



AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: April 1, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference https://us02web.zoom.us/j/83295730901	Agenda posted on 3-27-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at: www.scottsvally.gov
ELECTED OFFICIALS		CITY STAFF MEMBERS
Donna Lind, Mayor Steve Clark, Vice Mayor Krista Jett, Council Member Derek Timm, Council Member Greg Wimp, Council Member		Mali LaGoe, City Manager Kirsten Powell, City Attorney Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS

Notice regarding City Council Meetings:

The City Council meets regularly on the 1st and 3rd Wednesday of each month at 6:00 PM in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066, and via Zoom Webinar remote access.

Agenda and Agenda Packet Materials:

The City Council agenda and the complete agenda packet are available for review by 5:00 PM the Friday before the Wednesday meeting on the Internet at the City's website:

www.scottsvally.gov and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA.

Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvally.gov.

Public Participation:

The meeting will be available on Zoom and livestreamed to the City of Scotts Valley's YouTube channel: <https://www.youtube.com/@cityofscottsvally>

For those wishing to participate via Zoom you can join the following ways:

Zoom Webinar meeting link: <https://us02web.zoom.us/j/83295730901>

Or dial one of these numbers: (669) 900-9128 or (669) 444-9171

Webinar ID: 832 9573 0901

Whether attendance is in-person or remote, you will be given opportunities to provide public comment at the appropriate times throughout the meeting. The time limit is up to 3 minutes for an individual, or 5 minutes for someone who is representing a group of three or more, at the discretion of the Mayor. Please note that this is not a question-and-answer time, but simply a time to provide comments to the Council. At the appropriate times during the meeting for public comment, on items not on the agenda, and on specific agenda items, the Mayor will announce that public comment will be accepted.

How to comment via in-person attendance:

Please proceed to the public comment podium when the Mayor opens the item for public comment.

How to comment via Zoom Webinar:

Use the webinar attendee option to “raise hand” when the Mayor opens the item for public comment. The Clerk will unmute you when it is your turn. If you have joined via Zoom phone call, dial *9 or your phone to “raise your hand”, and the Clerk will unmute you when it is your turn.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

SPECIAL SET MATTER

1. Mayor's Proclamation for Arts, Culture, & Creativity Month, April 2026
2. Mayor's Proclamation for California Cities Week, April 19–26, 2026

COMMITTEE REPORTS

Council members are appointed to committees which are either City committees or committees dealing with other jurisdictions. This portion of the agenda allows the committee member to present oral or written reports to the Council regarding their committee assignments. It also allows the Council to make comments and give the committee member direction, as required.

CITY MANAGER REPORT

PUBLIC COMMENT TIME

This is the opportunity for individuals attending in person to make oral comments to the Council on any items within the purview of the Council, which are NOT part of the Agenda. No action on the item may be taken, but the Council may request the matter be placed on a future

agenda. Written public comment may be emailed to the City Clerk by 5:00 PM on the day of the meeting at csimonovich@scottsvally.gov.

ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.

CONSENT AGENDA

The Consent Agenda is comprised of items which are intended to be non-controversial and are approved without discussion. Persons wishing to speak on any item may request the item be moved to the Regular Agenda by raising their hand to be recognized by the Mayor. An item will only be moved from the Consent Agenda to the Regular Agenda if a City Council Member requests it to be moved and a majority of the Council agrees.

1. Approve City Council Regular Meeting minutes of 03-18-2026 and Special Study Session minutes of 03-12-2026 and 3-13-2026
2. Appoint Jack Dilles as a public member to the Enhanced Infrastructure Financing District Public Financing Authority (EIFD PFA)
3. Adoption of the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update

ALTERATIONS TO REGULAR AGENDA

Council can remove or add items to the Regular Agenda.

REGULAR AGENDA

Persons wishing to speak on any item may do so by raising their hand to be recognized by the Mayor.

1. Approve the Housing Element Annual Progress Report and authorize submittal of the Annual Progress Report to the Department of Housing and Community Development (HCD) Department
2. Appoint new members to the Scotts Valley Parks and Recreation Advocates to take actions necessary to dissolve the Scotts Valley Parks and Recreation Advocates
3. Future Council Agenda Items

CONVENE TO CLOSED SESSION

CLOSED SESSION SUBJECT(S)

1. Conference with legal counsel regarding real property negotiations
Legal Authority: Government Code Section 54956.8
Location: 2 lots between 201 and 241 Kings Village Road, Scotts Valley;
APNs 022-601-05 and 022-601-13
Staff Present: City Manager, City Attorney

RECONVENE TO OPEN SESSION

REPORT ON ACTION TAKEN DURING CLOSED SESSION

ADJOURNMENT

ADA NOTICE

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5608 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5608 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000; or, from or to Speech-to-Speech, English & Spanish 1-800-854-7787), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

City of Scotts Valley

Mayor's Proclamation

Proclaiming April 2026 as Arts, Culture, & Creativity Month

WHEREAS, Arts, Culture, & Creativity Month in April marks the 8th annual statewide celebration, first established by the California Legislature in 2019; and

WHEREAS, the City of Scotts Valley recognizes that arts, culture, and creativity are essential public goods, vital for the health and growth of thriving communities; and

WHEREAS, arts, culture, and creativity bring joy and celebration of diversity, inspire action towards positive change, and power our City's capacity to address challenges and advance inclusivity; and

WHEREAS, arts, culture, and creativity shape neighborhood character, attract tourism, foster civic pride, and contribute to public safety and social well-being; and

WHEREAS, creativity sparks innovation, provides youth with a well-rounded education, and equips our future workforce with critical skills and civic values; and

WHEREAS, arts, culture, and creativity drive local economic growth, stimulate business activity, create jobs and workforce opportunities,, and serve as essential pillars for small businesses; and

WHEREAS, the Arts Council Santa Cruz County leads efforts to advance the arts through programs, partnerships, and cross-sector initiatives such as grantmaking, Open Studios, artist support & professional development; and

WHEREAS, the Arts Council Santa Cruz County collaborates with major state-level arts agencies, including CA for the Arts; and

WHEREAS, these collective efforts at the local, regional, and state levels promote innovation, prosperity, equity, and enrich the lives of all Californians.

NOW, THEREFORE, I, Donna Lind, as Mayor of the City of Scotts Valley, on behalf of the entire City Council, do hereby proclaim April 2026 as Arts, Culture, & Creativity Month and encourage all residents to join in the celebration.



Donna Lind, Mayor
Signed and sealed this 1st day of April 2026

City of Scotts Valley

Mayor's Proclamation

Proclaiming April 19-26 as California Cities Week

WHEREAS, cities first arose in California when eight municipalities incorporated in 1850 to provide essential safety and health services to a rapidly growing population following the Gold Rush, and subsequent periods of economic growth and immigration; and

WHEREAS, today California's 483 cities and towns vary in size and scope and serve diverse communities throughout the state, from small rural neighborhoods to large urban regions; and

WHEREAS, more than 80 percent of California's population resides within cities and towns and relies on municipal services provided by local governments; and

WHEREAS, the California Constitution grants cities important powers, including the authority to promote and regulate public safety, raise revenue for public purposes, and operate public works to furnish residents with light, water, power, heat, transportation, and communication; and

WHEREAS, cities provide millions of Californians with essential services, including but not limited to public libraries, law enforcement, emergency medical and disaster response, parks and recreation, community and human services, solid waste and recycling management, water and sewer services, land use planning, housing, economic development, street and road maintenance, and much more; and

WHEREAS, cities remain transparent and accountable to the communities they serve and continue to earn the trust placed in them by local residents through responsive, accessible, and locally driven governance; and

WHEREAS, California Cities Week is an opportunity to recognize the vital role cities play in the daily lives of residents and to encourage civic engagement, education, and participation in local government.

NOW, THEREFORE, I, Donna Lind, as Mayor of the City of Scotts Valley, on behalf of the entire City Council, do hereby proclaim April 19 through April 25, 2026, as California Cities Week in the City of Scotts Valley and encourage community members to engage with local government for opportunities for civic involvement.



Donna Lind, Mayor
Signed and sealed this 1st day of April 2026



MINUTES

Meeting of the
Scotts Valley City Council
Date: March 18, 2026
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference https://us02web.zoom.us/j/83295730901	The agenda was posted on 3-13-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .
CALL TO ORDER 6:00 PM		

The City Council meeting was called to order at 6:03 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Donna Lind, Mayor
Steve Clark, Vice Mayor
Krista Jett, Council Member
Derek Timm, Council Member
Greg Wimp, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Rodolfo Onchi, Public Works Director
Scott Garner, Police Captain
Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Mayor's Proclamation honoring the 50th anniversary of Community Bridges' Meals on Wheels for Santa Cruz County

Mayor Lind presented a proclamation for the Community Bridges' Meals on Wheels program's 50th anniversary and recognized them for delivering their ten millionth meal. Dana Wagner, Program Director for Meals on Wheels, accepted the proclamation and said a few words.

COMMITTEE REPORTS

CM Timm attended a Central Coast Community Energy (3CE) board meeting, and they are ending the battery back-up rebate program due to the lack of federal funding which they had previously received. The board also discussed the organization's financial stability and the reasons for the upcoming increase in rates.

CM Timm attended an Association of Monterey Bay Area Governments (AMBAG) meeting where they discussed the REAP grants, and he noted that Scotts Valley is ahead of other jurisdictions in the application process. The board also received an update on the 2050 transportation plan.

CM Timm noted that all Council Members attended the City's 2-day strategic planning workshop. All Council Members reported that the workshop was a success.

CM Wimp attended the AMBAG meeting virtually as the City's alternate representative.

CM Wimp attended the Scotts Valley Chamber of Commerce's Economic Development committee meeting where they discussed the community awards and the upcoming gala event on May 8.

CM Wimp attended the Hitchcock festival and noted it was a success.

CM Wimp attended the Leadership Santa Cruz session where they learned about business and tourism.

VM Clark attended the California Association of Council of Governments Regional Leadership Forum along with staff from the Regional Transportation Commission. He enjoyed the networking opportunities and attending the presentations.

VM Clark will attend the special Regional Transportation Commission (RTC) meeting tomorrow where the main topic will be the formation of a railway subsidiary.

VM Clark attended the Senior Council Area Agency on Aging meeting, and they discussed challenges with the implementation of SB 1249. They also learned that the senior grandparent program will continue to receive funding. However, there will be cuts to the senior companion program.

Mayor Lind will attend the RTC special meeting scheduled for March 19.

Mayor Lind presented the Hunger Fighter of the Year proclamations (2) and the Food Donor of the Year proclamation at the Second Harvest Food Bank awards ceremony.

Mayor Lind attended and participated in the annual Hitchcock Festival.

Mayor Lind threw out the first pitch for the opening day of Scotts Valley Little League.

Mayor Lind attended the Eagle Scout Court of Honor which honored Andrew Kim, Summer Haben, and Walt D'Ewart.

Mayor Lind spoke about development in Scotts Valley at a David Ling Real Estate event.

Mayor Lind attended a Santa Cruz Metropolitan Transit District (METRO) board meeting, and they discussed a potential tax measure on an upcoming ballot.

Mayor Lind is participating in the Scotts Valley Chamber of Commerce awards, and noted they are working on the gala event as well as the Art, Wine, and Beer Festival/Cops 'n Rodders. She noted that the Woman of the Year is Monica Aldana and the Student of the Year is Dylan Turzak.

CITY MANAGER REPORT

Last week a group of staff did a walkthrough at the Community Center annex building to identify work that needs to be completed to prepare for the Recreation team to move into that building, which will happen in the next few months.

The Community Development Block Grant (CDBG) application was submitted last week. This grant would augment staffing at the Senior Center as well as bring Meals on Wheels (congregate meal planning) back to the Senior Center. We expect a decision sometime in the Fall of 2026.

Three Planning Commissioners, along with Director Bateman, attended the CalCities Planning Commissioner Academy last week.

City Manager LaGoe thanked the City Council for their attendance and participation at the Strategic Planning Workshop last week. She also thanked staff for their hard work in preparing for the presentations.

All departments are in the final stages of submitting their budgets for the next fiscal year. After the departmental submissions, the Finance Department will put the information together into a draft budget which will then be reviewed by the budget subcommittee next month.

Construction on the Glenwood Slide has been completed, and the crew will complete the final erosion prevention measures tomorrow.

Work on the Scotts Valley Drive sinkhole is continuing. However, there has been a delay in the process due to unexpected soil conditions and utility conflicts. Most of the impactful work should be completed in the next couple of weeks.

The Maintenance staff have been clearing vegetation along the side of Green Hills Road and in the bike lane, as well as in other places around the City. This is part of the routine maintenance as vegetation growth increases at this time of year.

The Maintenance staff have also resumed the regular irrigation of the fields to maintain healthy turf heading into the Spring and Summer sports league seasons.

City Manager LaGoe interviewed two college students who are interested in internships with the City this Summer.

City Manager LaGoe attended the Senior Center Board Meeting yesterday to discuss the future of the Senior Center facility and the needs at the facility as they relate to potential grant funding, as well as possible inclusion in the Town Center plan.

City Manager LaGoe met with County staff today to discuss the Enhanced Infrastructure Financing District (EIFD) formation and answered questions as they prepare to bring their resolution of intention to join the City's EIFD to the Board of Supervisors in April.

City staff are preparing for two events in April: (1) Press conference with Congressional Representative Panetta regarding the Community Project Funding the City was awarded this year to upgrade our police radio and console equipment, and (2) Home hardening and wildfire preparedness event co-hosted with Assemblymember Pellerin's office. More information about these two events will be released in the next couple of weeks.

City staff are planning summer events for the FIFA World Cup, the United States' 250th anniversary, and Scotts Valley's 60th anniversary.

This Friday, 3/20, is the Police in Pursuit race which benefits the Special Olympics. On Saturday, 3/21, the Santa Cruz Warriors host *Local Hero Night* and Scotts Valley's Officer Stoeberl will be singing the National Anthem.

Remember to sign up for the City's newsletter and follow the City on social media!

PUBLIC COMMENT TIME

Sue Draper inquired about the plans for choosing the developer for the town center, and whether the public will be able to view other projects by the interested developers.

Emil, a student at Scotts Valley High School and President of Pathways to Possibilities,

gave an update on their youth initiatives.

Darshana Croskrey reflected on a community member who drove for Meals on Wheels until she was 95.

Lauren Friedman, a homeowner and resident of the Civic Center neighborhood, expressed concern regarding recreational vehicles parked on Civic Center Drive and in other neighborhoods throughout Scotts Valley.

VM Clark noted that he attended the countywide hub meeting for the upcoming FIFA World Cup Soccer tournament where they discussed ways to engage our community in this event, and ways to attract residents from outside the area who will be attending the event.

CM Timm announced that on June 13 at Emma Jean Cummings Park in Soquel there will be a *Skills and Drills* event which will include professional soccer players. On June 14, Scotts Valley will host a *Wacky Soccer* tournament from 11:00 AM to 3:00 PM and there will also be professional players in attendance. The Boardwalk will be hosting soccer-related events the week of June 24-28, including a big watch party.

CM Jett announced that there will be a Wellness Walk at Scotts Valley High School (SVHS) on March 28 at 10:00 AM. This event will raise money for the SVHS Wellness Center.

CM Wimp announced that there will be a puzzle competition, *Puzzle Mania*, hosted by the City this Friday, 3/20, from 6:00 PM to 8:00 PM at the Community Center.

ALTERATIONS TO CONSENT AGENDA

M/S: Clark/Timm

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Lind, Clark, Jett, Timm, Wimp)

CONSENT AGENDA

1. Approve City Council minutes of 03-04-2026
2. Amendment No. 1 to Professional Services Agreement with Kennedy/Jenks Consultants, Inc. for the Wastewater Master Plan and Recycled Water Planning Study
3. Monthly Treasurer's Report - January 2026

ALTERATIONS TO REGULAR AGENDA

M/S: Timm/Clark

To approve the Regular Agenda with no alterations.

Carried 5/0 (AYES: Lind, Clark, Jett, Timm, Wimp)

REGULAR AGENDA

1. Fiscal Year 2025-2026 Community Grant Program Recommendations

City Manager LaGoe presented this item.

The following people provided public comment: Ann Bennett Young and Roger, Damians Ladder; Jody Cramer, the Assisted Living Project; Sookie Ramos, United Way Pathways2Possibilities; Jennifer Merchant, Grey Bears; Darshana Croskrey, speaking on behalf of the Scotts Valley Multicultural Fair/SVEF; Loreal Weitzel, Arukah Project; and Andy Cunningham, the Boys & Girls Club of Santa Cruz County.

M/S: Timm/Wimp

To approve the FY25/26 community grant program awardees as recommended by the review committee and authorize the City Manager to execute contracts with the grant awardees in a form acceptable to the City Attorney.

Carried 5/0 (AYES: Lind, Clark, Jett, Timm, Wimp)

2. Future Council Agenda Items

None.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 7:21 PM to discuss the following items:

CLOSED SESSION SUBJECT(S)

1. Conference with legal counsel regarding real property negotiations
Legal Authority: Government Code Section 54956.8
Location: 251B Kings Village Road, Scotts Valley, CA 95066
Staff Present: City Manager, City Attorney
2. Conference with legal counsel regarding real property negotiations
Legal Authority: Government Code Section 54956.8
Location: 1900 Green Hills Road, Scotts Valley; APN 024-301-01
Staff Present: City Manager, City Attorney
3. Conference with legal counsel regarding anticipated litigation
Legal Authority: Government Code Section 54956.9(d)(4)
Number of Cases: 1
Staff Present: City Manager, City Attorney, Public Works Director

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 8:35 PM.

REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Lind noted that there was nothing to report from the Closed Session meeting.

ADJOURNMENT

The meeting adjourned at 8:35 PM.

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk



MINUTES

Special Study Session of the
Scotts Valley City Council
Date: March 12, 2026, 9:00 AM
March 13, 2026, 9:00 AM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	Scotts Valley Water District Santa Margarita Community Room 2 Civic Center Drive Scotts Valley, CA 95066	The agenda was posted on 3-6-2026 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .
CALL TO ORDER 9:00 AM		

The City Council two-day workshop was called to order at 9:00 AM on Thursday, March 12, 2026; and at 9:00 AM on Friday, March 13, 2026.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Donna Lind, Mayor
Steve Clark, Vice Mayor
Krista Jett, Council Member
Derek Timm, Council Member
Greg Wimp, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney (remote attendance)
Jayson Rutherford, Chief of Police
Taylor Bateman, Community Development Director (remote attendance)
Stephanie Hill, Administrative Services Director
Rodolfo Onchi, Public Works Director
Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Study Session: Strategic Plan 2026

Strategic Planning Workshop 2026 summary of presentation/discussion items.

- City Manager Overview

- Review of Council-Manager Form of Government

Goal 1: Maximize citywide high performance through efficient use of resources, proactive revenue development, adaptability, and strategic thinking across all operational areas.

- Fiscal Overview
- Cost Saving Strategies
- Revenue Development Strategies

Goal 2: Promote safety across the City through improving road conditions, including safe routes for cyclists and pedestrians, preparing for and preventing wildfire impacts, and continuing proactive community-based policing.

- Road and Infrastructure Projects Update
- EOC Update and Wildfire Community Event
- Community-Based Policing Initiatives

Goal 3: Support a thriving city through economic development, diverse and affordable housing, recreation programs, (protecting and) promoting the City's brand and supporting community building events.

- Development projects and affordable housing update
- Economic Development strategy
- Recreation Program updates
- Scotts Valley's brand

Goal 4: Improve City facilities to meet the needs of modern workforce and community services.

- Facilities Conditions Overview
- Wastewater Treatment Plant
- City Offices and Police Department Facility Needs and Options

Goal 5: Invest in and continue planning the City's Town Center.

- Town Center update (Mali LaGoe, City Manager)

Council Member requested items and extra topics included discussions about a youth liaison program, Arts Council funding, parking updates on Civic Center Drive, short-term rentals, Brown Act updates, and inactive commissions.

ADJOURNMENT

The City Council two-day workshop was adjourned at 3:45 PM on Thursday, March 12, 2026; and at 3:30 PM on Friday, March 13, 2026.

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 4/1/2026
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Appoint Jack Dilles as a public member to the Enhanced Infrastructure Financing District Public Financing Authority (EIFD PFA)**

SUMMARY OF ISSUE

As a result of the elimination of redevelopment agencies in California, the City of Scotts Valley ("City") lost a tax increment financing (TIF) tool to invest in public facilities supporting the development of communities. In 2014, SB 628 created a new tax increment financing tool called the Enhanced Infrastructure Financing District (EIFD). The original legislation has been amended to modify the EIFD formation procedural requirements and requirements to issue bonds to finance infrastructure.

EIFDs aid cities in funding public facilities and other public investments to foster future development and increase property values. By capturing tax increment revenue generated within the district as new development occurs and property values increase over time, like a redevelopment project area, a portion of tax increment revenue is redirected from the taxing entity to the EIFD. Importantly, the establishment of EIFDs does not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.

On December 3, 2025, the City Council adopted resolution 2080 declaring its intention to establish the Scotts Valley Enhanced Infrastructure Financing District (EIFD) and establishing the Scotts Valley EIFD Public Financing Authority (PFA). At that same meeting, the City Council appointed Councilmember Timm as the City Council representative on the EIFD PFA and Vice Mayor Clark as alternate. In January 2026, the Scotts Valley Fire District also adopted a resolution of intention to join the EIFD and on April 14th 2026, the County Board of Supervisors is scheduled to consider adopting a resolution to join the City and Fire District in forming the EIFD.

As part of the EIFD formation, a Public Financing Authority must be established to serve as the governing board of the EIFD. Assuming the County Board of Supervisors moves forward with their resolution of intention on 4/14, the Public Finance Authority (PFA) shall be comprised of five (5) members, including one (1) member of the City Council, one (1) member of the County Board of Supervisors, one (1) member of the Fire District Board, one (1) member of the public appointed by the City Council, and one (1) member of the public appointed by the

County Board of Supervisors.

Attached to this staff report is an updated list of Committee and Commission Appointments reflecting the appointment of the City Council and Public members to the EIFD PFA. Future appointments to this board will be included in the annual Committee and Commission Appointment process.

FISCAL IMPACT

There is no fiscal impact associated with appointing a public member to the EIFD PFA.

STAFF RECOMMENDATION

To appoint Jack Dilles as the City Council appointed public member of the Scotts Valley Enhanced Infrastructure Financing District Public Financing Authority Board.

TABLE OF CONTENTS

1. Interjurisdictional Committee Meeting Assignments - 2026

2026 SCOTTS VALLEY COMMITTEE, COMMISSION and BOARD APPOINTMENTS

INTERJURISDICTIONAL COMMITTEES/BOARDS/COUNCILS				
COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Association of Monterey Bay Area Governments Board of Directors http://www.ambag.org/	R: Timm A: Wimp	2 nd Wednesday	6:00 pm	Monterey
Arts Council of Santa Cruz County Board of Directors http://www.artscouncilsc.org/	R: Wimp	Quarterly		Tannery Arts Center
Santa Cruz City Selection Committee	R: Mayor A: Vice Mayor	Varies	Varies	Varies
City/School District Joint Committee	R: Jett and Timm	As needed	Varies	Alternates: City / School District
Enhanced Infrastructure Financing District – Public Financing Authority Board – Council Representative	R: Timm A: Clark	As Needed	Varies	TBD
Enhanced Infrastructure Financing District – Public Financing Authority Board – Public Member	Jack Dilles, Community Member	As Needed	Varies	TBD
Housing for Health Partnership Policy Board https://homelessactionpartnership.org/About/HousingforHealthPartnershipPolicyBoard.aspx	R: Capitola Rep (2026- 2027 term)	3 rd Wednesday Bi-monthly	3:00pm	Capitola
Interagency Advisory Task Force Subcommittee (Water, School, Fire, City)	R: Mayor and Vice Mayor	As needed	Varies	Varies
Library Advisory Commission https://www.santacruzpl.org/library_boards/LAC/	R: Pamela Woll, Community Member	1/12, 4/20, 5/18, 8/17, and 10/19	Mondays 6:30 – 8:00 pm	Varies
Library Financing Authority	R: Clark and Lind	January / July		Santa Cruz

COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Library Facilities Financing Authority https://www.santacruzpl.org/library_boards/LFFA/ Library Joint Powers Authority Board https://www.santacruzpl.org/library_boards/LJPB/	R: City Manager A: Administrative Services Director	1 st Thursday Feb / May / June / Sep / Nov	Thursdays 9:00 - 11:00 am	Varies
Santa Cruz County Integrated Waste Management Local Task Force http://dpw.co.santa-cruz.us/Home/RecyclingSolidWaste/Recycling/LocalTaskForce.aspx	R: Wimp or Public Works Director A: Public Works Analyst	1 st Thursday Feb / June / Sep / Dec	3:00 - 5:00 pm	Santa Cruz
Santa Cruz County Regional Transportation Commission (RTC) http://sccrtc.org/meetings/commission/agendas/	R: Clark A: Gine Johnson, Community Member	1 st Thursdays Monthly, No meeting in July	9:00 am	Varies
Santa Cruz County Youth Action Network Jurisdictional Representatives Team http://www.sccyan.org/	R: Jett	As Needed	Varies	Varies
Children's Network Cabinet united4youth@unitedwaysc.org	R: Jett	February, April, June, August, October, December	Varies	Zoom
Santa Cruz METRO https://www.scmtd.com/en/agency-info/board/board-meeting-schedule	R: Lind	4 th Friday Jan / Feb / Mar / Apr / June / Aug / Sep / Oct 3 rd Friday May / Nov / Dec	9:00 am	Varies
Santa Margarita Groundwater Agency Joint Powers Authority http://smgwa.org/meetings/	R: Wimp A: Jett	4 th Thursday Jan / Mar / May / Oct	6:00 – 8:00 pm	Santa Margarita Comm. Room
Seniors Advisory Council http://www.seniorscouncil.org/	R: Clark	3 rd Thursday Monthly	10:00 am - Noon	Varies

SANTA CRUZ CITY SELECTION COMMITTEE APPOINTMENTS		
BOARD/COMMISSION	REPRESENTATIVES	MEETING DATE
Central Coast Community Energy Policy Board Central Coast Community Energy Operations Board (Appointed by the City Selection Committee 1/27/2025) https://3cenergy.org/about-us/leadership/	Policy R: Timm Operations R: City Manager	https://3cenergy.org/news/vents/
Santa Cruz County Consolidated Oversight Board (Appointed by the City Selection Committee 11/4/24 – Open Ended) https://www.co.santa-cruz.ca.us/Departments/RedevelopmentSuccessorAgency(RSA)/ConsolidatedOversightBoard.aspx	R: Wimp	As Needed
Santa Cruz County Local Agency Formation Commission (LAFCO) (Appointed by the City Selection Committee 1/27/25) http://www.santacruzlafco.org/	R: Capitola Rep Ex-officio: Wimp	1 st Wednesday Monthly 10 am - Noon
Visit Santa Cruz County (VSCC) Board of Directors Representative - Scotts Valley and Capitola (Appointed by City Selection Committee per VSCC Bylaws on 7/1/2023) https://www.santacruz.org/partners/board-meeting-agendas	R: Capitola Rep	3 rd Wednesday Bi Monthly

STANDING CITY COUNCIL COMMITTEES		
COMMITTEE	MEMBERS	MEETING DATE
Traffic Safety Committee <i>The purpose of the Traffic Safety Committee is to review and analyze traffic safety issues and concerns raised by residents, and if necessary make recommendations to the City Council.</i>	Wimp and Jett	As needed
Economic Development Committee <i>The purpose of the Economic Development Committee is to provide guidance on matters specifically related to business attraction, retention, and expansion, and commercial development within the City. The Committee's recommendations are subject to confirmation by the City Council.</i>	Timm and Wimp	As needed

Affordable Housing Committee <i>The purpose of the Affordable Housing Committee is to discuss the City's terms and requirements for affordable housing per the Scotts Valley Municipal Code (SVMC) Section 14.01.030 as it relates to new residential development. The Committee's recommended terms are subject to confirmation by the City Council. In accordance with Resolution No. 1940, adopted 2-21-2018, in addition to those duties outlined in SVMC Title 14, the Scotts Valley Affordable Housing Subcommittee shall: (1) Provide a recommendation on the expansion of the affordable housing requirements City wide; (2) Formulate and recommend amendments to Title 14 to ensure the City is implementing best practices; and, (3) Research and make recommendations on alternative ways to make housing more affordable in Scotts Valley.</i>	Jett and Timm	As needed
---	---------------	-----------

PROJECT SPECIFIC CITY COUNCIL SUBCOMMITTEES Limited Duration – One Year (updated 1-21-2026)		
SUBCOMMITTEES	MEMBERS	MEETING DATE
Town Center Development Subcommittee Established by Resolution No. 1960.7, Adopted 1-21-2026 and effective through 1-21-2027 <i>The purpose of the Town Center Development Subcommittee is to oversee the Request for Qualifications process including soliciting and selecting a development partner and to participate in development agreement negotiations for the future Town Center.</i>	Jett and Timm	As needed
FY 26/27 Budget Subcommittee Resolution No. 1959.15, Adopted 1-21-2026 and effective through 1-21-2027 <i>The purpose of the Council FY 26/27 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2026/27 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.</i>	Mayor Lind and Vice Mayor Clark	As needed
City Facilities Subcommittee Resolution No. 2059.1 Adopted 1-21-26 and effective through 1-21-2027 <i>The purpose of the City Facilities Subcommittee is to assess the need for a Facilities Master Plan and assist staff with solving facility challenges for future City Facility needs.</i>	Lind and Clark	As needed

DESIGNATED CITY LIAISONS <i>For communication and coordination purposes only.</i>	
ORGANIZATION	DESIGNATED LIAISON
League of California Cities http://www.cacities.org/	Mayor Lind A: Vice Mayor Clark

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 4/1/2026
TO: Honorable Mayor and City Council
FROM: Rodolfo Onchi, Public Works Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Adoption of the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update**

SUMMARY OF ISSUE

The Federal Disaster Mitigation Act of 2000 requires all local governments to develop and maintain a Hazard Mitigation Plan (HMP) to remain eligible for FEMA hazard mitigation assistance programs. As part of this next five-year update cycle, Scotts Valley joined the 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) effort, coordinated by the County's Office of Response, Recovery, and Resilience (OR3).

The County of Santa Cruz led the MJHMP process through OR3, with consulting support from Dynamic Planning + Science (DP+S). The County secured a FEMA Hazard Mitigation Grant Program (HMGP) award in 2024 to fund the planning effort. Cities and special districts across the county participated in the process, contributing in-kind staff time to meet the local match requirement. Using a regional approach to preparing a Hazard Mitigation Plan provided a more efficient and comprehensive approach for the City to meet FEMA requirements.

Planning began in late 2023, with initial outreach and grant development. The County received the HMGP award in mid-2024 and selected the consultant team in the fall. The first planning team meeting was held in January 2025. The planning process included participation from a total of ten jurisdictions:

1. County of Santa Cruz (unincorporated areas)
2. City of Capitola
3. City of Scotts Valley
4. City of Watsonville
5. Scotts Valley Water District
6. Soquel Creek Water District
7. Pajaro Valley Water Management Agency
8. Resource Conservation District of Santa Cruz County
9. Santa Cruz Port District
10. Cabrillo College

Participating jurisdictions worked together to identify hazards, assess vulnerabilities, collect public and stakeholder input, and develop mitigation strategies across their jurisdictions and the region.

The Plan was developed through an extensive planning and outreach process that included a community survey on hazard risks, stakeholder workshops, public outreach events, review and comment opportunities on draft materials, and coordination with local agencies and planning partners. This outreach ensured compliance with FEMA requirements for public involvement in hazard mitigation planning and was integral to identifying local hazard priorities and realistic mitigation actions. The Plan was brought before the City Council on August 20, 2025, to ensure elected officials were informed of the planning effort, had the opportunity to review and provide input on the draft Plan, and could help confirm that the identified hazards, priorities, and mitigation actions reflect community needs and policy direction. This step also supported transparency, public accountability, and alignment with broader City goals and initiatives

The Plan is organized into two volumes.

- Volume 1 – Base Plan: Provides the countywide framework for hazard mitigation planning, including hazard identification and risk assessment, community vulnerability analysis, countywide mitigation goals and strategies, and an implementation framework with monitoring procedures.
- Volume 2 – Jurisdictional Annexes: Includes annexes for each participating jurisdiction that identify locally-relevant hazards, jurisdiction-specific vulnerabilities, and local mitigation actions and implementation strategies.

Each participating jurisdiction is responsible for adopting and implementing its respective annex.

The Plan has undergone review by the California Governor's Office of Emergency Services (Cal OES) and has been forwarded to FEMA Region IX for final approval. Following adoption by participating jurisdictions, FEMA will issue a formal approval letter, allowing the plan to take effect and enabling jurisdictions to remain eligible for FEMA mitigation funding.

Adoption of the Plan is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, and Section 15262, Feasibility and Planning Studies. The Plan establishes policy guidance and mitigation strategies but does not authorize specific construction projects. Environmental review will occur for individual projects as required.

Adoption also enables the City of Scotts Valley to integrate the plan into the Safety Element of the General Plan pursuant to California Government Code Sections 65302, 65302.6, and 8685.9. This integration improves eligibility for post-disaster hazard mitigation funding and strengthens coordination between hazard mitigation planning and local land-use policies.

Due to file size limitations, the Plan documents are not included as attachments to this staff report, but are available for public review: Santa Cruz County MJHMP 2025 Update – Volume 1 (Base Plan) ([project website](#))
Santa Cruz County MJHMP 2025 Update – Volume 2 (Jurisdictional Annexes) ([project website](#))

FISCAL IMPACT

There is no direct fiscal impact associated with plan adoption. Adoption of the Plan maintains eligibility for FEMA hazard mitigation funding, which may support future infrastructure improvements and resilience projects across participating jurisdictions.

STAFF RECOMMENDATION

Staff recommends City Council approve Resolution No. 2088 adopting the Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update, including Volume 1 and Volume 2-City of Scotts Valley Annex.

TABLE OF CONTENTS

1. Resolution No. 2088 MJHMP Adoption

RESOLUTION NO. 2088

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY ADOPTING THE SANTA CRUZ COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2025 UPDATE

WHEREAS, Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update (“the Plan”) recognizes the threat that natural hazards pose to people, property infrastructure and natural resources within our community; and

WHEREAS, the implementation of hazard mitigation actions can significantly reduce the risk of injury, loss of life, property damage, and disruption caused by future natural hazard events; and

WHEREAS, the federal Disaster Mitigation Act of 2000 (DMA 2000) requires all cities, counties, and special districts to have adopted a Hazard Mitigation Plan to receive pre- and post-disaster mitigation funding from the Federal Emergency Management Agency (FEMA); and

WHEREAS, Santa Cruz County fully participated in the FEMA-prescribed mitigation planning process to prepare the Plan; and

WHEREAS, the Plan has been developed with assistance and cooperation by the participating jurisdictions of City of Capitola, City of Scotts Valley, City of Watsonville, Scotts Valley Water District, Soquel Creek Water District, Pajaro Valley Water Management Agency, Resource Conservation District of Santa Cruz County, Santa Cruz Port District, and Cabrillo College and officially recognizes these agencies as participating jurisdictions within the multi-jurisdictional planning process; and

WHEREAS, the Plan is comprised of two volumes, including Volume 1: Base Plan, which contains the countywide hazard mitigation framework and risk assessment, and Volume 2: Jurisdictional Annexes, which document the hazard profiles, vulnerabilities, and mitigation actions of other participating jurisdictions; and

WHEREAS, the City hereby adopts Volume 1 of the Plan in its entirety and acknowledges that Volume 2 represents the individual mitigation strategies and responsibilities of participating jurisdictions, each of which is responsible for the adoption, maintenance, and implementation of its respective annex; and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Plan; and

WHEREAS, the California Governor’s Office of Emergency Services (Cal OES) has reviewed and approved the Plan and has forwarded the plan to FEMA Region IX for final review and approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley that the City adopts the “Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update” as an official plan and the respective officials and agencies identified in the implementation strategy of the Plan are hereby encouraged to implement the recommended activities assigned to them; and

BE IT FURTHER RESOLVED, the City Council authorizes staff to make minor technical edits or administrative corrections to the Plan, as necessary to address FEMA review comments, prior to final adoption; and

BE IT FURTHER RESOLVED, per Assembly Bill 2140, the City Council resolves to integrate the Plan by reference into the Public Safety Element of the General Plan in accordance with the requirements of Government Code sections 65302, 65302.6, and 8685.9; and

BE IT FURTHER RESOLVED the adoption of the Plan is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15061(b)(3) (common sense exemption), and Section 15262 (Feasibility and Planning Studies); and

BE IT FURTHER RESOLVED, on behalf of the City, Santa Cruz County Staff will submit this Adoption Resolution to the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials to enable the Plan’s final approval.

The above and foregoing Resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 1st day of April 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 4/1/2026
TO: Honorable Mayor and City Council
FROM: Brian Froelich, Senior Planner
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve the Housing Element Annual Progress Report and authorize submittal of the Annual Progress Report to the Department of Housing and Community Development (HCD) Department**

SUMMARY OF ISSUE

The Housing Element Annual Progress Report (APR) is an annual requirement of the California Department of Housing and Community Development (HCD). It tracks the City's progress in implementing its Housing Element and meeting its Regional Housing Needs Assessment (RHNA) goals. The APR includes data on housing production, permit activity, and program implementation, and is submitted each April for the prior calendar year.

The 2025 APR evaluates progress under the City's 6th Cycle Housing Element (2023–2031), including efforts to facilitate housing production, affordability, and preservation. The report ensures compliance with State housing law and maintains eligibility for State funding programs. Following Council acceptance of the report, the APR will be submitted to HCD.

Key findings from the 2025 APR include:

Development Activity (Tables A & A2):

- 40 housing units were entitled (Planning approved)
- 153 housing units were issued building permits
- 8 housing units completed construction

RHNA Progress (Table B):

- 153 units issued building permits in 2025 count toward RHNA progress
- Progress is categorized by household income levels

Program Implementation (Table D):

- Ongoing updates on the 138 Housing Element programs for the 2023–2031 cycle

Additional Notes:

- Table C and Tables E–J are not applicable and excluded from the attachment
- Table K confirms the City does not have a tenant preference ordinance
- The LEAP Reporting Table tracks grant-funded housing efforts
- The Summary Table consolidates application and permit data for 2025

FISCAL IMPACT

Implementation of the Housing Element required programs and reporting consumes significant staff time, which places a burden on the City's general fund and is not reimbursed by the State of California.

STAFF RECOMMENDATION

Direct staff to make the submittal of the 2025 Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) and State Office of Planning and Research (OPR).

TABLE OF CONTENTS

1. 2025 Annual Progress Report

Jurisdiction	Scotts Valley
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (2/15/2022 - 2/15/2025)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes				
1					2	3	4	5											6	7	8	9	10	11		12	13	14		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								0	0	12	0	14	0	39	0	2	0	19	88	68	0									
	022-491-04, 022-491-06	4444 Scotts Valley Drive	Beverly Gardens	DR24-007 CRA24-004	5+	R	7/15/2025			12		12				1			25	25		NONE	No	Yes	Yes	Approved	Ministerial			
	021-271-04	75 Mount Hermon Road	Pinnacle Pass	DR24-008 CRA24-005 EA24-005	5+	R	5/10/2025							39		1			40	40		NONE	No	Yes	Yes	Approved	Ministerial			
	023-172-01, 023-172-02, 023-182-05	Grace Way	Grace 21	LD25-001 PD25-001 DR25-001 EA25-002	SFA	O	12/19/2025					2						19	21			NONE	No	Yes	Yes	Pending	Discretionary			

Jurisdiction	Scotts Valley
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
Summary Row: Start Data Entry Below							1	0	13	0	12	0	14	0	0	0	0		40
	024-081-18	223 Sunset Terrace		BP-23-380	SFD	R													0
	024-081-18	223 Sunset Terrace		BP-23-380	ADU	R													0
	024-021-35	6 Timber Ridge Lane		BP-24-205	SFD	O													0
	024-321-13	603 North Navarra Drive		BP-23-294	ADU	R													0
	024-291-05	115 North Navarra Drive		BP-24-28	ADU	R													0
	021-073-23	561 Pinecone Drive		BP-24-194	ADU	R													0
	022-891-07	12 Blake Lane		BP-24-479	SFD	O													0
	022-283-03	552 Bean Creek Road, Unit 214		BP-24-213	MH	O													0
	021-102-05	213 Blueberry Drive		BP-25-36	SFD	O													0
	021-114-09	268 Baja Sol Drive		BP-24-453	ADU	R													0
	022-023-13	Grace Way Lot		BP-24-494	SFD	O													0
	022-023-13	Grace Way Lot		BP-24-494	ADU	R													0
	024-291-05	115 1/2 N. Navarra Drive		BP-24-103	ADU	R													0
	022-151-04	68 Mt. Hermon Road		BP-24-271	SFD	R													0
	023-113-36	227 Sandraya Heights Road	Lot 1	BP-24-361	SFD	O													0
	023-113-36	223 Sandraya Heights Road	Lot 2	BP-24-362	SFD	O													0
	023-113-36	219 Sandraya Heights Road	Lot 3	BP-24-363	SFD	O													0
	023-113-36	215 Sandraya Heights Road	Lot 4	BP-24-364	SFD	O													0
	023-113-36	211 Sandraya Heights Road	Lot 5	BP-24-365	SFD	O													0
	023-113-36	207 Sandraya Heights Road	Lot 6	BP-24-366	SFD	O													0
	023-113-36	314 San Augustine Way	Lot 7	BP-24-367	SFD	O													0
	023-113-36	310 San Augustine Way	Lot 8	BP-24-368	SFD	O													0
	023-113-36	306 San Augustine Way	Lot 9	BP-24-369	SFD	O													0
	024-172-02	315 S. Navarra Way		BP25-354	SFD	O													0
	021-132-23	462 Lockwood Lane		BP-25-125	ADU	R													0
	022-171-10	58 Terrace View Drive		BP-25-84	ADU	R													0
	022-481-21	4575 Scotts Valley Drive		BP-24-543, BP-24-544, BP-24-545	5+	R													0
	024-052-15	213 1/2 Navarra Drive		BP-25-148	SFD	O													0
	024-052-15	213 1/2 Navarra Drive		BP-25-148	ADU	R													0
	021-202-07	847 Saddleback Ridge Road		BP-25-44	ADU	R													0
	022-131-05	211 Sunridge Drive		BP-25-145	SFD	O													0
	022-131-05	211 Sunridge Drive		BP-25-145	ADU	R													0
	021-122-26	915 Lockwood Lane		BP-25-144	ADU	R													0
	022-491-04, 022-491-06	4444 Scotts Valley Drive		BP-304	5+	R													0
	024-231-42	21 Tarryn Court		BP-23-231	SFD	O													0
	021-271-04	75 Mount Hermon Road	Pinnacle Pass	DR24-008 CRA24-005 EA24-005	5+	R	1		13		12		14					11/7/2025	40

Cells in grey contain auto-calculation formulas

[illegible]

[illegible]

Page 36 of 70

Jurisdiction	Scotts Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	2	-	-	-	-	-	-	2	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	31	-	-	-	-	-	-	31	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	392	-	-	-	36	-	-	-	-	-	-	72	320
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Low	Deed Restricted	257	-	-	-	56	-	-	-	-	-	-	59	198
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	154	-	-	-	-	-	-	-	-	-	-	3	151
	Non-Deed Restricted	-	-	-	-	3	-	-	-	-	-	-	-	-
Above Moderate		417	1	1	9	19	-	-	-	-	-	-	30	387
Total RHNA		1,220												
Total Units			1	1	9	153	-	-	-	-	-	-	164	1,056

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Scotts Valley						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H-1.1 6th Cycle Regional Housing Needs Allocation	Residential Rezones: Adopt a zoning ordinance and General Plan Land Use amendment to rezone 8.7 acres on 7 parcels (identified in Appendix F) to permit residential uses ranging up to a density of 40 dwelling units per acre. The rezoning would accommodate 264 units, including 103 lower income units. Adopt development standards (building height, lot coverage, setbacks, etc.) that facilitate achieving the proposed maximum densities.	12/31/2026	6th Cycle	Completed	The City adopted Zoning Ordinance and General Plan Land Use amendments for the residential rezone strategy outlined in Appendix F of the Housing Element.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-1.1 6th Cycle Regional Housing Needs Allocation	Mixed-Use Rezones: Adopt a zoning ordinance and General Plan Land Use amendment to rezone 32.2 acres on 28 parcels (identified in Appendix F) to permit mixed-use developments ranging up to a density of 40 dwelling units per acre with up to 70 percent residential. The rezoning would accommodate 705 units, including 280 lower income units. Adopt development standards (building height, lot coverage, setbacks, etc.) that facilitate achieving the proposed maximum densities.	12/31/2026	6th Cycle	Completed	The City adopted Zoning Ordinance and General Plan Land Use amendments for the mixed use rezone strategy outlined in Appendix F of the Housing Element.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430

Program H-1.1 6th Cycle Regional Housing Needs Allocation	Town Center Specific Plan: Adopt a Specific Plan amendment to allow for residential development at the scale established in Appendix F: 1. The City is in contract to remediate surface soil contamination by December 2023. Remediation efforts have begun as of October 2023. 2. By December 2025, amend the Specific Plan to increase the density for residential uses on the City-owned sites identified in Appendix F. 3. By December 2026, complete the necessary rezonings to accommodate the increased density	12/31/2026	6th Cycle	Completed	The City completed soil remediation in December 2023. The City adopted the Town Center Specific Plan in December 2025 and completed necessary rezonings .	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1398979
Program H-1.2 By-Right Development	Adopts and implement a By-Right Development Program to comply with the AB 1398 and 1397 requirements, as well as requirements established in Government Code section 65583.2 (c), (h), and (i).	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to allow for by-right development in compliance with the requirements of AB 1398 and AB 1397 as well as the requirements established in Government Code section 65583.2(c), 65583.2(h), and 65583.2(i).	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-1.3 Sites Inventory Monitoring Program	Establish and maintain a Sites Inventory Monitoring Program.	1/31/2026	6th Cycle	Completed	Program completed. The City has established and maintained a Sites Inventory Monitoring Program.	Other	0	None

Program H-1.3 Sites Inventory Monitoring Program	Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.	12/30/2031	6th Cycle	Continuous	The City continued to adopt findings with each City approval for residential projects on a Housing Element site.	Other	0	None
Program H-1.3 Sites Inventory Monitoring Program	Annually monitor the progress of pending projects, ADU projections, and development on City-owned parcels, parcels with existing residential capacity, and rezoned parcels through the APR.	12/30/2031	6th Cycle	Continuous	The City continued to annually monitor the progress of pending projects, ADU projects, and development on City-owned parcels, parcels with existing residential capacity, and rezoned parcels through the APR.	Other	0	None
Program H-1.3 Sites Inventory Monitoring Program	Implement proactive actions such as annual outreach with applicants and developers, coordinating with applications, providing technical assistance for any remaining entitlements, supporting funding applications, and expediting project review(s) as necessary.	12/30/2031	6th Cycle	Continuous	The City continued to implement proactive actions such as annual outreach with applicants and developers, coordinating with applications, providing technical assistance for any remaining entitlements, supporting funding applications, and expediting project review(s) as necessary.	Meetings	0	None

Program H-1.3 Sites Inventory Monitoring Program	If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2027, the City will implement strategies to maintain adequate sites throughout the planning period, such as: streamline and/or assist projects through entitlement (including, but not limited to, technical assistance, expedited review, and/or support of funding applications), adopt amendments to the ADU development regulations, or implement other strategies, such as General Plan and zoning changes to allow for greater residential densities..	12/30/2027	6th Cycle	Continuous	The City continued to monitor residential development and its progress towards issuance of building permit. If development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels, the City is on track to implement strategies to maintain adequate sites throughout the planning period by December 2027.	Other	0	None
Program H-1.4 Planned Development Unit Program	Continue to provide flexible design through the PD zoning district.	12/30/2031	6th Cycle	Continuous	The City continued to provide flexible design through the PD Zoning District on a project-by-project basis.	Other	0	None
Program H-1.5 Accessory Dwelling Unit Program	Modify the current "Secondary Dwelling Unit Program" from the 5th Cycle Housing Element to comply with changes in State law regarding ADUs. This will include updating the City's "Secondary Dwelling Unit" Ordinance in compliance with State ADU laws. Submit revised ordinance to HCD in compliance with State law.	1/31/2025	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendments for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in compliance with state law. Ordinance revisions have been submitted to HCD for review.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-1.5 Accessory Dwelling Unit Program	Establish and promote permit-ready ADU plans to minimize design costs, expedite permit processing, and provide development certainty.	1/31/2026	6th Cycle	Completed	The City established and promotes permit-ready ADU plans.	Other	0	https://www.scottsvally.gov/767/AB-1332-Pre-Approved-ADU-Program
Program H-1.5 Accessory Dwelling Unit Program	Establish and maintain an ADU Manual guiding applicants through the permitting and construction of an ADU.	1/31/2026	6th Cycle	Completed	The City established an ADU Manual guiding applicants through the permitting and construction of an ADU.	Other	0	https://www.scottsvally.gov/220/Housing#doaccess-8a3510a3bdb339091b5318298f1cc2158201bf950503169daec5b379241db619
Program H-1.5 Accessory Dwelling Unit Program	Establish and maintain an ADU webpage informing the community on ADU related codes, processes, and incentives.	1/31/2026	6th Cycle	Completed	The City established an ADU webpage on ADU related codes, processes and incentives.	Other	0	https://www.scottsvally.gov/220/Housing

Program H-1.5 Accessory Dwelling Unit Program	Establish an incentive program for deed-restricted affordable ADUs such as waived permitting fees and/or priority processing.	12/31/2031	6th Cycle	Continuous	The City implemented an ADU incentive program for deed restricted units.	Other	0	None
Program H-1.5 Accessory Dwelling Unit Program	Establish an ADU monitoring program, and by the mid-cycle point of the planning period, if assumptions for production and affordability are not meeting what was assumed, then the City will implement changes within one year. Changes include, but are not limited to, additional outreach and incentives. If the gap between assumptions and production is "large" then the City will identify additional capacity in the inventory and rezone, if applicable.	12/31/2027	6th Cycle	Completed	The City established an ADU Monitoring Program and by the mid-cycle of the Planning Period, the City will review the assumptions for production and affordability of ADUs.	Other	0	None
Program H-1.6 Removal of Residential Development Constraints	Conduct a comprehensive study of residential development standards applicable to developments in zones that permit residential uses to determine which standards are potential constraints to housing.	12/31/2024	6th Cycle	Completed	Program completed. The City completed a study of residential development standards applicable to developments in zones that permit residential to determine what standards may be a potential constraint to housing. The study was completed in December 2024.	Other	0	None
Program H-1.6 Removal of Residential Development Constraints	Adopt a Zoning Ordinance amendment to residential development standards to address and reduce constraints, including 1) parking requirements for multi-family developments such as, but not limited to, a sliding scale based on the number of bedrooms or a set reduced requirement no greater than 2 spaces per unit; and 2) increasing maximum building coverage for C-S and C-SC zones to 50 percent.	1/31/2026	6th Cycle	Completed	The City adopted Zoning Ordinance amendments to residential development standards and reduced constraints, including 1) parking requirements for multi-family developments such as, including but not limited to, a sliding scale based on the number of bedrooms or a set reduced requirement no greater than 2 spaces per unit; and 2) increaseing the maximum building coverage for C-S and C-SC zones to 50 percent by January 2026.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-1.6 Removal of Residential Development Constraints	Annually review development trends and biennially meet with the development community to receive input and feedback. If constraints are identified that inhibit the development of affordable housing, adopt changes with two years.	12/31/2031	6th Cycle	Continuous	The City continued to review development trends and meet with the development community to receive input and feedback.	Meetings	0	None

Program H-1.7 Mixed Use Development	Conduct a comprehensive study on identified mixed-use development standards and requirements ahead of adopting rezones.	1/31/2026	6th Cycle	Completed	The City conducted a comprehensive study and identified mixed-use development standards ahead of adopting the mixed-use rezone strategy.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-1.7 Mixed Use Development	Adopt development incentives, such as, but not limited to, decreasing the commercial component for projects that include a greater number of affordable units, for candidate sites identified for mixed-use rezoning.	1/31/2026	6th Cycle	Completed	The City adopted development incentives in conjunction with adopting the mixed-use rezone strategy.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-1.7 Mixed Use Development	Annually meet with the development community and property owners to identify development opportunities and interest.	12/31/2031	6th Cycle	Continuous	The City continued to meet with the development community and property owners to identify development opportunities and interest.	Meetings	0	None
Program H-1.8 Facilitation of Affordable Housing Development	Conduct a comprehensive study on expanding the Inclusionary Housing Ordinance to establish standards and requirements promote affordable housing development.	7/31/2026	6th Cycle	In Progress	The City is on track to conduct a comprehensive study on expanding the inclusionary housing ordinance to establish standards and requirements to promote affordable housing development by July 2026.	Other	0	None
Program H-1.8 Facilitation of Affordable Housing Development	Adopt an amendment to the City's Inclusionary Housing Ordinance to apply city-wide, restrict units based on affordability.	1/31/2027	6th Cycle	In Progress	The City is on track to adopt an amendment to the City's Inclusionary Housing Ordinance to apply city-wide, restrict units based on affordability by January 2027.	Other	0	None
Program H-1.8 Facilitation of Affordable Housing Development	Annually meet with the development community and property owners. Based on the feedback received, adopt changes, incentives, and seek funding to facilitate affordable housing development.	12/31/2031	6th Cycle	Continuous	The City continued to meet with the development community and property owners to seek feedback and considered the feedback to inform/adopt additional changes, and seek funding to facilitate affordable housing development.	Meetings	0	None
Program H-1.8 Facilitation of Affordable Housing Development	Create and maintain information on the City's website on the development of affordable housing.	1/31/2027	6th Cycle	In Progress	The City is on track to have information on the City's website regarding the development of affordable housing by January 2027.	Other	0	None

Pogram H-1.9 Senate Bill 330	Continue to comply with SB 330 restrictions.	12/31/2031	6th Cycle	Continuous	The City continued to comply with SB 330 restrictions and will continue to comply through the end of the SB 330 10-year timeframe.	Other	0	None
Program H-1.10 Surplus Lands Act	By December 2026, declare City-owned sites (APNs 022-721-06, 022-212-19, 022-601-01) as surplus and approve a resolution making the findings that the project will be put out to competitive bid and will be larger than one acre mixed use development with a minimum of 300 residential units, at least 25% of which are reserved for lower income households as required by the Surplus Lands Act; however, the City intends for those parcels to be developed as 100 percent affordable. A successful bidder will be required to enter into a regulatory agreement establishing the minimum affordability requirements.	1/31/2027	6th Cycle	Completed	The City declared City-owned sites as surplus and and complied with the Surplus Lands Act as stated in the Housing Element by December 2026.	Units	0	Reso. 2081.1
Program H-1.10 Surplus Lands Act	The City will facilitate development of City-owned sites by: 1. Issuing a Request for Proposals (RFP) by January 2026 on the City's website and distributing the RFP to any affordable housing developers who have requested notification. 2. If the City receives a satisfactory response, the City will select a developer by Fall of 2026. 3. Target exclusive negotiating agreements by 2027. 4. Target entitlements by 2028	1/31/2026	6th Cycle	Completed	The City declared City-owned sites as surplus and and complied with the Surplus Lands Act as stated in the Housing Element by December 2026.	Other	0	https://www.scottsville.gov/525/The-Town-Center
Program H-1.10 Surplus Lands Act	In the event the RFP is not successful by Fall of 2026, the City shall either issue a new RFP in 2027 or conduct annual outreach to affordable housing developers in accordance with the Surplus Lands Act.	9/30/2026	6th Cycle	In Progress	The City will track the RFP progress and adjust as required.	Other	0	None
Program H-1.10 Surplus Lands Act	The City shall provide assistance to a successful bidder by offering technical assistance; facilitating entitlements; assisting with funding, as available, and/or supporting funding applications.	12/31/2031	6th Cycle	In Progress	The City will provide ongoing support to the selected bidder.	Other	0	None

Program H-1.10 Surplus Lands Act	The City shall establish and implement a variety of incentives to facilitate development of City-Owned sites, including providing fee waivers, flexibility and reductions to development standards, priority processing, and financial assistance.	1/31/2026	6th Cycle	Completed	The City established and implemented a variety of incentives to facilitate the development of City-Owned sites.	Other	0	Reso. 2081.1
Program H-1.11 Non-Vacant Sites Analysis	Provide additional incentives on a project-by-project basis such as, but not limited to, technical assistance, supporting funding applications, and reduced development standards.	12/31/2031	6th Cycle	Continuous	The City continued to provide incentives on a project-by-project basis by providing technical assistance, supporting funding applications, and considerations to reductions in development standards.	Other	0	None
Program H-1.11 Non-Vacant Sites Analysis	Engage property owners annually to discuss development opportunities.	12/31/2031	6th Cycle	Continuous	The City continued to engage property owners to discuss development opportunities in the City of Scotts Valley.	Meetings	0	None
Program H-2.1 Code Enforcement	Continue to implement an active code enforcement program through the Building Department and inform residents of rehabilitation assistance grants when available at City Hall and on the City's website. Also continue to offer online and physical forms for residents to submit Code Enforcement complaints through.	12/31/2031	6th Cycle	Continuous	The City continued to implement an active code enforcement program through the Building Department. The City is on track to provide information online to inform residences of rehabilitation assistance grants when available in addition to providing the information at City Hall by January 2027. The City continued to offer online and physical forms for residents to submit Code Enforcement complaints through.	Other	0	None
Program H-2.1 Code Enforcement	Conduct a biennial review of code enforcement cases to identify potential trends in the location or type of case. Adopt prevention and assistance programs if trends are identified, within one year, to proactively decrease future issues.	12/31/2031	6th Cycle	Continuous	The City continued to review code enforcement cases to identify potential trends in the location and type of cases. No trends have been identified.	Other	0	None

Program H-2.2 Design Review	Continue to review projects to ensure consistency with the General Plan Zoning Ordinance and area design guidelines. Priority processing will go to affordable housing projects	12/31/2031	6th Cycle	Continuous	The City continued to review projects to ensure consistency with the General Plan, Zoning Ordinance, and design guidelines. The City continued to provide priority processing to affordable housing projects.	Other	0	None
Program H-2.2 Design Review	Review the Residential Design Handbook, design review process, and Use Permit process for subjective language and adopt modifications to amend findings identified as a constraint.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to remove subjective language from the Use Permit and Design Review findings for residential housing projects.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-2.2 Design Review	Adopt objective design standards for all residential uses. Objective design standards, once adopted, will be used in place of design review findings for single-family, multi-family, and mixed-use residential projects.	1/31/2026	6th Cycle	Completed	Program completed. On November 1, 2023, the City Council adopted Resolution No. 2036 and Ordinance No. 16.140, adopting of objective design standards for all residential uses.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1254427
Program H-2.3 Monitor and Preserve Affordable Housing	Continue to maintain the Affordable Housing Opportunities Database with detailed information on all subsidized units, including those that have affordability covenants.	12/31/2031	6th Cycle	Continuous	The City continued to maintain the Affordable Housing Opportunities Database.	Other	0	None
Program H-2.3 Monitor and Preserve Affordable Housing	Annually, or as available, pursue funding sources such as HUD Section 208/811 loans, HOPE II and II Homeownership Program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, and other similar programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.	12/31/2031	6th Cycle	Continuous	The City continued to pursue funding sources (as available) and support funding applications from funding sources such as HUD Section 208/811 loans, HOPE II and II Homeownership Program funds, HOME funds, CDBG funds, Low-Income Tax Credit Tax Programs, California Housing Finance Agency Single-family and multi-family programs, and other similar programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.	Other	0	None

Program H-2.3 Monitor and Preserve Affordable Housing	Annually pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City, as well as provide educational opportunities and assistance for tenants.	12/31/2031	6th Cycle	Continuous	The City continued to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City, as well as provide educational opportunities and assistance for tenants.	Meetings	0	None
Program H-2.3 Monitor and Preserve Affordable Housing	Pursuant to Government Code sections 65583.2(g)(3) and, 65915(c)(3), and 66300(d3), ensure that when existing housing is demolished, at least an equivalent number of units are created, and that lower income housing and relocation payments are required as specified by these statutes.	12/31/2031	6th Cycle	Continuous	The City will continue to ensure that when existing housing is demolished, at least an equivalent number of units are created, and that lower income housing and relocation payments are provided as required by Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d3).	Other	0	None
Program H-2.3 Monitor and Preserve Affordable Housing	Immediately upon certification of the 6th Cycle Housing Element, begin coordinating with property owners to preserve affordable units at risk to maintain and extend affordability. This may include technical assistance, funding application support, and/or recommending agencies or organizations that may provide additional assistance. Continue to coordinate with property owners of at-risk units until affordability is maintained.	12/31/2031	6th Cycle	Continuous	The City continued coordinating with property owners to preserve affordable units at risk to maintain and extend affordability. The coordination has included technical assistance, funding application support and/or recommending agencies or organizations that may provide additional assistance to assist in maintenance of at-risk units.	Meetings	0	None
Program H-2.3 Monitor and Preserve Affordable Housing	Comply with noticing requirements pursuant to Government Code section 65863.10.	12/31/2031	6th Cycle	Continuous	The City will continue to comply with noticing requirements as required by Government Code Section 65863.10.	Other	0	None
Program H-2.4 Mobile Home Park Conversion Ordinance	Continue to implement the Mobile Home Park Conversion Ordinance in an effort to protect existing mobile home parks and the supply of affordable housing, subject to the limitations imposed by State law	12/31/2031	6th Cycle	Continuous	The City will continue to implement the Mobile Home Park Conversion Ordinance in an effort to protect existing mobile home parks and the supply of affordable housing, subject to the limitations imposed by State law.	Other	0	None

Program H-2.4 Mobile Home Park Conversion Ordinance	Provide information on the Mobile Home Park Conversion Ordinance and other fair housing information on the City's website and at City Hall.	1/31/2027	6th Cycle	In Progress	The City is on track to provide information on the Mobile Home Park Conversion Ordinance and other fair housing information on the City's website and at City Hall by January 2027.	Other	0	None
Program H-2.5 Mobile Home Park Rent Stabilization Ordinance	Continue to implement the Mobile Home Park Rent Stabilization Ordinance in an effort to promote and enhance fairness in the economic relationship between mobile home park owners and mobile homeowners.	12/31/2031	6th Cycle	Continuous	The City continued to implement the Mobile Home Park Rent Stabilization Ordinance in an effort to promote and enhance fairness in the economic relationship between mobile home park owners and mobile homeowners.	Other	0	None
Program H-2.5 Mobile Home Park Rent Stabilization Ordinance	Provide information on the Mobile Home Park Conversion Ordinance and other fair housing information on the City's website and at City Hall.	1/31/2027	6th Cycle	In Progress	The City is on track to provide information on the Mobile Home Park Conversion Ordinance and other fair housing information on the City's website and at City Hall by January 2027.	Other	0	None
Program H-2.6 Development of Large Lots	Adopt and implement a program to facilitate the development of lots larger than ten acres.	1/31/2026	6th Cycle	Completed	The City has implemented a program to facilitate the development of lots larger than 10 acres.	Other	0	https://library.municode.com/ca/scottts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-2.7 SB 35 Streamling	Establish SB 35 procedures and provide information online.	1/31/2026	6th Cycle	Completed	The City established SB 35 procedures and provide information online.	Other	0	https://www.scottsvaley.gov/220/Housing#doaccess-b62cabb08eca5c1d2342aeec4205444780315f5039e3146e5d2a8e344c41a7ba
Program H-2.8 Lot Consolidation	Facilitate the consolidation of vacant and underutilized lots	1/31/2026	6th Cycle	Completed	The City adopted policies that facilitate the consolidation of vacant and underutilized lots.	Other	0	https://library.municode.com/ca/scottts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-2.8 Lot Consolidation	Adopt and promote incentives online and at City Hall	1/31/2026	6th Cycle	Completed	The City adopted and listed incentives online an at City Hall.	Other	0	https://library.municode.com/ca/scottts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-2.9 Transit Oriented Development	Coordinate with AMBAG and Santa Cruz METRO to provide recommendations and input on service availability.	12/31/2031	6th Cycle	Continuous	The City continued to coordinate with AMBAG and Santa Cruz METRO to provide recommendations and input on service availability.	Meetings	0	None

Program H-3.1 Promoting Housing Choice Voucher (HCV) Program	Continue to participate in the Housing Authority of Santa Cruz County Voucher Rental Assistance Program.	12/31/2031	6th Cycle	Continuous	The City continued to participate in the Housing Authority of Santa Cruz County Voucher Rental Assistance program.	Other	0	None
Program H-3.1 Promoting Housing Choice Voucher (HCV) Program	Annually host an informational workshop with the Housing Authority of Santa Cruz County for renters, property owners, and prospective homeowners to provide information on the voucher program and source of income discrimination, as well as increase participating properties.	12/31/2031	6th Cycle	Continuous	The City co-hosted an informational workshop with Housing Santa Cruz County and the Housing Authority of Santa Cruz.	Meetings	0	None
Program H-3.1 Promoting Housing Choice Voucher (HCV) Program	Continue to refer residents to the County program and provide information at City Hall and on the City's website.	12/31/2031	6th Cycle	Continuous	The City continued to refer residents to the County program and provide information at City Hall.	Other	0	https://www.scottsvally.gov/220/Housing
Program H-3.1 Promoting Housing Choice Voucher (HCV) Program	Biennially outreach to property owners and landlords to market the voucher program, with a focus on RCAAs, and enforce State law banning source of income discrimination.	12/31/2031	6th Cycle	Continuous	The City continued to reach out to property owners and landlords regarding the voucher program biennially during the planning period.	Meetings	0	None
Program H-3.1 Promoting Housing Choice Voucher (HCV) Program	Coordinate with the County and landlords to provide 20 new housing opportunities for low-income households by the end of the planning period, at least half of which will be located in RCAAs.	12/31/2031	6th Cycle	In Progress	The City continued to coordinate with the County and landlords regarding affordable housing opportunities.	Units	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Create and promote informational materials on the location of participating voucher properties and availability of voucher programs/financial assistance. See Action H-3.1	12/31/2031	6th Cycle	Completed	The City provides informational materials on the location of participating voucher properties and availability of voucher programs/financial assistance.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Annually outreach to landlords to expand the location of participating voucher properties.	12/31/2031	6th Cycle	Continuous	The City continued to reach out to landlords to expand the location of participating voucher properties.	Meetings	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Partner with the Santa Cruz Housing Authority to host an annual educational workshop on voucher programs and source of income discrimination.	12/31/2031	6th Cycle	Continuous	The City co-hosts an informational workshop with Housing Santa Cruz County and the Housing Authority of Santa Cruz.	Meetings	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Extend housing choice voucher search times for particular groups, such as larger families with children or persons with disabilities. Aim to assist 20 households with special needs access housing choice vouchers.	1/31/2026	6th Cycle	Continuous	The City extends the housing choice voucher search times for particular groups, such as larger families with children or persons with disabilities.	Persons	0	None

Program H-3.2 Affirmatively Furthering Fair Housing	Affirmatively market government assistance and new affordable housing units, as available, to community organizations and agencies assisting lower income households in the region. Promote the information in multiple languages on the City's website and at City Hall.	12/31/2031	6th Cycle	Continuous	The City continued to affirmatively market government assistance and new affordable housing units, as available, to community organizations and agencies assisting lower income households in the region as units become available.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Continue to implement the inclusionary zoning regulations and promote the creation of affordable units over the payment of in-lieu fees.	12/31/2031	6th Cycle	Continuous	The City continued to implement the City's Inclusionary Zoning Regulations and promote the creation of affordable units over the payment of in-lieu fees. The City is on track to adopt an amendment to the City's Inclusionary Housing Ordinance to apply city-wide, restrict units based on affordability by January 2027.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Affirmatively further fair housing for Black, Indigenous, and other People of Color, particularly those with disabilities by facilitating the development of extremely low-income units. Aim to develop 20 new extremely low-income units.	12/31/2031	6th Cycle	Continuous	The City continued to affirmatively further fair housing for Black, Indigenous, and other People of Color, particularly those with disabilities by continuing to support the development of extremely low income units.	Units	12	None
Program H-3.2 Affirmatively Furthering Fair Housing	Implement a number of actions listed in Program H-1.5 to facilitate the development of at least 40 ADUs throughout the planning period.	12/31/2031	6th Cycle	Continuous	The City continued to implement a number of actions listed in Program H-1.5 to facilitate the development of ADUs, with the focus on facilitating the development at least 40 ADUs throughout the Planning Period.	Units	18	None

Program H-3.2 Affirmatively Furthering Fair Housing	The City will adopt amendments to the Zoning Code to facilitate SB 9 – State law authorizing duplexes in single family zones – projects. Create and promote an SB 9 factsheet with information on State law authorizing duplexes in single-family zones. The City will conduct a mid-cycle evaluation to examine progress and will take additional actions to facilitate and promote SB 9 projects if the City is not on track to meet the objective. This may include expanding outreach efforts to homeowners in target areas, conducting annual information sessions, or offering incentives such as waiving application fees for SB 9 projects.	12/31/2027	6th Cycle	Completed	The City adopted Ordinance No. 16.141 on May 1, 2024 which include zoning and subdivision ordinance amendments to facilitate SB 9 projects. The City posted information on its website by January 2026 and will be conducting a mid-cycle evaluation by December 2027 on the number of housing units developed utilizing the City's SB 9 Ordinances.	Other	0	https://www.scottsvally.gov/220/Housing#doaccess-5aee85efbc0194f94f61ebdcd0df1f14603b5fa2b3356f93bc98b4d2f4980e43
Program H-3.2 Affirmatively Furthering Fair Housing	Adopt a Zoning Code amendment to facilitate SB 9 development, as permitted by State law, to facilitate the development of affordable housing opportunities in existing lower density neighborhoods.	1/31/2026	6th Cycle	Completed	The City adopted Ordinance No. 16.141 on May 1, 2024 which include zoning and subdivision ordinance amendments to facilitate SB 9 projects. The City has posted information on its website and will be conducting a mid-cycle evaluation by December 2027 on the number of housing units developed utilizing the City's SB 9 Ordinances.	Other	0	https://www.scottsvally.gov/220/Housing#doaccess-5aee85efbc0194f94f61ebdcd0df1f14603b5fa2b3356f93bc98b4d2f4980e43
Program H-3.2 Affirmatively Furthering Fair Housing	Research and establish homesharing program(s), and coordinate with relevant organizations (such as Senior Network Services) and interested residents to annually present information to prospective homeowners – this may serve as an opportunity to create affordable housing options within existing single-family homes and in lower density neighborhoods. Through homesharing program outreach, promote the development of Junior ADUs (JADU) by sharing information, available City resources and incentives to support JADU development.	1/31/2026	6th Cycle	Completed	The City has established a homesharing program and present information to interested residents annually after establishment of program.	Meetings	0	https://www.scottsvally.gov/DocumentCenter/View/6507/ADU-Manual---Final-11526

Program H-3.2 Affirmatively Furthering Fair Housing	To increase housing opportunity and mobility beyond identified RHNA sites, the City will implement land use strategies for providing "missing middle" housing, particularly in lower density areas and RCAAs. The targeted area includes 1,309 acres. The City will conduct outreach to the development community to identify strategies to allow conversion of existing single-family residences into missing middle housing typologies (i.e., duplexes, triplexes, fourplexes, and multiplexes) and establish suggested policy changes by July 1, 2025. Facilitate the development of 50 missing middle housing units. (new units in duplexes, triplexes, fourplexes, and multiplexes converted from existing single-family homes) throughout the planning period.	7/31/2025	6th Cycle	Completed	The City conducted missing middle outreach and amended the zoning ordinance to establish suggested policy changes.	Meetings	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-3.2 Affirmatively Furthering Fair Housing	To contribute to increased opportunities for lower-income households, the City will collaborate with local religious institutions to provide opportunities for affordable residential development. The City will conduct outreach to religious institutions with a letter informing them of AB 1851 and other relevant laws related to housing on religious properties as well as available City resources and programs to support such projects. In addition, provide 1) technical assistance (including assisting partnerships with nonprofit developers) and 2) incentives and/or flexibility, such as, but not limited to, permit streamlining, flexibility in development standards, etc.	1/31/2026	6th Cycle	In Progress	The City conducted outreach to religious institutions with a letter informing them of AB 1851 and other relevant laws related to housing on religious properties as well as available City resources and programs to support such projects. If an application for housing on a religious institution site is not received by December 2027, the City will expand outreach efforts to be conducted annually.	Meetings	0	None

Program H-3.2 Affirmatively Furthering Fair Housing	Review Zoning Code Development Standards, and provision to determine if lot size, setbacks and other applicable standards are provisions have the potential to constrain affordable housing development and/or feasibility. Meet with developers to provide input into appropriate revisions. Based this analysis, adopt Code amendments as necessary.	7/31/2026	6th Cycle	Completed	The City reviewed Zoning Code Development Standards and provisions to determined that lot size, setbacks and other applicable standards do not constrain affordable housing development. The City has had multiple meetings with affordable housing developers and other parties to provide input on development standard and zoning code revisions. The City has completed four Zoning Code and Development Standards amendments in the planning period to address Housing Element programs.	Meetings	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1294156
Program H-3.2 Affirmatively Furthering Fair Housing	Remove CUP requirements for condominiums and townhomes within the R-1 zones which are identified as RCAAs.	1/31/2026	6th Cycle	Completed	The City removed CUP requirements for condominiums and townhomes within the R-1 zones which are identified as RCAAs.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-3.2 Affirmatively Furthering Fair Housing	In addition to the unit development allowed under state law (SB 9), the City will allow for an enhancement to properties eligible for SB 9 unit development provisions which would permit the development of triplexes in single-family neighborhoods identified as RCAAs with the inclusion of at least 1 deed-restricted unit affordable to low-income households.	1/31/2026	6th Cycle	Completed	The City adopted Zoning Ordinance amendments to allow for an enhancement to SB 9 unit development provisions which would permit the development of triplexes in single-family neighborhoods identified RCAAs with the inclusion of at least 1 deed-restricted unit affordable to low-income households.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-3.2 Affirmatively Furthering Fair Housing	Continue to implement the Inclusionary Housing Below Market Rate (BMR) Program. See Action H-1.8.	12/31/2031	6th Cycle	Continuous	The City continued to implement the Inclusionary Housing Below Market Rate (BMR) program.	Other	0	None

Program H-3.2 Affirmatively Furthering Fair Housing	Facilitate the development of ADUs at affordable rates. See Action H-1.3.	12/31/2031	6th Cycle	Continuous	The City continued to facilitate the development of ADUs.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Facilitate the development of affordable housing units for special housing needs population. This may include, but is not limited to, technical assistance, support for funding applications, permitting fee waivers, and development standards concessions, and other similar actions.	12/31/2031	6th Cycle	Continuous	The City will continue to facilitate the development of affordable housing units for special housing needs population as project applications are submitted.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Review future policies and programs for potentially restrictive practices that would limit diversity in the Racially Concentrated Areas of Affluence (RCAAs).	12/31/2031	6th Cycle	Continuous	The City will continue to review future policies and programs for potentially restrictive practices that would limit diversity in the Racially Concentrated Areas of Affluence (RCAAs).	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Establish specific incentives for the development of affordable units in the RCAAs including, but not limited to, permit streamlining and reduced fees.	1/31/2026	6th Cycle	Completed	The City adopted incentives for development of affordable units in RCAAs.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-3.2 Affirmatively Furthering Fair Housing	See Program H-1.1 for rezone strategies.	1/31/2026	6th Cycle	Completed	The City adopted Zoning Ordinance and General Plan Land Use amendments for the residential and mixed use rezone strategies outlined in Appendix F. The City also amended the Town Center Specific Plan and completed necessary rezonings.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430 https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1398979
Program H-3.2 Affirmatively Furthering Fair Housing	Create and promote informational materials on housing accessibility, rehabilitation, and maintenance resources. Materials to be distributed at the senior center, library, Civic Center, and at community events. Aim to provide home repair and rehabilitation assistance for at least 20 households.	12/31/2031	6th Cycle	In Progress	The City waives fees for requests for Reasonable Accommodation for rehab and accessibility upgrades for qualified applicants. The City is preparing materials for distribution at the senior center, library, Civic Center, and at community events.	Other	0	None

Program H-3.2 Affirmatively Furthering Fair Housing	Annually hold a community workshop or webinar with relevant community organizations and agencies to discuss and promote available resources.	12/31/2031	6th Cycle	Continuous	The City co-hosted an informational workshop with Housing Santa Cruz County and the Housing Authority of Santa Cruz.	Meetings	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Annually hold a community workshop with relevant community organizations and agencies to discuss the needs of persons with disabilities and identify whether additional resources and development concessions are needed. If necessary changes are identified, adopt amendments within 6 months.	12/31/2031	6th Cycle	Continuous	The City co-hosted an informational workshop with Housing Santa Cruz County and the Housing Authority of Santa Cruz.	Meetings	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Continue to refer fair housing discrimination issues to the Civil Rights Department (CRD), including inquiries regarding landlord-tenant mediation and tenant rights.	12/31/2031	6th Cycle	Continuous	The City will continue to refer fair housing discrimination issues to the Civil Rights Department, including inquiries regarding landlord-tenant mediation and tenant rights if they are received.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Establish an accessibility program to improve access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses for persons with disabilities.	1/31/2026	6th Cycle	Continuous	The City has established an accessibility program to improve access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses for persons with disabilities. 2025-2026 project include Scotts Valley Drive ped safety street lighting corridor improvements	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Pursue at least 2 funding opportunities to address accessibility for persons with disabilities.	12/31/2031	6th Cycle	Continuous	The City applied for funding opportunities to address accessibility for persons with disabilities.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Provide information and educational materials on fair housing services for property owners, apartment managers, and tenants at City Hall and online.	12/31/2031	6th Cycle	Continuous	The City continued to provide information and educational materials on fair housing services online and at City Hall.	Other	0	None

Program H-3.2 Affirmatively Furthering Fair Housing	Continue participation in the Community Grants Program as funding allows, with a focus on funding programs that continue to focus on maintaining the quality of life for residents of Scotts Valley and special needs populations.	12/31/2031	6th Cycle	Continuous	The City continued to participate in the Community Grants Program, with a focus on funding programs that continue to maintain the quality of life for residents of Scotts Valley and special needs populations.	Other	0	None
Program H-3.2 Affirmatively Furthering Fair Housing	Monitor and respond to complaints of discrimination and refer tenants to the California Department of Fair Employment and Housing for proper intake, investigation, and resolution of fair housing complaints.	12/31/2031	6th Cycle	Continuous	The City will continue to monitor and respond to complaints of discrimination and refer tenants to the California Department of Fair Employment and Housing for proper intake, investigation, and resolution of fair housing complaints as complaints are submitted.	Other	0	None
Program H-3.3 Childcare and Daycare Facilities	Continue to work with childcare providers and the County to promote adequate childcare facilities within the community.	12/31/2031	6th Cycle	Continuous	The City will continue to work with childcare providers and the County to promote adequate childcare facilities within the community.	Other	0	None
Program H-3.3 Childcare and Daycare Facilities	Provide information at City Hall and on the City's website on current zoning regulations that apply to childcare and daycare facilities.	12/31/2031	6th Cycle	Continuous	The City provides information at City Hall and on the City's website on current zoning regulations that apply to childcare and daycare facilities.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.3 Childcare and Daycare Facilities	Encourage new development to provide childcare and daycare facilities through a variety of activities, including outreaching to developers; providing financial assistance, when available; providing expedited processing; identifying grant and funding opportunities; and providing information on the City's Density Bonus Ordinance.	12/31/2031	6th Cycle	Continuous	The City continued to encourage new development to provide childcare and daycare facilities through a variety of activities.	Other	0	None
Program H-3.4 Reasonable Accommodation	Maintain updated information online on the reasonable accommodation ordinance, including information on the application process, fees, and requirements.	1/31/2026	6th Cycle	Completed	The City updated information online on the reasonable accommodation ordinance, including information on the application process, fees, and requirements.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580

Program H-3.4 Reasonable Accommodation	Revise reasonable accommodation process to ensure that reasonable accommodation requests may only be denied in accordance with findings required by applicable fair housing laws.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to revise the reasonable accommodation process to ensure that reasonable accommodation requests may only be denied in accordance with findings required by applicable fair housing laws.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.4 Reasonable Accommodation	Amend the reasonable accommodations findings to remove subjective language.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to revise the reasonable accommodation findings to remove subjective language.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.5 Housing for Persons with disabilities	Review and identify regulatory incentives that will encourage the construction or rehabilitation of housing for persons with developmental disabilities with necessary supportive services.	1/31/2027	6th Cycle	In Progress	The City is on track to review and identify regulatory incentives that will encourage the construction or rehabilitation of housing for persons with developmental disabilities with necessary support services by January 2027.	Other	0	None
Program H-3.5 Housing for Persons with disabilities	Seek and apply for State and Federal funding to support housing construction for persons with developmental disabilities.	12/31/2031	6th Cycle	Continuous	The City continued to seek state and federal funding to support housing construction for persons with developmental disabilities.	Persons	0	None
Program H-3.5 Housing for Persons with Disabilities	Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities.	12/31/2031	6th Cycle	Continuous	The City collaborates with housing developers and local organizations on a biennially basis.	Persons	0	None
Program H-3.6 Housing for Lower Income Households	Annually coordinate with housing developers, property owners, and local organizations to identify development opportunities, funding resources, and incentives. Aim to engage at least 5 stakeholders annually.	12/31/2031	6th Cycle	Continuous	The City continued to coordinate with housing developers, property owners, and local organizations to identify development opportunities.	Meetings	0	None

Program H-3.6 Housing for Lower Income Households	Annually meet with housing developers to discuss available programs and fundings sources to develop housing units affordable to lower income households.	12/31/2031	6th Cycle	Continuous	The City continued to coordinate with housing developers, property owners, and local organizations to discuss available programs and funding sources to develop units available to lower income households.	Meetings	0	None
Program H-3.6 Housing for Lower Income Households	Continue to offer streamlining for affordable housing development.	12/31/2031	6th Cycle	Continuous	The City continued to coordinate with developers and property owners to streamline affordable housing development.	Other	0	None
Program H-3.6 Housing for Lower Income Households	City to maintain up-to-date information about financial resources on its website for residents and developers.	12/31/2031	6th Cycle	Continuous	The City continued to provide information on financial resources on its website for residents and developers.	Other	0	https://www.housekeys15.com/
Program H-3.6 Housing for Lower Income Households	The City is to investigate additional incentives and annually seek funding opportunities to encourage development of housing for extremely low-income households. The City will also support funding applications for affordable housing developments that include units affordable to extremely low-income households (to be paired with Program H-3.2 with the aim to facilitate 20 units affordable to extremely low-income households).	12/31/2031	6th Cycle	Continuous	The City continued to coordinate with developers and property owners to streamline affordable housing development and supported funding applications for affordable housing development.	Households	0	None
Program H-3.7 Definition of Family	Adopt a zoning ordinance amendment to update the definition of "family" in compliance with State law.	12/31/2024	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to modify parking requirements for emergency shelters in compliance with AB 139.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580

Program H-3.8 Agricultural and Employee Housing	Adopt a zoning ordinance amendment to permit employee housing in single-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural and employee housing.	1/31/2025	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to allow for employee housing in ssingle-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural and employee housing.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.9 Emergency Shelters	Amend the City's Zoning Ordinance for parking requirements for emergency shelters in compliance with AB 139.	12/31/2024	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to modify parking requirements for emergency shelters in compliance with AB 139.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.9 Emergency Shelters	Within one year, identify a zone, and amend development standards as appropriate, that will allow emergency shelters by-right (without discretion). The City will ensure that zone also allows residential uses in compliance with AB 2339 (statutes of 2022).	12/31/2024	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to allow emergency shelters by-right in a zone that also allows residential uses, in compliance with AB 2339 (statues of 2022).	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.9 Emergency Shelters	Adopt a Zoning Ordinance amendment to expand the definition of "emergency shelters" to include other interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.	12/31/2024	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to update the City's definition of emergency shelts to include other interim interventions including, but not limied to navigation centers, bridge housing, and respite or recuperative care.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580

Program H-3.9 Emergency Shelters	Create and monitor an inventory of sites appropriate to accommodate emergency shelters and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are addressed.	12/31/2024	6th Cycle	Completed	Program completed. The City has created an inventory of sites appropriate to accommodate emergency shelters through the City's Housing Element Update process. Additional information can be found in Appendix C.	Other	0	None
Program H-3.9 Emergency Shelters	Prioritize available funding and other available incentives for projects that provide housing for homeless and extremely low-income residents.	12/31/2031	6th Cycle	Continuous	The City continued to prioritize available funding and other available incentives for projects.	Other	0	None
Program H-3.10 Density Bonus Ordinance	Adopt a Density Bonus Ordinance amendment to bring policies into compliance with State density bonus law (Gov Code Section 65915 et seq).	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment to update the City's Density Bonus Ordinance in order to bring policies in compliance with State density bonus law (Gov Code Section 65915 et seq).	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.10 Density Bonus Ordinance	Promote the Density Bonus Ordinance to multi-family developers on a project-by-project basis to promote affordable housing unit development.	1/31/2026	6th Cycle	Continuous	The City continues to promote the use of Density Bonus Ordinance to multi-family developers on a project-by-project bases to promote affordable housing unit development.	Units	25	None
Program H-3.11 Low Barrier Navigations Centers	Adopt a zoning ordinance amendment to approve low-barrier navigation centers that meet State requirements by-right in mixed-use and non-residential zones permitting multifamily uses.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment that allows for low-barrier navigation centers that meet State requirements by right in mixed-use and non-residential zones permitting multifamily uses.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580

Program H-3.12 Condominium Conversion Ordinance	Adopt a Condominium Conversion Ordinance to preserve the existing, and future, rental housing stock by establishing a maximum percent of the City's total housing stock that can be converted over a certain period of time.	1/31/2026	6th Cycle	Completed	Program completed. On June 18, 2025, the City Council adopted Ordinance No. 16.142.1 which adopted a Zoning Ordinance amendment that preserves the existing, and future, rental housing stock by establishing a maximum percent of the City's total housing stock that can be converted over a certain period of time.s.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1362430
Program H-3.13 Single Room Occupancy Units	Define SRO in the Municipal Code.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment defining SROs.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.13 Single Room Occupancy Units	Adopt zoning and processing procedures for SROs.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment defining SROs and processing procedures for SROs.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.13 Single Room Occupancy Units	Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness.	12/31/2031	6th Cycle	Continuous	The City continues to collaborate with local organizations and agencies to discuss the needs of persons who previosly experienced homelessness.	Meetings	0	None
Program H-3.13 Single Room Occupancy Units	Support, and when possible, fund local and regional efforts to address the housing needs of persons in Scotts Valley who have or are experiencing homelessness.	12/31/2031	6th Cycle	Continuous	The City continued to support local and regional efforts to address the housing needs of persons in Scotts Valley who have or are experiencing homelessness.	Other	0	None

Program H-3.14 Replacement Unit Program	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	12/31/2031	6th Cycle	Continuous	The City continued to require protected affordable housing units be replaced with new residential development proposals consistent with state law.	Other	0	None
Program H-3.15 Supportive Housing	Adopt a Zoning Ordinance amendment to approve supportive housing developments that meet State requirements by-right in mixed use zones.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment approving supportive housing developments that meet State requirements by-right in mixed use zones.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.16 Group Homes	Adopt a Zoning Ordinance amendments and update applicable application procedures for group homes in compliance with state law and to promote objectivity and greater approval certainty similar to other residential uses.	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance amendment and updated application procedures for group homes in compliance with state law.	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-3.16 Group Homes	Adopt a Zoning Ordinance definition for "group home."	1/31/2026	6th Cycle	Completed	Program completed. On December 4, 2024, the City Council adopted Ordinance No. 16.142 which adopted a Zoning Ordinance definition of "group home".	Other	0	https://library.municode.com/ca/scotts_valley/ordinances/code_of_ordinances?nodeId=1338580
Program H-4.1 Hillside Development and Design	Maintain information online and at City Hall on hillside development and design.	1/31/2027	6th Cycle	In Progress	The City is on track to update the City's website to include information related to the Hillside Development and Design by January 2027.	Other	0	None

Program H-4.2 Resource Conservation	Encourage energy conservation measures and devices to be incorporated in the development and improvement of housing. Review such requirements through the Design Review and Building Permit process.	12/31/2031	6th Cycle	Continuous	The City reviews energy conservation measures and devices through the Design Review Permit and Building Permit review processes.	Other	0	None
Program H-4.3 Water and Sewer Service Providers	Submit the adopted 6th Cycle Housing Element, and any subsequent amendments, to local water and sewer providers for their review and input.	12/31/2024	6th Cycle	Completed	The 2023-2031 Housing Element has been submitted to local water and sewer providers. Future amendments to the 2023-2031 Housing Element will also be submitted to local water and sewer providers.	Other	0	None
Program H-4.4 Cultural Resources	Continue to review cultural resources through the Cultural Resource Review process.	12/31/2031	6th Cycle	Continuous	The City continues to monitor proposed development in areas designated as "moderate or high cultural resource sensitivity zones" in the General Plan.	Other	0	None

Jurisdiction	Scotts Valley	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Scotts Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	2
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	31
	Non-Deed Restricted	0
Very Low	Deed Restricted	36
	Non-Deed Restricted	3
Low	Deed Restricted	56
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		19
Total Units		153

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	18	3
2 to 4 units per structure	0	0	0
5+ units per structure	40	125	0
Accessory Dwelling Unit	0	9	5
Mobile/Manufactured Home	0	1	0
Total	40	153	8

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	28	153
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	86
Total Housing Units Approved:	65
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	1	100
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	2	65
Discretionary	1	21

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	86
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	125

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	127
Sites Rezoned to Accommodate the RHNA	0

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 4/1/2026
TO: Honorable Mayor and City Council
FROM: Stephanie Hill, Administrative Services Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Appoint new members to the Scotts Valley Parks and Recreation Advocates to take actions necessary to dissolve the Scotts Valley Parks and Recreation Advocates**

SUMMARY OF ISSUE

Appointing New SVPRA Board of Directors

The Scotts Valley Parks and Recreation Advocates (SVPRA) was established in 1997 to support additional parks and recreation opportunities beyond the City's annual operating budget. SVPRA was led by a Board of Directors appointed by the City Council and was managed by City staff. For many years, SVPRA provided valuable programs to the community. However, the COVID-19 pandemic significantly impacted operations, and in the fiscal year ended June 30, 2021, programming expenditures dropped below \$15,000. SVPRA has been dormant since then, and its Board of Directors is no longer active.

Due to the lengthy inactivity and non-reporting, the State revoked SVPRA's tax-exempt status and will no longer allow it to operate as a tax-exempt entity. In addition, it was determined that SVPRA was merely an extension of the City and as constituted, did not qualify as a separate legal entity. For these reasons, the organization must be dissolved. To dissolve SVPRA, the City must work with the State's Attorney General, Secretary of State, and Franchise Tax Board offices. Several actions need to be taken that require SVPRA Board approval.

Since several actions require Board approval, the Board needs to be reconstituted. The City Council is the authority that appoints Board members, with each City Council member appointing one Board member. After review with the City Attorney and given that dissolution is the only remaining viable purpose for the Board, the City Attorney recommends that the City Council appoint three City staff members to the SVPRA Board of Directors, ensuring a quorum to take actions to dissolve SVPRA.

Authorizing the Board to dissolve SVPRA

As noted above, when the SVPRA went dormant, it ceased to file required reports with the Franchise Tax Board, Secretary of State, and Attorney General. As a result, its tax-exempt status was revoked and can't be reinstated. It was also determined that the entity was merely an extension of the City and as constituted, did not qualify as a separate legal entity. After consultation with these agencies, staff determined that the only viable options are:

1. Dissolve the SVPRA, transfer the remaining assets to the City, and use the money for parks and recreation purposes, or
2. Dissolve the SVPRA, transfer the remaining assets to the City, use the money for parks and recreation purposes, and start a new organization to replace the SVPRA which is independent from the City.

To complete the dissolution process, SVPRA must file specific forms with the Franchise Tax Board, Secretary of State, and the Attorney General's Registry of Charities and Fundraisers. These filings require actions by the SVPRA Board of Directors. Once appointed, the Board can work with City staff to accomplish the dissolution and transfer the remaining assets to the City.

SVPRA currently holds approximately \$100,000 in assets and has no outstanding liabilities. In the event of dissolution, SVPRA's Articles of Incorporation control the disposition of assets.

The Articles state that the net assets must be transferred to the City for parks and recreation purposes. In 2022, the City Council directed staff to host the annual 4th of July firework event which pre-pandemic, had been hosted by SVPRA. At the time, the Council directed the City General Fund to be reimbursed for event expenses from the SVPRA, upon its dissolution. The amount owed to the City's General Fund for this event is approximately \$70,000.

Considering option (2) above, if the City wished to form a new nonprofit corporation, it would start with no assets and would need to be formed independently of the City. Forming a new corporation would require someone to spearhead the creation of the corporation, find volunteers to run the corporation, result in legal costs, additional paperwork with the Attorney General's Office, Secretary of State, and Franchise Tax Board, obtaining new Federal and State tax exemptions, regular filings with various Federal and State organizations, regular Board meetings with properly documented minutes, etc. Based on these difficulties, staff recommend option (1).

FISCAL IMPACT

Once SVPRA is dissolved, an additional \$100,000 becomes available to the City for use in parks and recreation programming. This is a one-time source of funds.

STAFF RECOMMENDATION

It is recommended the City Council take the following actions:

1. Approve a motion to appoint Stephanie Hill, Kendra Reed, and Taylor Bateman to the SVPRA Board of Directors.
2. Approve a motion authorizing the SVPRA Board of Directors and City staff to complete the dissolution of the SVPRA and transfer remaining assets to the City of Scotts Valley to be used for parks and recreation purposes in accordance with the SVPRA Articles of Incorporation.

TABLE OF CONTENTS

None

