

PRESIDIO SPRINGS REDEVELOPMENT
Resident Meeting

Tuesday, February 4, 2025





RESIDENT MEETING

Recording of this meeting along with a written Frequently Asked Questions section to be posted on the Housing Authority website for community members to view

AGENDA

- Introductions
- Need for Affordable Housing
- Long Term Plans for Presidio Springs
- Questions / Comments



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- The Need for Affordable Housing



Earnings needed to afford
1 bedroom rent of \$2,900:

- \$116,000 annual salary
- \$9,666 per month
- \$55.77 per hour



The need for affordable homes for seniors – many who are on fixed incomes - is large:

California is home to the largest population of adults aged 60 and older



Santa Barbara's older adult population will grow by 32% between 2020 and 2060



In 2023, 33% of homeless adults were over the age of 55 in Santa Barbara County.



55% of older renters are housing cost burdened – meaning that their housing costs more than 30% of their income.



1,111 Seniors are the Voucher Waiting list





WHY THIS PROPERTY

- Presidio Springs is the crown jewel in the Housing Authority's portfolio.
- At 122 units and 4.7 acres, it is our largest property.
- Its location in the downtown area is convenient to all of Santa Barbara's retail and service amenities and transportation options.
- In its current configuration, the density of 26 units per acre – while creating lovely apartment spaces - renders the valuable property underutilized and represents a real opportunity to provide more needed housing.
- By following a long term and methodically thought-out plan, this higher density can be achieved **over time** through the careful phasing of the project.
- While all construction is disruptive, the phasing of the project will seek to minimize the inconvenience of residents as much as possible.



ESTIMATED TIMING

This is a long term plan that will take many years to fully execute. Following is an estimate of the most aggressive timeline (i.e. soonest) that we can envision:

- March 2027 Receive building permit for first phase of the project.
 Apply for Low Income Housing Tax Credits.

- July 2027 Commence demolition and construction of the first phase.

- 2029 Complete construction of the first phase.

- 2032 Completion of the second phase

- 2034 Completion of the third phase



PRESIDIO SPRINGS
MASTER PLAN



CEARNAL COLLECTIVE







ARTISAN COURT



JACARANDA COURT

EARLY RESIDENT INPUT:

WE'VE ALREADY TALKED WITH A FEW OF YOU!



MARY

“We would love to see a **dog park**, a place to sit while my Rumi can play”

“I don’t want to lose my outdoor patio; it helped me make friends in the neighborhood”

“As senior citizens we would like to see **closer, covered and secure parking**, it’s hard to walk and there isn’t enough parking for all the seniors.”

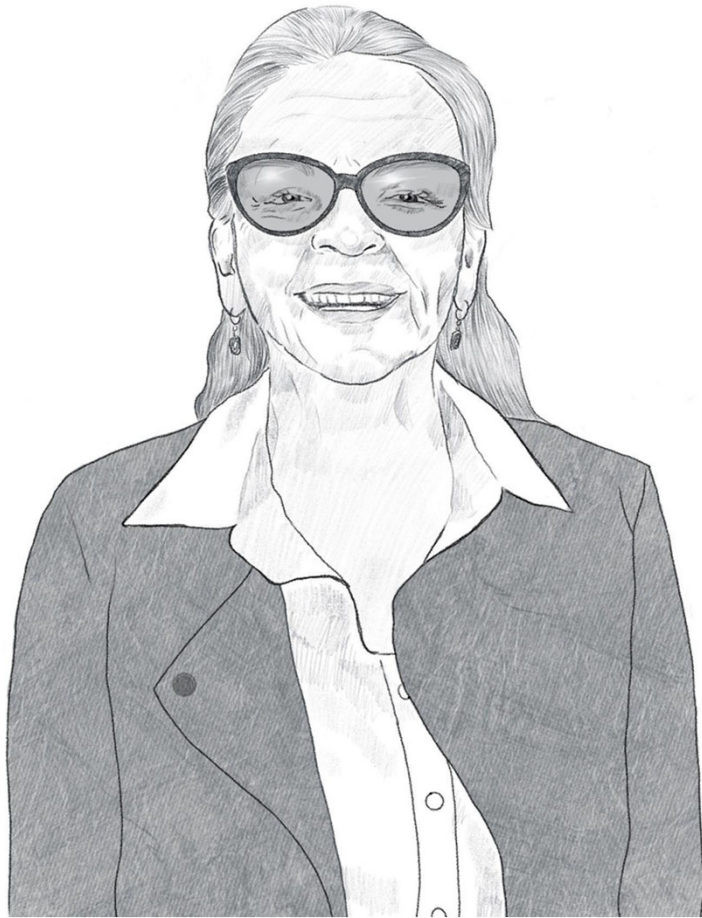
“Living in the second story apartment it felt more institutional, I would like to have privacy and open space”

JENEVA

“I need a dishwasher!”

“Living on the first floor is horrible because you can **hear activity upstairs.**”

“It would be a shame if we lose our yards/patios”



KAREN AND KARMA

“I love the view I have when walking to my unit, being **surrounded by nature and all**”

“I would like to have a pool, jacuzzi and any sort of sport or activity in the complex”

“I would want the community to be gated for security”

“I want the homes to be **more insulated**. The homes get hot in the summer and cold in the winter and sound travels easily”

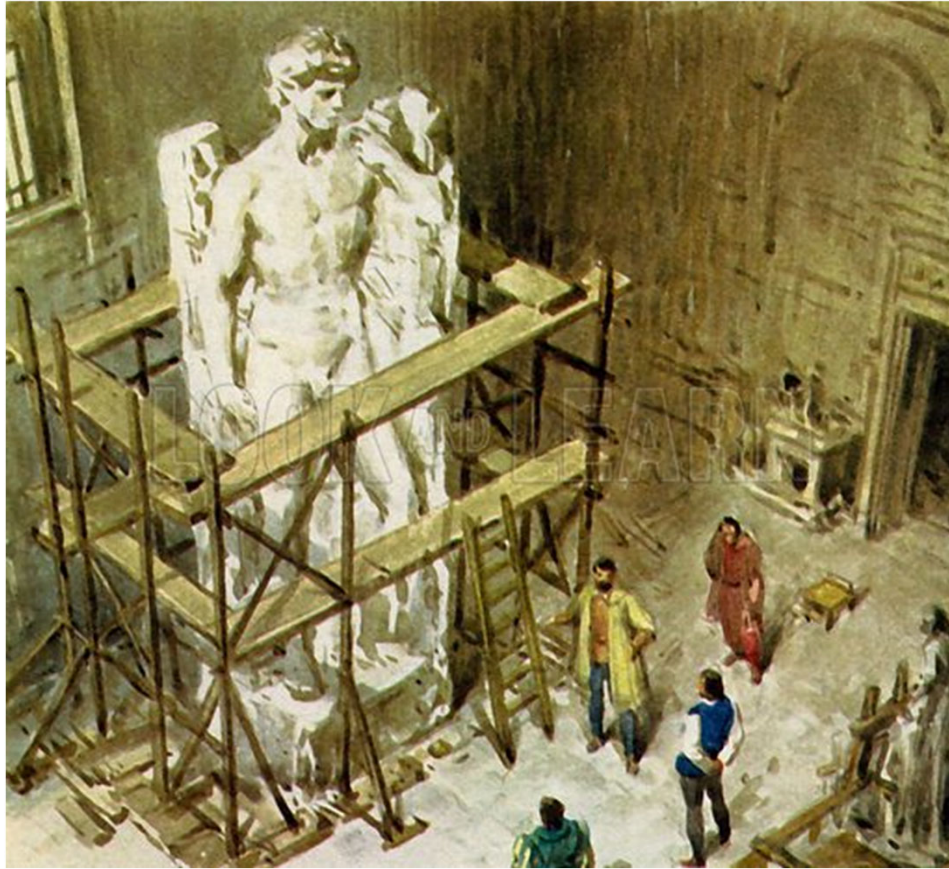


THE PROJECT

WE ARE VERY VERY EARLY IN THE DESIGN PROCESS -
WE WANTED TO MAKE SURE WE HAVE ALL YOUR INPUT BEFORE WE
GO TOO FAR WITH THE DESIGN.

BUT

THAT MEANS THE PLANS AND DRAWINGS ARE VERY SIMPLE AND
“BLOCKY”





“PHASED” PROJECT

- NOT BUILT ALL AT ONCE - **STEP BY STEP** APPROACH.
- CAREFUL CONSIDERATION TO CREATE NEW HOMES FOR NEW RESIDENTS WHILE MAKING SURE THE CURRENT RESIDENTS HAVE HOMES.
- PROVIDE THE PARKING FOR EACH PHASE OF THE PROJECT.



EXISTING

DE LA GUERRA

GARDEN

LAGUNA

ORTEGA

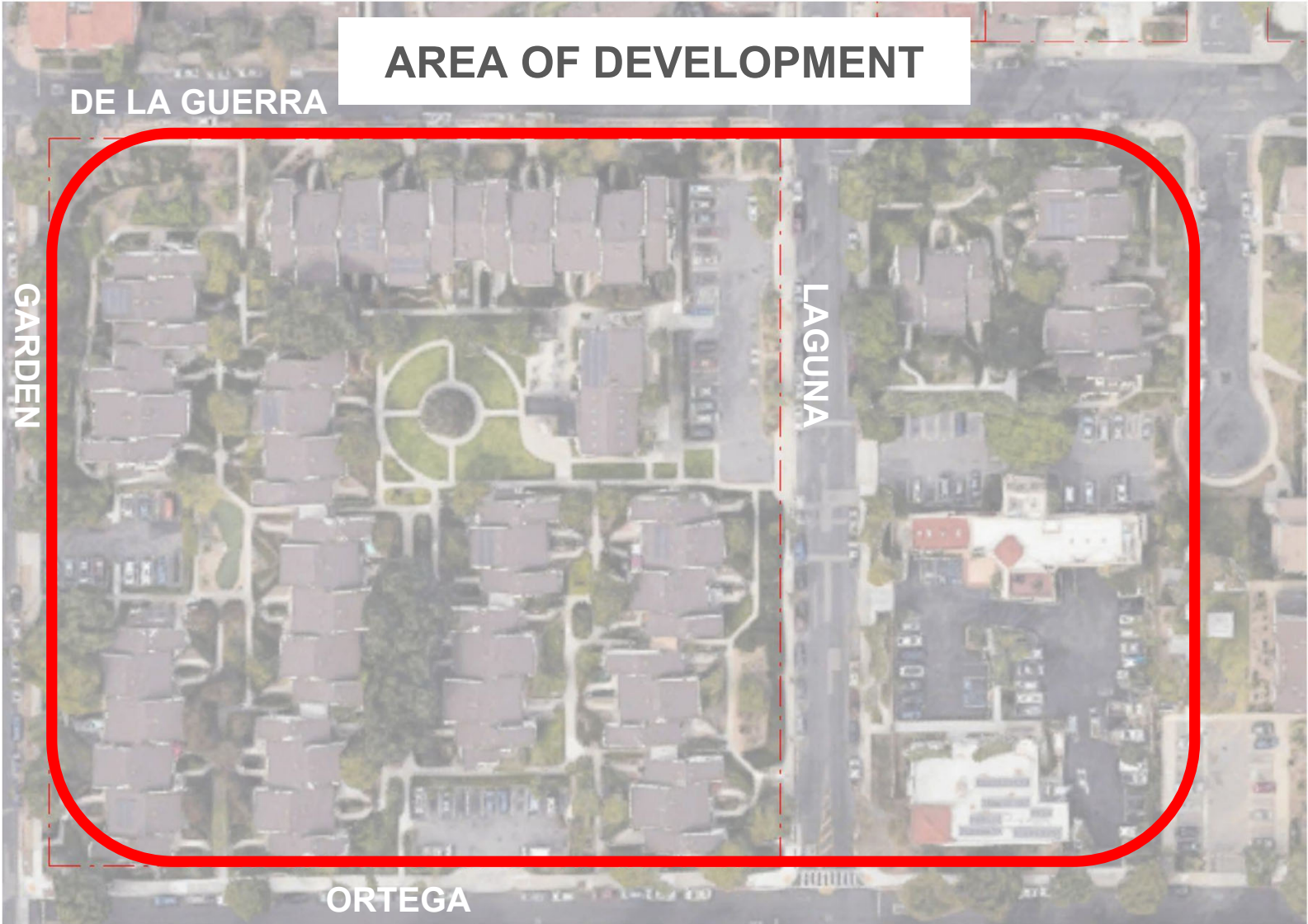
AREA OF DEVELOPMENT

DE LA GUERRA

GARDEN

LAGUNA

ORTEGA



STEP 1

DE LA GUERRA

GARDEN

LAGUNA

ORTEGA





DE LA GUERRA

GARDEN

LAGUNA

10 APARTMENTS

ORTEGA



DE LA GUERRA

GARDEN

LAGUNA

10 APARTMENTS

ORTEGA

PHASE 1



PHASE 1



YELLOW = APARTMENTS
BLUE = LOBBY/AMENITY/CIRCULATION
GREY = UTILITY/GARAGE

PHASE 1 NEW APARTMENTS

EXISTING BUILDING: 10 APARTMENTS

NEW BUILDING: 40 APARTMENTS

30 NEW APARTMENTS!

STEP 2

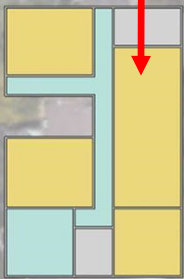
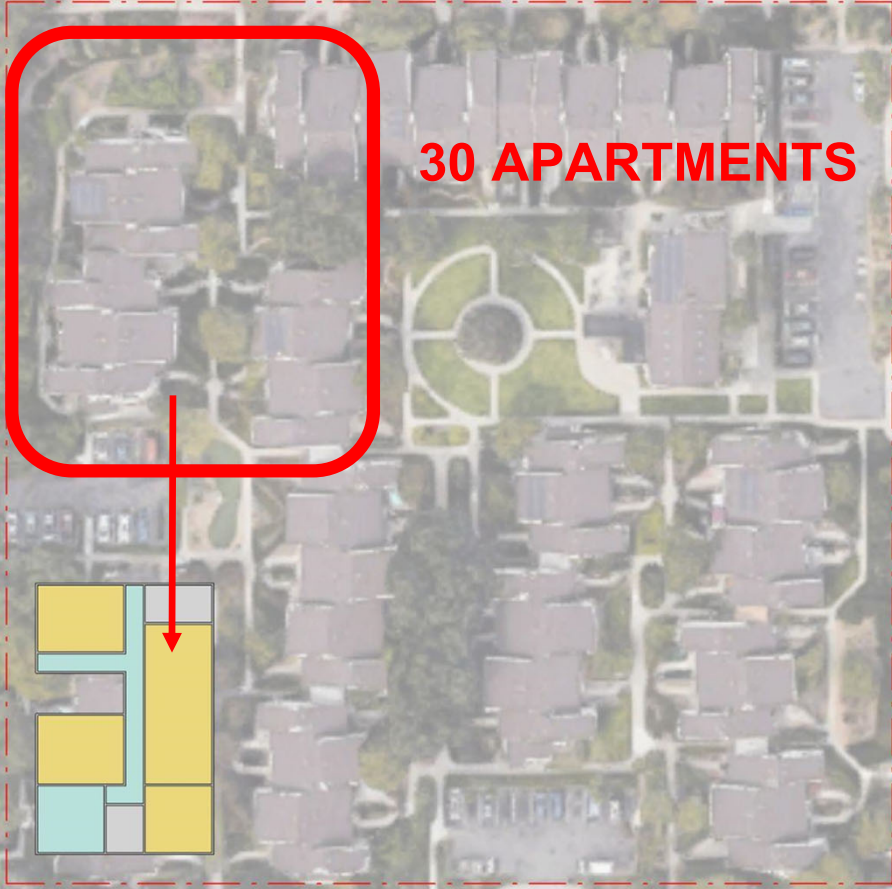
DE LA GUERRA

GARDEN

30 APARTMENTS

LAGUNA

ORTEGA

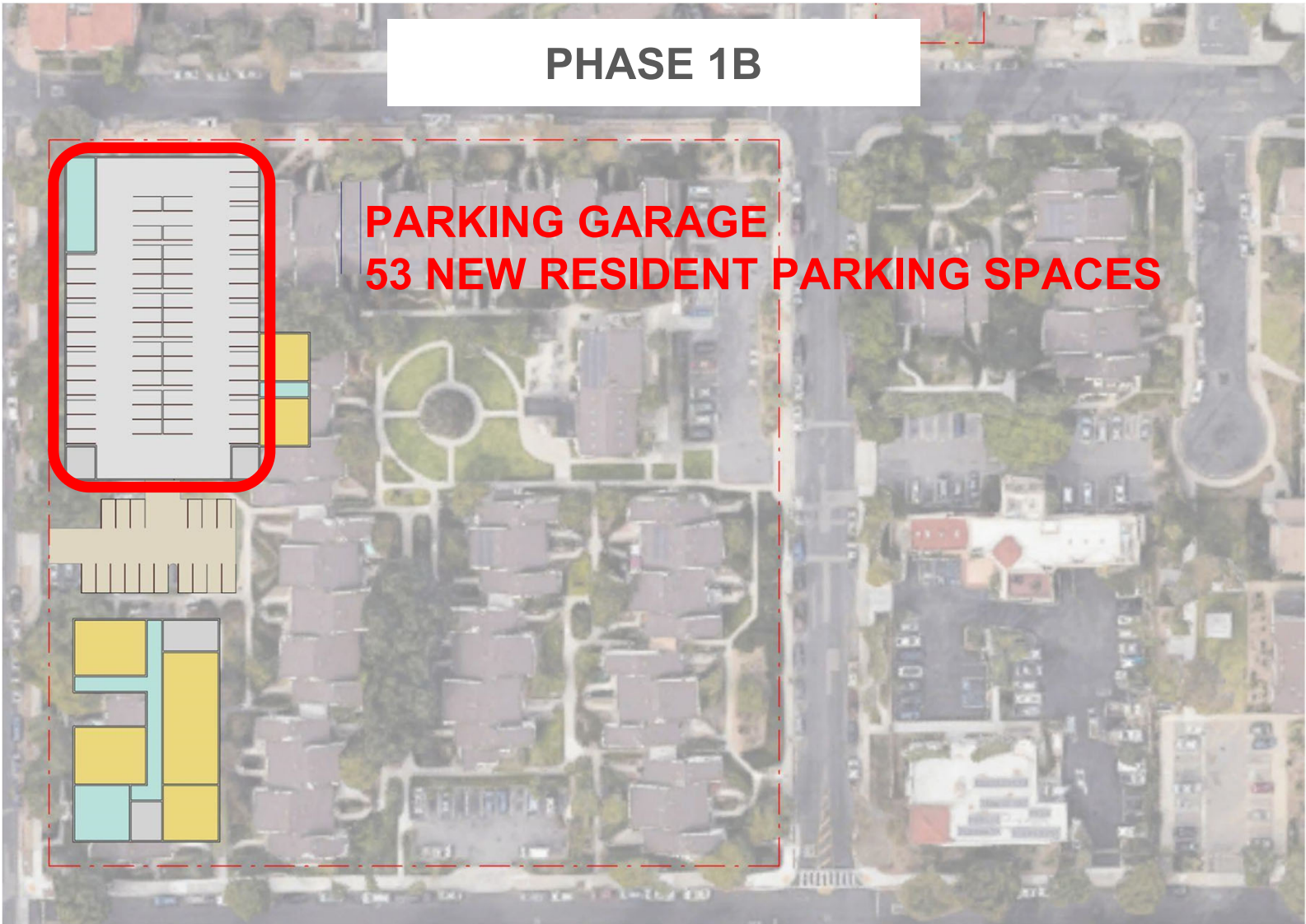


PHASE 2



PHASE 1B

**PARKING GARAGE
53 NEW RESIDENT PARKING SPACES**



PHASE 1B



**PARKING LOT
14 PARKING SPACES**

PHASE 2 NEW APARTMENTS

NEW BUILDING:

63 NEW APARTMENTS!

STEP 3

DE LA GUERRA

GARDEN

LAGUNA

38 APARTMENTS

ORTEGA



PHASE 2 NEW APARTMENTS

PHASE 2 NEW BUILDING:

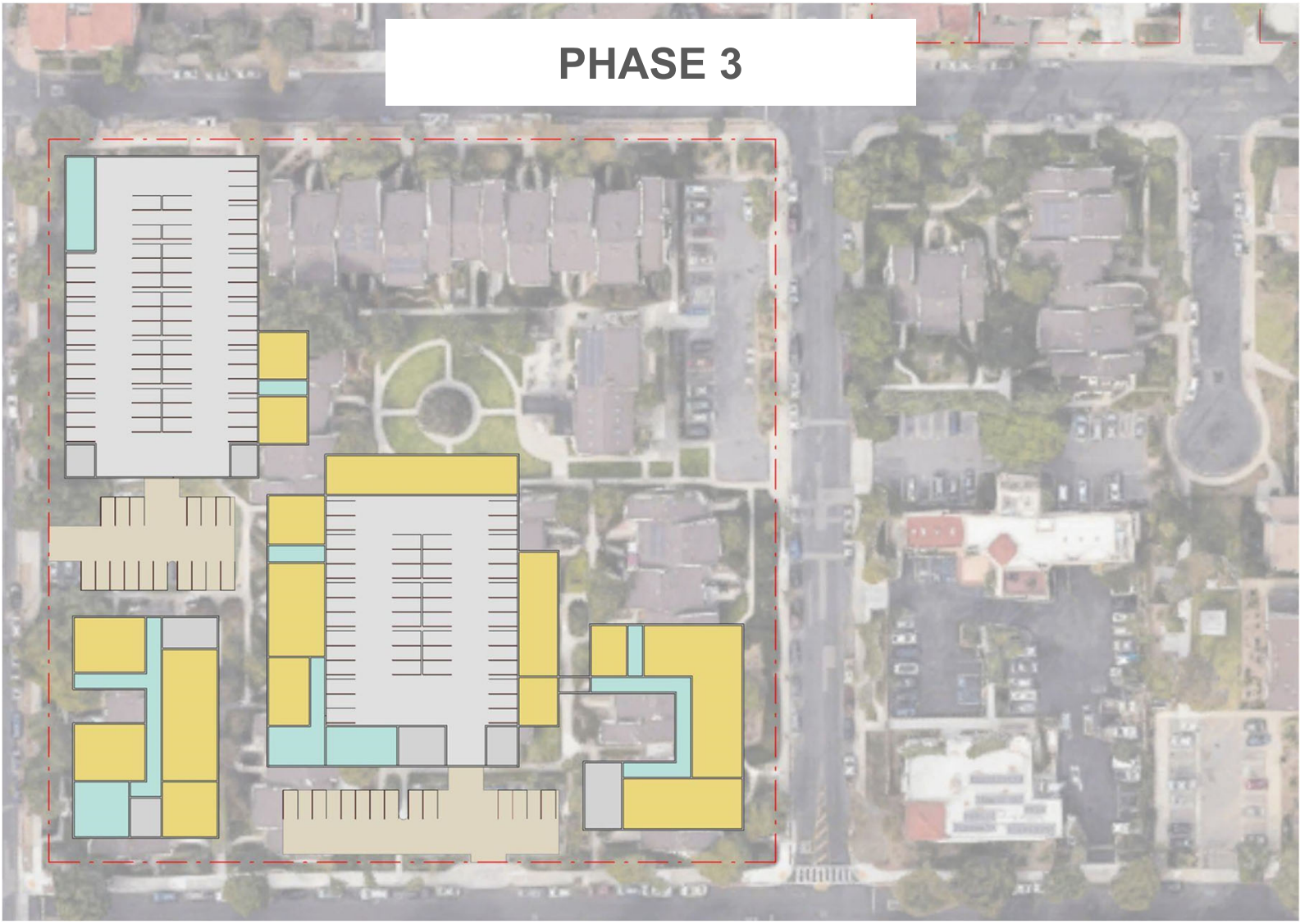
63 APARTMENTS

RELOCATED TO NEW BUILDING:

38 APARTMENTS

25 NEW APARTMENTS!

PHASE 3



PHASE 3

**PARKING GARAGE
45 NEW RESIDENT PARKING SPACES**



PHASE 3

**PARKING LOT
13 NEW PARKING SPACES**



PHASE 3 NEW APARTMENTS

NEW BUILDING:

113 NEW APARTMENTS!

STEP 4

DE LA GUERRA

GARDEN

24 APARTMENTS

ORTEGA



PHASE 3 NEW APARTMENTS

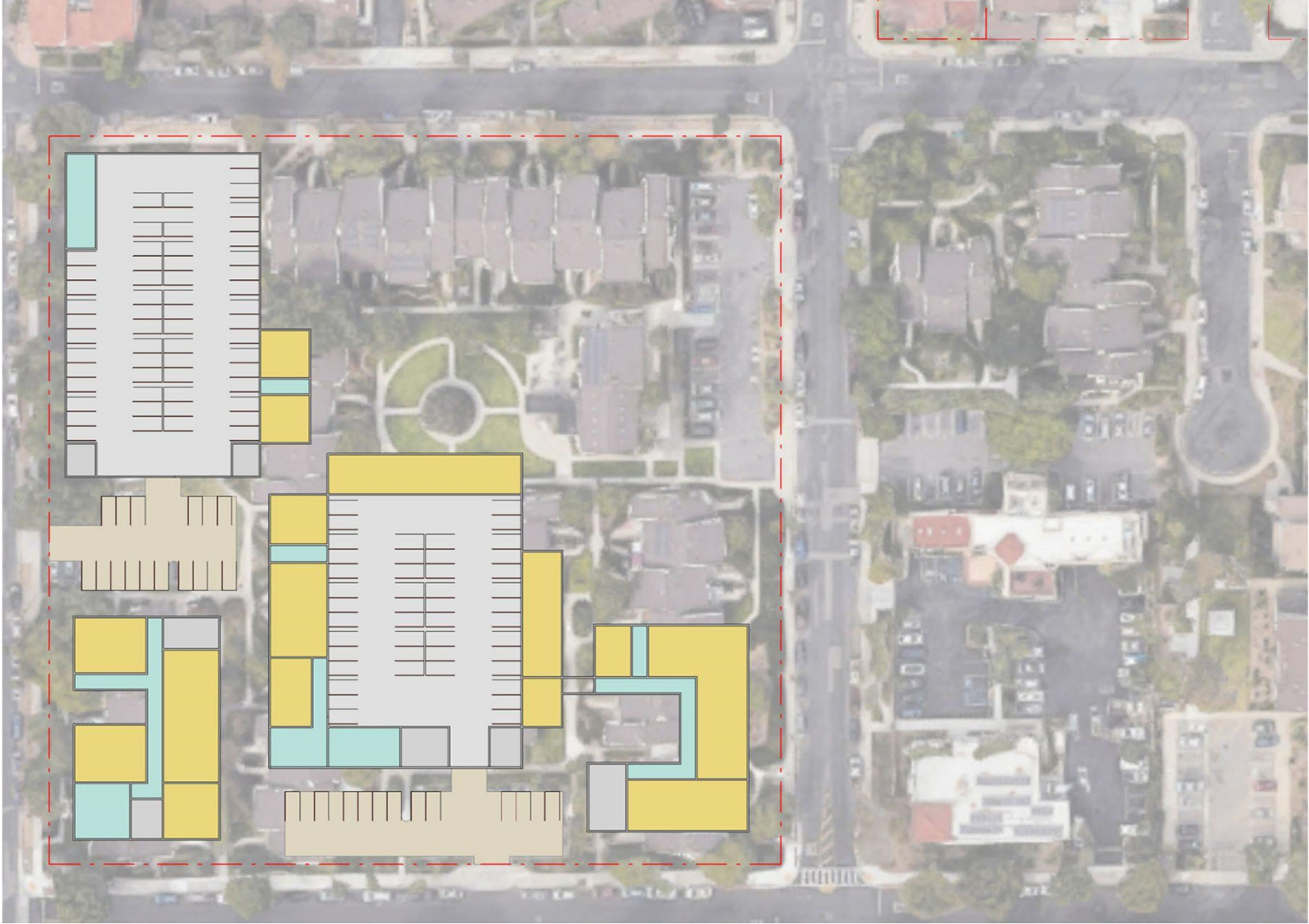
PHASE 3 NEW BUILDING:

113 APARTMENTS

RELOCATED TO NEW BUILDING:

024 APARTMENTS

89 NEW APARTMENTS!



PHASE 4

COMMUNITY ROOM



PHASE 4



**PARKING GARAGE
30 NEW PARKING SPACES**

PHASE 4



**PARKING LOT
50 NEW PARKING SPACES**

PARKING STRATEGY



**RESIDENT
COMMENTS:**

MORE PARKING

**EASIER ACCESS
FROM APARTMENTS**

PHASE 4 NEW APARTMENTS

NEW BUILDING:

52 NEW APARTMENTS!

STEP 5

DE LA GUERRA

GARDEN

ORTEGA



20 APARTMENTS



PHASE 5 NEW APARTMENTS

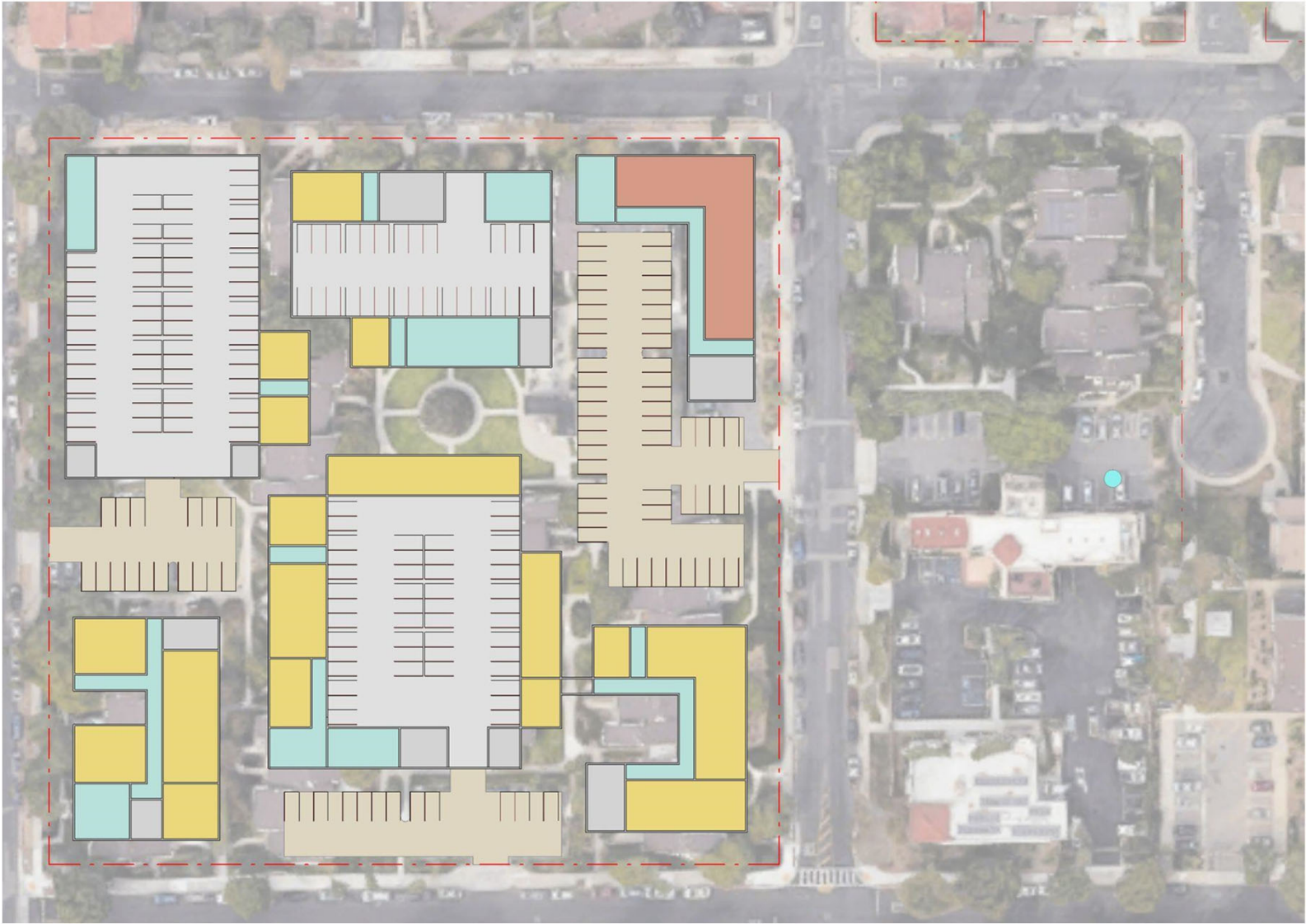
NEW BUILDING:

52 APARTMENTS

RELOCATED TO NEW BUILDING:

20 APARTMENTS

32 NEW APARTMENTS!



PHASE 5



PHASE 5



**PARKING LOT
30 NEW PARKING SPACES**

PHASE 5 NEW APARTMENTS

NEW BUILDING:

59 NEW APARTMENTS!

STEP 6

DE LA GUERRA

GARDEN

LAGUNA

**OFFICES AND
SUPPORT
FACILITIES**

ORTEGA



STEP 6



PHASE 6



OFFICES

SITE PLAN



SITE PLAN PLAZAS





SITE PLAN PLAZAS



DOG PARK!

SITE PLAN GARDEN PASEOS



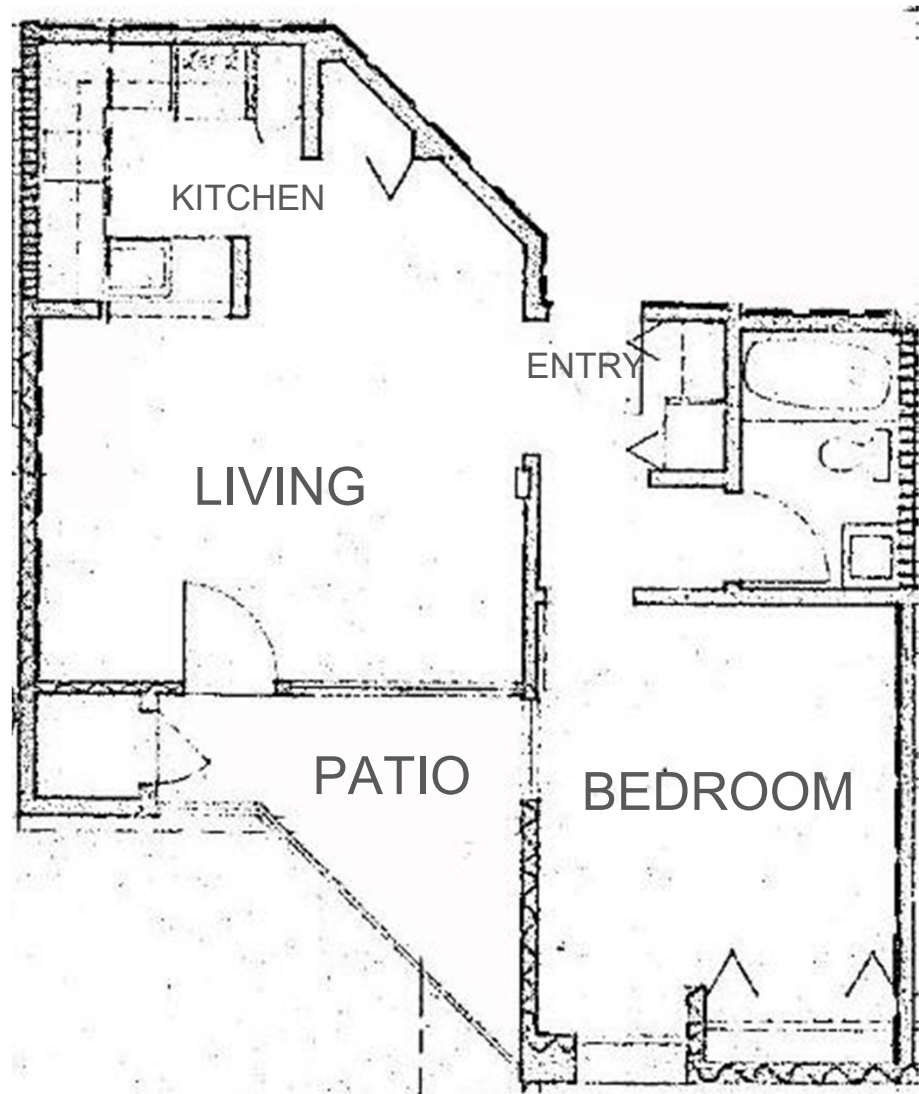




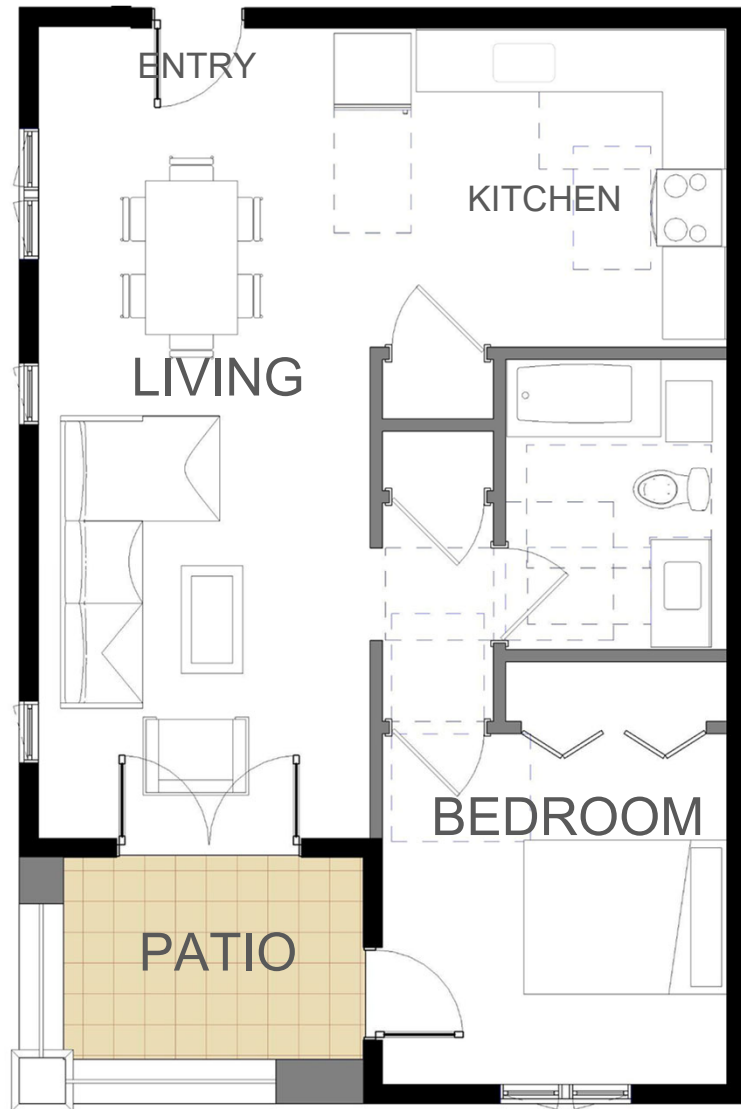
SITE PLAN LANDSCAPED PARKING LOTS



TYPICAL 1 BEDROOM APARTMENT



EXISTING ONE BEDROOM APARTMENT



LARGER KITCHEN

LARGER LIVING/DINING

MORE STORAGE

MODERN CONSTRUCTION:

BETTER ACOUSTICS

BETTER INSULATION

NEW FINISHES

CONCEPTUAL DESIGNS



ORTEGA AND GARDEN



DE LA GUERRA AND GARDEN

THANK YOU!

QUESTIONS & COMMENTS

