

**FIVE YEAR IMPLEMENTATION PLAN**  
**REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARITA**

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**2007-08 THROUGH 2011-12**



**ABOUT THIS IMPLEMENTATION PLAN**

In fulfillment of Article 16.5 of California Community Redevelopment Law, the Redevelopment Agency of the City of Santa Clarita (“Agency”) has prepared this Implementation Plan for the Newhall Redevelopment Project Area. Included in this document are the Agency’s anticipated redevelopment and affordable housing programs for 2007-08 through 2011-12.

The implementation plan document conforms to the City of Santa Clarita’s General Plan and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element of the General Plan.

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# NEWHALL REDEVELOPMENT PROJECT AREA

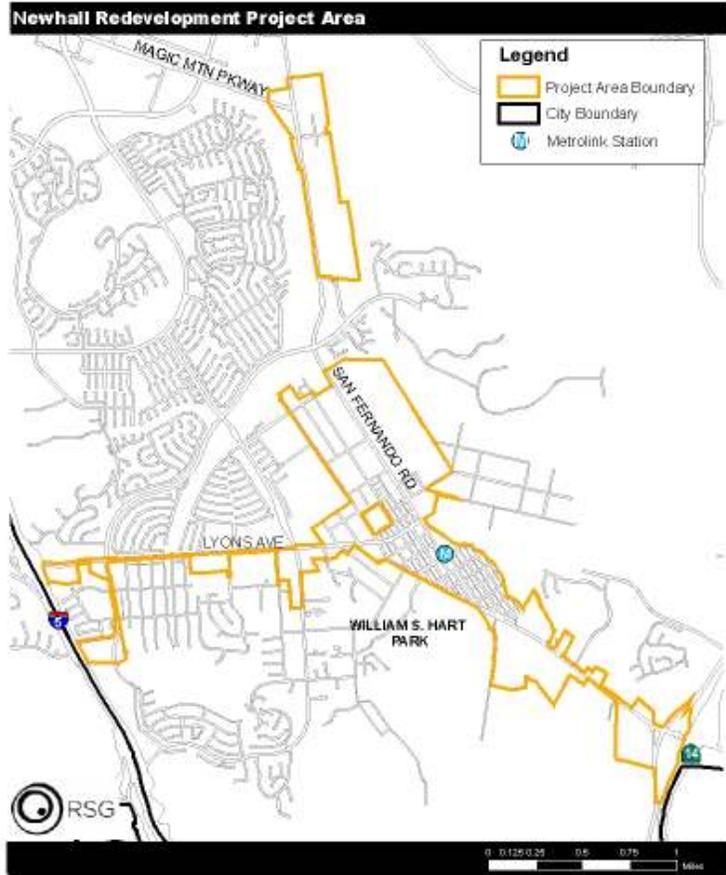
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## ABOUT THE PROJECT AREA

The earliest permanent settlement in the Santa Clarita Valley, Newhall's origins began as an Indian trading center. During the heyday of the western rail yard network, Newhall was a popular flag stop with general stores, saloons, and churches. Its reputation as a western town became recognized by the film industry, as a popular site for silent screen movies, and home to the former 300-acre ranch of silent film star William S. Hart, now a County park and museum.

Eventually, newer subdivisions in the valley were developed and Newhall began to tarnish, leading to the City's efforts to take a closer look at revitalization of the area shortly after its incorporation in 1987. The Agency was created by the Santa Clarita City Council on November 28, 1989, which later initiated the Newhall Redevelopment Plan on July 8, 1997.

The 913.63-acre Project Area includes retail, industrial, public and residential properties generally along the Lyons Avenue and San Fernando Road corridors, as well as two special planning areas: the Downtown Newhall Specific Plan Area and the North Newhall Specific Plan Area. Amenities in the area include the Newhall Metrolink station, access to Interstate 5 and Highway 14, and a rich fabric of neighborhoods and businesses.



Notable Timeframes		What is There?	
<b>Redevelopment Plan</b>	<b>Adopted 1997 Expires 2027</b>	<p>914 Acres</p> <p><b>LAND USE</b></p>	<p><b>Use Category</b>      <b>%</b></p>
<b>Implementation Plan</b>	<b>2007-08 to 2011-12</b>		<p>Industrial            30.0%</p> <p>Commercial        22.5%</p> <p>Residential         18.9%</p> <p>Open Space         5.0%</p> <p>Right of Way        23.6%</p> <p><b>Total</b>                <b>100.0%</b></p>
<b>Housing Compliance Plan</b> (For affordable housing program planning)	<b>2007-08 to 2016-17</b>		

### RECENT ACCOMPLISHMENTS

The opportunities that lie ahead for the Project Area are a result of the planning and project implementation activities of the Redevelopment Agency and the Newhall Redevelopment Committee, a community based advisory body to the Redevelopment Agency board. Some notable accomplishments include the following:

**Façade and Screening Programs:** This program entails 50 percent subsidies, up to \$25,000 per project, for approved restoration expenditures to upgrade aesthetic, design, functional, or accessibility features of buildings in Downtown Newhall. Since 2002-03, the Agency has completed five façade improvements and one screening project, all of which occurred on properties along San Fernando Road. Expenditure on the façade program total \$79,000 to date, while the Agency expended \$25,000 on the screening project.

**Downtown Newhall Specific Plan:** In 2005-06, the City Council adopted the Downtown Newhall Specific Plan as a means to develop a strategy for revitalization of the downtown core of the Project Area. The Specific Plan identified a series of implementation initiatives, many of which have already been undertaken by the Agency, as well as five “critical sites” where redevelopment initiatives would be explored. Some of the implementation initiatives that arose from the Specific Plan include the 2005-06 request for qualifications for development of the critical sites. This effort yielded formal interest from over 20 developers. Staff later initiated a request for development proposals and owner participation invitation on the North Civic Block (generally one block along San Fernando Road, north of Lyons Avenue), as well as the North Parking Site. Agency staff is currently in discussions with several parties regarding possible projects for these areas.

**Mixed Use Overlay Zone:** In 2006, a Mixed Use Overlay Zone was adopted to encourage a mix of residential, commercial, employment, and institutional uses along the San Fernando Road and Lyons Avenue corridors. The Mixed Use Overlay Zone provides a mechanism to revitalize older commercial corridors, increase opportunities for infill housing, and encourage development that creates pedestrian-oriented neighborhoods.

**Santa Clarita Enterprise Zone:** In 2007, the City of Santa Clarita received a 15-year designation as a California Enterprise Zone. The Enterprise Zone provides tax credits to assist with business growth and job creation. As the qualifying area for Enterprise Zone eligibility, the Newhall area is a primary focus of development to attract quality jobs in proximity to area residents. The integration of Enterprise Zone benefits along with land use designations in the Downtown and North Newhall Specific Plans provides incentives for developers and businesses to invest in the downtown Newhall area.

**San Fernando Road Restriping:** The Agency solicited proposals to restripe San Fernando Road to accommodate on-street parking along this corridor, and shift through-traffic one block east, to Railroad Avenue.

**Farmers Market:** The Agency has been instrumental in bringing in the Farmers Market into Downtown Newhall to attract residents and patrons to the Project Area.

**Moore’s Reuse:** The Agency acquired the Moore’s sandwich shop building on San Fernando Road, and is planning to reuse the property for an alternate use consistent with the Specific Plan.

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**North Newhall Specific Plan:** In 2006-07, the City and Agency initiated preparation of the North Newhall Specific Plan to stimulate development and redevelopment activities along San Fernando Road, north of Downtown Newhall. The Plan is currently being developed through a comprehensive stakeholder review process.

## **REDEVELOPMENT PLAN GOALS**

Adopted in 1997, the Redevelopment Plan establishes a variety of goals for redevelopment of the Project Area; these goals frame the near term redevelopment objectives for the Implementation Plan period. The Redevelopment Plan goals are listed below:



**Build a Place to Appreciate.** Create an attractive Main Street environment on San Fernando Road to attract new shoppers and businesses. Eliminate blighting conditions and prevent the acceleration of blight in and about the Project Area. Upgrade the physical appearance of the Project Area. Encourage the phasing out of incompatible, and/or non-conforming land uses from the Project Area.



**Put the Base in Place.** Maintain and capitalize on the visibility and access associated with through traffic. Improve the parking supply. Promote the design and construction of a more efficient and effective circulation system.



**Create a Regional Destination.** Enhance the role of Newhall as a community center. Pursue opportunities for special facilities that attract a wide visitor base.



**Housing for All Families.** Promote the rehabilitation of existing housing units now affordable to persons and families of low- and moderate- income, and promote the construction of replacement housing units where existing units cannot be feasibly rehabilitated. Provide replacement housing as required by law when low- or moderate-income persons or families are lost to the low- or moderate-income housing market.



**Nurture Development of a Unique Shopping Area.** Expand the convenience and comparison/specialty economic niches. Consolidate parcels as needed to induce new or expanded, centralized, commercial development in the Project Area.



**Make it Happen with Partnerships.** Promote the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to achieve a higher and better utilization of the land within the Project Area. Use redevelopment authority to promote development that is consistent with the General Plan and the Unified Development Code. Provide for adequate size parcels and required public improvements to induce new construction and/or rehabilitation by private enterprise. Mitigate potential relocation impacts resulting from changes in Project Area land use from non-conforming and dilapidated uses to development in conformance with the General Plan, and the Unified Development Code. Encourage the cooperation and participation of Project Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in the Project Area.



**Stimulate Economic Growth.** Promote the development of new and diverse employment opportunities.

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**Show them How it's Done.** Establish programs to promote private sector investment. Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment. Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.



**Restore its Legacy.** Create an attractive, memorable image that expresses Newhall's history and character. Develop programs and incentives for the rehabilitation of old, obsolescent, and deteriorating structures in the Project Area.

Main Street View with Streetscape/  
Downtown Newhall Specific Plan



Public Buildings on Main Street/  
Downtown Newhall Specific Plan



Park Once Garage and Mixed Use Liner/  
Downtown Newhall Specific Plan



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**PROPOSED REDEVELOPMENT PROGRAM**

During the planning period, the Agency plans to implement the following redevelopment projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>San Fernando Road/Railroad Avenue Street Improvements</b> As a means to improve streetscape and encourage development of uses consistent with the Downtown Newhall Specific Plan, the Agency will assist in the restriping of San Fernando Road to reduce speeds and volumes in this immediate area, shifting traffic over to Railroad Avenue.</p> <p>Completion of this project would address inadequate public improvements and high vacancy rates.</p> <p><i>Timeframe..... 2007-08</i></p>	<p>\$1,000,000</p>	 ACCESS  CLEAN
<p><b>Complete North Newhall Specific Plan</b> In partnership with the City Planning Division, complete and adopt a specific plan for the North Newhall area, generally located north of Downtown Newhall, south of Via Princessa. Planning efforts began in fiscal year 2005-06 and should be concluded in mid 2008.</p> <p>Completion of this project would address factors hindering economically viable use and correct inadequate public improvements.</p> <p><i>Timeframe..... 2007-08</i></p>	<p>\$500,000</p>	 HELP  INVEST  WORK

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Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Downtown Newhall Specific Plan Implementation</b> Continue implementation of the Downtown Newhall Specific Plan by commencing redevelopment of critical blocks along San Fernando Road as a means to stimulate private investment in the Project Area. Initial focus areas include the North Civic site and the North Parking site. Activities may include development programming, site assembly, recruitment of new users, and construction of appurtenant public improvements such as park once parking facilities, streetscape, street realignment and improvements.</p> <p>Completion of this project would correct inadequate public improvements, factors hindering economically viable use, and high vacancies/low lease rates.</p> <p><i>Timeframe.....2007-08 through 2011-12</i></p>	<p>\$10,000,000</p>	
<p><b>Magic Mountain Parkway and San Fernando Road Project</b> Work with property owners and business owners to redevelop this important gateway between the City's automotive district and North Newhall. As part of this project, the Agency desires to maintain the legendary Saugus Café and improve the adjacent flood channel to the west.</p> <p>Completion of this project would correct inadequate public improvements and factors hindering economically viable use.</p> <p><i>Timeframe.....2007-08 through 2009-10</i></p>	<p>\$1,500,000</p>	

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Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>South San Fernando Road Improvements</b> Encourage development of appropriate commercial and nonresidential uses from Highway 14 to Downtown Newhall, including the south gateway to the Project Area at San Fernando Road and Highway 14, portions of the Gate-King area, and other infill locations. Agency costs are anticipated to be limited to assistance with processing the project entitlements.</p> <p>Completion of this project would correct inadequate public improvements, excessive vacant lots, and factors hindering economically viable use.</p> <p><i>Timeframe.....2007-08 through 2011-12</i></p>	<p>\$50,000</p>	 CLEAN  ACCESS  GO  INVEST  WORK
<p><b>North Newhall Specific Plan Implementation</b> Stimulate development and redevelopment of the North Newhall Specific Plan area by encouraging buildout of commercial, residential, and public uses along the San Fernando Road corridor, generally between Via Princessa Road and Downtown Newhall.</p> <p>The Agency will share costs associated with public improvements such as building roads and providing circulation connections, along with assistance from private developers who wish to develop projects.</p> <p>Completion of this project would address factors hindering economically viable use and correct inadequate public improvements.</p> <p><i>Timeframe.....2008-09 through 2011-12</i></p>	<p>\$2,000,000</p>	 CLEAN  ACCESS  GO  HELP  INVEST
<p><b>Total Preliminary Cost Estimate</b></p>	<p>\$15,050,000</p>	

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**PROPOSED AFFORDABLE HOUSING PROGRAM**

During the planning period, the Agency plans to implement the following affordable housing projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. Additionally, the Agency has estimated the number of affordable units that may be assisted by each project and program listed.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Downtown Newhall Specific Plan Area</b></p> <p>The Downtown Newhall Specific Plan anticipates the development of several mixed use projects in the Project Area over the early stages of Plan implementation. While specific development proposals have not yet been formulated, the Agency hopes to add a total of 150 housing units to the Project Area. The Agency is working towards affordable housing projects which potentially could provide 75 of these units as affordable to low and moderate income households, including 40 units affordable to very low income households.</p> <p>Completion of this project would address factors hindering economically viable use.</p> <p><i>Timeframe.....2008-09 through 2011-12</i></p>	<p>\$3,000,000</p>	
<p><b>Total Preliminary Cost Estimate</b></p>	<p>\$3,000,000</p>	

## **FIVE AND TEN YEAR HOUSING COMPLIANCE OBJECTIVES**

This section of the Implementation Plan addresses specific requirements in State law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish ten year objectives to achieve compliance with State law in its affordable housing programs. These housing goals generally fall into three categories:

- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a ten year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low and moderate income households.
- Replacement Housing – another legal obligation for redevelopment agencies to ensure that any housing units destroyed or removed as a result of an agency redevelopment project are replaced within four years.
- Expenditures by Household Types – specific requirements on the amount of housing set-aside funds an agency must spend over a ten year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

The housing program goals are described below.

### **Housing Production**

To estimate the number of housing units that need to be affordable to low and moderate income households, the Agency estimated the total number units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law.

The chart below summarizes the production goals over various time periods as required by Redevelopment Law. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a ten year period.

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<b>Actual and Projected Housing Production Needs by Time Period</b>			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
1997-98 to 2006-07 /2	14	2	1
<b>10 Year Forecast</b>	<b>560</b>	<b>84</b>	<b>34</b>
<i>2007-08 to 2011-12 /3</i>	305	46	18
<i>2012-13 to 2016-17 /4</i>	255	38	16
2017-18 to 2026-27	1,208	181	72
Redevelopment Plan Duration (1997-98 to 2026-27) /5	1,782	267	107

**Notes:**

- 1/ All required units based on 15 percent of actual/assumed units developed by entities other than Agency. (Production requirement for units developed with some financial assistance by the Agency is 30 percent). Of the 15 percent requirement, 40 percent are to be affordable to very low income households.
- 2/ Includes 14 condominium units on Walnut Court.
- 3/ Per Downtown Newhall Specific Plan, assumes 50 units built at one of two parking structure sites, 100 transit-oriented development units built at Metrolink station area. Also assumes 150 units built within North Newhall Specific Plan Area, and 5 infill units elsewhere in Project Area.
- 4/ Assumes 150 units built within Downtown Newhall Specific Plan Area, 100 units built within North Newhall Specific Plan Area, and 5 infill units elsewhere in Project Area.
- 5/ Assumes full buildout of potential residential uses in Downtown Newhall Specific Plan Area (1,092 units), North Newhall Specific Plan Area (assumed to be 650 units), and remaining undeveloped infill residential lots elsewhere in Project Area (assumed to be 40 units).

As shown in the above table, the Agency anticipates a need for 84 affordable units (including 34 very low-income units) to fulfill its production goals for the ten year period, and 267 affordable units (including 107 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table below.

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Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required		Units Produced /1		Remaining Requirement / (Surplus)			
	(see previous table)				Period		Cumulative	
	Total	VL	Total	VL	Total	VL	Total	VL
1997-98 to 2006-07 /2 <i>Canyon Country Seniors</i> <i>Fountain Glen</i>	2	1	104	1	(102)	0	(102)	0
			100	0				
			4	1				
<b>10 Year Forecast (2007-08 to 2016-17)</b>	<b>84</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>84</b>	<b>34</b>	<b>(18)</b>	<b>34</b>
2017-18 to 2026-27	181	72	0	0	181	72	163	106
Red. Plan Duration (1997-98 to 2026-27)	267	107	104	1	163	106	163	106

<b>Notes:</b>							
1/ Includes units produced to date, but excludes units that may be constructed in the future.							
2/ The Canyon Country Senior project is located outside the Project Area and has 200 moderate income units. The Fountain Glen apartments are also located outside the Project Area, and have 6 moderate income units and 2 very low income units. Both projects have 55 year affordability covenants, and therefore may be used to meet the Project Area's housing production needs on a 2-for-1 unit basis.							

As shown in the above table, due to a surplus of low and moderate income units produced to date, the need for affordable housing over the next ten years is limited to 34 very low-income units. While additional units are projected, this surplus is a result of the carryover of affordable units produced in excess of current needs in the prior planning period.

As described earlier in this Implementation Plan, the Santa Clarita Redevelopment Agency anticipates development of affordable housing projects in the Project Area over the next 10 years that may result in sufficient units to meet the housing production goal, thereby achieving these housing production goals for the Project Area. Fulfillment of the projected housing needs is specifically anticipated to be accomplished through the completion of the following programs:

- Downtown Newhall Specific Plan Area. The Agency is currently working on redevelopment proposals within several blocks of the Downtown Newhall Specific Plan Area, which may lead to the development of 75 affordable units, including 40 very low income units.

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- North Newhall Specific Plan Area. Though the City does not permit residential development currently within most of this planning area, preliminary discussions of potential land uses in the area have included the possible development of 650 residential units in the planning area. While it is somewhat speculative at this early stage, the Agency would expect that housing in the planning area would include a minimum of 15 percent of affordable units. For the purposes of this Implementation Plan, The Agency has assumed that 23 affordable units may be developed in this area, including 9 very low income units.

Based on the production forecasts and anticipated affordable housing plans for the next five years, the aforementioned housing projects could yield a total of 98 affordable units, including 49 very low income units, thereby exceeding the projected need for 34 very low income units. Any housing units in excess of the ten year requirements would be used to help fulfill production requirements over the duration of the Redevelopment Plan.

### **Replacement Housing**

During the Implementation Plan period, the Agency anticipates little, if any, Agency-assisted projects would result in the displacement or removal of housing units. At this point, it is possible that one replacement unit may be required as a consequence of the implementation of the redevelopment of the property at the corner of Magic Mountain Parkway and San Fernando Road. It is notable that no redevelopment projects have been approved for this location yet, so the removal of the unit is not necessarily assured.

Since no project has been approved for this site at this time, more details of the potential replacement housing plan for this project are premature. Under Redevelopment Law, the Agency would need to adopt and commence implementation of a replacement housing plan prior to removal of an affordable dwelling.

Redevelopment Law requires that the Agency ensure that a like replacement dwelling unit be provided within four years of a removal of an affordable housing unit due to an Agency-assisted project. A like replacement units would need to mirror the bedroom count and income category of the occupants.

### **Expenditures by Household Types**

As of May 23, 2007, the Agency's low and moderate income housing fund had a balance of \$2,223,404<sup>1</sup> available. Over the five year period ending on June 30, 2012 staff conservatively estimates that the Project Area will generate approximately \$3.2 million<sup>2</sup> in 20 percent housing set-aside revenue.

Effective January 2002, expenditure of housing set-aside revenues is subject to certain legal requirements. At a minimum, the Agency's low and moderate income housing set-aside revenue is to be expended in proportion to the community's need for very low and low income housing, as well as the proportion of the population under the age of 65.

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<sup>1</sup> Source: Agency financial statements, May 1, 2007.

<sup>2</sup> Source: RSG tax increment projection forecast, based on 2006-07 actual assessed values for the Project Area, plus 2.5 percent annual growth on secured values.

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Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirement for affordable housing by category, and 2000 Census statistics, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan.

Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	34.5%
Low Income Households	25.9%
Households Under Age 65	92.9%
<p><b>Notes:</b>                      Percentage of very low and low income household expenditures based upon City of Santa Clarita Regional Housing Needs Assessment in which 1,256 (34.5 percent) of the 3,636 affordable units in the City's housing needs are applicable for very low-income households and 941 units (25.9 percent) are applicable for low income households.</p> <p>Percentage of expenditures for housing to households under the age of 65 based on 2000 Census population for the City, wherein 140,363 residents (92.9 percent) of the total population of 151,088 are under the age of 65. No more than 7.1 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.</p>	

- **Housing Set-Aside Expenditures since January 2002.** These proportionality requirements affect expenditures over a ten year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in June 2014.

To date, no housing set-aside funds have been expended by the Agency.

- **Family Units Assisted by Housing Set-Aside Fund.** State law also requires a recap of the number of the projects assisted by the housing set-aside fund over the past implementation plan period, divided by family projects (open to all age groups) and senior projects (restricted to residents age 65 and older).

No housing set-aside funds have been expended by the Agency. Therefore, no family or senior projects were funded during the previous implementation period.

- **Housing Units Constructed During Prior Implementation Plan Without Housing Set-Aside Funds.** Since January 2000, no other funding source was used by the Agency to construct affordable units featuring long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing).

The Agency has negotiated with developers for affordable housing units within development projects that are outside of the Newhall Redevelopment Project area,

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without expending housing set-aside funds. These were required as conditions of approval for the project. Specifically, the Canyon Country Seniors facility was constructed and the project in total had 200 affordable senior housing units, contributing 100 moderate units towards the Agency's housing production.

The Agency also required as a condition of approval for the Fountain Glen development project, 8 affordable housing units. The project provided 6 at the moderate level and 2 at the very low affordability level.



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