

Valencia Grove in Redlands preps for fall opening

By Kristina Hernandez , Redlands Daily Facts

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A crew member drives down the Valencia Grove Housing Community at the northeast corner of Orange Street and Lugonia Avenue in Redlands.

REDLANDS >> A fall opening is the target for the first phase of the [Valencia Grove Housing Community](#), projected as a mixed-income, 228-unit housing complex at the northeast corner of Orange Street and Lugonia Avenue.

Crews have been working to add the final touches to the \$30 million first phase and

residents could move into the apartments in late fall, officials say.

“The west side of the first phase should be done by the end of the month,” said Jacob Medrin, project manager for Perera Construction and Design Inc., “and now we are seeing irrigation and landscaping being installed. We’ve made a lot of good progress.”

Prefabricated housing has been placed on the lot once occupied by a 70-year-old low-income housing development. Residents were placed elsewhere with assistance from the county Housing Authority so the site could be worked on.

Old-fashioned style lampposts and playground equipment have been added to the site. Crews are also working to complete a community center that would host activities for residents and neighbors.

Southern California Edison’s poles on Orange Street have been removed and “now everything is underground,” Medrin said.

“Now it’s off to the finish line,” he continued.

The road to that “finish line” will also include the turning on of utilities and the closure of Sixth Street for repairs. Delaware Avenue will reopen to allow residents in the area access, Mendrin said.

The goal is to complete the first phase by September and turn the project over to the county Housing Authority and Housing Partners I Inc. for its pre-planning process and occupancy clearance from the city.

“If everything runs smoothly, in the late fall we could be hosting a grand opening,” said Ana Gamiz, director of policy and community affairs for the Housing Authority.

The second and third phases of the project, which would include single-family homes as well as townhomes, will depend on the availability of funds.

[A groundbreaking took place in August, with demolition months later.](#)

Residents of the old housing community will have first pick once Valencia Grove’s first phase is completed.

Other applicants will be considered later. Applications can be found at hacsb.com.

The Valencia Grove project is made possible through a partnership with the county Housing Authority, Chase Bank, PNC Bank, Perera Construction, the city of Redlands and the Redlands Unified School District.

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