



Questions & Answers

From Presidio Springs Redevelopment Resident Meeting on February 4, 2025

1. Q: Will the downstairs units have yards?

A: Yes.

2. Q: How will this affect the current trees and foliage?

A: We will save as many trees as possible, but the ending project will have more building coverage when we are done. Saving the trees poses a challenge to construction but we will see what we can do.

3. Q: Are the new units bigger?

A: Yes; current units are approx. 550 sf, new ones will be approx. 600-650 sf.

4. Q: Will the phase 1 tenants be moved to other properties? And will they have to wait until phase 2 to return to the property?

A: Residents may be moved to different properties; Residents will get the opportunity to move back into new units (phase 1) at the property once completed or stay where they are if they want.

5. Q: Will you be having charging stations for electric vehicles? And will residents be charged for using?

A: There will be charging stations. It is unclear about the charge for use but it is unlikely that free charging would be made available for all residents with cars.

6. Q: Is the parking underground?

A: Most parking is at ground level, with apartments above it; because of the grade change in that area, new parking lot at De La Guerra and Garden corner will be partially underground.

7. Q: When it comes to moving residents, will someone assist the residents in this process, i.e. supply boxes, moving truck and assistance, etc.? And will this happen when moving back to the property?

A: The Housing Authority will handle all moving labor and costs for residents during the redevelopment.

8. Q: What will be the composition of the patios, dirt or cement?

A: Patios will have pavers.

9. Q: How many stories will the buildings be?

A: Mostly three stories, with some four-story portions; all buildings will have elevators.

10. Q: Why are you redeveloping Presidio Springs instead of other empty lots in town?

A: There are scarce opportunities to develop affordable housing, especially empty lots in Santa Barbara, while competing against private developers. So, the Housing Authority is looking to its own properties for

opportunities to increase available units for low-income seniors and families, removing the cost of land for development. Presidio Springs also has ideal amenities including being close to downtown and transportation.

11. Q: Which part of the property/buildings will be affected and how many phases?

A: The entire Presidio Springs property of 122 units will be redeveloped in approximately 4 phases.

12. Q: Will the units have their own washer/dryer hook-ups?

A: It is a possibility. This needs to be studied further.

13. Q: Will there be a rent increase?

A: Residents currently pay 30% of their income for rent and will continue to do so after redevelopment.

14. Q: How many more people will be assisted through this redevelopment?

A: Approximately 200 new apartments, all one bedrooms.

15. Q: What kind of heating will be in the units? Air conditioning?

A: If electric, will allow for both heating and cooling of the apartments.

16. Q: How much notice will the residents be given before moving?

A: The Housing Authority will keep the residents informed on a regular basis and will always have a dedicated person throughout the process for residents to contact.

17. Q: Will there be common laundry facilities?

A: There is a requirement to have common laundry facilities that are adequate for the number of residents.

18. Q: If units utilize electricity for cooking and heating, the utility bill will greatly increase.

A: In rebuilding for green energy, energy costs can be reduced; as well, there will be solar panels to offset electricity costs.

19. Q: Currently, the heating system in units inadequately heats the bedroom and is too hot in the kitchen.

A: The new technology will be much better, with better air circulation.

20. Q: What kind of evacuation plan will there be with the new development as currently units do not have an exit besides the front door.

A: Part of the architect's job is to work with the fire department and create exiting so everyone is safe. The fire department will review the drawings and provide input and any concerns. The buildings will also have fire sprinklers.

21. Q: What will the outside look like?

A: Spanish colonial design.

22. Q: Will this property be gated? What are the plans for security?

A: Despite wanting an open neighborhood, security concerns are a reality and will be factored as design goes forward, possibly with gates but uncertain at this time.

23. Q: Currently do not have "Private Property" signs, there are electric bikes and scooters ridden through property very fast – how can this be resolved?

A: This is a security issue, and the Housing Authority team will take this input into consideration when working with designs.

24. Q: Will there be internet service at the property?

A: With the redevelopment, we will provide internet infrastructure throughout the property.

25. Q: Will there be a community room? And will it be a real community room with couches and chairs? The current community room is uninviting and sterile with uncomfortable plastic tables and chairs and is used a lot by the Housing Authority, is closed at 4:30pm, can't access the kitchen, etc.

A: Yes, there will be a community room; the Housing Authority will take into consideration the input regarding the current community room and hopefully find a solution that works for all parties involved.

26. Q: Resident suggested the use of a card key for community room access to prevent security issues.

A: The Housing Authority will consider this suggestion.

27. Q: Will all units have patios?

A: The goal is for all units to have patios or balconies, but if not possible close to 90%.

28. Q: Will windows open?

A: Yes.