

# 1940s housing to be replaced

**A 72-year-old apartment complex in Redlands is being torn down; the first phase will build 85 units**

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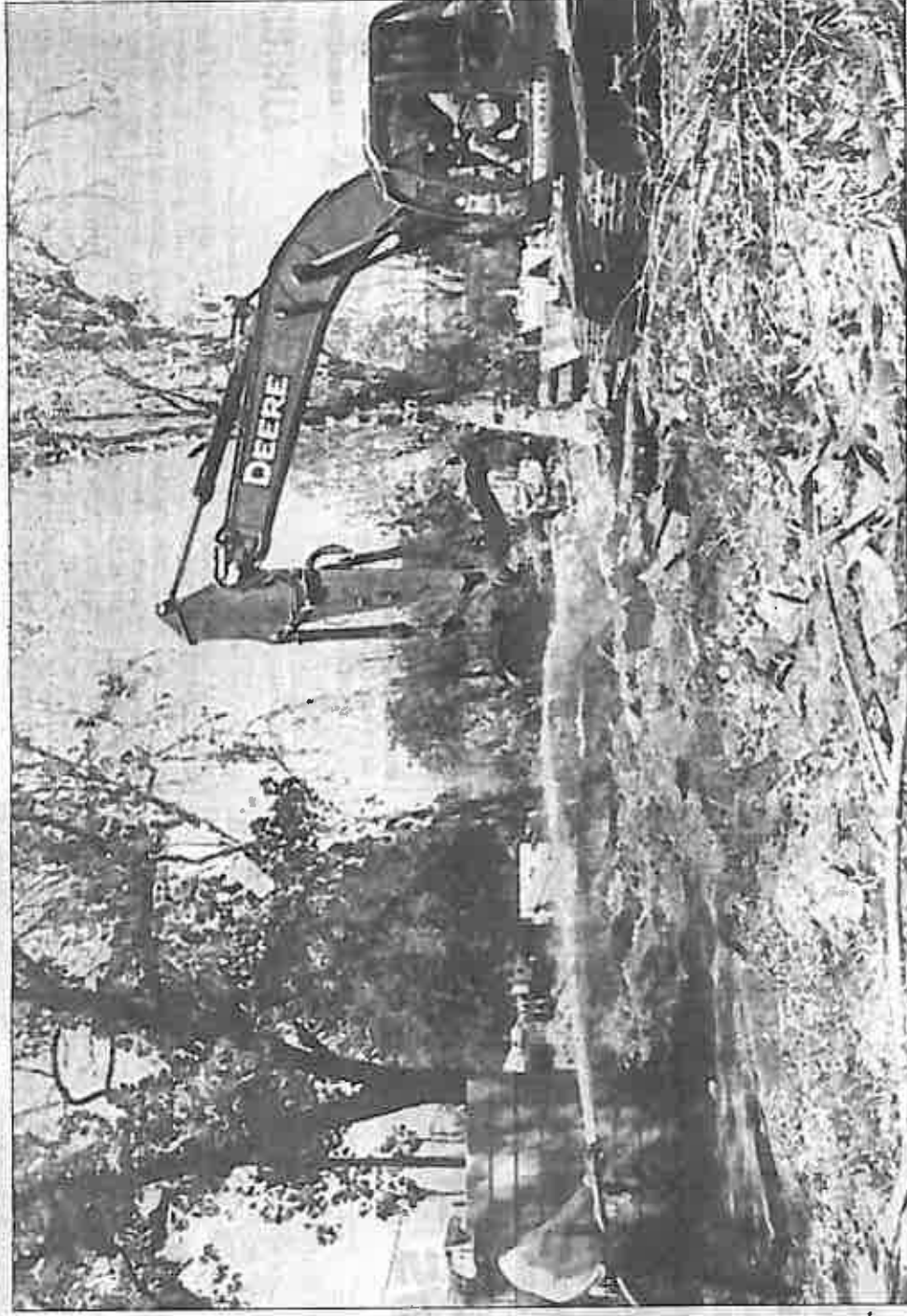
Demolition of an old affordable housing complex in north Redlands is in progress, with workers tearing down apartment buildings to make way for a new development for people in need.

Workers in late March began clearing the 10 acres that encompass the first phase of the three-phase project. Work is expected to wrap up in three weeks, at which point the site will be graded.

Gustav Joslin, vice president and chief operating officer of the Housing Authority of San Bernardino County, said the need for affordable housing is tremendous, and not just in Redlands but countywide. The authority has a waiting list for affordable housing and housing vouchers that is 35,000 names long.

The first phase of the new development, to be called Valencia Grove, consists of 85 apartments, green space and a community center with an outdoor pool and splash area for children. The apartments will be ready to rent in summer 2014. Previous tenants who were moved elsewhere will have first dibs.

The apartments range from one to four bedrooms. The second phase will have 104 more apartments and the final phase will be 39 single-family homes for first-



ERIN WALDNER/STAFF

**A worker sprays water to keep the dust down during demolition of an old housing complex on Orange Street and Lugonia Avenue in Redlands on Tuesday, April 9. About 10 acres is being cleared for phase one of Valencia Grove, with 85 apartments, green space and a community center with an outdoor pool.**

time buyers.

The Housing Authority is building the project with Housing Partners I Inc., a nonprofit developer. The cost of the first phase is \$22 million.

Lugonia Apartments was built in 1941, making it the oldest public housing site in San Bernardino County. "They outlived their useful life," Joslin said. Project leaders say the new apartments will be bigger and better, with air conditioning, washers and dryers, decks or patios and energy-efficient appliances and lighting. The development will have a modern Spanish look. Before the old apartments are demolished, they are being gutted and abated, with asbestos and lead paint removed. Much of the material

is being recycled, including windows, doors, electrical copper and concrete. Trees that were torn down will become firewood, while branches and leaves will be made into mulch.

Shirleen Garcia, a Housing Authority project manager, said construction work is proceeding "quickly and smoothly." Follow Erin Waldner on Twitter @PE\_ErinWaldner and online at [blog.pec.com/redlands](http://blog.pec.com/redlands)