary site and architectural plans? We would like some separation and landscaping between our condominium complex and the new development to provide us with some privacy.

Yes. The community will have opportunities to comment at Planning Commission and City Council as part of entitlement approval process, and DDA approval process.

The building is set back as far as 47' to 72'—well more than the 20' – 25' required setback. Developer will be incorporating a landscape screen along the 5' border with the adjacent parcel as well as a 6' perimeter wall as required by code

In addition, parking for each unit is oriented along the project's western edge, helping provide a buffer between the two story structure and the residential neighborhood to the west. There are also trellises over the parking but these don't count as "building."

Question 9: What might the structures' ultimate height be?

Generally, the project will be a two-story structure that will not exceed 24' in the R-zoned parcel and 30' on the C-zoned parcel. The high points of the sloped roof will be as high as approx. 24' in the R2 zoned areas and 30' in the C1 zoned area within the site.

Question 10: What activities/uses will the facility provide? Would first floor retail space be provided adjacent to Palm Canyon Drive?

Ground floor space, along Palm Canyon Drive with windows facing the street could be programmed a number of different ways. This includes retail, community room with a demonstration kitchen, offices for the building manager and service providers, a fitness room for residents, and a computer room/ library.

Also, a full-time resident services coordinator will work on site and provide services to all residents, including internal social events, life skills classes, and one-on-one sessions.

Question 11: Was this land purchased or is this land from the City? And what City land is still available for other senior affordable housing projects like mine?

The City released a request for proposals (RFP) for these properties, the Developer submitted this project, and the City Council selected this project for further consideration. We are currently negotiating what each of the parties will contribute to the project. To help make the project feasible, the City would consider discounting the sales price of the properties.

The City does not have any other active RFPs for other projects (such as senior affordable housing) at this time.

Question 12: What was the reimbursement to the City of Palm Springs for those 2 lots? Was it a long term lease or a purchase?

The terms of the sale have not yet been finalized. To help make the project feasible, the City would consider discounting the sales price of the City-owned property. As mentioned earlier, the State requires former redevelopment agency properties to be sold at fair market value with the proceeds being returned to other taxing entities. Former RDA properties cannot be leased.

Question 13: Will there be ceiling fans in the units? Will utilities be billed separately? What appliances are in the kitchen?

Yes, there will be ceiling fans in the units. Yes, utilities will be billed separately and a utility allowance comes out of the rent (so rent is reduced by an allowance estimated for utility costs for electricity in the unit, water is paid by the building), cable and internet are paid by tenant without a reduction in rent. A refrigerator, stove with range, and microwave will be provided in the kitchen.

Comment 1: We are in full support of this proposed development! Not only will it provide much needed affordable housing to our senior community, we are thrilled to see the architecture is something other than the "stacked boxes" commonly believed to be representative of mid-century modern. We truly hope this becomes a reality exactly as shown in this rendition!