

Housing Commission Agenda Report

February 20, 2014
Item 10

SUBJECT: **Approval of Kottinger Gardens Overall Plan (PUD-101) and Submittal of a HUD Section 18 Demolition and Disposition Application**

STAFF RECOMMENDATION:

1. Approve the project's overall development plan
2. Authorize submittal of the HUD Section 18 Demolition and Disposition Application required to facilitate the proposed new development

ATTACHMENTS:

1. Proposed Site Plan
2. Preliminary Building Elevations
3. Building Detail and Style Images

BACKGROUND

In September, 2012, the Housing Commission recommended approval of the *Kottinger Place and Pleasanton Gardens Predevelopment Analysis Report* establishing the parameters for a new affordable senior housing development on the Kottinger Place (240 Kottinger Drive) and Pleasanton Gardens (251 Kottinger Drive) sites. Subsequently, in October 2012, the City Council approved the Report and authorized Staff to continue working with the City Council-formed Kottinger Place Task Force (Task Force). Since that time, the Task Force has held numerous public meetings for the purpose of finalizing design and site plan elements with the goal of submitting a Planned Unit Development (PUD) application for the new development.

The Task Force approved the site plan in October, 2013, and the City Council followed with their approval of the site plan and authorization to submit a PUD Application in November, 2013. At the same meeting, the City Council authorized the City to enter into a Memorandum of Understanding with the Board of Pleasanton Gardens regarding terms for transferring its site to the City to support the new development and the relocation of its current tenants to the new development. The City Council also authorized entering into a Disposition, Development, and Loan Agreement (DDLA) with MidPen Housing Corporation to manage the development of the project.

In January, 2014, MidPen submitted the PUD Application for the development of 185 new affordable senior homes in one-, two-, and three-story buildings across the two sites. The

PUD submittal included two adjustments to the site plan based on feedback received from the City's Engineering Department and Fire Department. Meetings with the City's Planning Commission and City Council are tentatively scheduled for March and May, respectively.

This report provides more information related to the proposed project for the Housing Commission's review and recommendation to the Planning Commission and City Council for approval.

DISCUSSION

Indicated below, and in more detail on Attachment 1 that includes some elevations, is the site plan approved by the Task Force at its October 23, 2013, meeting. The site plan was approved unanimously with the exception of one member (Craig Ristow) who expressed that, while he was overall pleased with the layout and design, in his opinion the inclusion of a three story building does not fully comply with Task Force's goal of having project massing that is "complementary" to the neighborhood.



Site Plan Submitted With Planned Unit Development Application

As indicated in the plan, the project would include the current Pleasanton Gardens, Kottinger Place, Regalia House and 4138 Vineyard Avenue parcels totaling approximately 6.5 acres. No portion of the Kottinger Community Park will be used for the development, and the current parking capacity for the park will be retained.

The project is proposed to include a total of 185 units in a configuration of single story cottage units, and multi-story (two- and three-story) buildings. Also, included are significant open

spaces, community rooms on the Kottinger Place and Pleasanton Gardens sites, parking, improved pedestrian access across Kottinger Drive and space for resident gardens. A summary of the unit mix is as follows:

Proposed Kottinger Gardens Unit Mix

Building Type	Unit Type	EXISTING DEVELOPMENTS			PROPOSED DEVELOPMENT		
		KP	PG	Total	KP	PG	Total
Cottage/ 1-Story:	Studio	32	20	52	0	0	0
	1BR	16	19	35	57	24	81
	2BR	2	1	3	0	0	0
	<i>Total:</i>	<i>50</i>	<i>40</i>	<i>90</i>	<i>57</i>	<i>24</i>	<i>81</i>
Multi- Story:	Studio	0	0	0	0	0	0
	1BR	0	0	0	69	26	95
	2BR	0	0	0	5	4	9
	<i>Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>74</i>	<i>30</i>	<i>104</i>
TOTAL:		50	40	90	131	54	185

A PUD application (PUD-101) was submitted to the City by MidPen on January 14, 2014. Staff provided initial comments related to storm water treatment, landscaping, architecture, and the pedestrian crossing on Kottinger Drive. A work session with the Planning Commission is scheduled for March 12th. As such, some of the elements illustrated above and in Attachment A may be modified as the project works its way through the review process.

Pending the City’s approval process, MidPen’s goal is to complete the process in May 2014.

Disposition & Demolition Application to HUD for the Kottinger Place Site

Over the next few months, MidPen and staff will be focused on completing the process for HUD demolition approval through HUD’s standard Section 18 Demolition and Disposition process. Staff and MidPen met previously with HUD to discuss this matter and staff, MidPen, and members of the Task Force, including Councilmember Cook-Kallio, met recently with Congressman Swalwell to keep him abreast of the process. HUD Staff have encouraged the Housing Authority and MidPen to submit the application for a technical assistance review prior to a formal submittal. The application is expected to be submitted for review during the week of February 17th.

As part of the approval process, HUD requires the Housing Authority’s Board to formally approve the submittal of an application to HUD. Staff expects to bring this action to the City Council, serving as the Housing Authority’s Board, as soon as HUD completes its technical assistance review.

February 20th Housing Commission Meeting

At your February 20th Housing Commission Meeting, MidPen will present the project plan, proposed design, and schedule for the Commission's review.

Attachments:

1. Proposed Site Plan
2. Preliminary Building Elevations
3. Building Detail and Style Images



185 Homes
75 Cottages (lavendar)
110 two- and three-story (yellow)
Shared Common Amenities (pink & green)
.8:1 Parking Ratio

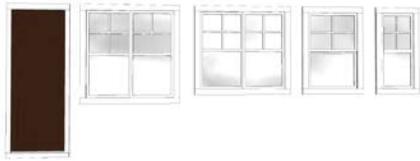
Cottage Exterior Design



Multi-Story Building Exterior Design



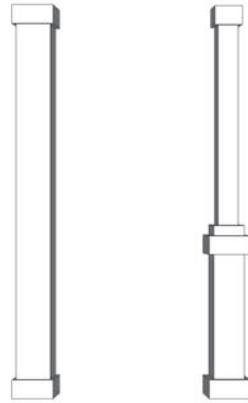
Attachment 3 - Building Detail and Style Images



"A" STYLE TRIM PACKAGE



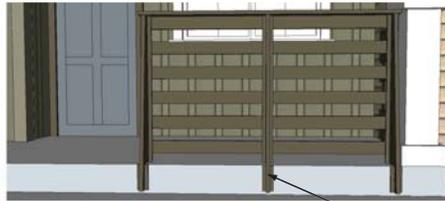
"B" STYLE TRIM PACKAGE



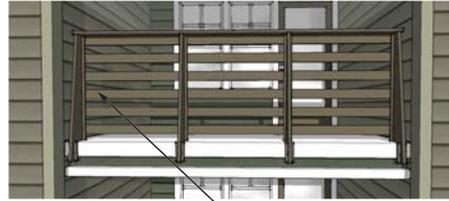
COLUMN DETAIL



EAVE DETAIL



DECK/PORCH RAIL DETAIL
(FACE MOUNTED)



METAL SUPPORTING POST

"AZTEK" 1X4 RAIL PAINTED TO MATCH



BALCONY DETAIL

LOCATION OF PROPOSED STORAGE



BUILDING COLOR SWATCHES



ROOF/DOORS COLOR SWATCHES

KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING DETAIL AND STYLE IMAGES



JOB NO. 552.013
DATE 01-10-14

A4.20

Kottinger Gardens



Presentation to the City of Pleasanton
Housing Commission

February 20, 2014

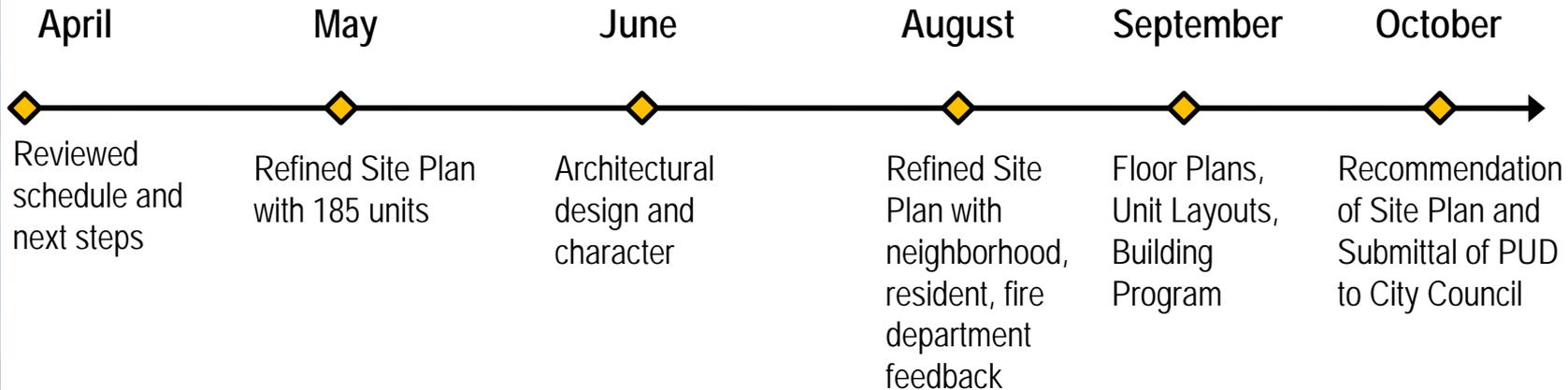
Task Force Objectives

1. Increase the supply of affordable senior housing in Pleasanton
2. Retain site's character through inclusion of cottages and open space
3. Achieve financial efficiency and sustainability
4. Develop site plan and massing diagram that is complimentary to neighborhood

Task Force Meetings

Developing the Site Plan & Building Program

2013



Incorporating Stakeholder & City Feedback

Residents – individual interviews, written surveys, group meetings

- Accessibility
- Fewer studios
- Kitchen & bathroom layouts
- Private covered patios
- Shared gardens
- Choice to live in single-story or multi-story building
- Larger community room, more shared amenities
- Sufficient parking (.8:1)

Neighbors – Task Force Meetings, group meeting in July, 2013

- 2- or 3-story appropriately located
- landscaping treatment at site's perimeter

City of Pleasanton

- Fire access within site
- Accommodating underground culvert on Pleasanton Gardens Site
- Retaining as many existing trees as possible

Site Plan

185 new homes

75 single-story, 110 in two- & three-story buildings



-  Single-story
-  Two-story
-  Three-Story

-  Shared Common Areas
-  Maintenance & Mechanical Rooms

Exterior Design



Exterior Design

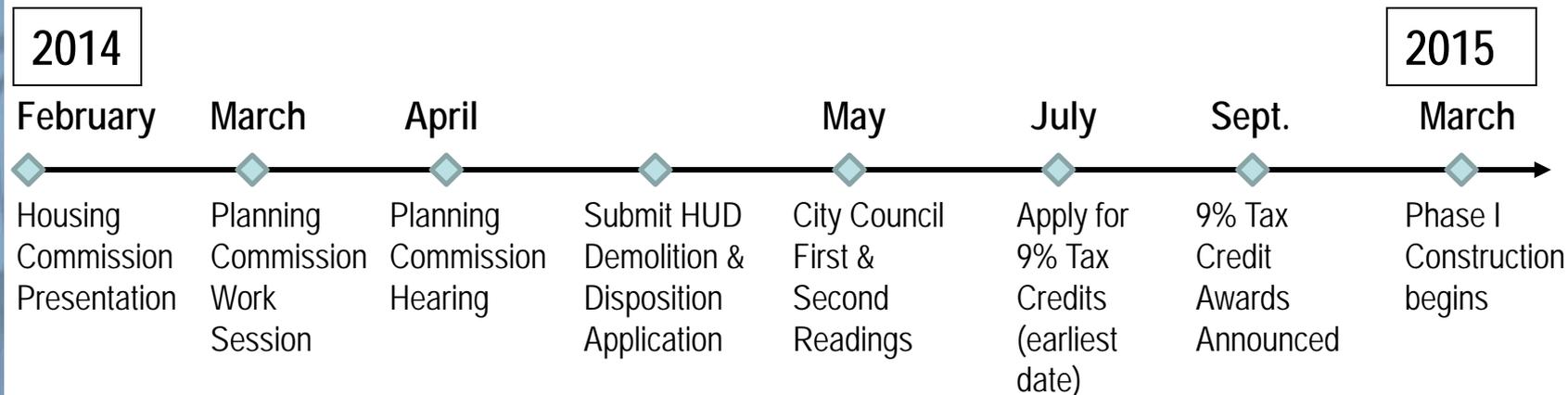


Next Steps

Spring 2014: - Housing Commission, Planning Commission, City Council Hearings
- Submit Demolition & Disposition Application to HUD

July 1, 2014: 9% Tax Credit Application due

2015: Begin construction on Phase I



Disposition & Change of Ownership

- HUD Section 18 Demolition & Disposition Application to remove Kottinger Place from Public Housing Inventory
- HUD to perform Technical Assistance Review before formal submittal
- Ownership of Kottinger Place Site to be transferred from City of Pleasanton Housing Authority to City of Pleasanton
- City executed MOU with Pleasanton Gardens Board to transfer ownership of their site and assets to the City

Project Financing

- Financially sustainable development that maximizes leverage of all available financing sources
- City committed up to \$10MM from Lower-Income Housing Fund
- Application for \$365,000 in HOME funds pending
- **Leveraging the City's financial contribution 4:1** with a combination of 9% Low-Income Housing Tax Credit Equity, Conventional Permanent Loan, and the Federal Home Loan Bank's Affordable Housing Program

Resident Relocation & Project Phasing

- Planning for at least two phases with first phase starting at the northern section of the Kottinger Place Site
- Mitigate the disruption to residents
- Sensitive to residents' needs before, during, and after the moving process

Construction Phasing Plan



Affordability

Annual Income Range

One Person	\$19,230-\$32,200
Two People	\$22,080-\$36,800

Monthly Rent Range

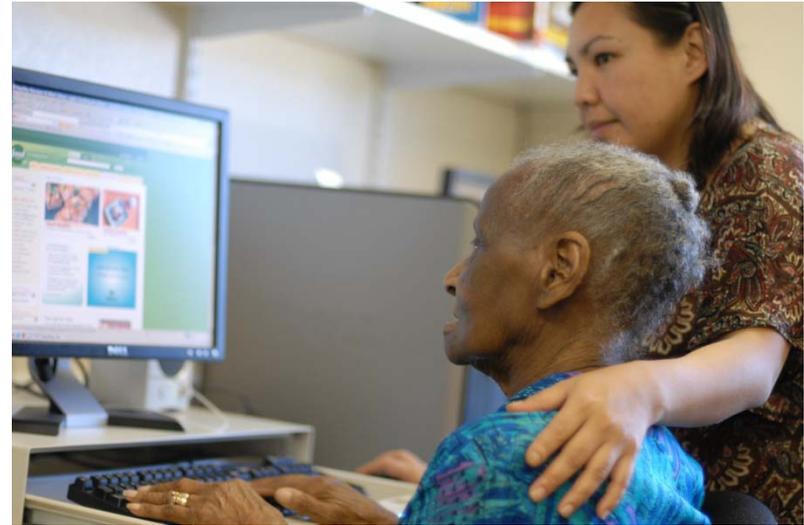
One Bedroom	\$517-\$862
Two Bedroom	\$621-\$1,035

- Rent for all Kottinger Place residents and 31 Pleasanton Gardens residents will continue to be calculated based on 30% of the household's annual income



On-Site Resident Services

- Mobility and mental health assessments to determine independent living ability
- Social events, including holiday celebrations and game nights
- One-on-one entitlement assistance and connection to services in the community
- On-site health screens
- Quality of life programming, including nutrition groups, exercise classes, field trips



Kottinger Gardens

