



Pickering Place

Fremont, CA

Family Housing

Pickering Place is an affordable housing development named after the historic house that sits at its entrance. Pickering Place consists of 43 one-, two-, three-, and four-bedroom townhouse-style apartments. Mid-Peninsula Housing Coalition and the architect used the historic turn-of-the-century Victorian home called Pickering House on the site as a template for the units, incorporating bay windows, eave brackets, hip roofs

and picket fences into the design. The units are housed in a series of two- and three-story buildings that are arranged to create a series of open courtyards. In addition, the buildings feature porches, encouraging interaction among residents.



Pickering House was renovated to include an accessible community room, an office, a computer center, and a manager's residence unit.

The 11 buildings that comprise Pickering Place are arranged in three neighborhood groupings adjacent to three parking areas, creating a village-like feel in the development. The larger units have both front porches and private rear yards. Two of the units are accessible to persons with physical disabilities and two units are rented to participants in the Housing Scholarship Program of Fremont.

Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

1997 Historical preservation and new construction: two and three story townhouse style apartments

Construction Type

Wood frame with composition shingle roofs

Site Area: 2.36 acres

Density: 18 units/acre

Parking Ratio: 2:1 86 spaces

Development Profile

Type	No/Units	Size (sf)
1 BR	7	635
2 BR	16	819-915
3 BR	17	1108-1202
4 BR	2	1310
2 BR	1	Mgr. Unit
TOTAL	43	

Amenities

Restored historic house with community room and computer center

Resident Profile

Families earning up to 60% of area median income

Funders

- Bay View Bank
- Transamerica Occidental Life Insurance Co. (tax credit investor)
- City of Fremont RDA
- Union Bank of California
- CA Dept. of HCD
- Federal Home Loan Bank (AHP)

Architect

Zimmerman-Welschmeyer

Contractor

Douglas Ross Construction

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