



Emerald Hill

Scotts Valley, CA

Family Housing

Emerald Hill is an affordable housing community for 46 families in Scotts Valley. It offers three one-bedroom, 40 two-bedroom, and three three-bedroom units. The townhouse-style development is built at an unusually low density due to the hillside terrain and the desire to incorporate enough open space to maintain the natural aesthetic of the site.



Emerald Hill provides a community center with a meeting room, community kitchen, laundry facilities, and a computer center for residents and their children. Outside is a tot lot for smaller children and an original public sculpture created by local artist Peter Hanson has been incorporated into the landscape design.

The site is immediately adjacent to Scotts Valley City Hall and a small park. The hillside location affords attractive views in all directions. Emerald Hill was the first affordable family development in Scotts Valley.



Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

1999 New construction: two- and three-story townhouse-style units

Construction Type

steel frame with composition shingle roofs

Site Area:

4.87 acres

Density:

9.5 units/acre

Parking Ratio:

2.1:1 99 spaces

Development Profile

Type	No/ Units	Size (sf)
1 BR	3	673
2 BR	40	920-1085
3 BR	3	1231
TOTAL	46	

Amenities

Tot lot, community room, computer center

Resident Profile

Families earning up to 60% of area median income

Funders

- California Equity Fund
- Federal Home Loan Bank
- City of Scotts Valley
- CA Dept. of Housing & Comm. Dev.
- CalFed Bank
- Community Foundation of Santa Cruz County
- Allied Irish Bank

Architect

Richard H. Olmsted

Contractor

C. W. Driver

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