

## Affordable apartments in Indio to be renovated, promising low rents until 2072

Rosalie Murphy , The Desert Sun 2:53 p.m. PT June 13, 2017



*(Photo: Photo provided by  
Community Preservation Partners)*

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An 88-unit apartment complex in Indio will keep its below-market-rate rents until at least 2072, according to the company that acquired it last month.

Community Preservation Partners, an affordable housing provider that purchases and renovates aging apartment buildings, bought the Desert Oasis complex near Thomas Jefferson Middle School in May.

Many developers get tax credits to help them build or renovate affordable housing. In exchange, they sign covenants, promising to keep rents below market rates for a certain period of time. Desert Oasis's covenant was scheduled to expire in 2021 before the property was sold.

When affordable covenants expire, developers often renovate properties and then rent them at market rates, executive director of the National Housing and Rehabilitation Association Thom Amdur told The Desert Sun in 2016.

In the last five years, Amdur said he's seen an acceleration in private investors buying affordable rental units and waiting for the chance to redevelop them — meaning there are fewer affordable homes for low-income families.



Desert Oasis, an Indio apartment complex, was acquired by affordable housing company Community Preservation Partners in 2017. (Photo: Photo provided by Community Preservation Partners)

Community Preservation Partners has promised to rent Desert Oasis units below market rates for the next 55 years.

CPP said it plans to renovate Desert Oasis, which was built in 1981, with tax credit funding through a partnership with nonprofit Jamboree Housing. The \$7 million remodel will include the installation of an outdoor playground, complex-wide WiFi, new security cameras and new electrical appliances throughout.

The sale cost \$11 million, according to property records.

CPP now owns three properties — a total of 636 apartments — in the Coachella Valley. The company purchased [Indio's Summer Field Apartments](#) in 2015 and [Cathedral City's Mountain View Apartments](#) in 2016. Both complexes must keep rents below market rates until the 2070s.

The Coachella Valley has about 16,300 affordable housing units, a 2015 Desert Sun investigation found, and at least 48,000 families who qualify for those units.

"The building of affordable housing is a vital part of providing affordable housing in communities where rents are really spiraling out of control. But there's no point in building all of these products if all of the existing affordable housing stock is rolling out of the affordable housing programs," Jack Aronson, director of development acquisitions at Community Preservation Partners, told The Desert Sun in 2016.

"The building is definitely important, but the preservation of existing stock is equally important," he added.

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