



Frequently Asked Questions (as of July 2025) Presidio Springs Redevelopment

At this point in time, we anticipate the first phase of this work is approximately 2-3 years away from beginning. The logistics of the demo, construction and tenant relocation are still in discussion and planning. Phasing is not yet finalized, and we are keeping residents in mind and informed as these plans unfold.

This project cannot be accomplished without a certain level of inconvenience, noise and disruption. We will continue to look at ways to address tenant concerns during this process. We will focus on the best approach to accomplish this work for all parties involved, including the current and future residents of Presidio Springs.

We want to ensure that residents are not only aware but are informed with the *correct* information. We encourage residents to contact the Housing Authority directly with any questions or concerns.

UNITS/LIVING SPACES

1. Q: Will the downstairs units have yards?

A: Yes.

2. 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%.

3. Q: Will windows open?

A: Yes.

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

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

5. 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.

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

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

7. Q: Are the new units larger?

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

8. Q: What will the bathrooms be like?

A: Bathrooms will have either a tub/shower or roll-in showers. All units will have grab bars.

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

A: Patios will have pavers.

10. Q: Will there be screen doors for units?

A: We will review the option of installing uniform screen doors for units. Screen doors were included in the renovation of the Villa Santa Fe properties and has proven to be a positive outcome for residents and the aesthetics of the property. Please note, the Housing Authority would select the screen door that best fits the property and is most cost effective for ongoing maintenance.

11. Q: What type of freezer/refrigerator will units have?

A: The units will have our standard refrigerators. With written permission, residents are allowed to install their own refrigerator. Residents will be responsible for the cost and maintenance of their personal refrigerators.

12. Q: Will units have sunshine/natural lighting?

A: Units/property will be designed to incorporate natural lighting as much as possible.

13. Q: Will there be garbage disposals in units?

A: The units will not have garbage disposals. Garbage disposals have been very problematic in units by causing significant maintenance and plumbing issues. With written permission residents are permitted to install garbage disposals in their units. Residents are responsible for the cost of labor, materials, maintenance and damages resulting from their garbage disposal.

14. Q: Will there be laundry hook-ups in units?

A: The installation of hookups for a washer/dryer in the units is currently under review. If the units are constructed with the provision of laundry hookups, residents would be responsible for renting or purchasing their own machines. The Housing Authority does not provide washers or dryers. Regardless of whether the units will have laundry provisions, the property will have common laundry rooms.

15. 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.

16. 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.

17. Q: What will the kitchen storage & sink be like?

A: Cabinetry for the kitchens will be reviewed for improved storage. Kitchen sink will remain the same or similar in size.

18. 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.

19. Q: What kind of stoves will be in the units?

A: The Housing Authority is committed to implementing green building methods in our new construction projects. The property will be all electric and no gas utilities will be included in the new construction, therefore gas stoves will not be available.

20. Q: Size of closets/pantry?

A: Units will be slightly larger than they are now and will include storage/closets.

21. Q: Heating/Air Circulation/Ceiling Fans with Lighting/Avoiding mold?

A: New mini-split systems will be installed and will provide both heat and air conditioning. The inclusion of ceiling fans will be reviewed for consideration but are normally not a standard feature included in our projects. The issue of proper air circulation is also a tenant responsibility to ensure that they are regularly ventilating the unit and allowing for proper airflow. Residents may reference the *Mold Addendum* of their *Residential Lease Agreement* for more information.

DEVELOPMENT/DESIGN QUESTIONS

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

A: Approximately 200 new apartments, all one bedrooms.

23. 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.

24. 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.

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

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

26. Q: Will there be adequate insulation/sound proofing?

A: Sound proofing in construction has significantly improved since the 1970s when Presidio Springs was built. Sound will always be present in a communal living environment such as multi-family housing, however it will be much improved.

27. Q: What about elevator noise?

A: With new construction the sound proofing will be improved from what currently exists in the buildings.

28. 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.

29. 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.

30. Q: Why would there be limited access to the community room?

A: With improved access control and cameras, access to the community room can be improved as there will be more oversight and accountability for damage, theft, abuse, etc. However, the property is not

monitored 24/7 and this property is independent living. Depending on what has occurred or is occurring, the Housing Authority reserves the right to limit, eliminate or revoke access as needed. The Housing Authority has limited resources and cannot constantly replace or repair missing or damaged items or provisions. It is unfortunate but a necessary action that will be taken if warranted.

31. 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.

32. Q: Can the water heaters/stairs/elevators be detached due to noise?

A: New construction will improve sound. Detaching these features are likely not possible or practical with regards to engineering and cost of the project.

33. 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: Private Property/No Trespassing signs can be installed. The property will have access control restrictions for improved security however it will not be completed gated. As with any other property or home, disturbances should be reported to the Santa Barbara Police Department and then property management.

34. Q: What will the outside look like?

A: Spanish colonial design.

35. Q: Will there be a building legend?

A: There will be a building legend/site plan displayed for the new buildings.

36. Q: Will there be security cameras?

A: The new construction will include security cameras. Note: These cameras will be present but not monitored 24/7.

37. Q: Fire/Earthquake requirements?

A: Units/property will meet all requirements related to emergency egress, access, exits, etc. As with many features of this property, building requirements and standards have changed and the new construction will be completed to meet current codes and requirements.

38. A: Will there be an area for dogs?

A: The property is currently being designed with one designated "dog park" and will have additional open spaces.

39. Q: Gas or electric in common laundry rooms?

A: The new property will be all electric and will have all electric machines in the laundry rooms.

LANDSCAPE/GROUNDS

40. 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.

41. Q: Will the property have green belts?

A: The property will have green belts and beautiful landscaping for residents to enjoy. Although plans have not yet been finalized, you may review a rough draft of the proposed site plans in the PowerPoint presentation from the February 4th meeting at <https://hacsb.org/presidio-springs-redevelopment/>.

VEHICLES AND PARKING

42. 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.

43. 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.

44. Q: How much parking will there be?

A: The ratio of parking will be approximately ½ parking space per unit. Plans currently include the provision of more parking than is required for a development of this size.

45. New Parking Lot Security?

A: The parking lots will have cameras and lighting.

RESIDENT RELOCATION/MOVING

46. 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.

47. 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.

48. 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.

MISCELLANEOUS

49. 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.

50. 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.

51. What about resident events?

A: Resident events will continue to be an ongoing discussion. HACSB staff BBQ's occur twice a year and are overseen by knowledgeable staff with experience. The Housing Authority does not have sufficient staffing and resources to hold monthly BBQs for residents with staff oversight. The provision of a BBQ for resident use will be considered but would be required to be a propane BBQ.

52. Q: Prevention of Smokers?

A: Fair Housing laws would not permit for someone who smokes to be denied housing. Smoking is not permitted inside Housing Authority units. Smoking inside of units is a violation of the *Residential Lease Agreement* and the *House Rules*. Failure to adhere to the *Lease* or *House Rules* will be addressed accordingly.