

Redlands housing project to be rebuilt

Old units will be torn down and replaced with multi-family and single-family homes

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San Bernardino County's oldest public housing site, built on about 19 acres at Orange Street and Lugonia Avenue in Redlands in 1942 and last expanded in 1961, is about to get a makeover.

The Housing Authority of San Bernardino County has been moving families out of the 115-unit development and expects to begin construction on the project's first phase by April or May. Gus Joslin, chief operating officer for the Housing Authority of San Bernardino County, told the City Council last week.

Phase one of the project will transform a collection of humble, single-story stucco homes to a grouping of nine multi-family buildings that

will feature Mission-style architecture. The first phase, which will house 85 families, will have 13 buildings ranging in size from five to nine apartments.

In a later phase, which won't be constructed until the housing market has recovered, Joslin said, single-family homes will be built along Lugonia Avenue for sale to first-time homebuyers. Eventually the project will have 228 units, nearly double its current size.

Councilman Paul Foster said he was concerned about the pads for the future single-family homes becoming a source of dust for neighbors. Joslin said phase one will include landscaping along the site's Lugonia Avenue and Orange Street frontages.

"That will form somewhat of a barrier," he said. "And

we will be providing dust protection solutions to make sure it doesn't become a problem."

First-phase construction will include a community center that will house offices, maintenance workers, community meeting rooms and a child-care facility, he said. Head Start has been providing a child care program at the site, and the housing authority hopes to bring that program back when the project reopens, Joslin said.

Amenities will include a swimming pool and playground, he said.

"We want to gain more of a residential neighborhood as opposed to the sort of institutional housing that currently exists on the site," Joslin told the council. "In that central green area we want to create a park-like facility

with a children's playground."

The authority expects to have \$5.6 million for the project by March 21, including funding from a bond allocation and a 4 percent loan from housing tax credits, he said. None of the money comes from the city of Redlands, he said.

About half of the units set to be torn down are vacant. The families are being moved to other housing authority projects or are given vouchers so they can find their own rental housing, Joslin said.

Families moved out of the Redlands site will be given top priority to move back when the buildings are finished, he said.

The project is the first reconstruction of a housing authority site in San Bernardino County, Joslin said.