



2026

SANTA MARIA VALLEY HOUSING SUMMIT

April 1, 2026 | 4:15 p.m. – 7:00 p.m.

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The 2026 Santa Maria Valley Housing Summit was hosted by the Santa Maria Valley Chamber and the Home Builders Association of the Central Coast. Here's how you can get in touch with both organizations:

Santa Maria Valley Chamber
614 S. Broadway, Santa Maria
(805) 925-2403
www.santamaria.com
info@santamaria.com

**Home Builders Association
of the Central Coast**
(805) 546-0418
www.hbacc.org
info@hbacc.org



PROGRAM

Opening Remarks

*Suzanne Singh, VP of Economic Development & Government Affairs,
Santa Maria Valley Chamber*

Keynote Presentations

Real Estate Market Overview

Staci Caplan, Broker/ Owner of Pacific Crest Realty

Housing Pipeline & Permitting Process

Chenin Dow, Community Development Director, City of Santa Maria

Vandenberg's Growth & Operations

*Thomas E. Stevens, Executive Director of Space Launch Delta 30 and
the Western Range at Vandenberg Space Force Base, California*

California Housing Legislation Challenges & Opportunities

*Mack Carlson Attorney, Brownstein Hyatt Farber Schreck, LLP
Chris Gullien, Attorney, Brownstein Hyatt Farber Schreck, LLP*

Panel Discussion: Housing Products & Differences

Panelists:

*Ben Fine, Vice President of Construction, Coastal Community Builders
Dan Ferreira, Founder & CEO, US-Offsite
Ken Triguero, President & CEO, People Self Help Housing*

Moderated by:

*Jocelyn Brennan, Executive Director, Home Builders Association of the
Central Coast
Chenin Dow, Community Development Director, City of Santa Maria*

Closing Remarks

*Suzanne Singh, VP of Economic Development & Government Affairs,
Santa Maria Valley Chamber*

Happy Hour & Networking to follow program

SPEAKERS



Staci Caplan

Broker/Owner of Pacific Crest Realty

Staci Caplan is a supervising broker/owner who lists and sells property with more than two decades of experience. She is a second-generation REALTOR from Santa Barbara, and serves consistently at the local, state, and national levels.

Staci is recognized for her collaborative leadership style and deep policy expertise. She is a trusted voice in the real estate community, with a long-standing commitment to advocacy and investment in the REALTOR® profession, always guided by a strong sense of purpose and service. Her campaign is Powered by Purpose: a deep commitment to our members, our profession, and the communities we serve. At the heart of Staci's vision is a belief that when we put REALTORS® and consumers first, everyone benefits.

As a candidate for C.A.R. President-Elect in 2027, Staci is on a "Listening Tour" and wants to hear from you! Contact Staci and see her full bio on the Powered by Purpose campaign website: www.Staci4CAR.com.



Chenin Dow

Community Development Director, City of Santa Maria

Chenin Dow is a seasoned public sector leader with over 17 years of experience in municipal governance and community development. She currently serves as the Community Development Director for the City of Santa Maria, where she oversees planning, economic development, housing, code enforcement, and community programs to drive sustainable growth and revitalization efforts. Prior to joining Santa Maria, Dow held key leadership roles with the City of Lancaster, where she served as the Assistant Director of the Lancaster Community Development Department. In this capacity, she managed economic development, housing, code enforcement, and building functions, playing a crucial role in the attraction of more than 7 million square feet of industrial projects and advancing the City Council's vision for a modernized economic development strategy. During her tenure in Lancaster, she also served as Senior Manager of Real Estate and Economic Development and Assistant to the City Manager.



Thomas E. Stevens

Executive Director of Space Launch Delta 30 and the Western Range

Mr. Thomas E. Stevens serves as the Executive Director of Space Launch Delta 30 and the Western Range at Vandenberg Space Force Base, California, where he oversees civilian resources, corporate policy, strategic direction, acquisition efforts, and standardization of processes for Western Range launches. Tom's career began with the Air Force in 1987 through the Engineering Professional Program at Vandenberg, progressing through roles such as technical analyst on the Space-Based Interceptor Program, Senior Telemetry Monitoring Officer for Small Missile, Lead Mission Controller on the Multi-Service Launch System Minuteman II, and Chief Atlas II Test and Acceptance for Space Launch Complex Three East. He later served as Vandenberg Launch Programs Engineering and Activation Branch Chief, supporting Titan and Atlas launch programs, and as Chief Engineer of the 4th Space Launch Squadron, providing technical risk assessments and booster vehicle verification documentation for space flight worthiness certification. Finally, he was the 30 Operations Group and later 30 Space Launch Delta Launch Technical Director. He has a Master of Astronautical Engineering, a wife, Kim, three children Kyle, 33, Kevin, 31, and Megan, 29, and three grandchildren, Peyton, 3, Scottie, 1, and another on the way.



Chris Gullien

Attorney, Brownstein Hyatt Farber Schreck, LLP

Natural resources attorney with expertise in land use, housing, CEQA and water matters. Specialized experience in housing, renewable energy, winery and other real estate development projects, as well as water supply related litigation. A committed team leader with an innovative, business-oriented approach to representation and advocacy.

Chris Guillen serves as a trusted advisor to clients navigating complex deals and projects involving natural resources. He approaches each matter with a clear focus on practical problem-solving—helping clients assess risk, understand regulatory constraints, and make informed business decisions that align with their long-term objectives.

Chris Gullien (Continued..)

Attorney, Brownstein Hyatt Farber Schreck, LLP

His practice sits at the intersection of real estate development and water-related issues, with deep experience in California housing law, the California Environmental Quality Act (CEQA), and the Sustainable Groundwater Management Act (SGMA). He works with a diverse range of clients, including private property owners, developers, farmers and wineries, public agencies, and nonprofit organizations.

His work includes guiding clients through due diligence for housing developments and natural resource investments; representing landowners in water rights disputes; challenging overly restrictive land use regulations; defending agricultural operations in land use permit appeals; and resolving disputes arising from flood and erosion events. He also advises landowners and renewable energy developers on land transitions and natural resource asset opportunities—helping them entitle projects, structure viable paths forward, and, when necessary, successfully navigate litigation.

Chris maintains a robust pro bono practice and sits on the firm's Pro Bono Committee.

Mack Carlson

Attorney, Brownstein Hyatt Farber Schreck, LLP

Trusted advisor to a broad spectrum of clients in complex water, land use and housing matters. In-depth public agency and general counsel experience. Unique combination of scientific and legal expertise.

Mack Carlson is a dynamic natural resources attorney who advises public agencies, developers and water districts on complex environmental, land use, housing, public law and water law matters.

Mack has developed a detailed understanding of land use especially related to assisting developers understand and leverage California housing laws, including the Housing Accountability Act, Density Bonus Law and the Permit Streamlining Act, to advance residential and mixed-use project. He guides clients through their development options under various, streamlined ministerial permitting pathways under state law. Mack also serves as assistant legal counsel for the City of Carpinteria, where he drafts ordinances, reviews contracts and advises on the California Environmental Quality Act compliance.



Mack Carlson (Continued..)

Attorney, Brownstein Hyatt Farber Schreck, LLP

Leveraging his technical expertise as a former hydrogeologist and extensive legal experience, Mack advises on water and groundwater law for a wide variety of clients, including California Water District, large and small agricultural landowners and groundwater sustainability agencies. Mack tackles implementation of the Sustainable Groundwater Management Act from both the private and public agency perspective—assisting clients with review and development of groundwater sustainability plans. He also has served as general counsel for a groundwater sustainability agency in Southern California and deputy general counsel for the largest water district in California.

Before attending law school, Mack was a hydrogeologist in California and Utah, where he worked for an investor-owned water utility and international mineral extraction company. While in law school, he was a judicial extern for U.S. District Court Judge Miranda Du in Nevada and a legal extern with the Office of the California Attorney General's Office in the Land, Environment and Natural Resources Section.

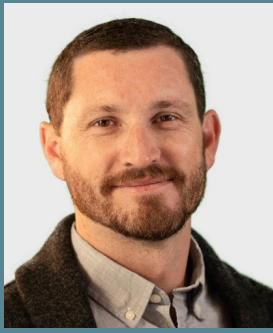


Ben Fine

Vice President of Construction, Coastal Community Builders

Ben Fine brings over 20 years of land development expertise to his role as Vice President of Construction at Coastal Community Builders. A licensed civil engineer, he holds a Bachelor of Science in Agricultural Engineering, a Master of Science in Mechanical Engineering, and an MBA from Cal Poly San Luis Obispo.

Before joining CCB, Ben served as Director of Public Works and City Engineer for Pismo Beach, overseeing major infrastructure and development projects. His experience in both public and private sectors ensures the successful execution of CCB's construction initiatives.



Dan Ferreira

Founder & CEO, US-Offsite

Dan Ferreira is the Founder and CEO of US-Offsite and several companies across the construction supply chain. With more than 15 years of experience in design-build development and a background in Architecture/Engineering from California Polytechnic State University, Dan has focused his career on improving how buildings are designed, manufactured, and delivered. Prior to launching US-Offsite, he co-founded Studio Prime Inc., which was later acquired. In 2020, Dan founded US-Offsite to address the rising cost and slow timelines of traditional construction by scaling factory-built housing solutions. Under his leadership, the company has developed a fully integrated design-build delivery model, combining architecture, engineering, factory manufacturing, and site construction into a streamlined process. This integration is strengthened by US-Offsite Building Company, the company's in-house general contractor, enabling a turnkey solution from design and fabrication through vertical construction and project completion.

Dan is currently leading the expansion of US-Offsite's manufacturing capabilities, including the growth of a 220,000-square-foot advanced manufacturing facility, positioning the company to scale production of modular housing and deliver faster, more cost-effective housing solutions across the Western United States.



Ken Trigueiro

President & CEO, People's Self Help Housing

Since joining People's Self-Help Housing in 2005, Ken has served in many roles, including Executive Vice President, Chief Financial Officer, and Vice President of Real Estate Finance. With extensive experience accumulated through a 30+ year distinguished career in banking and affordable housing, Ken brings an innovative combination of executive skills to his role as CEO & President. He earned his undergraduate degree in Agricultural Business Management from Cal Poly and his MBA in Finance & Banking from Golden Gate University, San Francisco. Prior to joining PSHH, he held executive positions in real estate development overseeing residential and commercial as well as agricultural properties. Ken is proud to have originated and developed numerous housing projects, many transformed from distressed investments. His passion is increasing local affordable housing opportunities with impactful supportive services and building on the organization's strong foundation as a highly regarded community-based mission-driven developer. Along with leading People's Self-Help Housing, Ken serves on several local, regional, statewide, and national organizations' boards of directors.

MODERATORS



Jocelyn Brennan

President/CEO, HRM Consulting Group

Jocelyn has worked in the community on policy, development, and strategic initiatives at the state, county, and city levels. Jocelyn was the District Director for the 35th Assembly District, serving over 500k constituents. The Assembly District represents all of San Luis Obispo County and Northern Santa Barbara County. Prior to her work for the state Assembly, Jocelyn worked at the San Luis Obispo County Board of Supervisors. Most recently, Jocelyn has served as President and CEO of the South County Chambers of Commerce serving over eight hundred businesses, where she created a regional chamber representing South San Luis Obispo County. In 2021, Jocelyn brought her years of experience, big picture perspective, and broad network of resources to launch The HRM Consulting Group, a firm specializing in entitlement consulting, stakeholder engagement, and government relations. Since its founding, the firm has helped advance the entitlement of nearly 6,000 housing units across the Central Coast, supporting the delivery of much needed housing in communities throughout the region.

Jocelyn is the Government Affairs Director for the California Association of Realtors Region 31, and the Interim Executive Director of the Home Builders Association of the Central Coast. She also serves on the REACH Board of Directors and is the Chair of the Central Coast Economic Forecast.



Chenin Dow

Community Development Director, City of Santa Maria

Chenin's bio is available on p.3.



ABOUT THE SANTA MARIA VALLEY CHAMBER

The Santa Maria Valley Chamber houses the Chamber, Visitors Bureau, and Economic Development Commission, providing a centralized foundation for regional progress. Dedicated to fostering a thriving, inclusive, and resilient community, the organization leverages strategic resources and strengthens partnerships to drive economic vitality.

Guided by a commitment to enhancing quality of life, the Chamber supports essential community initiatives and creates pathways to opportunity for all residents and businesses. Through leadership and collaboration, the organization ensures the Santa Maria Valley remains a premier destination to live, work, and visit.

For more information, visit www.santamaria.com.



ABOUT THE HOME BUILDERS ASSOCIATION OF THE CENTRAL COAST

The Home Builders Association of the Central Coast is a non-profit California 501(c)(6) trade association representing Home Builders and related industry professionals in San Luis Obispo and Santa Barbara Counties.

HBACC serves you within the building industry by working closely with the California Building Industry Association (CBIA) and the National Association of Home Builders (NAHB) to provide comprehensive programs, including powerful legislative advocacy, effective business networking, money-saving benefits, proven educational programs, up-to-date industry awareness, and valuable publications and resources.

To learn more, visit www.hbacc.org.

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We would like to thank the following businesses for their support of the 2026 Santa Maria Valley Housing Summit:

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THANKS FOR JOINING US!

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Thank you to our Santa Maria Valley Chamber Investor Program Sponsors, who make programming like the Housing Summit possible:

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Central Coast Truck Center	Santa Barbara County	PETS Hospital / Pismo Beach	Santa Barbara Humane	Sunlife Farm, Inc.	Xerxes Electronics
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