



Valencia Grove Housing Community *Informational Sheet*



Built in 1942, Valencia Grove was the first public housing site built in the County of San Bernardino. The original 115 public housing unit site was long overdue for a major revitalization. The revitalization of this public housing site consisted of a three pronged innovative approach: 1) demolition through a deconstruction program; 2) use of factory-built modular units; and 3) transitioned away from a traditional public housing site to a mixed-used community.

For this endeavor the Housing Authority of the County of San Bernardino (HACSB) partnered with its affiliate non-profit developer, Housing Partners I, Inc. (HPI), in an effort to move away from the traditional public housing model towards a mixed-income community utilizing an innovative modular construction format. The project development team also included: Perera Construction – Construction manager; Silver Creek Industries – Modular builder; PNC Bank – Tax Credit Equity Investor; JP Morgan Chase – Lender; and the City of Redlands.

The modular construction, a first for HACSB and HPI, is a hybrid construction process, wherein the building exterior envelope and all interior finishes were completed at the Silver Creek Industries factory, then transported to the site and set by crane. Once in place, Perera Construction completed all exterior finishes and added various architectural components to complete the product, making it indistinguishable from traditional site built construction.

The first phase cost is approximately \$34 million and the funding sources consist of 4% Low Income Housing Tax Credits, Tax-exempt bonds, and conventional financing.

During the first phase, 62 of the original 115 units were demolished to make way for 85 new affordable housing units spread throughout thirteen (13) two-story buildings, complete with garages on the first floor. HACSB provided 84 Project-Based Vouchers with one of the units set aside for the on-site manager. The units target households with incomes ranging from 0-60% of AMI. The unit breakdown includes: 4 one-bedroom/one-bath units; 11 two-bedroom/one bath units; 16 two-bedroom/one and one half bath units; 32 three-bedroom/two bath units; 21 four-bedroom/two bath units; and 1 two-bedroom manager's unit.

For the demolition process, an onsite deconstruction/construction training program was implemented to maximize the amount of salvaged material and provide valuable job training and experience for residents. Thirty low income residents completed the program. This intensive training that includes both classroom and hands on training on how to use various construction tools, safety in the field, actual deconstruction of a building, and preparing materials for reuse. To increase green efforts, the Housing Authority donated the salvaged items from the deconstruction program to The ReUse People of America.

Phase one of the construction began March of 2013 and full occupancy took place in April of 2016. Subsequent phases will result in a total of 228 units, effectively doubling the amount of housing available there to low income families. Upon completion, the housing community will include three park/playground areas, a recreational center with a swimming pool and an educational facility. Staff is diligently working on the financing for these future phases of the development.