

KOTTINGER GARDENS

SENIOR HOUSING

Pleasanton, CA



MidPen
HOUSING



Kottinger Gardens consists of the redevelopment of Kottinger Place and Pleasanton Gardens, two affordable housing properties for seniors that were revitalized and became one integrated affordable housing community conveniently located near bus lines, parks, and downtown amenities. Kottinger Gardens provides a total of 185 new affordable rental apartments, more than double the original amount. Completed in 2017, Phase I provides 131 new affordable homes which replaced old cottages with new cottage-style apartments and new construction of an apartment building. Phase II across the street was completed in 2019 and includes redevelopment of cottage-style apartments.



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.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction; 9 single-story buildings and 1 two- and three-story building		
Construction Type	Type V		
Site Area:	4.55 acres		
Density:	28.78 units / acre		
Parking Ratio:	.8 : 1 – 106 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	127	584
	2 BR	4	846
	TOTAL	131	
Amenities	Community room; computer lab; fitness center; community gardens; courtyard, outdoor grill and seating, bocce ball court; private outdoor patios and balconies		
Services Offered	Wellness Programming:		
	• Health screens / health fairs		
	• Nutrition workshops		
	• Financial capabilities courses		
	• Benefits assistance		
	Quality of Life Programming:		
	• Cognitive stimulation		
	• Social connectedness and engagement		
	• Lifelong learning opportunities		
	Connection to Community Resources		
Resident Profile	Seniors earning up to 60% of AMI		
Funders	• City of Pleasanton		
	• County of Alameda Housing and Community Development Department		
	• Housing Authority of the County of Alameda		
	• Federal Home Loan Bank of San Francisco		
	• California Tax Credit Allocation Committee		
	• US Department of Housing & Urban Development		
	• MUFG Union Bank		
Architect	Dahlin Group Architecture Planning		
Contractor	L&D Construction, Inc.		

Kottinger Gardens | 240 Kottinger Drive, Pleasanton, CA 94566

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