

KOTTINGER GARDENS - PHASE 2

SENIOR HOUSING

Pleasanton, CA



MidPen
HOUSING



Kottinger Gardens – Phase 2 is the second and final 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 Phase 2 will add 54 homes to the 131 recently completed at Kottinger Phase 1, for a total of 185 new affordable homes.

Kottinger Gardens is the result of thoughtful planning by the City of Pleasanton and Kottinger Place Redevelopment Task Force. The Task Force and the City recognized the need for additional senior homes and planned a way to accomplish this while maintaining the existing character at each site. The Pleasanton Gardens Board of Directors played an important role in



partnering with the City to donate their land and assets in order to realize the vision to create new and additional affordable homes for seniors.

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.

Developer	MidPen Housing Corp.			
Property Management	MidPen Property Management Corp.			
Development Type	New construction; infill development			
Construction Type	wood-framed			
Site Area:	1.95 acres			
Density:	27 units / acre			
Parking Ratio:	.8 : 1 – 44 spaces			
Development Profile	Type	No.	Size Units (sf)	Rent Range
	1 BR	50	584 - 684	\$391 - \$1,174
	2 BR	4	846	\$821 - \$1,408
	TOTAL	54		
Amenities	Community room; computer lab; resident gardens; central courtyard; bicycle storage and locks; access to amenities across street			
Services Offered	Wellness Programming: <ul style="list-style-type: none"> • Health screens / health fairs • Nutrition workshops • Financial capabilities courses • Benefits assistance Quality of Life Programming: <ul style="list-style-type: none"> • Cognitive stimulation • Social connectedness and engagement • Lifelong learning opportunities Connection to Community Resources			
Resident Profile	Seniors earning up to 60% of AMI			
Funders	<ul style="list-style-type: none"> • City of Pleasanton • County of Alameda Housing and Community Development Department • Federal Home Loan Bank of San Francisco • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee • US Department of Housing and Urban Development • MUFG Union Bank • California Housing Finance Agency 			
Architect	Dahlin Group Architecture Planning			
Contractor	L&D Construction, Inc.			

Kottinger Gardens - Phase 2 | 251 Kottinger Drive, Pleasanton, CA 94566

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