PRESIDIO SPRINGS REDEVELOPMENT

TENANT RELOCATION RIGHTS

Below is a very brief overview of commonly asked questions regarding tenant relocation rights for Presidio Springs residents with the upcoming redevelopment. This document is not intended to include all relevant, legal or necessary information regarding relocation rights or the relocation plan for the redevelopment of Presidio Springs, but to address initial concerns. More information will be provided as this project progresses. ***The Housing Authority will be meeting with each household individually to discuss their specific concerns, questions and relocation needs.***

If my apartment is being demolished and the property will be rebuilt, what are my relocation rights?

You have rights to relocation assistance, advance notice, help locating replacement housing, moving costs, and potentially a right to return to the newly constructed property. The Housing Authority will be working with each resident to discuss their individual needs and create a relocation plan in collaboration with each resident.

What is the difference between temporary relocation and permanent displacement?

Temporary relocation generally means that a resident must leave their current unit for a limited period while repairs, rehabilitation, construction, or other work is completed, with an expectation that the resident may return if the applicable program and project documents provide for it. **Permanent displacement** means that the resident will not return to the original unit or project as part of the relocation arrangement. The Housing Authority will work with each resident regarding their individual relocation plan. Residents will be provided with the option to relocate temporarily or elect permanent displacement which means a tenant will only move once to another Housing Authority senior property.

Can HACSB require residents to relocate for rehabilitation or redevelopment?

Yes, however, the Housing Authority must comply with applicable notice, relocation, lease, fair housing, and subsidy requirements and will do so.

Does a resident have to move immediately after receiving a relocation notice?

Not necessarily. The amount of notice required depends on the reason for the move and the applicable legal framework. Certain federal relocation rules require advance written notice, and other federal, state, local, or lease provisions may establish different requirements. The Housing Authority has committed to providing residents with at least 6-months' notice of anticipated relocation.

Who must pay for temporary housing while my apartment is being renovated?

The Housing Authority will provide residents with temporary housing and reasonable relocation expenses including moving costs and utilities. Residents will continue to pay rent at the same monthly amount.

How will HACSB mitigate construction noise and air pollution for residents that are not in the early phases of redevelopment where they do not need to be relocated?

Construction noise and pollution from construction activity are regulated by the building codes, City of Santa Barbara ordinances and conditions of approval, and by the Santa Barbara County Air Pollution Control District (APCD). APCD has a formal review process that every construction project is required to go through and will put extra restrictions on how the construction is conducted if it is deemed necessary. HACSB will comply with all legal requirements to mitigate these construction effects and will hire professional, licensed subcontractors to handle the demolition of the old buildings and construction of the new buildings. In the individual discussions that HACSB will be having with each resident, any concerns about particular health issues should be raised by the resident and HACSB will give consideration to early relocation or other measures for certain residents on a case by case basis.

TENTATIVE TIMELINE FOR PHASE 1 OF PRESIDIO SPRINGS REDEVELOPMENT*

2026 - 2028	Predevelopment activities completed by HACSB.
MAY/JUNE 2027	HACSB to begin ongoing individual discussions with residents to answer questions, concerns, and needs regarding relocation.
MAY/JUNE 2028	HACSB to send relocation notices to residents scheduled for relocation in Phase 1.
MAY-DEC. 2028	HACSB to work with residents in preparation for relocation and to complete relocations.
JANUARY 2029	Begin construction of Phase 1.
JUNE 2030	Complete construction of Phase 1.
JULY 2030	Residents relocated for Phase 1 construction return to Presidio Springs.

**This timeline is tentative and subject to change as the project is contingent upon successful completion of all required pre-development activities and award of project funding.*

NOTE: *The redevelopment of Presidio Springs does not mean 10 years of constant construction. The next phase of redevelopment has not yet begun and the pre-development activities alone for any project is a multi-year endeavor. The potential construction activity for Phase II is several years away from now.*

FOR QUESTIONS OR CONCERNS, PLEASE EMAIL *PresidioQuestions@hacsb.org*

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