

DOORWAYS TO COMMUNITY IMPROVEMENT

City of Indio, CA Neighborhood Stabilization Program

- **PROBLEM** - The program is a response to communities fractured by explosive growth then rapid decline & extreme foreclosure rates. The result was the potential for crime, blight, further depression of property values and out migration of residents.
- **SOLUTION** - Create a synergistic program that leverages local resources to benefit both homeowners and the community.
- **RESULTS** - The systemic investment in families and neighborhoods has yielded results that will continue to bear fruit for generations.



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CORE PROGRAM - PURCHASE & REHAB

- **A proactive approach** addressed vacant, abandoned and Bank Owned Properties by establishing a Housing Resource Center and passed a Foreclosure Ordinance.
- **Primary partners** are Fannie Mae, the National Community Stabilization Trust and MLS.
- **The program focuses on** interior neighborhoods to prevent a rental gentrification with lower priced options.
- **Families are qualified** for ownership via a comprehensive marketing effort, from grassroots to social media, that targets a broad range of income levels.
- **Assistance includes** credit counseling and rent to own properties.

INPUT - PROJECT RESOURCES

- **Integration of funding sources** from HUD's NSP grants, City of Indio RDA, Indio Water Authority and Riverside County FTHB.
- **The program was honored** with a HUD Best Practices Award for Southern California.

- **City of Indio** contributed resources including Code Enforcement, RDA and the Indio Water Agency.
- **Rancho Housing Alliance** brought in several core partners - AAY Realty (realty agent), Lawyers Title Co. (escrow services), Capital Realty Analyst (appraiser), Good Neighbor Services (housing counseling), Sheltering Wings (property maintenance), Desert ARC (maintenance), and Martha's Village (house sitters).
- **Other resource partners include** Riverside County RDA, Home Depot and Habitat for Humanity.
- **Reinvestment in the community** targeted local hiring, local supplier preference and job training.

OUTPUT - BENEFITS TO COMMUNITY

- **The synergistic structure of the project** resulted in multiple benefits that expanded beyond the original expectations.
- **Primary benefits included** slowing the tide of decline in the housing market, stabilizing neighborhoods,

creating expanded opportunities for low to moderate income home ownership, local job creation and local economy growth.

- Properties incorporated sustainable energy efficient features.
- **Benefits to families were immediate** - family stability, financial education, renewed self confidence, and increased job skills.
- **Benefits to the broader community** soon followed:
 - A growing sense of community & civic pride within individuals, extended families, and local neighborhoods.
 - **Measurable benefits** of funds back to the City, \$250,000 in retail taxes, creation of over 1,250 jobs with \$2.5 million in wages, energy and water conservation and increased property values estimated at 15%.
 - Easily replicated to other communities and can respond to a wide variety of local conditions and income levels.
 - The systemic investment in families and neighborhoods has yielded results that will continue to bear fruit for generations.