

Community

San Bernardino Receive \$20 Million For A Family-Development Project

By **Staff** - June 28, 2018 TAGS: ECONOMIC DEVELOPMENT REAL ESTATE SAN BERNARDINO



Money will help fund 183 high-quality housing units and neighborhood upgrades at Arrowhead Grove

[SAN BERNARDINO, Calif.](#) – In a milestone decision on June 28, 2018, the state’s [Strategic Growth Council \(SGC\)](#) awarded San Bernardino \$20 million through the [California Affordable Housing and Sustainable Communities \(AHSC\) program](#) – a first for the Inland Empire. The win reflects a longstanding and heralded public-private partnership to

revitalize one of San Bernardino's core neighborhoods called Arrowhead Grove, formerly known as the Waterman Gardens Public Housing site.

"This decision is paramount in the continued effort toward rehabilitating the Waterman Corridor in San Bernardino," said City of San Bernardino Mayor R. Carey Davis. "This is a testament to the power of community collaboration. With the support of our partners, we will continue to pursue safe and stable communities for our residents and families to thrive."



The contribution via AHSC's implementation of a statewide program uses Cap-and-Trade dollars for projects that improve public health and the environment in disadvantaged communities. The \$20 million will help fund two upcoming phases of Arrowhead Grove at North Waterman Avenue and East Baseline Street, comprising 147 affordable housing units and 36 market-rate units, along with pedestrian and transit improvements that will benefit the community-at-large. Upon completion, Arrowhead Grove will include about 400 units as well as community amenities like a pool and clubhouse, upgraded infrastructure, walking paths, a community garden and a computer lab for residents.

[National Community Renaissance \(National CORE\)](#), one of the nation's largest affordable housing developers and the general contractor for the project, is working in partnership with the Housing Authority of the County of San Bernardino to transform the Arrowhead Grove neighborhood.

“None of this would be possible without the collective commitment of the City, the Housing Authority of the County of San Bernardino (HACSB) and every stakeholder, funder and agency that have dedicated themselves to turning this dream into reality,” said Steve PonTell, president and chief executive officer of National CORE. “We are grateful for the SGC and the AHSC support and we are eager to move forward with the next stages of this transformative effort to rebuild San Bernardino block by block.”



“There is a critical need for affordable housing in San Bernardino County,” said Supervisor Josie Gonzales, whose Fifth District includes Arrowhead Grove. “We owe a great deal of thanks to our legislative delegation, the HASCB, National CORE, other county agencies, and the City of San Bernardino for the hard work they put into acquiring this vital funding source.”

Two initial phases of the Waterman Gardens redevelopment have already been completed. Valencia Vista, the first phase with 76 units, opened to residents in December 2016. A little more than a year later, Olive Meadow, the second phase with 62 units, opened in September 2017. Both have earned recognition from the National Association of Housing and Redevelopment Officials, and the Affordable Housing Tax Credit Coalition,

among others, for the transformative impact on the lives of residents and the community at-large.

“This was a collaborative effort with so many partners,” said [Housing Authority of San Bernardino County's](#) Executive Director Maria Razo. “We are extremely grateful for the opportunity to effectively invest and leverage our dollars to achieve the vision of affordable housing and active transportation options that improve the health and well-being of the residents who live in the area.”

Financing for the overall Arrowhead Grove plan is through a variety of private and public sources including low-income housing tax credit financing, the [U.S. Department of Housing and Urban Development's \(HUD\) Rental Assistance Demonstration \(RAD\) program](#) and federal HOME-Investment Partnership funds.

With this advancement and the continued momentum of the developer, agencies involved are hopeful that Arrowhead Grove's construction will break ground in late 2018 or early 2019.

ABOUT THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM (AHSC)

The Affordable Housing and Sustainable Communities Program (AHSC) builds healthier communities and protects the environment by increasing the supply of affordable places to live near jobs, stores, transit, and other daily needs. This program is administered by the Strategic Growth Council (SGC) which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians. The AHSC Program is part of California Climate Investments, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities. For more information, visit the California Climate Investments website at: www.caclimateinvestments.ca.gov

ABOUT NATIONAL COMMUNITY RENAISSANCE (NATIONAL CORE)

National Community Renaissance, based in Rancho Cucamonga, Calif., is one of the nation's largest nonprofit developers of affordable housing. CORE manages nearly 9,000 affordable, senior and market-rate units in California, Arkansas, Texas and Florida. Over its nearly two decade history, the Hope through Housing Foundation has provided more than 2 million hours of transformational social services such as financial literacy training,

senior wellness, and preschool and afterschool programs. For more information on National CORE and Hope through Housing, please visit www.nationalcore.org.

ABOUT HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO (HACSB)

The Housing Authority of the County of San Bernardino is one of the nation's most progressive housing authorities in the Country. As the largest provider of affordable housing in the County, we proudly serve approximately 30,000 people, most of whom are seniors, veterans, disabled individuals, and children. We also work on connecting our families with additional needed to achieve their personal goals. For more information, please visit: www.hacsb.com

ABOUT CITY OF SAN BERNARDINO

San Bernardino is a city rooted in rich history and cultural diversity. Located at the base of the San Bernardino Mountains, this city is positioned for world-class excellence made possible with access to nearby deserts, mountain communities and beaches. San Bernardino is also situated along one of the nation's busiest transportation corridors and thrives as a logistics hub. Currently under a major revitalization effort, the City of San Bernardino has endless possibilities for the future. For additional information about San Bernardino, visit www.SBCity.org, facebook.com/sbcitygov or twitter.com/sbcitygov.

ECONOMIC DEVELOPMENT



2018 San Bernardino County Assessment Roll

July 2, 2018



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June 28, 2018

\$20 Million Recommended For Affordable Housing Project In San Bernardino County