

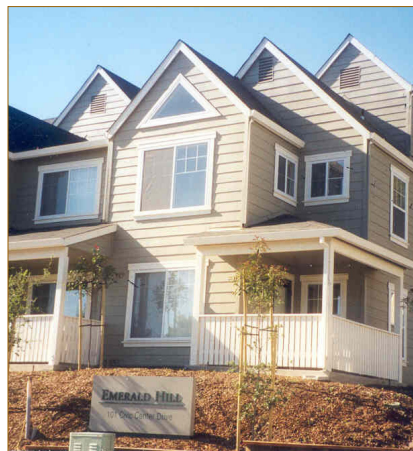
# EMERALD HILL

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.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	New construction: two- and three-story townhouse-style units		
<b>Construction Type</b>	Steel frame with composition shingle roofs		
<b>Site Area:</b>	4.87 acres		
<b>Density:</b>	9.5 units / acre		
<b>Parking Ratio:</b>	2 : 1 – 99 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	1 BR	3	673
	2 BR	14	920 - 1085
	3 BR	26	1231
	4 BR	3	1381
<b>TOTAL</b>	<b>46</b>		
<b>Amenities</b>	Community room; computer center; on-site laundry facilities; community kitchen; playground		
<b>Services Offered</b>	Afterschool enrichment programs Computer training Health and wellness programs Connection to community resources		
<b>Resident Profile</b>	Families earning up to 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• California Equity Fund</li> <li>• City of Scotts Valley</li> <li>• CA Department of Housing &amp; Community Development</li> <li>• Community Foundation of Santa Cruz County</li> <li>• Allied Irish Bank</li> </ul>		
<b>Architect</b>	Richard H. Olmstead		
<b>Contractor</b>	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

