

PRESIDIO SPRINGS REDEVELOPMENT Community Meeting

Wednesday, March 26, 2025



HOUSING AUTHORITY
of the CITY *of* SANTA BARBARA



COMMUNITY 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



MISSION

Our Mission is to create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and revitalization.

VISION

We envision a community where families and individuals have access to affordable housing and pathways to self-sufficiency.





ABOUT HACSB

- Established in 1969 by SB City Council
- Own/manage 1,400+ units

Our successful developments and operations are based on our commitment to being a ***good neighbor*** in each area of Santa Barbara while answering the need for affordable housing



Mission Canyon

HOPE

SAN ROQUE

EAST SAN ROQUE

3883 La Cumbre Plaza Ln

NOR STATE

144

RIVIERA

OAK PARK

EASTSIDE

Hope Ranch

101

400 W Carrillo St

821 State St

LOWER STATE

ALTA MESA

EAST MESA

WATERF

-
- The Need for Affordable Housing

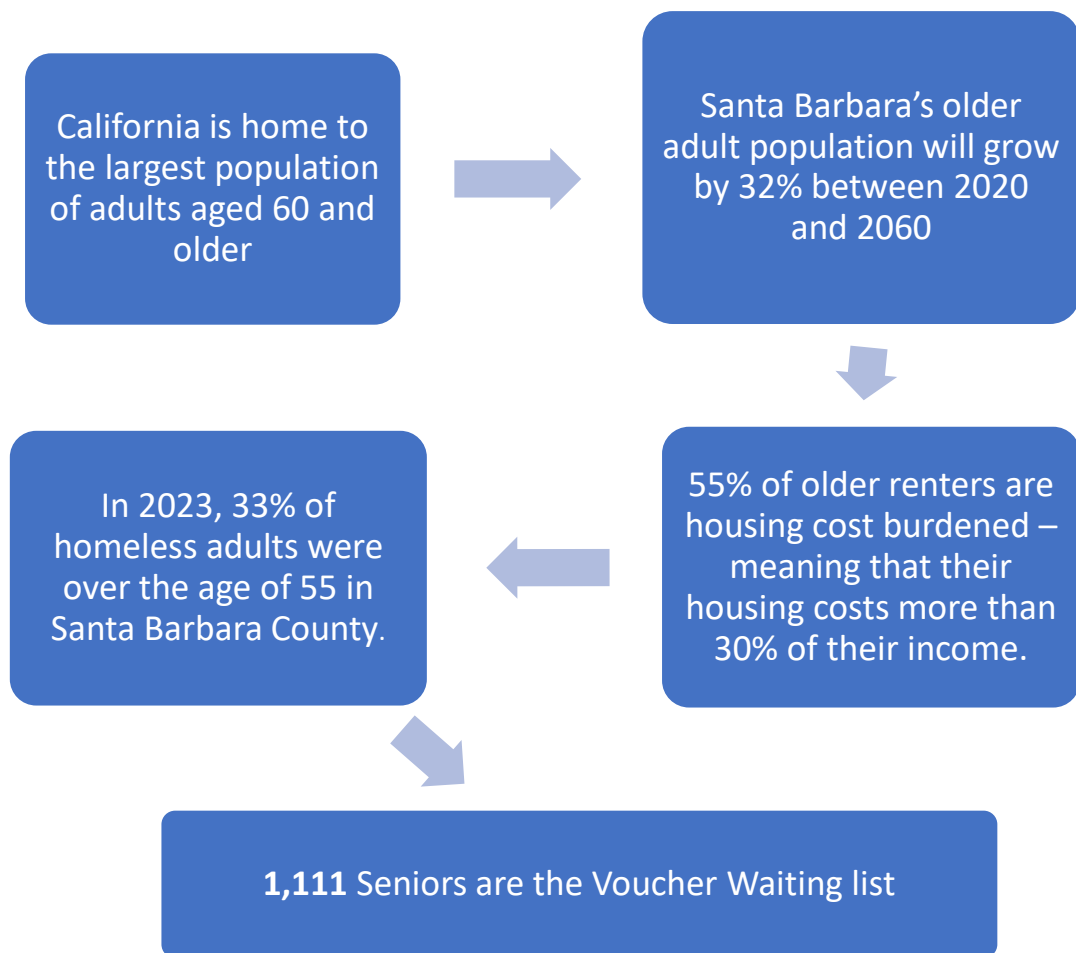


Earnings needed to afford
1 bedroom rent of \$2,900:

- \$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:





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

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



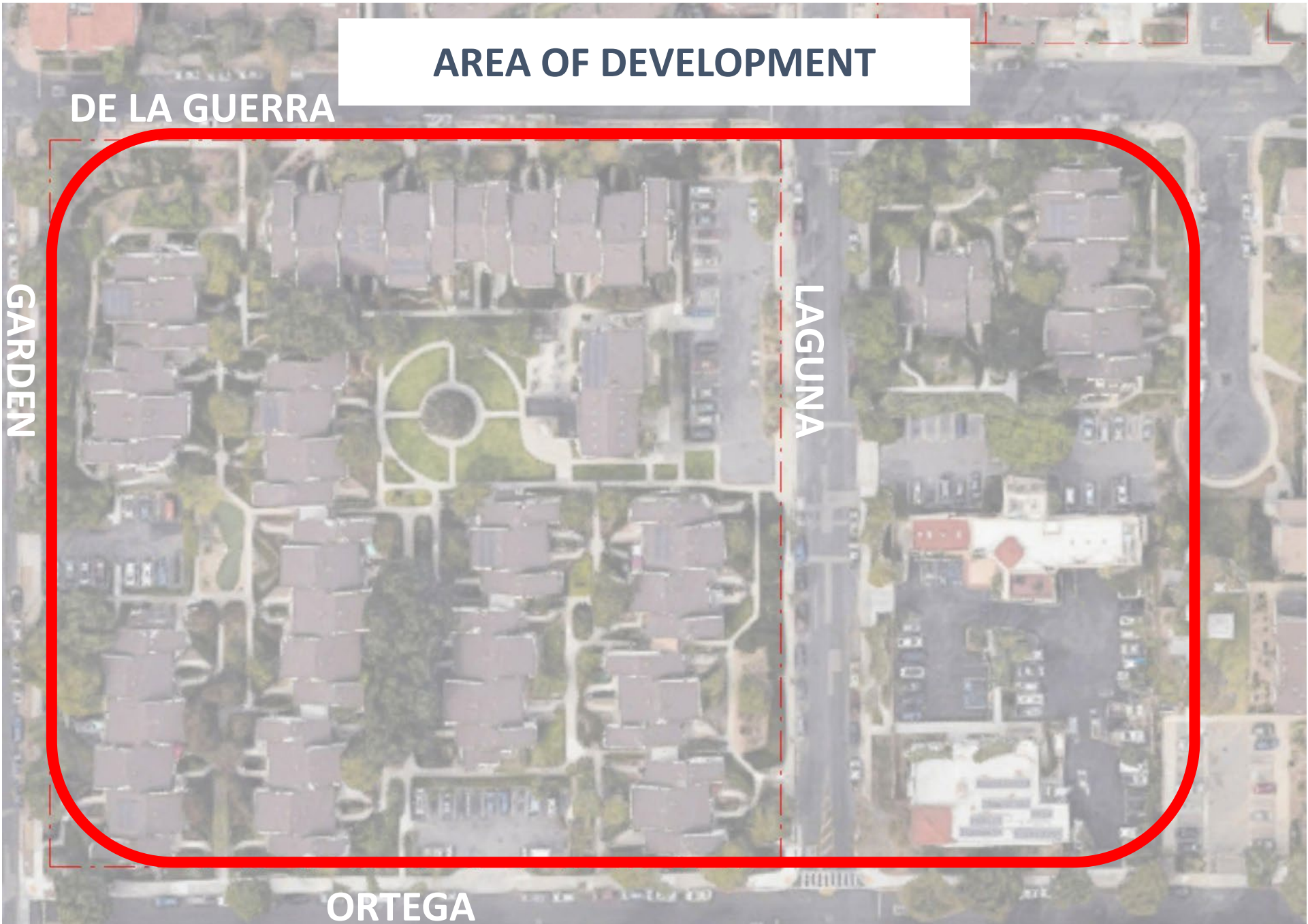
AREA OF DEVELOPMENT

DE LA GUERRA

GARDEN

LAGUNA

ORTEGA



STEP 1

DE LA GUERRA

GARDEN

LAGUNA

ORTEGA





DE LA GUERRA

GARDEN

LAGUNA

10 APARTMENTS

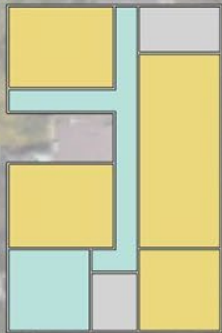
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PHASE 1



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

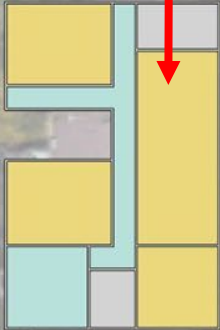
DE LA GUERRA

GARDEN

30 APARTMENTS

LAGUNA

ORTEGA

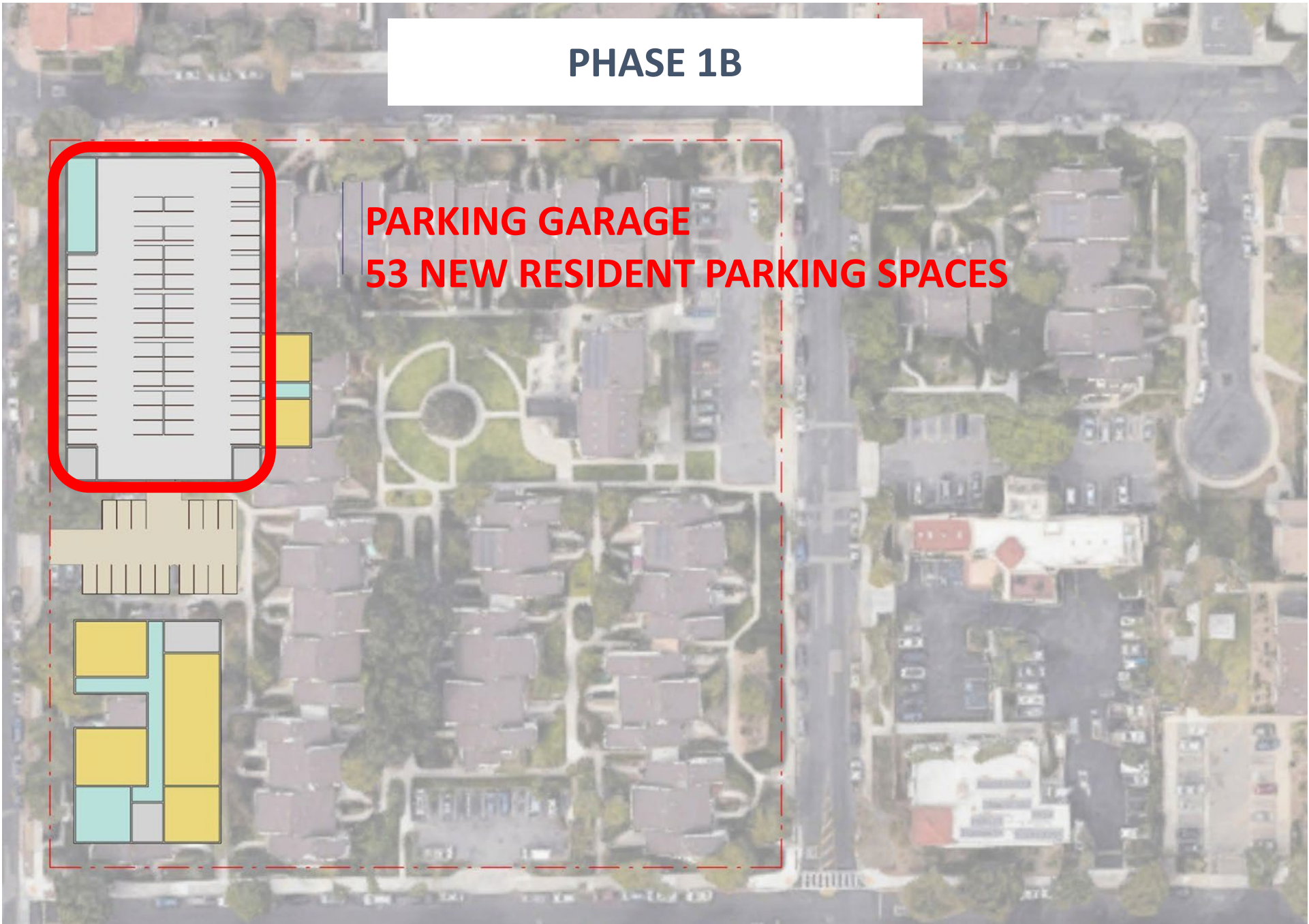


PHASE 2



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:

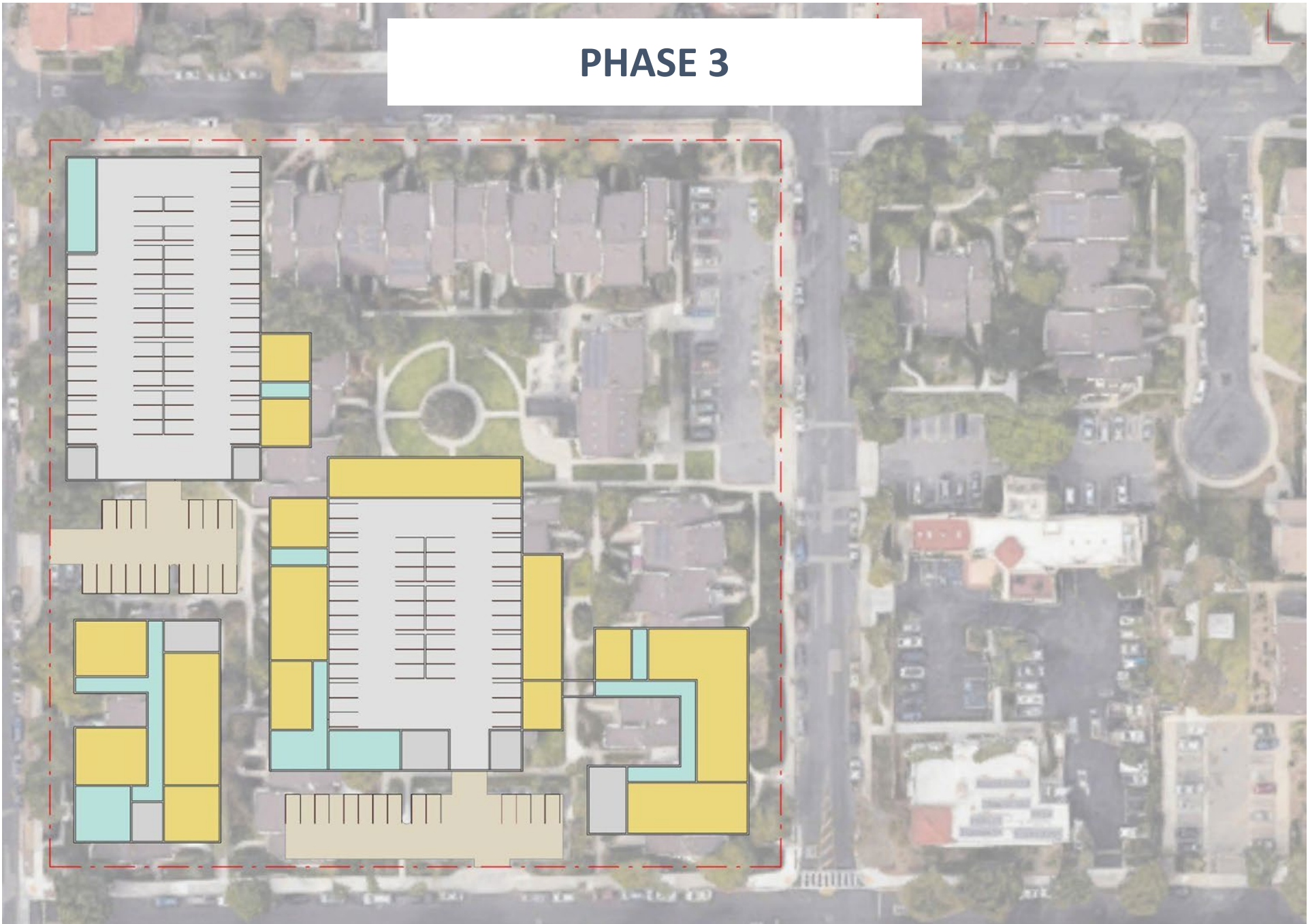
63 APARTMENTS

RELOCATED TO NEW BUILDING:

38 APARTMENTS

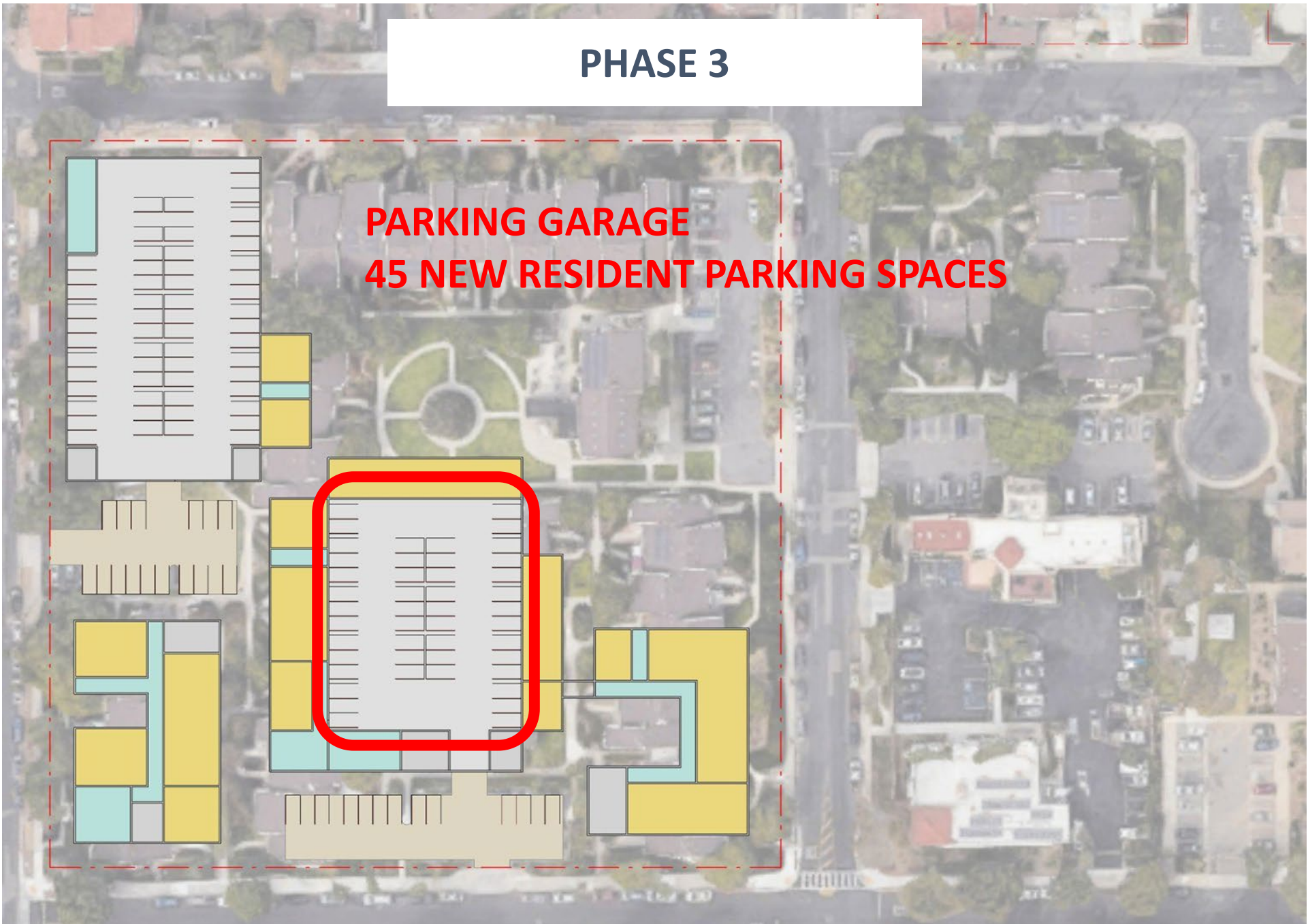
25 NEW APARTMENTS!

PHASE 3



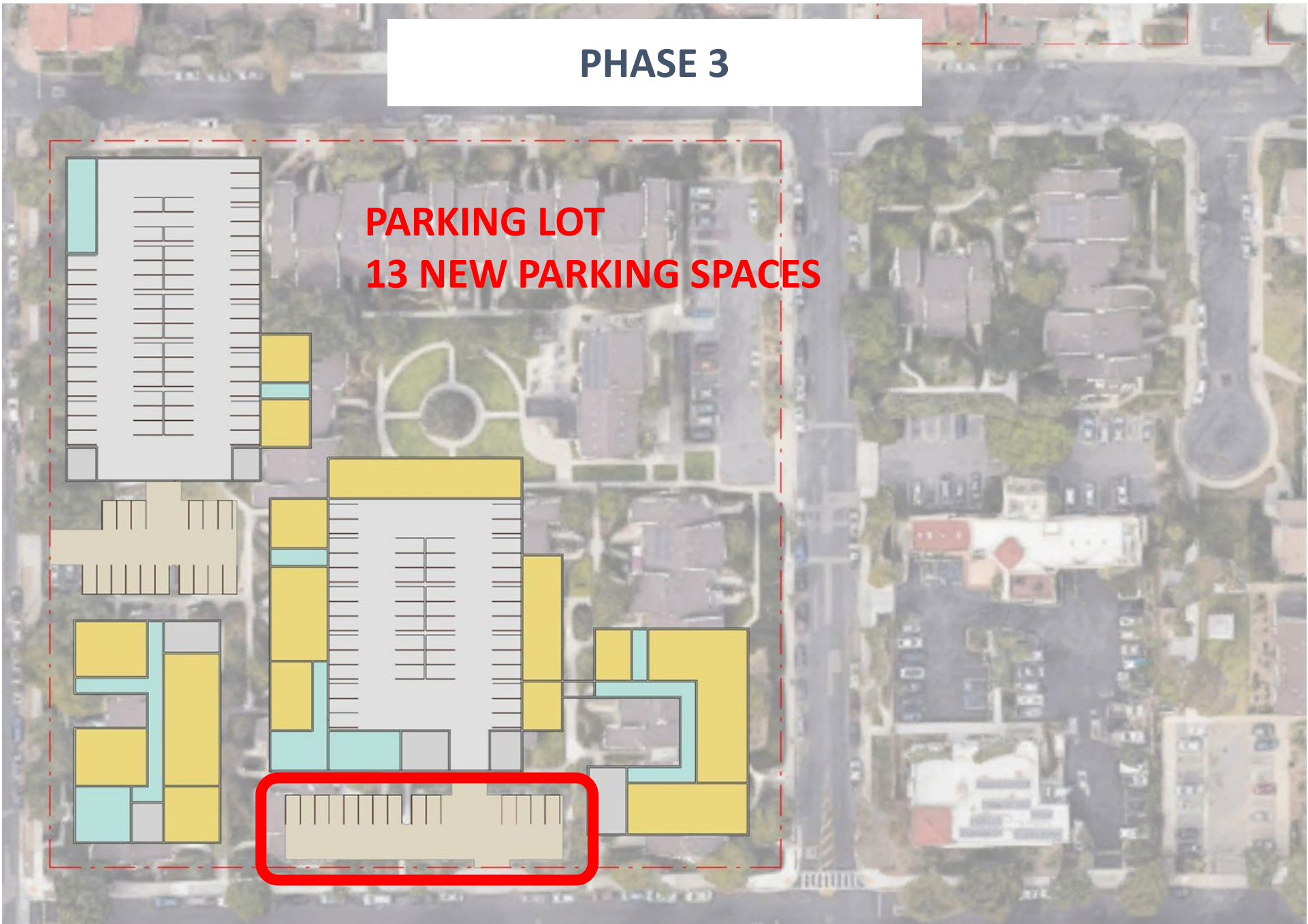
PHASE 3

**PARKING GARAGE
45 NEW RESIDENT PARKING SPACES**



PHASE 3

PARKING LOT
13 NEW PARKING SPACES



PHASE 3 NEW APARTMENTS

NEW BUILDING:
APARTMENTS!

113 NEW

STEP 4

DE LA GUERRA

GARDEN

24 APARTMENTS

ORTEGA



PHASE 3 NEW APARTMENTS

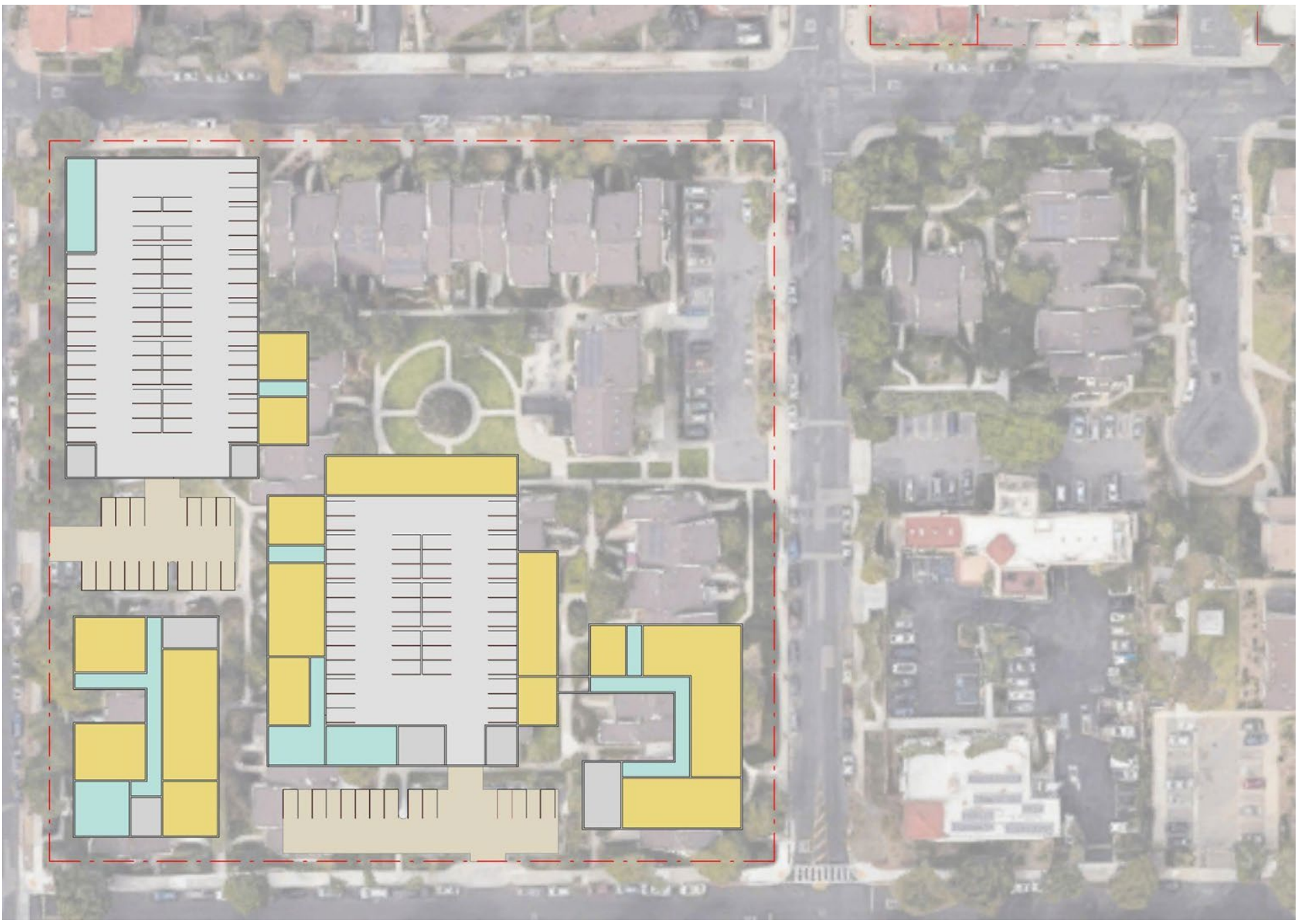
PHASE 3 NEW BUILDING:

113 APARTMENTS

RELOCATED TO NEW BUILDING:

024 APARTMENTS

89 NEW APARTMENTS!



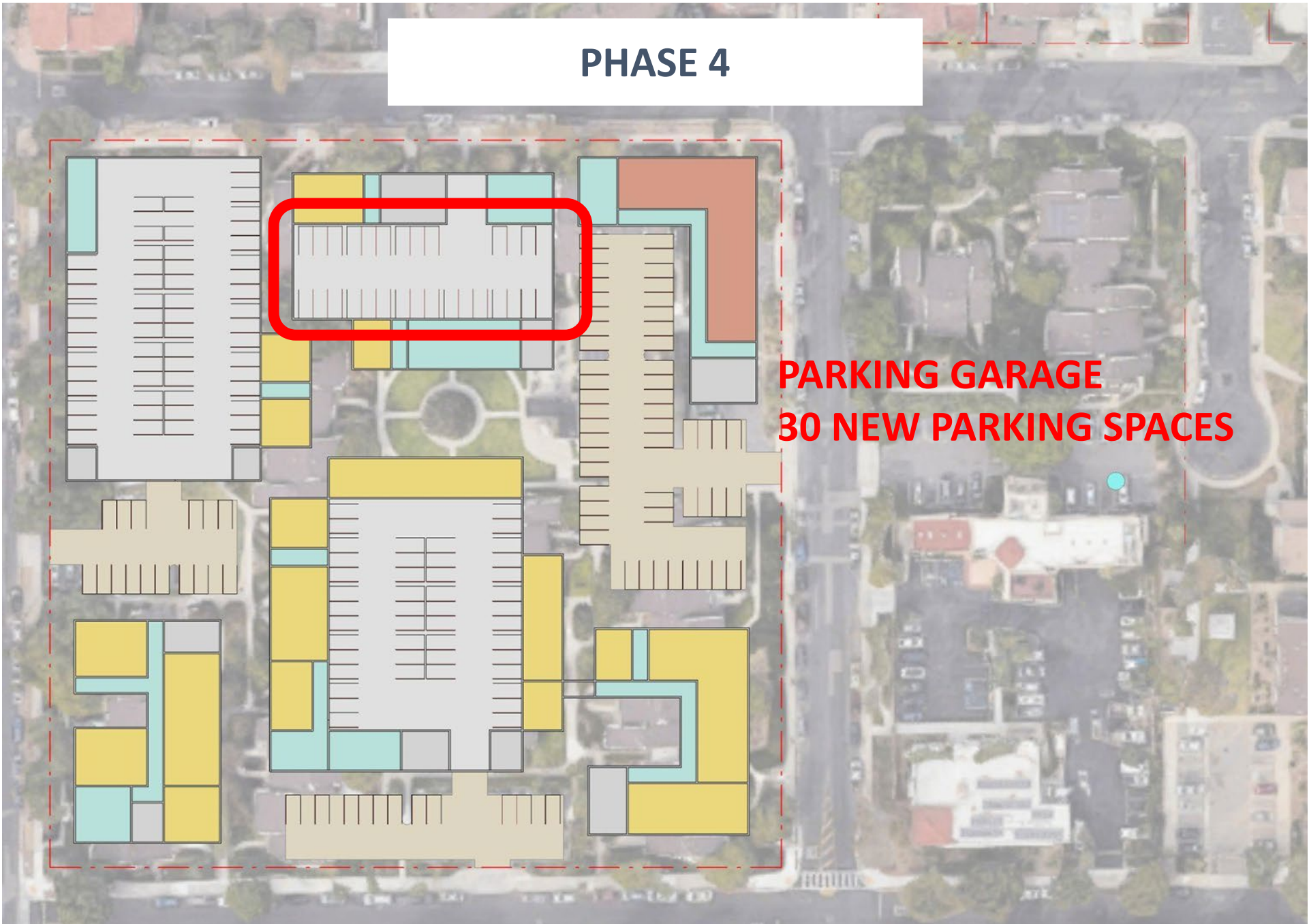
PHASE 4

COMMUNITY
ROOM



PHASE 4

**PARKING GARAGE
30 NEW PARKING SPACES**



PHASE 4



**PARKING LOT
50 NEW PARKING SPACES**

PHASE 4 NEW APARTMENTS

NEW BUILDING:
APARTMENTS!

52 NEW

STEP 5

DE LA GUERRA

GARDEN

ORTEGA



20 APARTMENTS

PHASE 5 NEW APARTMENTS

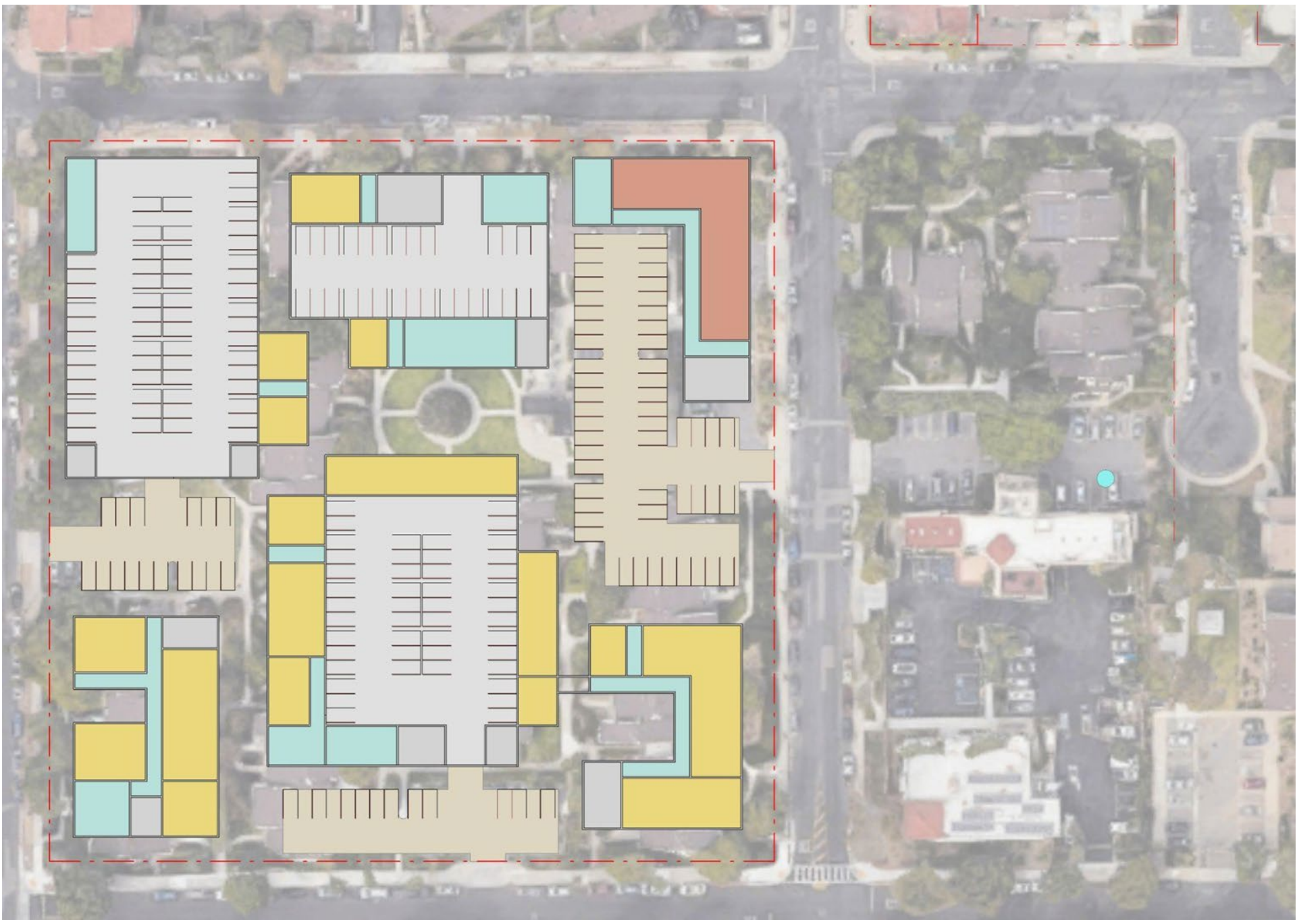
NEW BUILDING:

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:
APARTMENTS!

59 NEW

STEP 6

DE LA GUERRA

GARDEN

LAGUNA

**OFFICES AND
SUPPORT FACILITIES**

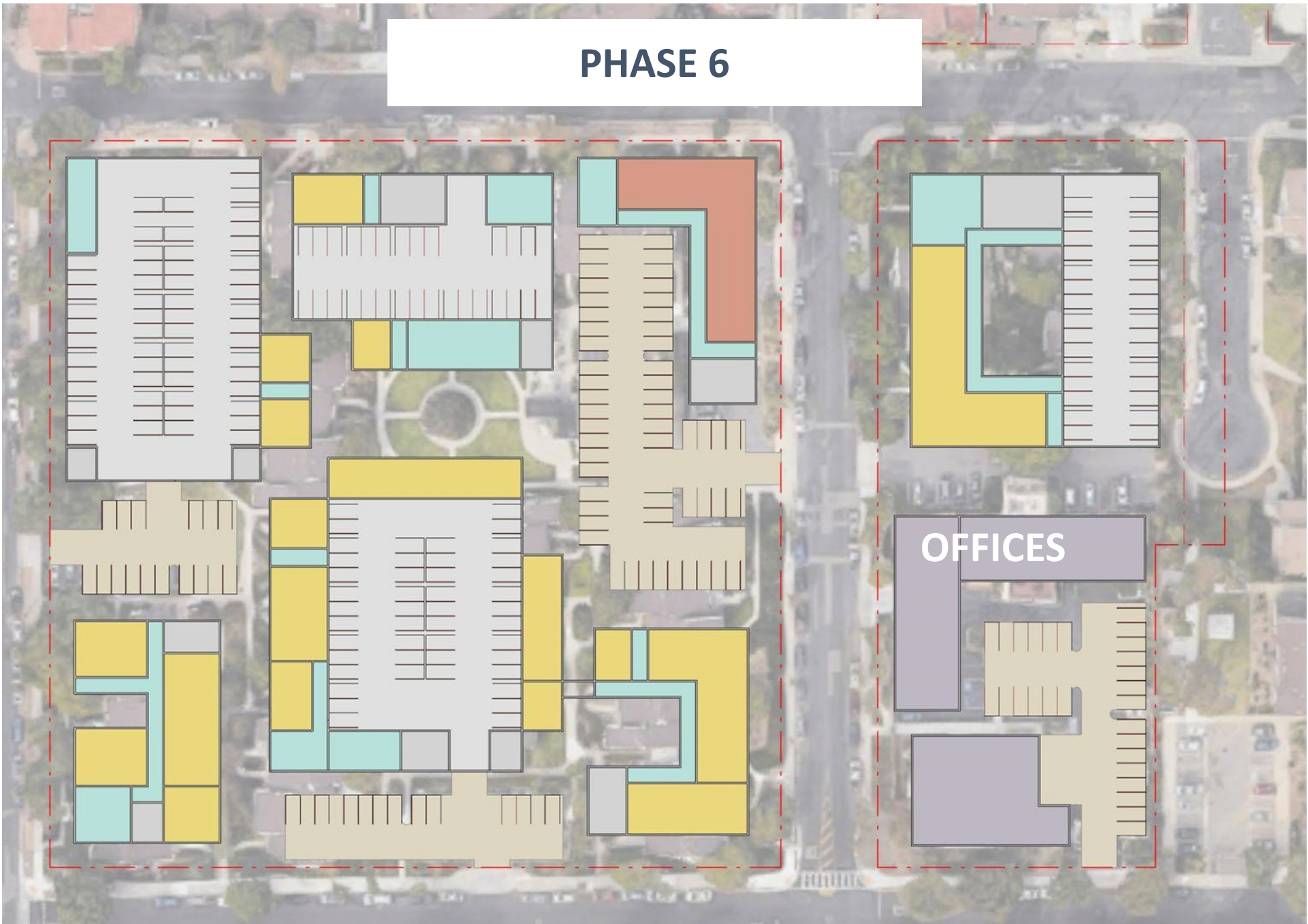
ORTEGA



STEP 6



PHASE 6



TOTAL BUILDOUT

NEW APARTMENTS:
APARTMENTS

326 NEW

122

EXISTING APARTMENTS

NET NEW APARTMENTS:

204 NEW APARTMENTS

RESIDENT PARKING:

½ SPACE PER UNIT

SITE PARKING:
SPACES

76 PARKING

SITE PLAN



SITE PLAN PLAZAS



SITE PLAN GARDEN PASEOS







SITE PLAN LANDSCAPED PARKING LOTS





CONCEPTUAL DESIGNS



ORTEGA AND GARDEN



DE LA GUERRA AND GARDEN

THANK YOU!

PROPOSED ALL PHASES:
UNITS: 326 UNITS

EXISTING: 122 UNITS
NET NEW: 204 UNITS

AVERAGE UNIT SF: 600 SF
MOSTLY 1 BEDROOMS WITH SOME STUDIO

| TOTAL AREAS | |
|-------------------|--------------|
| Name | Area |
| COMMUNITY ROOM | 5098.53 SF |
| Garage | 59331.50 SF |
| Lobby/Circulation | 93628.65 SF |
| Offices | 37445.75 SF |
| Residential | 240682.35 SF |
| UTIL | 8338.43 SF |
| TOTAL AREA | 444525.21 SF |

PARKING GOALS:

OFFICES/COMMUNITY ROOM: 50 SPACES
FACILITIES/MAINTENANCE: 20 SPACES
RESIDENTIAL: 1/2 SPACE/UNIT

GUEST: xxx SPACES

| Parking Schedule | |
|------------------------|----------------|
| CC Parking Style Use | CC Stall Count |
| Phase 1B | |
| Guest | 14 |
| Residential | 57 |
| Phase 2A | |
| Guest | 12 |
| Residential | 45 |
| Phase 3 | |
| Community/Office/Guest | 50 |
| Residential | 26 |
| Phase 4 | |
| Residential | 30 |
| Phase 5 | |
| Facilities/Office | 25 |
| TOTAL PARKING: 259 | 259 |

326 UNITS

| UNIT COUNT | | |
|-------------------------|------------------|------------|
| Level | Area | Units |
| Phase 1A | | |
| Level 1 | 6963 SF | 10 |
| Level 2 | 8123 SF | 11 |
| Level 3 | 7810 SF | 10 |
| Level 4 | 6147 SF | 8 |
| Phase 1A | 29043 SF | 39 |
| Phase 1B | | |
| Level 1 | 1740 SF | 2 |
| Level 2 | 16190 SF | 22 |
| Level 3 | 16190 SF | 22 |
| Level 4 | 12638 SF | 17 |
| Phase 1B | 46758 SF | 63 |
| Phase 2A | | |
| Level 1 | 9265 SF | 12 |
| Level 2 | 16386 SF | 22 |
| Level 3 | 16386 SF | 22 |
| Level 4 | 12241 SF | 17 |
| Phase 2A | 54277 SF | 73 |
| Phase 2B | | |
| Level 1 | 6866 SF | 9 |
| Level 2 | 7840 SF | 10 |
| Level 3 | 8530 SF | 12 |
| Level 4 | 6529 SF | 9 |
| Phase 2B | 29764 SF | 40 |
| Phase 3 | | |
| Level 1 | 1980 SF | 3 |
| Level 2 | 15274 SF | 21 |
| Level 3 | 15274 SF | 21 |
| Level 4 | 5060 SF | 7 |
| Phase 3 | 37588 SF | 52 |
| Phase 4 | | |
| Level 1 | 5741 SF | 8 |
| Level 2 | 13989 SF | 19 |
| Level 3 | 13989 SF | 19 |
| Level 4 | 9534 SF | 13 |
| Phase 4 | 43254 SF | 59 |
| TOTAL ALL PHASES | 240682 SF | 326 |

RELOCATIONS

RELOCATE 10

29 UNITS NET NEW

RELOCATE 30

RELOCATE 38

RELOCATE 24

RELOCATE 20

OPTION 1

PHASE 1

PHASE 1A
0 spaces / 39 units
1/2 space per: 20 spaces

PHASE 1B
57 spaces / 63 units

TOTAL 1A/1B: 102 UNITS
1/2 space per: 51 spaces

14 guest spaces

NET NEW 24 UNITS
(10 relocated Phase 1A,
30 relocated Phase 1B,
38 relocated Phase 2)

PHASE 2

45 spaces / 113 units
1/2 spaces per: 57 spaces

12 guest spaces

NET NEW 89 UNITS
(24 relocated Phase 3)

PHASE 3

26 spaces / 52 units
1/2 space per: 26 spaces
50 Community Room/Offices spaces

NET NEW 32 UNITS
(20 relocated Phase 4)

PHASE 4

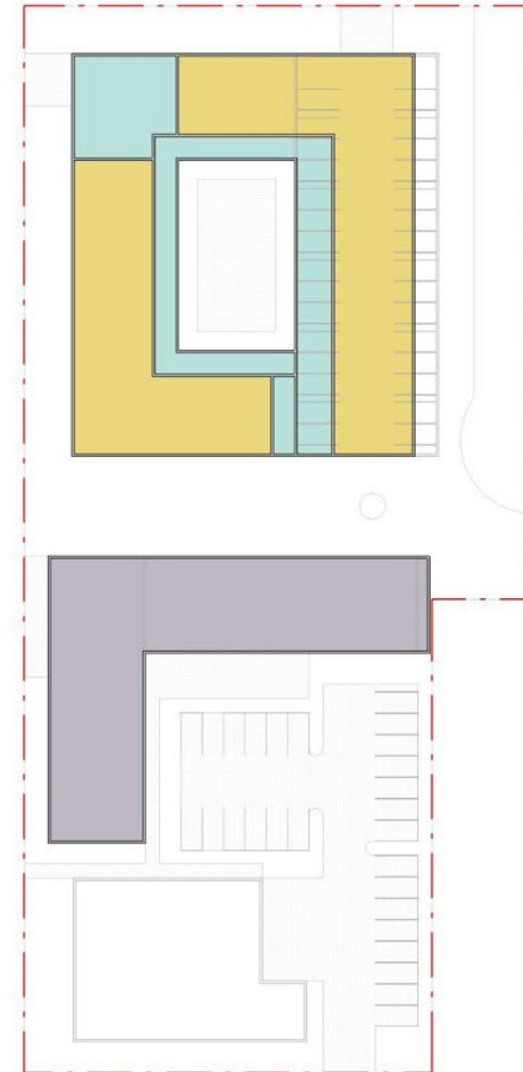
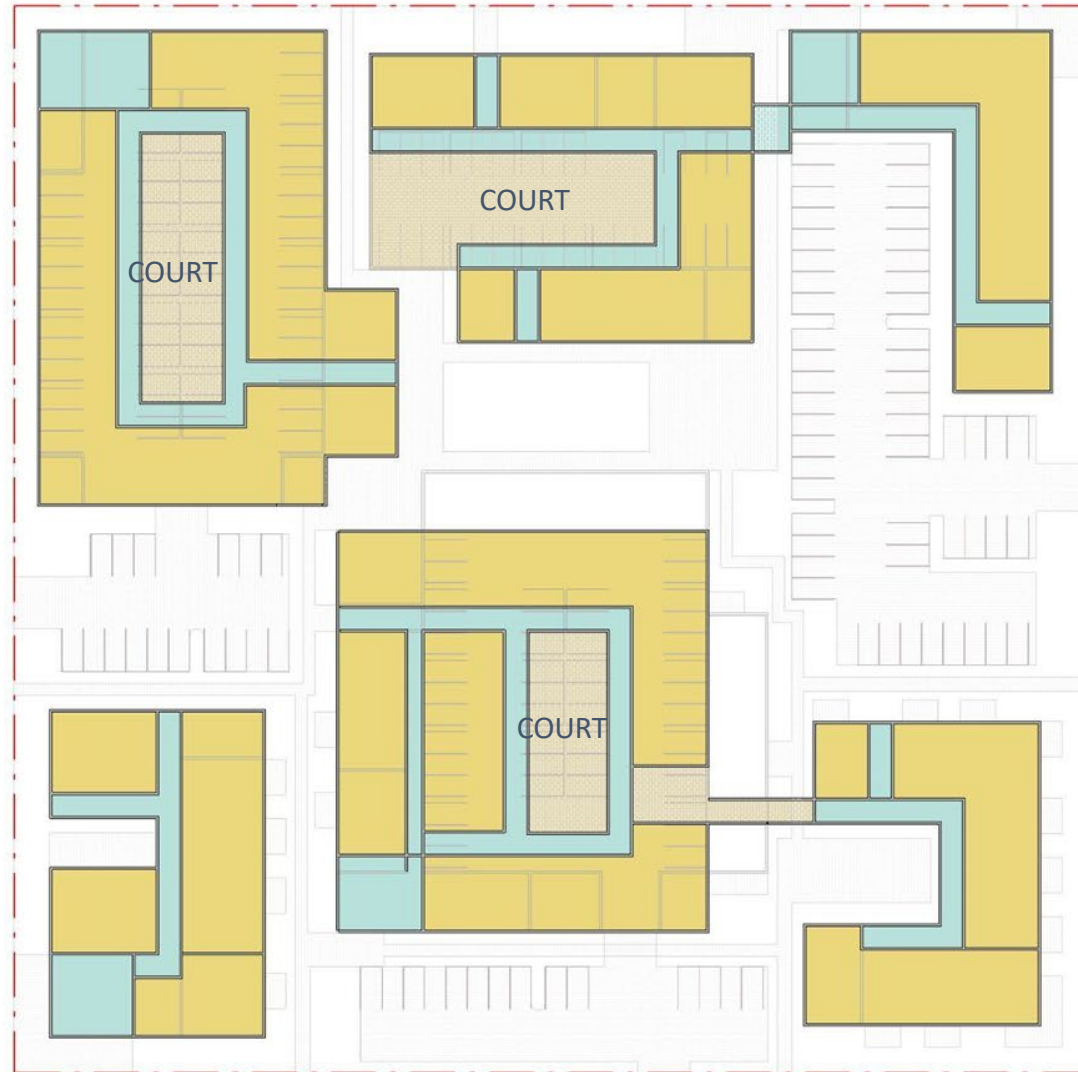
30 spaces / 59 units
1/2 space per: 30 spaces

NET NEW 59 UNITS

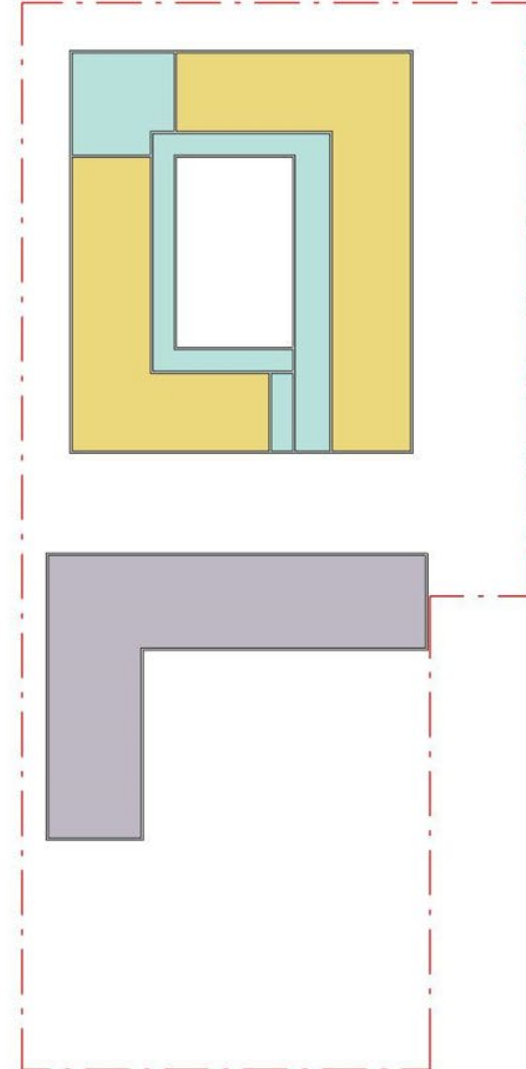
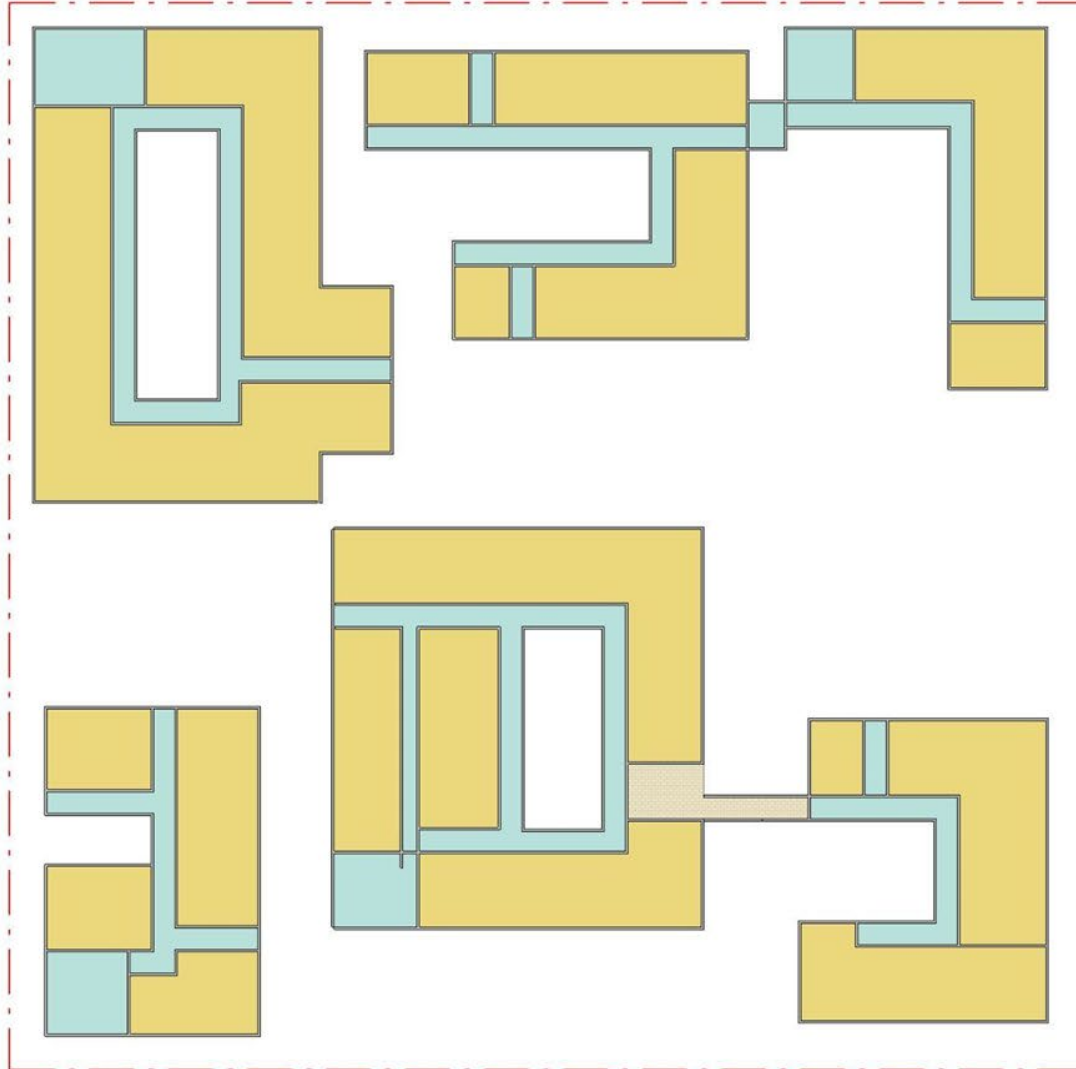
PHASE MAP



LEVEL 2



LEVEL 3



LEVEL 4

