



**HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA**

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PRESIDIO SPRINGS REDEVELOPMENT MEETING

SEPTEMBER 9, 2026

Frequently Asked Questions

1. Will there be parking underground?
 - All parking will be provided on grade as to the grade that currently exists. The parking structure that will be built as part of building B will appear to be semi-subterranean due to grade view changes from the street.
2. Did the Historic Landmarks Commission approve the design?
 - Not yet.
3. New apartments are approximately 720 sq. ft, about 25% bigger than current unit. Does the square footage include patios?
 - No, the square footage does not include the patio.
4. Is there storage outside the unit?
 - No, there is not currently storage incorporated in the patios. This is something we can look into further and could potentially include storage in the patio areas.
5. Is the water heater closet inside the unit?
 - The water heater closet is accessed from a door outside the apartment next to the entry door, but the closet itself is in the apartment.
6. Does everybody get a patio?
 - All units will have patios except for a few studio apartments.
7. How many studios will there be?
 - 10 studio apartments.
8. Do all the one-bedrooms have patios or outside area?
 - Yes, all one-bedroom units will have either a patio or a balcony.
9. Will current tenants be transferred into a studio apartment?
 - Unless it is specifically indicated as a preference, no current Presidio Springs tenant will be transferred into a studio apartment when construction is completed.

10. How large is the studio apt?

-The studio apartment is still in development and may become a true one bedroom, but it is currently about 650 SF. Building Code requirements for accessibility necessitate this large studio size. Of the 104 proposed apartments, only 8 are proposed studios.

11. How tall is the ceiling?

- Just under 9 feet.

12. Will the air conditioning be central air?

- The air conditioning will not be central air. Each unit will have a mini split which will have an indoor wall or ceiling mounted unit inside and a unit outside on the roof.

14. Do you have the doors from the patio opening into the living room?

- Yes.

16. Will the doors to the patio be sliding doors?

- The doors to the patio will be French doors.

17. Is everything going to be electric.

- Yes, the building will be electric with no gas.

18. Will the new apartment have an outdoor cover or awning like the ones we have currently?

- We will look into this.

19. Will the washer/dryer hookups be out in the patio?

- There will be common laundry rooms. We are still looking into providing hookups in the units for residents to provide their own washers and dryers. The in-unit hookups will likely be located indoors off the kitchen.

20. Is the bathroom going to be accessible?

- Yes. Half of the apartments are called mobility, and they have slightly larger bathrooms. The bathrooms can also have grab bars installed and tubs cut upon request.

22. Are they all bathtubs?

- Yes

24. How big is the kitchen?

- The kitchen is approximate 9' x 15'. See floor plan on website for a typical one bedroom.

25. What about the construction pollution?

- Air Pollution Control District is strict and their requirements must be and will be followed for the duration of construction.

26. Will there be washer and dryer hook-ups?

- We are looking at that option. If washer/dryer hook-ups are included, tenants will be responsible for the provision and maintenance of the washer and dryer. The Housing Authority does not provide washers or dryers.

27. Will we have screen doors?

- We are still looking at that option.

28. Will there be security?

- The buildings will be access controlled so you will have a key card or a fob that will get you into the building and that will restrict access to authorized individuals.

29. Once a permit is issued for the project, how much of a notice do residents get before we move?

- The project is at least two years away from a permit. We plan to provide residents with 6 months to 1 year notice before you have to move. We will have assigned staff to work with individual residents when the time comes to prepare for moving.

30. Is it true that repairs to the property and units not being done?

- No, we are still completing repairs and maintaining the property.

31. Can you explain how adding more people here will alleviate the plumbing problems?

- When the development is all done it will have all new plumbing.

32. Can we see the other properties where this has been done at like SHIFCO?

- Yes.

34. Will this site have echo sound proofing during construction?

- It is unknown how this would be accomplished with current construction standards however, all rules and regulations regarding noise will be adhered to.

35. Will it have the particulate screening over all the buildings? How will you protect us from that kind of thing?

- We will take our guidance from the Air Pollution Control District.

36. Was SHIFCO torn down and rebuilt or remodeled?

- SHIFCO was substantially remodeled.

37. Did the SHIFCO residents have to move out during the remodels?

-Yes.

38. Is the size and scale of this project bigger than what the Housing Authority has done before?

-Yes, as far as redevelopments.

39. How do we get a list of properties that was said we could move to? Who do I go to get the list mentioned?

- The Housing Authority still needs to review this further. The Housing Authority is balancing a very long waiting list and other requests for accommodation with this future redevelopment. Specific properties and units have not yet been confirmed for relocations. Once this has been established, additional information will be provided.

40. Addresses here are hard. Will they be kept the same where you have, for instance Garden units across from Ortega units?

- The Housing Authority works in conjunction with the City to establish addresses. This request will be brought to the City when addresses are being assigned for consideration.

41. Are the people moving off the property only going to be in the first section? Do they have to stay there?

- Under relocation requirements, residents have the right to return to Presidio Springs however, residents will also have the option to stay where they have been relocated if they choose. These are the conversations we will be having individually with each resident as these units are being built.

42. Is the move 100% paid for by the Housing Authority for to the relocation unit and back to Presidio Springs?

-Yes.

43. Does that include gas, electricity, telephone, cable and all the rest?

-Yes. The transfer fees and utilities are paid for during the relocation. If you decide to stay and do a one-time move, you will then start paying for your own utilities.

44. Do we get to keep our Section 8 voucher, or will that change?

- Yes. There will be a new Tax Credit component to the property, but you will have the same protections that you currently have.

45. Can we see plans for the gardens, open spaces, etc.?

-We are starting to look at the community garden now. We do not currently have finalized plans to share.

46. Will we be able to keep our patio area?

- The lower level will have a small yard but not as large as what currently exists. We are also looking at a community garden.

47. How tall is the whole building?

-There will be some four-story units.

48. Isn't the density determined by the transit? Doesn't it somehow have a state law about density exemptions?

-Under California's State Density Bonus Law, qualifying 100% affordable housing projects located within 1/2 mile of a major transit stop are granted a height increase of up to 3 additional stories, or 33 feet. The major transit stop for this project is the MTD Transit Center on Chapala St. This is a by right law that does not require approval by the local agency if the project complies with all requirements which this project does. Our project would also have been allowed the proposed height under the City's zoning ordinance as a Community Development Project because it is under the 60' maximum City Charter height limit. Because we were already using the California State Density Bonus Law, we used that regulation for the height rather than the Community Benefit Project approach.

49. What are the laws for transit buses with a building this big and having hundreds of more people here?

-There are no laws governing the transit buses relative to new buildings to the knowledge of the design team. The proximity of the project to the City's Transit Center on Carrillo St has allowed for additional height using the State's Density Bonus regulations.

50. Can we have a meeting for people who have questions about their health and living on a construction site?

- The Housing Authority can meet with individuals with specific health concerns as opposed to a group setting to ensure privacy and confidentiality regarding residents' health information is maintained.

51. Are we going to be moved to a studio and have our items placed in a POD?

- No.

52. How far out are we from starting construction?

- 2-3 years out