Housing Authority of the County of San Bernardino
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HACSB Celebrates Grand Opening of Valencia Grove Phase II in Redlands

103 new affordable homes mark latest milestone in revitalization of an 80-year-old community

REDLANDS, CA – August 27, 2026 – Today the Housing Authority of the County of San Bernardino (HACSB) celebrated the grand opening of Valencia Grove Phase II, marking the latest milestone in the transformation of one of the agency's oldest affordable housing communities.

Located at the corner of Lugonia Avenue and Orange Street in Redlands, Valencia Grove Phase II adds 103 new affordable apartment homes and a manager's unit to the community. This second phase builds upon the success of Phase I, which opened in 2016 with 84 affordable homes and a manager's unit. The new one- through four-bedroom apartment homes are available to households earning up to 80 percent of the Area Median Income and provide residents with access to community amenities developed during Phase I, including a 5,000-square-foot community center, playgrounds, outdoor spaces, and an on-site Head Start preschool operated in partnership with the San Bernardino County Department of Preschool Services. Phase II also includes new outdoor spaces, such as pocket parks and playground areas.

The Valencia Grove site has provided affordable housing to Redlands residents for more than 80 years. The original community was constructed in 1943 and included 115 Public Housing units. In 2010, HACSB, in partnership with its affiliate non-profit, Housing Partners I, Inc. (HPI), and the U.S. Department of Housing and Urban Development (HUD), began a three-phase redevelopment effort to replace the aging community with modern, high-quality affordable housing while preserving the site's long-standing role in serving local families.

The grand opening celebration brought together HACSB Commissioners and staff, local, county, state and federal representatives, project partners, and Valencia Grove residents to mark the completion of Phase II. Attendees included representatives from Congressman Pete Aguilar's office, State Senator Eloise Gómez Reyes' office, San Bernardino County Third District Supervisor Dawn Rowe, San Bernardino County Fifth District Supervisor Joe Baca, Jr.'s office, the City of Redlands, and the San Bernardino County Community Development and Housing Department. The celebration included remarks from HACSB Executive Director Maria Razo, two Valencia Grove residents, Housing Partners I, Inc. Executive Director Anthony Perez, and Redlands Mayor Mario Saucedo, followed by a ribbon-cutting ceremony, tours of a new Phase II unit, refreshments, and opportunities for guests to meet and celebrate with residents and project partners.

“Valencia Grove is a wonderful example of what is possible when we combine a long-term vision for our communities with strong partnerships and innovative tools to create affordable housing,” said HACSB Executive Director Maria Razo. “This project represents years of planning, collaboration, and hard work by our team and partners. Most importantly, it represents 103 new homes where families can build their lives and raise their children in a community that provides more than housing.”

Phase II represents approximately $43.4 million in development investment, supported by six different funding sources. The project also represents HACSB's first use of HUD's Restore-Rebuild program, which provided a streamlined pathway for housing authorities to replace aging Public Housing with newly constructed homes while preserving long-term affordability through project-based Housing Choice Voucher assistance.

HUD has announced that the Restore-Rebuild program is being wound down, making Valencia Grove Phase II one of the projects to benefit from this important federal redevelopment tool. The program's wind-down underscores the growing challenges facing housing authorities seeking to replace aging affordable housing, as federal resources for redevelopment become increasingly limited. HACSB will continue to pursue innovative financing strategies, partnerships, and other available tools to advance the redevelopment and preservation of affordable housing throughout San Bernardino County.

“The completion of Valencia Grove Phase II is an important milestone for the City of Redlands and for the families who will call this community home,” said Redlands Mayor Mario Saucedo. “The affordable housing community at the Valencia Grove site has been part of our community for more than eight decades, and it is exciting to see this important site transformed into a modern neighborhood that provides quality, affordable housing and resources for families. We are grateful to HACSB and its partners for their continued investment in Redlands.”

The project continues a longstanding partnership between HACSB and HPI. HACSB established HPI as an affiliated nonprofit public benefit corporation in 1991 to expand the agency's ability to access private financing and other resources for affordable housing development. Together, HACSB and HPI have developed or acquired more than 2,000 affordable family and senior housing units throughout San Bernardino County.

“We are pleased to continue the revitalization efforts at Valencia Grove in partnership with the Housing Authority, which provides much-needed affordable housing opportunities in San Bernardino County,” said Anthony Perez, Executive Director of Housing Partners I, Inc.

The final phase of the Valencia Grove redevelopment is planned to include 39 single-family townhomes for purchase by first-time, low-income homebuyers. Once all three phases are complete, Valencia Grove will provide 238 homes, more than doubling the 115 homes that comprised the original community.

Valencia Grove Phase II is part of HACSB's broader commitment to revitalizing its aging affordable housing communities throughout San Bernardino County. HACSB is continuing to evaluate redevelopment opportunities at its six remaining former Public Housing communities and is pursuing new financing strategies, partnerships, and other tools to support the preservation and replacement of aging affordable housing. While the resources available for redevelopment are increasingly limited, HACSB remains committed to finding creative solutions that allow it to continue investing in high-quality affordable housing for San Bernardino County residents.

In addition to HUD and HPI, key project partners in the Valencia Grove Phase II project include Beacon Property Management, STERN, IMG Construction Management, Fennemore, Cathay Bank, KeyBanc, ONYX Architects, CSG Advisors, HUD, the County of San Bernardino, and the City of Redlands.

About HACSB

The Housing Authority of the County of San Bernardino provides quality affordable housing opportunities for individuals and families throughout San Bernardino County. Through innovative programs, partnerships, and development efforts, HACSB works to strengthen communities and expand access to safe, affordable housing. As the largest provider of affordable housing in the County, we proudly serve approximately 25,000 people, the majority of whom are seniors, veterans, disabled individuals, and children.

Learn more about our work by visiting us at www.hacsb.com.

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