



CITY OF INDIO

Five Year Redevelopment Implementation Plan 2005-2010

REDEVELOPMENT AGENCY
OF THE CITY OF INDIO
FIVE YEAR IMPLEMENTATION PLAN
2005 – 2010



DECEMBER 2005



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FIVE YEAR IMPLEMENTATION PLAN
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Five Year Redevelopment Implementation Plan 2005-2010

By

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INDIO REDEVELOPMENT AGENCY
DECEMBER 2005
FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN – 2005-2010

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INTRODUCTION

Organization

This Implementation Plan (“Plan”) is being prepared for the Redevelopment Agency of the City of Indio (“Agency”) in accordance with the California Redevelopment Law Reform Act of 1993 (also known as AB 1290).



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Section 22490 of the California Community Redevelopment Law, Health and Safety Code Sections 33000 *et seq.* which was added by the adoption of Assembly Bill 1290 in 1993, and later amended by Senate Bill 732 on September 28, 1994, require:

- A description of the Agency's specific housing and non-housing related goals and objectives, including specific programs, possible projects, and estimated expenditures for the next five years and how they will
 - Alleviate blight;
 - Improve, expand, or install public facilities and infrastructure
 - Create, retain, or expand the job base
 - Implement the low and moderate income housing set-aside program;
 - Implement housing production requirements of the law;
 - Implement the Annual Housing Program
- Suitable locations for replacement housing for housing which may be taken out of the housing stock by action of the Agency.
- That the Plan be prepared and adopted every five years.

The Agency's first Implementation Plan was adopted in November 1999 and covered the period 1999 to 2004. There have been no updates since then. This Implementation Plan will cover the period June 2005 through December 2009. A mid-cycle update will be planned to coincide with the City housing element cycle for the period 2008 – 2013.

The goals, objectives, policies and programs included in this document compliment and augment the City's housing element for the period 2000 – 2005. That certified element will be in effect until the new certification dates are determined by the State Department of Housing and Community Development.

Interpretation

This Plan has been prepared in accordance with Community Redevelopment Law (CRL), California Health and Safety Code Sections 33000 *et seq.* and is intended to serve as a multi-year planning vehicle for projects in the City, and to articulate the link



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between the projects undertaken (including the provision of affordable housing) and the alleviation of blight in the City. The Implementation Plan is a policy document, meant to guide the implementation of the Redevelopment Plan for the City of Indio, but also to allow sufficient flexibility for the Agency to respond to specific redevelopment opportunities as they arise.

Description of Project Area

The Agency was formed in 1962 to initiate and implement two federally funded urban renewal projects – “Indio Centre” and “Mecca Vineyards”. In 1981, the City Council re-activated the Agency under the State Community Redevelopment Law, and four survey areas were approved and considered for redevelopment activity.

The Indio Centre Redevelopment Project was adopted on April 6 1966 and amended to add territory and establish a new Redevelopment Plan (Amendment IV) on July 20, 1982. The Indio City Council, as the legislative body approving the redevelopment plans, adopted the “Redevelopment Enabling Plan” for the Date Capital Redevelopment Project on July 10, 1985. Since these adoptions, the Agency has led a program for revitalization in both Project Areas in the form of community development, housing, neighborhood preservation, and economic development. In November 1999 the agency adopted the Indio Merged Redevelopment Area, which combined the previous three redevelopment areas into one. This effectively extends the Plan to November 24, 2034.

The Indio Centre Redevelopment Project consisted of approximately 909 acres of commercial, industrial, and residential uses and is bisected by the Southern Pacific Railroad line. The City’s historic central business district, which the Agency has upgraded with extensive landscaping, street furniture, decorative street lighting, and brick crosswalks, is located in this Project Area. This Area also includes the City’s major industrial and manufacturing zone areas.

The Date Capital Redevelopment Project and the Amendment Area of the Merged Redevelopment Project Area consists of approximately 1,597 acres and 2,860 acres, respectively. In the Date Capital Project, new housing is expected to add \$42-Million to the 2004-2005 tax roll and \$25-Million to the 2005-2006 tax roll for those developments already sold or under construction. In the Amendment Area, housing construction will add over \$475,000 to the 2004-2005 tax roll and another \$25-Million to the 2005-2006 rolls. Those figures represent approximately 700 new housing units for all Areas.

Table 1 shows the total amount of funds available to the Redevelopment Agency of the City of Indio from all sources over the previous reporting period.



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Table 1

Agency Revenue Summary: 1998-2004

Fiscal Year	Redev Fund Balance at Beginning of Fiscal Year	Revenue	Other Finance Sources (Uses)	Expenditures (community development, administration, professional services, debt service)	Fund Balance – Year End
1998/99	15,951,748	2,862,097	445,436	4,106,166	15,153,115
1999/00	15,153,115	3,278,402	(242,161)	4,503,234	13,686,122
2000/01	13,686,122	3,126,028	2,692,962	6,043,254	13,461,858
2001/02	13,461,858	3,246,929	(152,084)	6,258,855	10,297,848
2002/03	10,297,848	4,060,224	(7,681)	3,721,925	10,628,466
2003/04	10,628,466	4,208,622	(1,801)	4,587,794	10,247,493

Source: Redevelopment Agency Financial Statements and Supplemental Data

Table 2 shows the amount and source of funds allocated to the Redevelopment Agency of the City of Indio mandated Low and Moderate Income Housing Set Aside Fund and the amount of bonds funds for the previous reporting period.

Table 2

Low and Mod Housing Set Aside Fund: 1999-2004

Year	20% Set Aside	100% 1999 Bond 4,445,000 Principal & Interest Payments	20% 1997 A,B,C, Bond 11,625,000 Principal & Interest Payments	1999 Bond Balance	1997 A,B,C, Bond Balance
1999	424,912	0	162,822	4,445,000	2,165,000
2000	445,306	275,623	165,173	4,345,000	1,985,000
2001	368,010	329,386	165,331	4,235,000	1,795,000
2002	598,718	330,079	164,388	4,120,000	1,600,000
2003	695,000	330,319	165,314	4,000,000	1,390,000
2004	772,989	325,279	165,083	3,880,000	1,170,000

Source: Redevelopment Agency Financial Statements and Supplemental Data



CHAPTER 1

Agency Expenditures and Accomplishments: 1997-2004

1. Non-Housing Accomplishments Planning Period 1997 - 2004

Downtown Revitalization Program:

In 1997, the Agency of the City of Indio ("Agency") contributed \$160,000 to the East Valley Education Center bringing the Agency's participation to \$625,000 over three years. In addition, the Agency Board established three goals for use of Agency funds: (1) acquisition of blighted properties near the Indio Fashion Mall as the foundation for the Date Capital Redevelopment Project Area; (2) the rehabilitation of owner and renter occupied properties; and (3) infrastructure and road/street improvements in low and moderate income residential areas.

Two properties were acquired in 1997 for a total expenditure of \$41,900. The Agency also sold the old Potter Hotel Site to ServicePlex for \$50,000; made an economic assistance loan to Welty Company; and borrowed \$300,000 from the City of Indio for expenses and overhead.

During 1999 the Agency merged three project areas into a new project area.

The Agency issued \$4,750,000 in bonds in 1999 to pay back loans dating from 1992 with an outstanding amount of \$3,915,000.

In 1999/2000 the Agency prepared the *Old Town Indio Revitalization Study*, including development strategies, strategic plan, and economic and land use analyses. That Study was completed in 2001 and recommended that the Old Town Indio Specific Plan be refined to include the recommendations of the Revitalization Study.

Building on that recommendation, the Agency contracted with a consortium of professionals for the preparation of a Comprehensive Development Guide – Indio



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Central Business District. Several unique neighborhoods or “districts” were identified, each with it’s own character, assets, and needs: Court Gateway District, Oasis Retail



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Corridor, Civic Center District, Miles Retail District, Miles Park District, Indio Boulevard Corridor, and Fargo Historic District.

General Strategies and Guiding Principles are as follows

- Downtown and citywide development are integrated
- Build community and City leadership support
- Leverage on existing city-wide projects
- Start small with early, visible victories
- Brand downtown with a distinct identity
- Focus on revenue producing projects
- Focus on projects that bring people downtown
- Concentrate efforts within identified focus areas

In May, 2000, the Agency entered into an agreement with Desert Suzuki, an automobile dealership to operate at an Indio site for a minimum of five years. The Agency provides payments to Desert Suzuki equal to 50% of the sales tax revenue generated by and received from the operation of the dealership, but cannot exceed \$40,000 in any fiscal year. The final payment was made on June 30, 2004. These participation agreements have had the result of increasing jobs and increasing interest in doing business in Indio.

During the period 2002 – 2004, the City continued to purchase properties that will assist in the revitalization of the downtown area. They spent \$1,409,425 for ten separate properties including \$242,925 for a portion of the abandoned Union Pacific RR property.

In 2003, the Agency assisted the Guy Evans Development with \$750,000 to preserve and create jobs. During that same year, the Agency allocated \$200,000 for public transit and drainage improvements.

The Agency leased property to the Indio Chamber of Commerce and sold property to the Coachella Valley Recreation and Park District for a Headquarters office in 2005.



2. Housing Accomplishments – Planning Period 1997- 2004

The Agency has consistently set-aside from \$400,000 to \$887,000 for affordable housing projects, as shown in table 3.

Table 3

City of Indio RDA LMI Funds – FY 1997/1998 through 2003/2004

	1999	2000	2001	2002	2003	2004
Beginning Balance	\$980,429	\$830,039	\$1,023,959	\$972,909	\$823,088	\$1,142,520
Revenue	\$450,836	\$549,104	\$438,794	\$671,395	\$710,165	\$887,684
(Debt Service)	(\$523,572)	(\$275,622)	(\$328,000)	(\$519,245)	(\$329,243)	(\$492,657)
Project/Expenditures		(\$55,000) ¹ (\$2,800) ²		(\$80,493) ³		
Administration/ Planning	(\$5,793)	(\$90,206)	(\$147,337)	(\$108,103)	(\$61,490)	(\$13,525)
Carryover	\$830,039	\$1,023,959	\$972,909	\$823,088	\$1,142,520	\$1,524,022
<i>Source: City of Indio Reports to the State Department of Housing and Community Development</i>						

The Agency is proposing to restructure a housing rehabilitation program that would provide low-interest grants and loans to low- and moderate-income single-family homeowners for repair or rehabilitation of their homes. A second program offering loans to owners of rental properties, is being proposed.

During the 1997 – 2004 period, the Agency worked with the Riverside County Housing Authority that administers Section 8 rental assistance on behalf of the unincorporated areas and the 16 cities under the Authority’s Section 8 Program. That program provides rental subsidies to very low-income households as a means of providing affordable rental housing not otherwise provided by the private market. There are now 327 families receiving Section 8 assistance.

In 1996, the Agency refinanced the bond issue on a 253-unit Carreon Villas Apartment complex, which was set to expire in 1996. By doing so, it preserved 51 affordable housing units. The Agency also provided funds for complete rehabilitation of Olive Court Apartments, located at 44-056 Arabia Street to rehabilitate it’s 78 units consisting of 62 two-bedrooms, 14 three-bedrooms and 2 four-bedrooms. Thirty-two of the units are restricted to low income families for the period of the loan (30 years). Aladdin Apartments, at 45-909 Aladdin Street received Agency funds to rehabilitate its 20 units

¹ Vecino Way Farm Labor / Large Family – other fund sources: Federal \$629,988; State \$1,802,495; Private \$1,208,508; Owner Equity \$209,000

² One Single-Family Home – Other Funding Sources: Private \$82,000

³ Project Improvement Costs



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consisting of 10 three-bedroom, 6 four-bedroom and 4 five bedroom units. The project has affordability restrictions for rental to low and moderate income households for the length of the loan.

In 1999, the Agency established the Indio Mortgage Assistance Program (IMAP) – a first time homebuyers program. The IMAP provides 30-year second mortgages to help low- and moderate-income families purchase a home in Indio. The second mortgage helped the buyer bridge the gap between the first mortgage the buyer can afford and the purchase price of the home. Since issuing the first loans in 2000, the Agency’s housing set-aside fund has assisted 81 households. However, the cost of single family homes has accelerated to the point that this program is no longer feasible. During 2005-2006 the Agency will review its options for all housing programs and update programs as necessary. As part of this process, the City will develop a comprehensive housing program, which shall include the recruitment and selection of a Housing Program Manager position.

Table 4
First Time Homebuyer Assistance – 2000 - 2004

Year	Total RDA Assistance	Number Households Assisted	Average Individual Loan	Average House Price
2000	\$54,100	10	\$5,410	\$93,385
2001	\$317,874	41	\$7,753	\$103,339
2002	\$134,420	18	\$7,468	\$125,801
2003	\$75,064	11	\$6,824	\$115,648
2004	\$46,071	7	\$6,582	\$126,571

Source: City of Indio IMAP Program Annual Reports

On May 5, 1999 the Agency issued \$4,445,000 of Housing Set-Aside Revenue Refunding Bonds, Series 1999. The proceeds were used to enable the Agency to pay the Agency’s 1992 Housing Loan to the Indio Public Financing Authority. The bonds are payable solely from housing set-aside tax increment revenues of the Agency.

These bonds consist of \$1,420,000 of serial bonds and \$3,025,000 of term bonds. The serial bonds accrue interest at rates ranging from 3.25% to 5.00%. Principal payments are due each August 15, with the final payment due in 2009. The term bonds accrue interest at a rate of 5.375% maturing on August 15, 2022. The mandatory reserve fund on June 30, 2004 was \$332,350.

In 2000 the Agency allocated \$200,000 for the Mortgage Assistance Program; assisted in the development of new affordable housing by entering into Owner Participation Agreements (OPAs) with the following developers: Donoghue-Greenup General Partnership for construction of a 12 unit multifamily rental complex and Princess Del Sol LTD, for construction of 7 single-family dwelling units.



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Also in 2000 the Agency spent funds to assist the Coachella Valley Housing Coalition build rental housing for farm laborers with large families.

In 2004 the Agency made a commitment to assist Urban Housing Communities develop rental housing for farm workers over the age of 62, whether or not they were retired. This project is receiving additional funds from the State of California Joe Serna Farm-labor Program, the Low Income Housing Tax Credit Program, and owner-investor funds. It is anticipated that the funds will be expended by the end of 2005. In addition, the Agency Board replaced the Commercial Rehabilitation Program (CRP) with the IFIP.

3. Regional Housing Needs Assessment

At the time the housing element was prepared, the City of Indio (along with other Southern California jurisdictions) appealed the Regional Housing Needs Assessment (RHNA) developed by Southern California Association of Governments (SCAG). Subsequently, SCAG prepared new estimates and projections and they are reflected in the following table. The 1999 RHNA reflects the City of Indio “fair share” of regional housing needs. It further helps define the categories of housing the Agency is obligated to plan for and work towards. The last column indicates the number of units that have been developed in the City since the 2000-2005 housing element.

Table 5

SCAG Estimate of Housing Units Needed and Number Constructed

Income Group	1999 RHNA	Units Built or Under Construction 2000-2003	Current Need
Very-Low	287	0	287
Low	181	6	175
Moderate	220	336	0
Above-Moderate	410	1,874	0
TOTAL	1,098	2,216	462

Source: SCAG RHNA, 1999; City of Indio Building Department; Indio Housing Element

The certification period of all housing elements in the SCAG region are in the process of being extended to 2008. This means that the City of Indio has until June 30, 2008 to meet the remaining requirement. A portion of the very low and low income requirement will be met with the construction of the 80 units of farm labor senior citizen housing in 2005.



4. Other Housing Related Accomplishments

1999: The City approved the construction of Martha's Village in 1999. Now this 44,520-square foot homeless shelter and service center sits on 9.2 acres. Services include noontime meals for up to 470 people. Additional services include: clothing distribution; medical and dental services; child care and playground; housing assistance; job and skill training; literacy training; family counseling; drug and alcohol treatment; and, a 24-hour homeless shelter with overnight accommodations for 120 individuals with extended stays of between 8-12 months.

The City also approved the construction of the ABC Recovery Center, a community-based, peer-oriented, residential facility that provides food, shelter, clothing, and support services in a clean and sober environment. The project includes a 7,500-square foot community building and a "sober living" residential village consisting of ten 4-bedroom bungalows, which serve as transitional housing. The environment provided by the sober living residential village allows residents to re-enter the work force and begin establishing independent living situations.

1999 – 2004: The City has developed and implemented a vigorous code enforcement program to help address blight issues and assist in the prevention of neighborhood deterioration. The objective of the code enforcement program is to bring substandard housing units into compliance with City codes. The City has increased its code enforcement staff to three full-time and two part-time code enforcement officers. This was partially accomplished with CDBG funds from the Riverside County Urban Counties Program.

2000: The Agency conducted an extensive housing survey to determine the conditions of the existing housing stock in the City of Indio, established a housing inventory, and ascertained potential sites for future housing development. The survey results have been entered into a database to be reviewed for possible rehabilitation program consideration.

2003: In Fiscal Year 2003-2004, the City used CDBG funds as follows: \$10,000 for facility improvements at the ABC Recovery Center; \$178,599 for a major housing repair program; and \$30,000 for a handyman minor housing repair program. The City also applied for CalHOME funds for the First Time Homebuyer program.



Chapter 2

Proposed Five Year Non-Housing Programs

The following is the Redevelopment Agency of the City of Indio (“Agency”) Non-Housing Estimated Projected Funds for the period 2005 – 2010.

Estimated Non-Housing Programs/Projects – 2005 - 2010

- Acquisition of remaining eight properties for the redevelopment of the Indio Fashion Mall
- Acquisition of scattered sites for the creation of a new mixed-use downtown area with an entertainment component
- Install and upgrade infrastructure and streetscapes
- Enhance public parks and open space
- Enter into property rehabilitation agreements with owners/businesses
- Promote the expansion of Auto Center
- Promote Development on Highway 111, particularly along the “Hospitality Corridor” (between Jefferson St. and Las Palmas Road)
- Promote the development of a transit center

Table 8

Estimated Non-Housing RDA Funds 2005 - 2010⁴

Year	Net non-housing Revenue	Total Revenue to Agency	Total Expenditures and Admin
2004 – 2005	\$4,000,000	\$5,000,000	\$4,500,000
2005 – 2006	\$19,100,000	\$20,000,000	\$17,385,000
2006 – 2007	\$5,000,000	\$6,000,000	\$6,000,000
2007 – 2008	\$6,000,000	\$7,500,000	\$7,500,000
2008 – 2009	\$6,180,000	\$7,725,000	\$7,725,000
2009 – 2010	\$6,365,400	\$7,956,750	\$7,956,750

Source: City Finance Office, August 2005

⁴ Includes Bond Revenue

Table 9

Redevelopment Agency Non-Housing Goals (2005 – 2010)

Goal	Policy/Action Item/Comments
Encourage investment by the private sector in the Merged Project Area to create employment opportunities for local citizens, diversify and strengthen the local economy, stimulate business activity, and increase the economic base for increased revenues without increasing taxes.	Action Item: “Business Retention and Attraction” - The Agency will provide assistance and/or incentives to businesses to encourage them to remain in the Merged Project Area, expand from current facilities in the Merged Project Area, or encourage new businesses to relocate into the Merged Project Area from outside of the City. Specific incentives may include aid in reducing the cost of development, installation of support services, marketing of sites or areas within the Merged Project Area, and financial assistance for start-up businesses.
Alleviate physical and economic blighting conditions throughout the Merged Project Area.	Action Item: “Clean and Safe Programs” – This Agency’s Clean and Safe Programs will focus on upgrading and maintaining streets, sidewalks, and vacant properties. The Agency will seek the participation of local business and community organizations in a community-based program to improve security, monitor/remove graffiti, and improve the appearance and image of the Merged Project Area.
Repair, rehabilitate and construct public infrastructure and public facilities including streets, sidewalks, curbs and gutters, and storm drainage, water, traffic signal and other systems in order to encourage infill development, rehabilitation and elimination of blighting conditions in the Merged Project Area.	Action Item: The Agency proposes programs intended to eliminate or alleviate deficiencies in public facilities and public infrastructure within the Merged Area. Improvements will include repair and improvements to streets and sidewalks, repair and improvements to storm drainage, sewer, and supply water systems, and rehabilitation of parks and recreational facilities.

Redevelopment Agency Non-Housing Action Items (2005 – 2010)**Hospitality Corridor – Western portion of Highway 111**

This area of Agency's emphasis is located between Jefferson Street and Las Palmas Road on both sides of Highway 111. The Agency's anticipated programs include the planning and implementation of projects designed to maximize the economic potential of the area. Agency efforts may include undertaking planning programs, acquiring property, assisting development projects and constructing public improvements. These efforts will help eliminate conditions of blight found in portions of the area, create employment and housing opportunities and increase tax revenue to the City and Agency. Specific efforts will be oriented towards capturing retail and hospitality uses.

Eastern Portion of Highway 111

This sub-area includes the Indio Fashion Mall, the Riverside County Court, the Riverside County Fairgrounds and other governmental offices and facilities. The area is characterized by a wide mix of older strip commercial uses, small lot developments and a wide range of land uses from auto related uses to high quality offices. Significant portions of this sub-area are underutilized and showing signs of dilapidation. Redevelopment Agency efforts may include undertaking a range of programs and activities in this area including the redevelopment and enhancement of the Indio Fashion mall and the properties to the north and south of the Mall. Additionally, Agency plans include the redevelopment of Highway 111 in proximity to the Courthouse. Agency activities will include the acquisition and assemblage of property, retail and business recruitment, developer agreements, and the construction of public improvements – all designed to eliminate the underutilization found throughout the area on both sides of Highway 111.

Auto Center/ Varner Road

This area of emphasis includes the existing Auto Center located on the north side of Varner Road and the property located to the east of the Auto Center down to Jefferson Street. The area is characterized by modern auto sales agencies, vacant and underutilized land to the east of the auto dealerships and a wide range of uses from the Highway Patrol offices to a trailer park. The Agency's goals in this area include the expansion of the auto dealership base, increased vehicle storage for the dealerships, drainage improvements as well as other business opportunities. Possible Agency activities will include the solicitation and attraction of businesses and developers, acquisition of property and the construction of public improvements. This area is a key element to the economic vitality of the City.

Freeway Corridor

This area includes the properties within the Project Area in the I-10 corridor. These areas include some of the best retail opportunities in the City of Indio. Agency activities in this area may include public improvements to help support future development. The Agency plans to take steps necessary to maximize the potential of the corridor which is

a vital link to the larger economy of the region. The corridor also represents one of the best opportunities for inducing employment generating businesses and providing basic commercial services to the residents of the community. Agency activities may include property acquisition, assistance agreements and public improvements.

Economic Development Program

The Indio Redevelopment Agency has implemented a number of economic development programs over the last several years primarily assisting commercial and industrial projects. These efforts resulted in businesses locating within the City benefiting the region through employment and increased tax revenue. During the term of the Implementation Plan, the Agency plans on aggressively pursuing opportunities to improve the economy of the area and eliminate blight. Efforts are anticipated to include development assistance when it is warranted, business attraction and retention programs, participation at the International Conference of Shopping Centers, participation in regional entities such as the Enterprise Zone, Empowerment Zone and Coachella Valley Economic Partnership, the Chamber of Commerce and other entities involved in the development of the Coachella Valley.

Downtown Indio

The sub-area includes downtown Indio and is generally located between Highway 111 on the South, Indio Boulevard to the north, Jackson Street on the east, and the Miles Park area on the west. The Agency has been very active recently acquiring property and planning the core of the downtown area. The components to the development of downtown will include several hundred housing units, expanded public facilities, expanded retail opportunities, and entertainment type uses, all located in a pedestrian friendly environment. Additionally, a Transit Center in or near the Downtown will be actively pursued.

Agency activities will include centralized acquisition of properties for the purpose of assembling logical development sites, the issuance of Requests for Qualifications and Proposals to identify interested developers, additional planning and engineering efforts to identify the areas needs to expand its capacity to support development and business needs, the construction of public buildings such as public art and open space areas, the construction and instillation of public infrastructure including streets, utilities, landscaping, street furniture, and pedestrian facilities. The downtown area will be one of the primary areas of the Agency's effort during the time of the Implementation Plan.

Indio Boulevard Corridor

Indio corridor extends through the City along the railroad lines. At the preferred location by the Jefferson Street freeway ramp the surroundings offer a major opportunity for mixed-use commercial/residential, and business park type uses. This area is known as the Northgate Crossing Area and it would be located at a major entry point to the City. To the east of this Corridor lies a redevelopment area that consists of a highly underutilized commercial corridor with uses ranging from vacant land to auto related uses to hospitality uses. Agency efforts in this area would be directed towards

eliminating areas of blight and underutilized property. The full range of redevelopment powers may be used to initiate interest in the revitalization of this area. Agency activities would be coordinated with code enforcement activities with the intent of eliminating blight.

CHAPTER 3

Proposed Housing Plan: 2005- 2010

To the extent possible, the goals, objectives, policies and programs listed in the RDA Five Year Housing Implementation Plan will reflect those of the City of Indio's certified housing element. In addition, the City intends to conduct a mid-cycle Implementation Plan to conform to recent legislation requires that the Plan adoption cycle of the RDA Implementation Plan be adjusted to coincide with the housing element five-year certification cycle.

As a result of housing element legislation adopted in 2003, the housing elements for all jurisdictions in the Southern California Area Governments (SCAG) region must be certified by June 30, 2006 covering the period 2006 – 2011. HOWEVER, the State Department of Housing and Community Development (HCD) has not provided Regional Housing Needs Allocation (RHNA) figures to SCAG for distribution to cities and counties within their jurisdiction and SCAG has requested a two year extension to 2008 for the housing element updates.

This means that the current 2000 – 2005 certified housing element will stay in effect until the State determines the base numbers and allocates funding for the regional councils of government to negotiate with cities and counties regarding the RHNA.

The City of Indio will have a set amount of money to expend on housing programs from the RDA 20% Set-Aside Low and Moderate Income Fund. Historically these funds have been used for first time homebuyer downpayment assistance, owner occupied residential rehabilitation and to assist major developers with new construction. With the passage of legislation during 2004, housing assisted with redevelopment agency funds are required to remain "affordable" for 45 years for ownership programs and 55 years for rental programs.

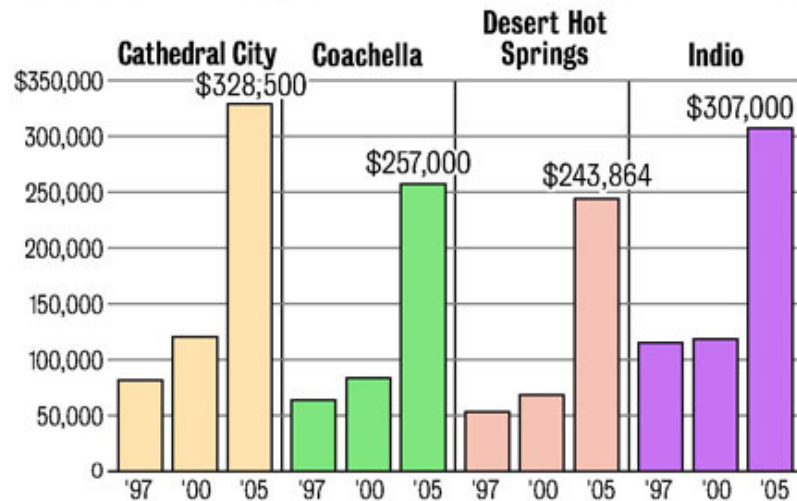
1. Housing Affordability

In the City, there are a total of 634 multifamily dwelling units that are restricted for very low income households and an additional 421 rental units for low to moderate income families. There are over 9,000 households on the waiting list for Section 8 rental assistance vouchers. The Coachella Valley Housing Coalition is the primary non-profit housing organization in the region. They assist low income families purchase a home through a self-help program. Over the last two years they have assisted 175 families; however, they have over 12,000 families on the waiting list.

For Sale Housing

The entire Coachella Valley has experienced an unprecedented housing boom with the average priced new single family home in Indio increasing from \$125,000 in 2002 to a current average over \$307,000. Even with creative financing, few families can afford to purchase homes in Indio.

HOUSING PRICES: 1997 and 2000 figures are for the first quarter; 2005 figures are second-quarter statistics as of mid-May. Prices are for all houses and condominiums



HOUSING PRICES SOURCE: DATAQUICK INFORMATION SYSTEMS.



SOURCE: CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS

THE PRESS-ENTERPRISE

The mortgage payment for a \$257,000 home is \$1,379.63 (principal and interest only); when tax and insurance is added, the monthly cost increases to \$2,079.63. The annual income required for that loan is \$84,200⁵.

As noted in Table 10, approximately, 15 percent of the households in Indio had annual incomes over \$80,000 in 2004. AnySite projections indicate that percentage will increase to over 20 percent of the households by 2009. The projection does not consider the demographic changes that may be taking place with the construction of over 20,000 new housing units between 2002 and 2010. As data is collected regarding the number, composition, and income levels of new residents, projections will be adjusted and will be reflected in the City of Indio Redevelopment Agency mid-cycle report in 2008 if it is necessary.

⁵ This income requirement is for standard 30 year mortgages only, it does not consider any of the alternative financing programs such as adjustable rate, interest only, and other similar finance programs.

Table 10

Households By Income – City of Indio - 2004

Income Range	Number of Households	Percent of Households
< 10,000	1,827	10.9%
10,000 – 19,999	2,355	14.1%
20,000 – 29,999	2,528	15.1%
30,000 – 39,999	2,283	13.6%
40,000 – 59,999	3,579	21.4%
60,000 – 74,999	1,431	8.5%
75,000 – 99,999	1,294	7.7%
>100,000	1,460	7.7%
Total	16,757	100.00%

Source: AnySite, Applied Geographic Solutions, July 2005

Rental Housing

A sample of multifamily rental units in the City of Indio is reflected in the following table. Specific information about the complexes reviewed is located in the Appendix.

Table 11

Summary of Rental Units and Rental Rates (2004-2005)

Type of Units	# 1 BR Rent ⁶	# 2 BR Rent	# 3 BR Rent	# 4 BR Rent	# 5 BR Rent
Subsidized Units ⁷	254 30% Income	100 30% Income	176 30% Income	88 30% Income	16 30% Income
LIHTC/CDLAC/ ⁸ USDA ⁹	216 \$524	121 \$528	64 \$608	20 \$681	None
Market Rate	157 \$631	239 \$757	None	None	None

⁶ Rental Rates are averaged for all units by number of bedrooms.

⁷ Subsidized, as used herein, means units with deep rental assistance. Residents pay 30% of their income for shelter which includes rent and necessary utilities.

⁸ LIHTC means Low Income Housing Tax Credit units. CDLAC means California Debt Limit Allocation Committee units. Rental rates are set at affordability for multiple income ranges from 30% to 60% of area median.

⁹ USDA are former Farmers Home Administration Units with rental rates set at various income levels. The project also contains 12 studio units with rental rates at \$527 a month.

The units listed in the second row of the table, above, are generally affordable to households within the limits listed in the following table. For instance the rental rate for an existing four bedroom units is \$681 affordable to a household with an annual income of \$27,240 which is within the income limits listed in the following table. The market rate units are only affordable to households with incomes over 80% of area median.

Table 12

Income Limits – Affordable Housing Programs - 2005

Income Level	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8+ person household
Extremely Low 30%	\$11,700	\$13,350	\$15,050	\$16,700	\$18,050	\$19,400	\$20,700	\$22,050
Very Low 50%	\$19,500	\$22,250	\$25,050	\$27,850	\$30,050	\$32,300	\$34,500	\$36,750
Lower 80%	\$31,200	\$35,650	\$40,100	\$44,550	\$48,100	\$51,700	\$55,250	\$58,800
Median 100%	\$38,950	\$44,500	\$50,100	\$55,650	\$60,100	\$64,550	\$69,000	\$73,450
Moderate 120%	\$46,750	\$53,450	\$60,100	\$66,800	\$72,150	\$77,500	\$82,850	\$88,200

Source: 25 Cal. Code Refs, Sec 6932, February 25, 2005

The income eligibility figures are updated each year by HUD and the State of California. While a city or county may adopt their own income guidelines – within the prescribed parameters – most use the published information.

Eligibility for Agency housing programs is based on income limits developed by HUD and the State of California. Generally, housing assisted with redevelopment funds must benefit households with incomes at or below 80 percent of the area median income.

For units developed or substantially rehabilitated by the Agency, a total of 15 percent of the units must be affordable to very low income persons or households. When housing is developed or substantially rehabilitated in a project area by public or private entities other than the agency, including entities receiving agency assistance, 15 percent of the total number of units must be affordable to low and moderate income households. Of those units, 40 percent must be affordable to very low income households which translate to 6 percent of the units developed and substantially rehabilitated in the project area (40% of 15% equals 6%).

2. Estimated Agency Housing Resources

Redevelopment Agency of the City of Indio Estimated Projected Set-Aside Funds for the period 2005 – 2010.

Table 13

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/2010
Balance Forward	\$1,524,022	\$2,162,460	\$2,713,192	\$3,313,192	\$3,963,192	\$4,663,192
Revenue						
Tax Revenue	\$985,000	\$1,000,000	\$1,050,000	\$1,100,000	\$1,150,000	\$1,200,000
Interest	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Expenditures						
Admin/Planning	\$6,432	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
(Debt Service)	\$360,130	\$454,268	\$455,000	\$455,000	\$455,000	\$455,000
Carryover Balance	\$2,162,460	\$2,713,192	\$3,313,192	\$3,963,192	\$4,663,192	\$5,413,192
Source: City of Indio Finance Department, July 2005						

As noted above, almost 40 percent of the tax revenue is required for debt service. This means that if the carryover balance is expended for a major project, there will be approximately \$500,000 a year for housing programs in subsequent years until 2009 when one bond will be paid, then until 2022 for the second bond.

3. Housing Production Requirement

Project areas created by redevelopment plans adopted on or after January 1, 1976 and territory newly added to project areas by amendments adopted on or after January 1, 1976 must meet an affordable housing production or inclusionary obligation (the "Housing Production Requirement"). The Housing Production Requirement begins on the date of adoption of a new or amended redevelopment plan.

The CRL requires that 30 percent of all housing developed or substantially rehabilitated by an agency must be available at affordable housing cost to low and moderate income households (CRL §33413[b][1]). Of those units, 50 percent must be affordable to very low income households. The 50 percent very low income requirement translates to 15 percent of the total units developed or rehabilitated by the agency (50% of 30% equals 15%). This requirement applies only to units developed directly by the agency and does not apply to units developed by housing developers pursuant to agreements with an agency.

When housing is developed or substantially rehabilitated in a project area by public or private entities other than the agency, including entities receiving agency assistance, 15 percent of the total number of units must be affordable to low and moderate income households (CRL §33413[b][2]). Of those units, 40 percent must be affordable to very low income households. The 40 percent very low income requirement translates to 6 percent of the units developed and substantially rehabilitated in the project area (40% of 15% equals 6%).

The definition of substantial rehabilitation triggering the Housing Production Requirement is rehabilitation which involves either three or more multifamily rental units, or, one or two rental or owner occupied single family units which have received agency assistance and which constitute at least 25 percent of the after-rehabilitation value of the dwelling, inclusive of land value.

Units produced under the CRL's inclusionary provisions must remain affordable to the target households for the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units.

The CRL currently permits an agency to count units that are made available at affordable housing cost outside a project area toward the agency's Housing Production Requirements, on a two-for-one basis; that means that two affordable units created outside a project area can be counted the same towards the Housing Production Requirement as one unit created inside the project area.

In addition, the CRL also currently permits an agency to fulfill a portion of the Housing Production Requirement through the use of existing multifamily housing. An agency may meet up to 50 percent of its Production Requirement by acquiring or causing the imposition of long-term price restrictions on existing multifamily units that are either

unavailable at affordable housing cost to low and very low income households or that are affordable to these households but that the agency finds cannot reasonably be expected to remain affordable (CRL §33413[b][2][B]). At least 50 percent of these units must be made available at an affordable housing cost to very low income households.

The affordability covenants on these units must be recorded and remain in effect for the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units redevelopment plan.

The CRL requires agencies to adopt a plan for each project area over each successive ten-year period of the redevelopment program showing how the agency intends to meet its affordable Housing Production Requirement (the "Housing Production Plan") (H&S Code §33413[b][4]). This production plan can be part of the agency's Five Year Implementation Plan as Indio has done. The Housing Production Plan must be consistent with, and may (but need not) be included in the community's housing element, and is to be reviewed and updated as necessary at least every five years in conjunction with the housing element cycle.

The CRL also specifies that the Housing Production Plan will be a part of the Implementation Plan. Almost 40 percent of the Agency set-aside funds are dedicated to bond payments. As a result, it will not be possible for the City to develop or substantially rehabilitate a significant number of units. The Agency's limited funds will be used to leverage outside funding or assist developers that have access to other grants and loans. The Plan includes:

1. Estimates of the number of new, substantially rehabilitated or price-restricted units to be developed or purchased within the project area, both over the life of the redevelopment plan and during the next ten years;
2. Estimates of the number of units of very low, low and moderate income housing required to be developed within the project area to meet the agency's project area housing production obligation, both over the life of the redevelopment plan and during the next ten years.
3. The number of units of very low, low, and moderate income housing that have previously been developed within the project area and meet the agency's project area housing production obligation.
4. Estimates of the total number of agency-developed units during the next five years and the number of units for very low, low, and moderate income households which will be developed to meet the percentage requirements for affordable agency-developed housing.

If the housing production requirements have not been met at the end of the ten-year period, the agency must meet its production goals on an annual basis until the requirements for the applicable ten-year planning period are met.

4. Replacement Housing Requirement

When residential units housing low and moderate income persons are destroyed or taken out of the low and moderate income market as part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency must replace those units with new or newly rehabilitated low and moderate income units (H&S Code §33413[a]). The units subject to the Replacement Housing Requirement must be replaced within four years after they are destroyed or removed from the market. The agency may replace destroyed or removed units with a fewer number of replacement units if the total number of bedrooms in the replacement units equal or exceed the number of bedrooms in the destroyed or removed units. Also, the replacement units must be affordable in the same income level of households as the destroyed or removed units.

The CRL requires that, at least thirty days prior to acquiring property or adopting a disposition and development or owner participation agreement that will lead to the destruction or removal of low and moderate income housing units, an agency must adopt by resolution a replacement housing plan (H&S Code §33413.5). A draft of the replacement housing plan must be made available for public review. The replacement housing plan must include:

1. the general location of the replacement housing;
2. an adequate means of financing the replacement housing;
3. a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained;
4. the number of replacement housing units which will house persons and families of low or moderate income; and,
5. the timetable for meeting the plan's objectives.

Currently, the Replacement Housing Requirement applies to project areas established by redevelopment plans (or areas added by amendments) adopted on or after January 1, 1976 and merged project areas regardless of the date of establishment of the individual project areas subsequently merged. Replacement units may be located anywhere within the territorial jurisdiction of the agency (H&S Code §33413[a]). An agency may construct replacement housing itself or cause that housing to be developed through agreements with housing developers.

The basic income and affordability standards for replacement housing are the same as those described for use of housing fund moneys. The units must be available at affordable housing cost to households of low and moderate income. In addition, for dwelling units destroyed or removed after September 1, 1989, the CRL requires that 75% of the replacement units be available at an affordable housing cost to the same income level of households (very low, low or moderate income) as the households displaced from the units removed or destroyed (H&S Code §33413[a]). For example,

if 100 units were destroyed and 50 were very low income units, 30 were lower income units, and 20 were moderate income units, then, of the 100 replacement units, at least 38 (75% of 50) must be affordable to very low income households, at least 23 (75% of 30) to lower income households, and at least 15 (75% of 20) to moderate income households. The remaining 24 replacement units need only be affordable to households with incomes not exceeding 120% of area median income.

Replacement housing must remain affordable the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units. (H&S Code §33413[c]). The affordability controls on such units must be made enforceable by recorded covenants or restrictions.

5. Production Potential

At the beginning of fiscal year 2005-2006, there is \$2,713,192 in the City of Indio Low and Moderate Income Housing Fund (Low-Mod Fund).

The 20 percent tax increment set-aside averages about \$1.0 Million a year of which 36 percent of that amount is dedicated to debt service of a 1997 and a 1999 housing bond. After the allocation of program administration, there is an estimated \$490,000 for housing programs.

Recognizing that amount is insufficient, and depending on bonding capacity, the Agency will explore bonding all or a portion of the remaining increment. That will enable the City to meet at least a portion of the Regional Housing Needs Assessment (RHNA)¹⁰ and assist in the development of 287 units for very low income households and 175 low income households.

There is one proposal pending for FY 2005-06 and 2006-07:

1. Urban Housing Communities for an 80 unit, senior, affordable, rental project on a 7.8 acre site at the northwest corner of Monroe Street and Shadow Palm.

Amount requested: \$2.8 Million

The development of these 80 units for low and very low income farmworkers and senior citizens will meet two of the City's housing goals: (1) will provide 40 units of very low income housing leaving a balance of 247 units and 40 units of low income housing leaving a balance of 135 units to be built, and (2) will address the shortage of both farm labor units and senior citizen rental units as identified in the City's 2001-2006 certified housing element.

¹⁰ See RHNA, Chapter 1, Section 3, Page 9

6. Prioritized Housing Programs – Production Plan

Housing and land costs in the City of Indio are increasing at an unprecedented rate – at least 30 percent just over the last fiscal year (2003/2004). With limited financing for affordable housing, it has become necessary for the Agency and City to assess resources, needs, and available programs before prioritizing housing programs for future years. Over the next two years the City/Agency will prepare a review and analysis of housing programs and will update this Five Year Implementation Plan when that report is completed.

Comprehensive Housing Program

The City/Agency is in the process of restructuring the Community Development Department so that additional emphasis be given to Housing throughout the City. The City is currently recruiting to fill a new Housing Program Manager position that will be responsible for all Housing related programs and projects. Housing programs that will be aggressively pursued include finding additional/greater funding sources from CDBG and HOME monies, the low and moderate income housing set aside program, a housing rehabilitation grant and loan program, other City and Agency funds/mechanisms that will provide incentives and interest for the development of low and moderate income sale and rental housing units.

Horizons at Indio

This is a proposed development for an 80 unit, senior, affordable, rental project on a 7.8 acre site at the northwest corner of Monroe Street and Shadow Palm. The City/Agency has already dedicated \$2.8 Million for the development of this project. This development will meet two of the City's housing goals: (1) will provide 40 units of very low income housing leaving a balance of 247 units and 40 units of low income housing leaving a balance of 135 units to be built, and (2) will address the shortage of both farm labor units and senior citizen rental units as identified in the City's 2001-2006 certified Housing Element.

Housing Rehabilitation Program

A comprehensive Housing Rehabilitation Program will be one of the primary focuses during the time of the Implementation Plan. This is a program that the City/Agency has utilized in the past, however, not recently. New program guidelines will be drafted which will include both loan and grant components, and will be administered by the City's new Housing Program Manager.

New Affordable Housing Development Opportunities

The City/Agency is planning to assist the development community for the construction of rental units affordable to low and moderate income households through the Low Income Housing Tax Credit Program. Additional incentives can include utilizing existing Agency and City funds to leverage additional investment in affordable housing. The acquisition of properties necessary to eliminate blight, including small, substandard

and/or irregularly-shaped parcels in multiple ownership in the Merged Project Area can also create suitable sites for housing development consistent with the Redevelopment Plan. The City/Agency also plans to amend certain Zoning and General Plan areas, particularly in the Downtown area, to include very high density residential and mixed use standards, some of which can be designated for low and moderate income housing.

7. Estimated Other Funding Sources

To the extent possible, the City will leverage all funds by encouraging private investment, developer applications for Low Income Housing Tax Credits, applications for Proposition 46 funds, and any other federal, state, or local funding. A good example of this goal is the varied funding sources for the pending rental housing project for senior citizen farmworkers which will combine Agency funding with State Joe Serna Farmworker Housing funds Low Income Housing Tax Credits and other available funds. These agreements are the only “other funding source” currently available to the Agency. The City also has program income funds from the Indio Mortgage Assistance Program (IMAP).

At present, the City of Indio participates in the Riverside County Urban County Community Development Block Grant (CDBG) program. With a population in excess of 50,000 persons, the City is eligible to become an entitlement community and receive their funding directly from HUD. A recent analysis indicates that it is not feasible for the City to become an Entitlement City at this time since the allocation from HUD would be almost the same amount as the City currently receives from Riverside County and the City would incur substantial administrative costs to become entitlement.

The City/Agency will also investigate and actively pursue HOME funds which are a viable source of funding for housing programs.

8. Housing Goals, Policies, Action Items

Table 15
Goals and Action Items

Goal	Policy/Action Item/Comments
Utilize existing Agency and City funds to leverage additional investment in affordable housing.	<p>Action Item: Establish a Comprehensive Housing Program which analyzes, recommends, and provides procedures to assist the City in meeting its housing goals.</p> <p>Timing: 2005/2006</p> <p>Responsibility: Redevelopment Agency and Community Development Department</p>
Provide a dynamic plan for Agency participation in the development, preservation, and rehabilitation of affordable housing.	<p>Action Item: Update the Five Year Implementation Plan upon completion of the next City of Indio Housing Element</p> <p>Timing: 2006</p> <p>Responsibility: Redevelopment Agency and Community Development Department</p>
Provide for a mix of type and income levels of housing for all segments of the population.	<p>Action Item: Prioritize specific housing projects and programs at the time the Implementation Plan is adopted.</p> <p>Timing: 2006</p> <p>Responsibility: Redevelopment Agency and Community Development Department</p> <p>Action Item: Update the vacant land survey from the 2000-2005 housing element to determine capacity by housing type.</p> <p>Timing: 2006/2007</p> <p>Responsibility: Community Development Department</p>
Continue to apply for CDBG and HOME funds for rehabilitation of both owner occupied and owner investor units.	<p>Action Item: The City will apply for CDBG, HOME and other funding for housing rehabilitation.</p> <p>Timing: 2007/2008</p> <p>Responsibility: Community Development Department</p>
Ensure that housing units assisted with Agency funds will remain affordable to very low to moderate income households.	<p>Action Item: Incorporate newly adopted affordability covenants requiring 55 years for rental property and 45 years for owner occupied.</p> <p>Timing: 2006</p> <p>Responsibility: Redevelopment Agency</p>
Alleviate blighting conditions in residential areas and prevent neighborhood deterioration through a variety of housing-related programs.	<p>Action Item: Establish a housing rehabilitation loan program designed to provide low-interest loans/grants to existing home owners to repair and/or upgrade their homes.</p> <p>Timing: 2007</p>

CITY OF INDIO

Five Year Redevelopment Implementation Plan – 2005-2010

	<p>Responsibility: Redevelopment Agency</p>
<p>Assist the development community to affect the construction of rental units affordable to low and moderate income households through the Low Income Housing Tax Credit Program.</p>	<p>Action Item: Meet and coordinate with interested developers; put the vacant land survey and development policies on the City web site. Timing: 2007 Responsibility: Redevelopment Agency</p>
<p>Designate specific zones within the zoning ordinance for the development of homeless and emergency transitional housing</p>	<p>Action Item: Identify possible sites during the vacant land survey. Timing: 2006/2007 Responsibility: Community Development Department</p>
<p>Acquire properties as necessary to eliminate small, substandard and/or irregularly-shaped parcels in multiple ownership in the Merged Project Area or to assemble site for development that conform to the Redevelopment Plans.</p>	<p>Action Item: Land assembly by the Agency will be undertaken where appropriate and when needed to consolidate inadequately sized or shaped site in multiple ownership for modern development or to assemble or expand business and housing sites. Timing: 2007/2008 Responsibility: Redevelopment Agency</p>
<p>Build on existing assets as listed in this document and take advantage of opportunities to invest in the future.</p>	<p>Action Item: Develop a plan to purchase vacant and underutilized properties – particularly in the City’s central core area – for the future development of affordable housing to revitalize downtown on in-fill properties. Timing: 2007/2008 Responsibility: Redevelopment Agency Action Item: Prepare a property disbursement plan that will identify how the City will make Agency owned lots/property available to developers. Timing: 2007/2008 Responsibility: Community Development Department and Redevelopment Agency</p>
<p>Capture the housing market. Target gaps in the housing market and systematically and aggressively carry out a sustained targeted marketing and funding strategy.</p>	<p>Action Item: Prepare a mid-cycle Implementation Plan to ensure that public funds are used strategically to motivate the investments that will result in development of the gap housing need and to correspond to the 2008-2013 housing element cycle. Timing: 2008/2009 Responsibility: Community Development Department and Redevelopment Agency</p>

CITY OF INDIO

Five Year Redevelopment Implementation Plan – 2005-2010

COMP. NO. 1

FAMILY - HUD

NAME	Desert Oasis		DATE	February 28, 2005	
ADDRESS	46-211 Jackson St.		TOTAL UNITS	86	
CITY	Indio, CA		CONDITION	Fair	
MANAGER	Felicia		BLDG. AGE	N/A	
TELEPHONE	(760) 347-1718		BLDG. STYLE	Two Story	
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT
2BR/1BA	28	30 PERCENT OF INCOME	N/A	N/A	0
3BR/1.5BA	48		N/A	N/A	0
4BR/1.5BA	10		N/A	N/A	0
UNIT AMENITIES			PROJECT AMENITIES		
TENANT PAYS					
Alarm	Microwave	BBQ Area	Patio/Balcony	Water	

CITY OF INDIO

Five Year Redevelopment Implementation Plan – 2005-2010

Central Air		Security Locks		Ball Fields		Pets		Sewer	
Ceiling Fan		Stove	X	Carport	X	Playground	X	Garbage	
Dishwasher		Trash Compact		Clubhouse		Security Entry		Cable	X
Disposal	X	W/W Carpet		Garage		Pool		Elect.	X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court		Gas	X
Fireplace		W/D Hook-up		Spa		Covered Park.		Phone	X
Furnished		Refrigerator	X	Laundry Rm	X				

REMARKS: Turnover is approximately 4 units per month. Management reports a six month waiting list.

COMP. NO. 2

FAMILY – HUD / SECTION 8

NAME	Summerfield			DATE	February 28, 2005		
ADDRESS	83385 Gemini			TOTAL UNITS	268		
CITY	Indio			CONDITION	Good		
MANAGER	Salina			BLDG. AGE	N/A		
TELEPHONE	(760) 347-4508			BLDG. STYLE	2 Story		
BR/BA	#UNITS	RA	MKT RENT	SQ. FT.	RENT/SF	VACANT	
1BR/1BA	32	30% of Income	\$521	612	\$0.85	0	
2BR/2BA	92		\$634	750	\$0.84	0	
3BR/2BA	96		\$881	944	\$0.93	0	
4BR/2BA	32		\$1,040	1,058	\$0.98	0	
5BR/2BA	16		\$1,198	1,335	\$0.89	0	
UNIT AMENITIES				PROJECT AMENITIES			
TENANT PAYS							
Alarm		Microwave		BBQ Area		Patio/Balcony	X
Central Air	X	Security Locks		Ball Fields		Pets	
Ceiling Fan		Stove	X	Carport	X	Playground	X
Dishwasher		Trash Compact		Clubhouse		Security Entry	
Disposal	X	W/W Carpet	X	Garage		Pool	
Drapes/Blinds		Washer/Dryer		Gym		Tennis Court	
Fireplace		W/D Hook-up		Spa		Covered Park.	
Furnished		Refrigerator	X	Laundry Rm	X	Storage	

REMARKS: Management reports a year to year and a half waiting list and a turnover rate of five units per year.

COMP. NO. 3

FAMILY – LIHTC

NAME	El Jardin			DATE	February 28, 2005		
ADDRESS	84-711 Avenue 51			TOTAL UNITS	81		
CITY	Coachella, CA			CONDITION	Excellent		
MANAGER	Audrey			BLDG. AGE	2001		
TELEPHONE	(760) 398-0011			BLDG. STYLE	Two Story		

CITY OF INDIO

Five Year Redevelopment Implementation Plan – 2005-2010

BR/BA	#UNITS	RENT				SQ. FT.	RENT/SF	VACANT	
		30%	40%	50%	60%				
2BR/1BA	40	\$366	\$489	\$511	\$733	861	\$0.42, \$0.57, \$0.59, \$0.85	0	
3BR/2BA	31	\$423	\$564	\$705		1,065	\$0.39, \$0.53, \$0.66	0	
4BR/2BA	10	\$472	\$630	\$787		1,210	\$0.39, \$0.52, \$0.65	0	
UNIT AMENITIES				PROJECT AMENITIES					
TENANT PAYS									
Alarm		Microwave		BBQ Area	X	Patio/Balcony	X	Water	
Central Air	X	Security Locks	X	Ball Fields		Pets		Sewer	
Ceiling Fan		Stove	X	Clubhouse	X	Playground	X	Garbage	
Dishwasher	X	Trash Compact		Carport	X	Security Entry		Cable	X
Disposal	X	W/W Carpet	X	Garage		Pool	X	Elect.	X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court		Gas	X
Fireplace		W/D Hook-up		Spa		Covered Park.		Phone	X
Furnished		Refrig.	X	Laundry Rm	X	Storage			

REMARKS: Management reports a waiting list of eight months to one year and a turnover rate of 24 units per year.

COMP. NO. 4

FAMILY – MARKET RATE

NAME	Los Arboles			DATE	February 28, 2005				
ADDRESS	81860 Shadow Palm			TOTAL UNITS	60				
CITY	Indio, CA			CONDITION	Good				
MANAGER	N/A			BLDG. AGE	N/A				
TELEPHONE	(760) 347-6023			BLDG. STYLE	Two Story				
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT				
1BR/1BA	24	\$695	N/A	N/A	0				
2BR/1BA	36	\$795	N/A	N/A	0				
UNIT AMENITIES				PROJECT AMENITIES					
TENANT PAYS									
Alarm		Microwave		BBQ Area		Patio/Balcony	X	Water	
Central Air	X	Security Locks	X	Ball Fields		Pets		Sewer	
Ceiling Fan		Stove	X	Comm. Rm		Playground		Garbage	
Dishwasher	X	Trash Compact		Carport	X	Security Entry		Cable	X
Disposal	X	W/W Carpet	X	Garage		Pool	X	Elect.	X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court		Gas	X
Fireplace		W/D Hook-up		Spa		Covered Park.		Phone	X
Furnished		Refrig.	X	Laundry Rm	X	Storage	X		

COMP. NO. 5

FAMILY – MARKET RATE

NAME	Cielo Vista		DATE	February 28, 2005	
ADDRESS	81820 Shadow Palm		TOTAL UNITS	112	

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CITY	Indio, CA			CONDITION	Good	
MANAGER	Patricia			BLDG. AGE	1979	
TELEPHONE	(760) 342-5882			BLDG. STYLE	Two Story	
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT	
1BR/1BA	64	\$543	640	\$0.85	3	
2BR/1BA	48	\$653	870	\$0.75	1	
UNIT AMENITIES			PROJECT AMENITIES			
TENANT PAYS						
Alarm		Microwave		BBQ Area		Patio/Balcony X Water
Central Air	X	Security Locks	X	Ball Fields		Pets Sewer
Ceiling Fan		Stove	X	Comm. Rm		Playground Garbage
Dishwasher	X	Trash Compact		Carport	X	Security Entry Cable X
Disposal	X	W/W Carpet	X	Garage		Pool X Elect. X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court Gas X
Fireplace		W/D Hook-up		Spa		Covered Park. Phone X
Furnished		Refrig.	X	Laundry Rm	X	Storage X

REMARKS: Management reports a turnover rate of 1-2 units per month.

COMP. NO. 6

FAMILY – MARKET RATE

NAME	Tres Flores			DATE	February 28, 2005	
ADDRESS	44260 Monroe			TOTAL UNITS	60	
CITY	Indio, CA			CONDITION	Excellent	
MANAGER	Laurie			BLDG. AGE	1973	
TELEPHONE	(760) 342-2900			BLDG. STYLE	Two Story	
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT	
1BR/1BA	24	\$635	750	\$0.85	0	
2BR/1BA	36	\$740	1,050	\$0.70	0	
UNIT AMENITIES			PROJECT AMENITIES			
TENANT PAYS						
Alarm		Microwave		BBQ Area		Patio/Balcony X Water
Central Air	X	Security Locks	X	Ball Fields		Pets Sewer
Ceiling Fan		Stove	X	Comm. Rm		Playground Garbage
Dishwasher	X	Trash Compact		Carport	X	Security Entry Cable X
Disposal	X	W/W Carpet	X	Garage		Pool X Elect. X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court Gas X
Fireplace		W/D Hook-up		Spa		Covered Park. Phone X
Furnished		Refrig.	X	Laundry Rm	X	Storage X

REMARKS: Located just outside the Market Area.

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COMP. NO. 7

FAMILY – MARKET RATE

NAME	Park View			DATE	February 28, 2005				
ADDRESS	82597 Miles Ave.			TOTAL UNITS	112				
CITY	Indio, CA			CONDITION	Very Good				
MANAGER	Cruz			BLDG. AGE	N/A				
TELEPHONE	(760) 775-1200			BLDG. STYLE	Two Story				
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT				
1BR/1BA	45	\$650	850	\$0.76	1				
2BR/1BA	67	\$770	725	\$1.06	1				
UNIT AMENITIES				PROJECT AMENITIES					
TENANT PAYS									
Alarm		Microwave		BBQ Area		Patio/Balcony	X	Water	
Central Air	X	Security Locks	X	Ball Fields		Pets		Sewer	
Ceiling Fan		Stove	X	Comm. Rm		Playground		Garbage	
Dishwasher	X	Trash Compact		Carport	X	Security Entry		Cable	X
Disposal	X	W/W Carpet	X	Garage		Pool	X	Elect.	X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court		Gas	X
Fireplace		W/D Hook-up		Spa		Covered Park.		Phone	X
Furnished		Refrig.	X	Laundry Rm	X	Storage	X		

COMP. NO. 8

FAMILY – MARKET RATE

NAME	Indigo View			DATE	February 28, 2005				
ADDRESS	81162 Fred Waring Dr.			TOTAL UNITS	52				
CITY	Indio, CA			CONDITION	Very Good				
MANAGER	Irene			BLDG. AGE	N/A				
TELEPHONE	(760) 347-0460			BLDG. STYLE	Two Story				
BR/BA	#UNITS	RENT	SQ. FT.	RENT/SF	VACANT				
2BR/2BA	26	\$800	980	\$0.82	1				
2BR/2BA	26	\$850	1,060	\$0.80	1				
UNIT AMENITIES				PROJECT AMENITIES					
TENANT PAYS									
Alarm		Microwave		BBQ Area		Patio/Balcony	X	Water	
Central Air	X	Security Locks	X	Ball Fields		Pets		Sewer	
Ceiling Fan		Stove	X	Comm. Rm		Playground		Garbage	
Dishwasher	X	Trash Compact		Carport	X	Security Entry		Cable	X
Disposal	X	W/W Carpet	X	Garage		Pool	X	Elect.	X
Drapes/Blinds	X	Washer/Dryer		Gym		Tennis Court		Gas	X
Fireplace		W/D Hook-up		Spa		Covered Park.		Phone	X
Furnished		Refrig.	X	Laundry Rm	X	Storage	X		

REMARKS: Management reports a turnover rate of 10 units per year.