

# KOTTINGER GARDENS - PHASE 1

SENIOR HOUSING

Pleasanton, CA



**MidPen**  
HOUSING



**Kottinger Gardens – Phase 1** is the first phase of the redevelopment of Kottinger Place and Pleasanton Gardens, two existing affordable housing properties for seniors that will become one integrated affordable housing community conveniently located near bus lines, parks, and downtown amenities. Once completed, Kottinger Gardens will provide 185 new affordable rental apartments, more than double the original amount. Completed in 2017, Phase 1 provides 131 new affordable apartment homes for existing Kottinger Place and Pleasanton Gardens residents, and also welcomed new senior residents.

Kottinger Gardens is the result of thoughtful planning by the City of Pleasanton and the Kottinger Place Redevelopment Task Force. The Task Force and the City recognized the need for additional senior homes and planned for a way to accomplish this while maintaining the existing character



of each site. The Department of Housing & Urban Development (HUD) also played an important role through its approval to remove Kottinger Place from its public housing inventory, allowing the City and MidPen to construct twice as many new, energy-efficient, accessible homes.

Kottinger Gardens’ design supports the goal of healthy living, allowing seniors to age in place and continue to live active and enriched lives. Kottinger Gardens includes: community gardens, a bocce ball court, community room, fitness room, and a lounge area with computers. All apartments have ample in-unit storage as well as private porches or balconies, giving residents access to stunning views of surrounding gardens, Kottinger Village Park, and the hills of Pleasanton.

<b>Developer</b>	MidPen Housing Corp.			
<b>Property Management</b>	MidPen Property Management Corp.			
<b>Development Type</b>	New construction; 9 single-story buildings and 1 two- and three-story building			
<b>Construction Type</b>	Type V			
<b>Site Area:</b>	4.55 acres			
<b>Density:</b>	28.78 units / acre			
<b>Parking Ratio:</b>	.8 : 1 – 106 spaces			
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size (sf)</b>	<b>Rent Range</b>
	1 BR	127	584	\$587 - \$1,174
	2 BR	4	846	\$704 - \$1,408
	<b>TOTAL</b>	<b>131</b>		
<b>Amenities</b>	Community room; computer lab; fitness center; community gardens; courtyard, outdoor grill and seating, bocce ball court; private outdoor patios and balconies			
<b>Services Offered</b>	Wellness Programming: <ul style="list-style-type: none"> <li>• Health screens / health fairs</li> <li>• Nutrition workshops</li> <li>• Financial capabilities courses</li> <li>• Benefits assistance</li> </ul> Quality of Life Programming: <ul style="list-style-type: none"> <li>• Cognitive stimulation</li> <li>• Social connectedness and engagement</li> <li>• Lifelong learning opportunities</li> </ul> Connection to Community Resources			
<b>Resident Profile</b>	Seniors earning up to 60% of AMI			
<b>Funders</b>	<ul style="list-style-type: none"> <li>• City of Pleasanton</li> <li>• County of Alameda Housing and Community Development Department</li> <li>• Housing Authority of the County of Alameda</li> <li>• Federal Home Loan Bank of San Francisco</li> <li>• California Tax Credit Allocation Committee</li> <li>• US Department of Housing &amp; Urban Development</li> <li>• MUFG Union Bank</li> </ul>			
<b>Architect</b>	Dahlin Group Architecture Planning			
<b>Contractor</b>	L&D Construction, Inc.			

**Kottinger Gardens - Phase 1** | 240 Kottinger Drive, Pleasanton, CA 94566

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