



## **Kottinger Place Task Force**

Monday, April 8, 2013

6:30 PM

Pleasanton Senior Center Classroom  
5353 Sunol Blvd., Pleasanton, CA

### **Agenda**

- I. Agenda Amendments
- II. Meeting Open to the Public
- III. Overview of "Task 1" Development Concept Work
- IV. Update on Project Work in Progress
- V. Schedule, Key Next Steps, and Task Force Input
- VI. Closing Comments from Task Force Members

For additional information regarding this meeting, contact:

- Steven Bocian, Assistant City Manager (925-931-5002)
- Scott Erickson, Housing Specialist (925-931-5007)

# Memo

To: Kottinger Place Redevelopment Task Force  
From: Abby Goldware  
Date: April 3, 2013  
RE: Kottinger Place/Pleasanton Gardens Progress Update

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In advance of the Kottinger Place Redevelopment Task Force Meeting on Monday, April 8<sup>th</sup>, this memo provides an update on MidPen's progress and work since October 2012, when the City Council accepted the Task 1 development concept work and approved moving forward with Task 2, the development phase, for both Kottinger Place and Pleasanton Gardens. We look forward to reconvening with the Task Force, and to meeting and welcoming the new members.

## **Design**

### ***Architect/Design Team Selection***

We issued a Request for Proposals (RFP) for the development phase of work to four qualified architectural firms in early February. The RFP provided background on the Task Force's work to date as well as the site planning parameters established by the Task Force, and put a strong emphasis on the Task Force Objectives:

- increase affordable senior housing,
- retain the site's character,
- achieve financial sustainability and efficiency, and
- respect the existing neighborhood through thoughtful and contextualized design.

The Dahlin Group, Herman Coliver Locus Architects, HKIT Architects, and Van Meter Williams Pollock responded to the RFP. In mid-March, we interviewed each firm to better understand their approach to working with the Task Force, residents, and neighbors, and to learn more about their experience designing housing in Pleasanton. Based on their proposal, design concepts, and interview, and following City Staff's approval, we selected Dahlin Group to carry out the design work for the project.

Dahlin Group brings vision and new energy to the design development, while working within the Task Force's established site planning parameters. Their experience designing multi-family and single-family homes, both market-rate and affordable, will be an asset to the design process. With their office located in Pleasanton, and many of their staff members Pleasanton residents, they have a deep understanding of what it will take to design new homes that reflect the neighborhood's character and meet Pleasanton's design standards. Dahlin Group will continue working with Linda Gates at Gates & Associates to ensure continuity as we continue discussions and make decisions about the landscaping plans and open space programming.

It is our intent to build on the site planning work performed last year, and to use Dahlin Group's expertise to facilitate further development of the site plan and design. Input and feedback from the Task Force, the current residents, neighbors, and City Staff will be critical to this work.

During the next 4-5 months, we plan to meet regularly with each of these groups in advance of submitting a formal application for land use and entitlement approvals to the City of Pleasanton in early fall.

**Disposition & Change of Ownership**  
***Kottinger Place Public Housing Disposition***

As outlined in last year's Predevelopment Report, the City of Pleasanton Housing Authority currently owns Kottinger Place, and it is designated as Public Housing by the United States Department of Housing and Urban Development (HUD). In order to leverage Low-Income Housing Tax Credits, which provide an essential source of redevelopment financing, Kottinger Place will need to be released from the Public Housing inventory.

To this end, MidPen, City Staff, and MidPen's HUD Disposition Consultant have taken several steps since we last met:

- In early January, we met with San Francisco HUD Staff. We reviewed the project concept and our intent to apply for disposition of the Kottinger Place site. In general, HUD Staff were supportive, and encouraged us to begin working on some of the pre-application requirements, including environmental review. As we expected, they also indicated there may be some challenges associated with HUD's application process.

One challenge will be quantitatively demonstrating to HUD that it is more cost-effective to build new units rather than rehab the existing units to bring them up to current local and State Building Codes. This challenge was outlined in the Predevelopment Report, and we have consulted a number of experienced parties on how to satisfy HUD's requirements. It's important to note that HUD is concerned only with the cost to bring units up to current code, not with the appropriateness of the units to residents' ability to age in place, have accessible units, or with quality of life – all of which were key components of the Task Force's own discussion on new versus rehabbed units. During the next few months, we will work with the Dahlin Group to document all instances where the existing units DO NOT meet the current building code. Once identified, we will work with a general contractor to provide cost estimates, which will be submitted to HUD as part of the Disposition Application. We are optimistic that this thorough and rigorous process will result in the verification that HUD requires as part of the disposition process.

- As noted above, one of the Disposition Application requirements is to obtain National Environmental Policy Act (NEPA) Approval from HUD. We engaged a NEPA Consultant to prepare the Environmental Assessment, which will include a Phase I Environmental Report, Geotechnical Report, Traffic Study, Noise Assessment, and other documentation. These documents will assess whether the proposed development will or will not have an adverse effect on the environment, and will outline how any adverse effects will be mitigated during the development process. The same consultant will be preparing the documentation related to the California Environmental Quality Act (CEQA), which will be required as part of the City's land use and entitlement approvals.
- MidPen and City Staff incorporated the Pleasanton Housing Authority's intent to apply for disposition in their Annual Plan. Including this statement in the Annual Plan is another pre-requisite to making a formal disposition application as a way to ensure that

the Housing Authority's intent was made public before applying to HUD. The City's Housing Commission reviewed the Annual Plan at its March 21<sup>st</sup> meeting and will be formally hearing it at its April meeting.

- In March, we met with the Housing Authority of Alameda County's (HACA) Executive Director, Chris Gouig. We had previously met with her to discuss the project concept last summer. This spring, we provided her with an update on the Task Force's progress and the City Council's approval to move forward with the project planning. Chris and the Alameda County Housing Authority have successfully navigated the disposition process, and she and her team will be a critical component of this project as well. As you may recall, HACA will play an important role in the administration of the project-based section 8 vouchers allocated to HACA through the disposition process. These vouchers will allow the project to leverage conventional permanent debt and maintain current rent levels for the existing tenants.

***Disposition and Development Agreement (DDA) between MidPen, the City of Pleasanton, and the City of Pleasanton Housing Authority***

MidPen and the City are in the process of negotiating an agreement, which spells out the terms and conditions upon which the City expects MidPen to develop the new housing, and the City's obligations throughout the development process. The DDA includes a proposed project budget, schedule of performance, and ground lease terms. The City recently returned comments to MidPen's first draft. We need to receive NEPA approval before formally executing the DDA, and plan to be ready to bring the DDA to City Council for review as soon as NEPA approval is received, likely this summer.

**Task Force Kick-Off**

We look forward to kicking off the next phase of this exciting project with you on Monday, April 8<sup>th</sup>. At this meeting we will review this progress, and present the key next steps, project plan, and schedule. We have a lot of interesting work ahead of us this year!