



PRESS RELEASE

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City of Hemet and Palm Communities Awarded \$35.5 Million for Affordable Housing and Transportation Project

Hemet, Calif.—The City of Hemet, in partnership with Palm Communities, has received an award of a \$35.5 million Affordable Housing and Sustainable Communities (AHSC) grant from the California Strategic Growth Council. This significant grant will fund the development of the "Palm Villas At State" project, a transformative affordable housing community, alongside vital sustainable transportation infrastructure in the City of Hemet.

The AHSC grant, administered by the Department of Housing and Community Development, is designed to support projects that reduce greenhouse gas emissions by promoting compact, infill development and supporting related transportation and housing objectives. The Palm Villas At State Project embodies these goals by providing affordable housing and enhancing connectivity through sustainable transportation options in downtown Hemet.

The Palm Villas at State will offer 157 affordable housing units at the northwest corner of State Street and Menlo Avenue, contributing significantly to the City's Regional Housing Needs Allocation (RHNA) by providing affordable homes for low-income families.

Affordable, accessible, and high-quality housing is the foundation of stable communities," said Dan Horn, Palm Communities' CEO. "Among the many challenges faced with developing housing, securing funding is a major hurdle. This award was made possible through our partnerships with the City of Hemet and Riverside Transit Agency. We are deeply grateful for their support and commitment to making this bold vision a shared reality."

The grant will also finance a series of sustainable transportation improvements, including the construction of a multi-modal bike lane and lighted pedestrian walkway along the railway corridor from Menlo Avenue to Acacia Avenue, and the development of a Mobility Hub in partnership with the Riverside Transit Agency. These enhancements will provide safer, more accessible transportation options for residents and improve connectivity across the City.

Extensive community engagement efforts, including workshops and surveys, have been conducted to ensure that the project meets the needs and aspirations of Hemet residents. The input gathered has been instrumental in shaping the project to align with the community's vision for a vibrant, connected downtown.

Mayor Joe Males stated, "This award marks a significant step forward in our commitment to creating a more connected Hemet. The Palm Villas at State project and the accompanying transportation improvements will provide long-term benefits for our community, enhancing the quality of life for our residents and fostering economic growth."

The AHSC-funded improvements, expected to be completed within the next five years, will provide affordable housing and transform downtown Hemet into a more accessible, pedestrian-friendly area, contributing to the City's long-term vision of a thriving, sustainable community.