



AGENDA

Meeting of the
Affordable Housing Committee
Date: November 29, 2022
Time: 9:00 a.m.

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066	MEETING LOCATION Zoom Videoconference https://us02web.zoom.us/j/86274253671	POSTING The agenda was posted on 11/23/22 at City Hall and on the City’s website at www.scottsvally.org .
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COMMITTEE MEMBERS Derek Timm, City Council Member Jack Dilles, City Council Member	CITY STAFF Mali LaGoe, City Manager Taylor Bateman, Community Development Director
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Notice regarding Affordable Committee Meetings:
 The Affordable Housing Committee is a standing local committee that meets on an as needed basis. When held in person, meetings are held in the City Hall Conference Room located at 1 Civic Center Drive, Scotts Valley, CA 95066. **This November 29, 2022 meeting will be conducted virtually ONLY over the Zoom platform:** <https://us02web.zoom.us/j/86274253671>
 Agendas are posted on the City of Scotts Valley website.

1. Consideration of Oak Creek Park Planned Development Project Affordable Housing Obligation

The Planning Commission recently recommended approval of the Oak Creek Park Planned Development to the City Council. The project consists of a mixed-use commercial and residential planned development project which includes 24,973 sf. of commercial (e.g. retail and office), eight townhomes, and 44 apartments (52 total residential units) at the intersection of Mt. Hermon and Glen Canyon roads.

The City’s Inclusionary Housing Ordinance includes a 15% affordability requirement. For projects of 7 or more units such as Oak Creek Park, the requirements require dedication of affordable units and the payment of an in-lieu fee for any residual amount. Oak Creek Park’s requirement is 7.8 units, 15% of 52 units. To comply with this requirement, the applicant proposes to designate 8 rental units as affordable as follows:

Very Low (50% of median)	Low (80% of median)	Moderate (120% of median)
2 Studio or One-Bedroom	2 Studio or One-Bedroom	3 Two-Bedroom
		1 Three-Bedroom

Below is a table showing the progress to date of affordable housing production:

Scotts Valley RHNA Allocation 2015-2023

Income Level	RHNA Allocation	Units Produced	Units Remaining
Very Low	34	0	34
Low	22	10	12
Moderate	26	8	18
Market Rate	58	165	0
Total Units	140	183	64

Currently, the City has produced 10 of the required 56 very low- and low-income units. To continue meeting the Housing Element goals, it is recommended that the proposed affordable units consist of very low and low units. Its also recommended that the Affordable Housing Committee determine the appropriate mixture of unit types.