

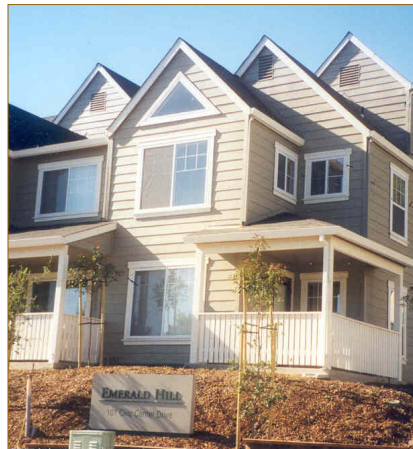
EMERALD HILL

FAMILY HOUSING
Scotts Valley, CA



Emerald Hill was the first affordable family development in Scotts Valley. Nestled in the hillside terrain, the townhouse-style community was designed to incorporate enough open space to maintain the natural aesthetic of the environment.

Surrounding Emerald Hill are large coastal redwood trees and other lush greenery. The hillside location offers attractive views in all directions. An original public sculpture created by local artist Peter Hanson has been incorporated into the community landscape design.



Emerald Hill provides a community center with a meeting room, community kitchen, onsite laundry facilities, a playground, and a computer lab for all residents. The community is immediately adjacent to Scotts Valley City Hall and a small park.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	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 – 99 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	3	673
	2 BR	14	920 - 1085
	3 BR	26	1231
	4 BR	3	1381
TOTAL	46		
Amenities	Community room; computer center; on-site laundry facilities; community kitchen		
Services Offered	Afterschool enrichment programs Computer training Health and wellness programs Connection to community resources		
Resident Profile	Families earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • California Equity Fund • Federal Home Loan Bank • City of Scotts Valley • CA Department of Housing & Community Development • CalFed Bank • Community Foundation of Santa Cruz County • Allied Irish Bank 		
Architect	Richard H. Olmstead		
Contractor	C.W. Driver		

Emerald Hill | 101 Civic Center Drive, Scotts Valley, CA 95066

For more information contact: MidPen Housing

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

