

# 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 became one integrated affordable housing community conveniently located near bus lines, parks, and downtown amenities in Pleasanton. Kottinger Gardens Phase 2 adds 54 homes to the 131 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.



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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; infill development                                                                                            |            |                        |
| <b>Construction Type</b>   | wood-framed                                                                                                                     |            |                        |
| <b>Site Area:</b>          | 1.95 acres                                                                                                                      |            |                        |
| <b>Density:</b>            | 27 units / acre                                                                                                                 |            |                        |
| <b>Parking Ratio:</b>      | .8 : 1 – 44 spaces                                                                                                              |            |                        |
| <b>Development Profile</b> | <b>Type</b>                                                                                                                     | <b>No.</b> | <b>Size Units (sf)</b> |
|                            | 1 BR                                                                                                                            | 50         | 584 - 684              |
|                            | 2 BR                                                                                                                            | 4          | 846                    |
|                            | <b>TOTAL</b>                                                                                                                    | <b>54</b>  |                        |
| <b>Amenities</b>           | Community room; computer lab; resident gardens; central courtyard; bicycle storage and locks; access to amenities across street |            |                        |
| <b>Services Offered</b>    | 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                                                                                               |            |                        |
| <b>Resident Profile</b>    | Seniors earning up to 60% of AMI                                                                                                |            |                        |
| <b>Funders</b>             | • 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                                                                                             |            |                        |
| <b>Architect</b>           | Dahlin Group Architecture Planning                                                                                              |            |                        |
| <b>Contractor</b>          | L&D Construction, Inc.                                                                                                          |            |                        |

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

**For more information contact: MidPen Housing**

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