



**Housing Commission
Minutes - EXCERPT**
[SUBJECT TO APPROVAL]

City Council Chambers, 200 Old Bernal Ave., Pleasanton, CA

**February 20, 2014
7:00 p.m.**

PUBLIC HEARINGS AND OTHER MATTERS

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

Mr. Bocian introduced the agenda item and provided information about the Kottinger Gardens Overall Plan (PUD-101) and the work that has been done by the Task Force and MidPen. He noted that 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 and Pleasanton Gardens sites.

Commissioners were provided a PowerPoint presentation by MidPen representative Abby Goldware. Items reviewed included:

- Information pertaining to Task Force meetings and the desired objectives of the group
- Incorporation of feedback from appropriate stakeholders and City of Pleasanton
- Review of various design options
- Required next steps
- Necessary disposition process (Public Housing) and change of ownership
- Project financing
- Relocation process (and the use of phasing to minimize impact on residents)
- Project phasing and developing a construction phasing plan
- Affordability issues
- Provision of onsite resident services

Ms. Goldware provided information about the site plan that was approved by the Task Force at its October 23, 2013, meeting. The site plan includes the current Pleasanton Gardens, Kottinger Place, Regalia House, and 4138 Vineyard Avenue parcels, for a total of approximately 6.5 acres.

The proposed project includes a total of 185 units to be built in a configuration of single story cottage units and multi-story (two- and three-story) buildings, open space, community rooms on both the Kottinger Place and Pleasanton Gardens sites, additional parking spaces, an improved pedestrian crossing over Kottinger Drive, and garden places for residents.

The Commission was advised by Ms. Goldware that over the next several months, City staff and MidPen will be focusing on completing the requirements related to HUD's Section 18 Demolition and Disposition process. Staff and MidPen also met recently with Congressman Swalwell to keep him advised of the process for and status of this project. HUD staff have encouraged the Housing Authority and MidPen to submit the application for a technical assistance review prior to a formal submittal. HUD requires the Housing Authority's Board to formally approve the submittal of an application to HUD. As soon as HUD completes its technical assistance review, staff anticipates bringing the action to the City Council.

Chairperson Welsh questioned Ms. Goldware about the minor site design changes that were made after the overall plan was approved by the Task Force in order to address the water line easement. Ms. Goldware showed Commissioners how minor site plan changes had been made on both the Kottinger Place and Pleasanton Gardens sides to allow for improved access to the easement as required by the Fire Department. The changes allowed them to maintain the same number of units in the new project.

Chairperson Welsh opened the meeting for public comment.

Becky Dennis, Chair of the Task Force, noted that it had been a long process, but it is inspiring to finally reach this stage of the project. Ms. Dennis noted that the City of Pleasanton has committed \$10 million to this very worthwhile project and she hopes that more projects of this kind will be forthcoming, especially projects that will benefit Pleasanton's workforce by creating housing units at the lowest affordability levels.

Chairperson Welsh closed the meeting for public comment.

A motion was made by Commissioner Mermelstein, seconded by Commissioner Welsh, to approve the Kottinger Gardens Overall Plan (PUD-101) and authorize submittal of the HUD Section 18 Demolition and Disposition Application required to facilitate the proposed new development.

ROLL CALL VOTE:

AYES: Commissioners Lopez, Mermelstein, and Chairperson Welsh.
NOES: None
ABSENT: Commissioner Casey
ABSTAIN: None