



# HOUSING AUTHORITY

OF THE CITY OF SANTA BARBARA



“We remain steadfast in our resolve to create not just affordable housing, but vibrant, thriving communities.”

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## Dear Friends, Partners and Community Members,

As we reflect on the progress of the Housing Authority of the City of Santa Barbara in 2025, we are proud to share the story of our collective efforts, resilience, and continued commitment to providing safe, livable affordable housing for all members of our community.

The past year has been one of significant challenges, but also remarkable achievements. In a political climate marked by budget uncertainty coupled with rising construction and operating costs, our mission has never been more critical. As we navigate these complexities, we remain steadfast in our resolve to create not just affordable housing, but vibrant, thriving communities where individuals and families can find stability, dignity, and opportunity.

Thank you for your continued support and for being part of our efforts to create a stronger, more inclusive and resilient Santa Barbara. Together, we can build a community where everyone can thrive.

Warm regards,



Rob L. Fredericks  
**Executive Director / CEO**  
Housing Authority of the City of Santa Barbara



Lisa Carlos  
**Chair**  
Housing Authority of the City of Santa Barbara  
Board of Commissioners



## In 2025, HACSB made great strides in several key areas.

### Expanding Housing Supply

We successfully secured **\$5.9 million** in funding through California's Homekey+ program to convert a former motel on De La Vina Street into 32 permanent supportive housing units. This development exemplifies our commitment to using innovative and sustainable strategies, such as adaptive reuse, to address homelessness and provide permanent, dignified housing for those in need.

### Growing Our Portfolio

We are actively working to grow our affordable housing portfolio through strategic partnerships, including joint housing developments with our local school district, and ongoing investment in preservation and rehabilitation—laying the foundation for future development while protecting long-term affordability for our residents and workforce.

### Strengthening Resident Services

We continue to offer comprehensive resident services aimed at promoting self-sufficiency. This year, we expanded programs in financial literacy, job readiness, and youth enrichment, ensuring that our residents have the tools they need to thrive beyond having affordable housing.

### Community Engagement

We remain committed to engaging with the community through events like our annual "Tools for School" initiative, which provided over 400 backpacks to local youth. In addition, we are actively engaging residents and neighboring community members in the planning and design of redevelopment and new development efforts, ensuring these efforts reflect local needs, priorities, and long-term community benefit.

## As we move forward into 2026, our priorities remain clear.

### Increasing Housing Supply

We will continue to pursue opportunities for new development and redevelopment, including maximizing the density within our existing housing portfolio with continued neighborhood compatibility, and pursuing partnerships that expand affordable housing options for low-income families, seniors, and individuals experiencing homelessness.

### Supporting Resident Success

Our focus on empowering residents through job training, financial literacy, and other supportive services will remain at the core of our work. Our goal is to support our residents move toward self-sufficiency and economic stability.

### Equity & Community Engagement

We will deepen our efforts to ensure that all communities, particularly those most vulnerable, are represented in the decisions that affect them. We are committed to fostering inclusivity and equity in all our developments and services.

**While the road ahead will undoubtedly present challenges—from escalating construction costs to shifts in state and federal policy—HACSB remains focused on delivering results for the people we serve. We will continue to build upon the strong foundation we've established, leveraging public, private, and community resources to advance our mission.**

**This work would not be possible without the dedication of our staff, the support of our Board of Commissioners, and the collaboration of our many partners in local government, nonprofit organizations, and the private sector. We are deeply grateful to all those who contribute their time, expertise, and resources to HACSB's mission.**

# 2025 Key Affordable Housing Achievements

These developments illustrate how HACSB is leveraging partnerships, thinking creatively about land use, and pursuing solutions that maximize community benefit—not just building housing, but strengthening the social and economic fabric of Santa Barbara. This forward-looking approach reflects HACSB’s mission: to provide safe, decent, and affordable housing while supporting the well-being and stability of Santa Barbara residents. Through innovation, collaboration, and sustained community investment, we are building a more inclusive and resilient future for all.



## 3055 De La Vina St. - A Model of Adaptive Reuse

In November 2025, HACSB began rehabilitating the former Quality Inn at 3055 De La Vina Street into 32 permanent supportive studios for extremely low-income, formerly homeless individuals, complete with onsite management and supportive services. Funded through California Homekey+, City of Santa Barbara and Banc of California loans, and Santa Barbara Foundation support, with completion expected in May 2026.

## 1. Bella Vista — 200 N. La Cumbre Rd.

HACSB held a groundbreaking for the 48-unit Bella Vista affordable housing project in February 2025. The Low Income Housing Tax Credit (LIHTC) project will house low-income families and units will be subsidized with Section 8 Project-Based Vouchers for long-term affordability.

## 2. Monteria Village Redevelopment

In 2025, HACSB moved forward with the redevelopment plans for former public housing property, Monteria Village, securing final design approvals, progressing on funding plans, and conducting community outreach to create 52 modern, affordable units.

## 3. 15 S. Hope Avenue

In 2025, HACSB was awarded Low Income Housing Tax Credit funding for a 46-unit affordable housing project at 15 South Hope Avenue, serving low-income households, including special-needs residents. Construction will begin in 2026.

## 4. Parma School Site — 915 E. Montecito St.

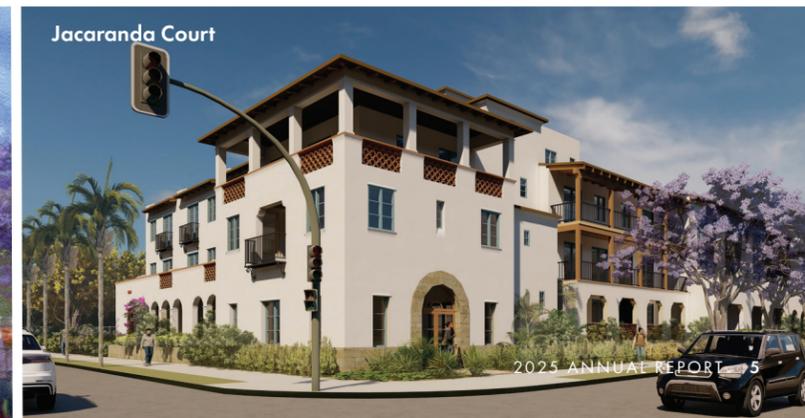
Planning and pre-development continued in 2025 for a 40-45 unit affordable housing development for Santa Barbara Unified School District employees on a vacant, District-owned site. This first-of-its-kind project in Santa Barbara helps stabilize the essential workforce that supports our schools and community.

## 5. Presidio Springs Redevelopment

Planning continued in 2025 for the phased redevelopment of the Presidio Springs senior community, replacing aging buildings with 327 higher-density, modern apartments. The plan includes resident relocation, affordable rents capped at 30% of income, and use of LIHTC funding.

## 6. Jacaranda Court — 400 W. Carrillo St.

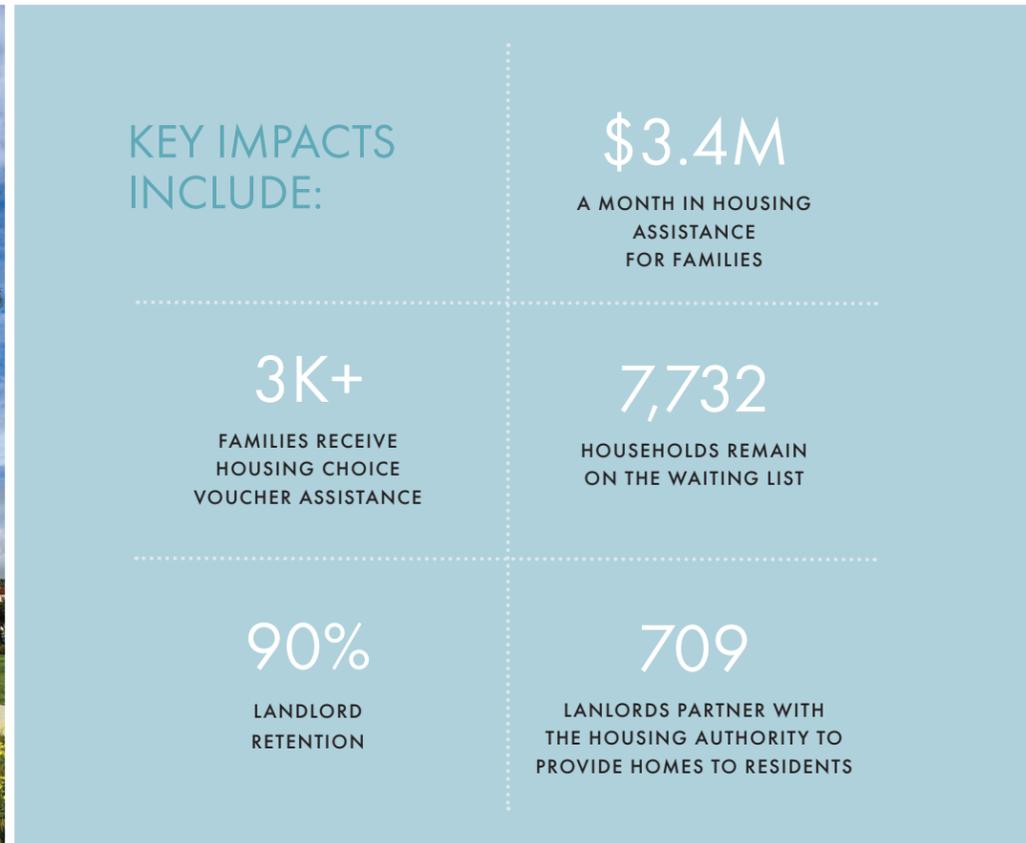
HACSB held a groundbreaking in December 2025 for Jacaranda Court, a 63-unit development set to replace an under-utilized city-owned commuter parking lot. The project targets moderate-income workforce households. Construction is expected to take 20 months.



# Housing Assistance Programs

## SECTION 8 HOUSING CHOICE VOUCHERS

In early 2025, HACSB paused the issuance of new Section 8 Housing Choice Vouchers due to anticipated reductions in federal funding. This decision was necessary to align voucher commitments with the level of Congressional appropriations.



## EMERGENCY HOUSING VOUCHER (EHV) PROGRAM

The EHV program continued to provide critical assistance in 2025, supporting more than 114 households. Proposed federal budget cuts pose significant risks to this program, with potential community-wide implications for housing stability and homelessness prevention.

# Community Outreach and Resident Support

## FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

HACSB's Family Self-Sufficiency Program helps residents achieve long-term financial independence through individualized goal-setting, financial education, escrow savings, and access to career and educational resources while maintaining stable housing.



### 2025 Highlights

- **153 participating** households
- **17 graduates**, 4 no longer receiving housing assistance
- Average escrow disbursement: **\$24,779**
- Average increase in annual earned income: **\$39,452**

## TOOLS FOR SCHOOL – 13TH ANNUAL EVENT

HACSB and its nonprofit affiliate, 2nd Story Associates, hosted the 13th annual Tools for School event, providing essential support to local students and families while strengthening connections to community resources and reducing barriers to educational success.



### Event Highlights

- Nearly **200 families** served
- Approximately **400 backpacks** distributed
- Participation from **20+ youth-serving** organizations
- **On-site mobile health clinic** provided by Santa Barbara Neighborhood Clinics. Made possible through generous grant from U.S. Bank

# Resident Services

## Hosted 2 Family Digital Literacy Events



45 FAMILIES RECEIVED FREE REFURBISHED COMPUTERS AND ONLINE SAFETY TRAINING

## Advocate of the Date

250 INTERVENTIONS TO SUPPORT CLIENTS WITH ESSENTIAL NEEDS



## 11 Households



RECEIVED NEW BEDS — INCLUDING SENIORS, DISABLED AND FORMERLY HOMELESS INDIVIDUALS,

## Healthy Families Food Distribution



SERVED 150 FAMILIES IN COLLABORATION WITH THE FOODBANK, EACH MONTH 150 FAMILIES AND SENIORS WERE SERVED. IN 2025, OVER 53,147 LBS OF FOOD DISTRIBUTED.

## 19 Households



FAMILIES AND SENIORS, WERE PROVIDED WITH DONATIONS OF GENTLY USED FURNITURE FOR THEIR HOMES

## Preparación, Bienestar Y Cultura —

SUMMER ENRICHMENT PROGRAM FOR 17 HIGH SCHOOL STUDENTS — COLLEGE READINESS, SELF-CARE AND MENTAL WELLNESS, CULTURAL EMPOWERMENT



## 34 Welcome Home Kits



PROVIDED TO NEWLY HOUSED FAMILIES AND INDIVIDUALS COMING FROM HOMELESSNESS, CONTAINING BASIC HOUSEHOLD ESSENTIALS SUCH AS BLANKETS, TOWELS, DISHES AND MORE

## Housing Authority

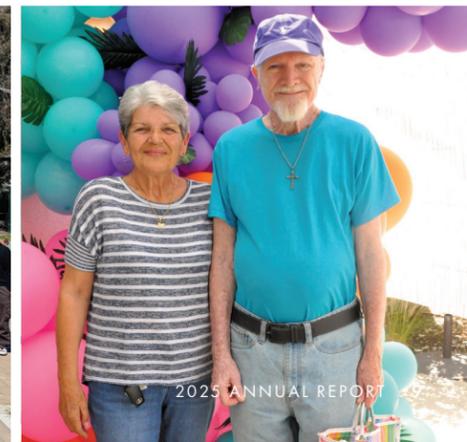
HOSTS DAILY LOW COST, FRESHLY PREPARED LUNCHES - 20 SENIORS ATTEND DAILY THROUGH CENTRAL COAST COMMISSION FOR SENIOR CITIZENS



## 12 Housing Authority Youth



ATTENDED SUMMER DAY CAMP AT EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK



# Policy Leadership and Advocacy

## Defending Federal Housing Programs

In 2025, HACSB actively campaigned against proposed deep HUD funding cuts, urging Congress to protect Section 8 programs, fully fund Emergency Housing Vouchers, and support the Family Self-Sufficiency program to prevent destabilizing hundreds of local families.

## Local Budget Advocacy

In advance of the City’s 2025–26 budget vote, HACSB advocated for an increase in the Local Housing Trust Fund to \$5 million. The Authority emphasized that stronger local investment was essential, particularly given potential federal funding vulnerabilities.

## Opposing Harmful HUD Policy Proposals

HACSB publicly opposed proposed HUD rules that would prevent mixed-status households from receiving housing assistance, highlighting the potential negative impact on long-standing residents and community stability.

## Supporting Prohousing Reforms

The Authority formally endorsed Santa Barbara’s application for the California Prohousing Designation, demonstrating leadership in advancing zoning reforms and affordable housing development.

## Championing Innovation

At the March 2025 Habitat for Humanity “Housing Innovation” event, HACSB participated as a panelist, advocating for cross-sector innovation—from financing to design—to increase access to affordable homeownership in Santa Barbara.

## Community Engagement

In 2025, HACSB strengthened community connections for projects like Presidio Springs, Monteria Village, Jacaranda Court, 15 South Hope Avenue, and the Parma School site through resident and neighborhood outreach and meetings, while programs such as the Family Self-Sufficiency Program and Tools for School supported education, workforce development, and economic independence. HACSB also hosted Housing Santa Barbara Day, providing affordable housing information and resources to support and expand opportunities for local families.

## Partnerships

Our work is strengthened by partnerships. Through collaborations, HACSB maximizes resources, enhances housing capacity, and delivers programs that go beyond providing homes—such as supportive services, family counseling, and access to essential resources. These partnerships allow us to create a holistic network of support that empowers residents, strengthens communities, and drives lasting impact throughout Santa Barbara.

## WITH GRATITUDE

This work would not be possible without the dedication of our staff, the leadership of our Board of Commissioners, and the continued support of our partners in local government, nonprofit organizations, and the private sector. We are especially grateful to the residents and community members who engage with us, share their voices, and help shape the future of affordable housing in Santa Barbara. Together, your commitment, collaboration, and trust make meaningful progress possible.

## COMBINED STATEMENT OF NET POSITION

As of March 31, 2025

### ASSETS

#### Current Assets:

Cash & Cash Equivalents	\$	8,531,950
Restricted Cash & Cash Equivalents		5,956,570
Investments		32,702,762
Accounts & Notes Receivable, Current Portion		6,442,830
Prepaid Expenses		306,796
Inventory		61,159

**Total Current Assets** \$ **54,002,067**

#### Non-Current Assets:

Capital Assets, Net of Depreciation	\$	164,700,760
Accounts & Notes Receivable, Non-Current Portion		52,240,897

**Total Non-Current Assets** \$ **216,941,657**

**Deferred Outflows of Resources** \$ **117,646**

**TOTAL ASSETS** \$ **271,061,370**

### LIABILITIES & NET ASSETS

#### Current Liabilities

Accounts Payable	\$	599,388
Accrued Liabilities		333,146
Unearned Revenue		250,408
Compensated Absences, Current Portion		278,763
Funds Held in Trust		780,022
Notes Payable, Current Portion		6,908,513
Other Current Liabilities		200,885

**Total Current Liabilities** \$ **9,351,125**

#### Non-Current Liabilities

Funds Held in Trust	\$	1,330,337
Compensated Absences, Non-Current Portion		882,280
Notes Payable, Long-term Portion		41,740,694
Accrued Other Post-Employment Benefits		2,341,034

**Total Non-Current Liabilities** \$ **46,294,345**

**TOTAL LIABILITIES** \$ **55,645,470**

**Deferred Inflows of Resources** \$ **2,617,298**

#### Net Position

Net Investment in Capital Assets	\$	116,051,553
Restricted Net Position		15,811,321
Unrestricted Net Position		80,935,728

**Total Net Assets** \$ **212,798,602**

**TOTAL LIABILITIES & NET ASSETS** \$ **271,061,370**

## COMBINED STATEMENT OF REVENUE, EXPENSES & CHANGE IN FUND NET POSITION

Fiscal year ended March 31, 2025

### REVENUE

#### Operating Revenue:

Dwelling Rent, net	\$	11,431,292
Government Grants		57,771,158
Other Operating Income		1,985,334

**Total Operating Revenue** \$ **71,187,784**

#### Operating Expenses:

Administration	\$	8,785,576
Tenant Services		2,999,935
Utilities		1,199,917
Maintenance & Operations		5,955,477
General Expense		605,414
Insurance		855,456
Depreciation		4,513,318
Housing Assistance Payments		41,981,673

**Total Operating Expenditures** \$ **66,896,766**

**NET OPERATING INCOME** \$ **4,291,018**

#### Non-Operating Revenue (Expense)

Investment Income	\$	3,085,710
Interest Expense		(1,658,282)
Gain on Disposition of Assets		1,847,285

**Non-Operating Revenue (Expense)** \$ **3,274,713**

**Change in Net Position** \$ **7,565,731**

**NET POSITION (beginning of year)** \$ **205,769,510**

Prior Period Adjustment (536,639)

**NET POSITION (end of year)** \$ **212,798,602**

**SANTA BARBARA AFFORDABLE HOUSING GROUP**

ADDRESS	NAME	UNITS	TYPE
1112-1120 E. MASON ST.	HOIT GARDENS	4	FAMILY
28-38 N. VOLUNTARIO ST.	HOIT GARDENS	6	FAMILY
1203-1215 CASTILLO ST.	WILSON COTTAGES	16	FAMILY
416-422 W. ANAPAMU ST.	WILSON COTTAGES	8	FAMILY
125 S. VOLUNTARIO ST.	N/A	3	FAMILY
1507 SAN PASCUAL ST.	N/A	2	FAMILY
175 S. LA CUMBRE LN.	VISTA LA CUMBRE	36	SENIOR
1831 DE LA VINA ST.	N/A	4	SENIOR
1913 SAN PASCUAL ST.	N/A	10	FAMILY
1934-1938 ELISE WAY	N/A	16	FAMILY
217-227 S. SALINAS ST.	N/A	10	FAMILY
219-231 MEIGS RD.	N/A	18	FAMILY
221-223 W. VICTORIA ST.	N/A	12	FAMILY
231-233 W. ORTEGA ST.	N/A	4	FAMILY
2721 MIRADERO DR.	ARROYO MIRADERO	10	SENIOR
305 RANCHERIA ST.	MONTERIA VILLAGE	4	FAMILY
512-524 W. MONTECITO ST.	MONTERIA VILLAGE	24	FAMILY
323-327 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	9	FAMILY
3931-3937 VIA DIEGO	N/A	24	FAMILY
401-404 TRANSFER AVE.	CASTILLO COURT	8	SENIOR
422 OLD COAST HWY.	OLD COAST TOWNHOUSES	5	FAMILY
519-521 N. ALISOS ST.	N/A	4	FAMILY
602 EUCALYPTUS AVE.	N/A	4	FAMILY
602 PICO AVE.	N/A	2	FAMILY
606 W. MICHELTORENA ST.	N/A	1	FAMILY
82 N. LA CUMBRE RD.	N/A	11	FAMILY
610-616 W. CARRILLO ST.	CASA CARRILLO	7	FAMILY
620-652 CASTILLO ST.	LA CASA CASTILLO	17	FAMILY
630 BATH ST.	N/A	2	FAMILY
716 N. SALSIPUEDES ST.	N/A	2	FAMILY
714-720 OLIVE ST.	PRESIDIO GARDENS	12	FAMILY
511-515 E. ORTEGA ST.	PRESIDIO GARDENS	12	FAMILY
721 LAGUNA ST.	PRESIDIO SPRINGS	122	SENIOR
818-826 LAGUNA ST.	PRESIDIO GARDENS	8	FAMILY
820-824 VINE AVE.	PRESIDIO GARDENS	4	FAMILY
821 VINE AVE.	PRESIDIO GARDENS	6	FAMILY
825 OLIVE ST.	PRESIDIO GARDENS	4	FAMILY
902 OLIVE ST.	OLIVE TOWNHOUSES	6	FAMILY
<b>TOTAL SBAGH UNITS</b>		<b>457</b>	

**COMMUNITY-BASED SUPPORTIVE HOUSING**

ADDRESS	NAME	UNITS	TYPE
1020 PLACIDO AVE.	N/A	1	12 BED DETOX
657 SAN FELIPE DR.	N/A	2	5 BED GROUP HOME
2904 STATE ST.	N/A	8	GROUP HOME
3030 DE LA VINA ST.	FIREHOUSE	1	16 BED TRANSITIONAL
421 N ALISOS ST.	N/A	4	8 BED GROUP HOME
<b>TOTAL COMMUNITY BASED UNITS</b>		<b>16</b>	

**2ND STORY ASSOCIATES**

ADDRESS	NAME	UNITS	TYPE
1200 PUNTA GORDA ST.	GREEN MOBILE HOME PARK	40	MOBILE HOME PARK
821 STATE ST.	N/A	14	WORKFORCE
<b>TOTAL 2ND STORY ASSOCIATES UNITS</b>		<b>54</b>	

**NON-HUD**

ADDRESS	NAME	UNITS	TYPE
100 N. LA CUMBRE	N/A	19	WORKFORCE
1012-1024 E. DE LA GUERRA ST.	CASITAS DE LA GUERRA	15	SENIOR & WORKFORCE
1022 GARDEN ST.	N/A	6	WORKFORCE
1027 E. ORTEGA ST.	N/A	6	SENIOR
1616 - 1618 CASTILLO ST.	N/A	9	WORKFORCE
1910 SAN PASCUAL ST.	N/A	12	WORKFORCE
2120 - 2124 OAK PARK LANE	N/A	10	WORKFORCE
224 W. ORTEGA ST.	N/A	6	WORKFORCE
2525 DE LA VINA ST.	N/A	6	WORKFORCE
2941 STATE ST.	N/A	6	WORKFORCE
3055 DE LA VINA ST.	N/A	32	FUTURE DEVELOPMENT/HOMELESS
309-311 S. VOLUNTARIO ST.	PASEO VOLUNTARIO	18	WORKFORCE
400 W. CARRILLO ST.	JACARANDA COURT	63	FUTURE DEVELOPMENT/MIDDLE INCOME
425-431 E. ORTEGA ST.	N/A	3	WORKFORCE
4455 HOLLISTER AVE.	N/A	11	WORKFORCE
509-515 W. VICTORIA ST.	N/A	11	WORKFORCE
536 W. PEDREGOSA	N/A	3	HOMELESS FAMILIES
602 & 619 KENTIA AVE.	N/A	8	SPECIAL NEEDS
616 W. MISSION ST.	N/A	6	WORKFORCE
630 W. ARRELLAGA ST.	N/A	4	WORKFORCE
633 DE LA VINA ST.	N/A	8	WORKFORCE
705 OLIVE ST.	N/A	3	WORKFORCE
801-835 OLIVE ST.	N/A	18	WORKFORCE
809-811 OLIVE ST.	N/A	3	WORKFORCE
810 VINE ST.	N/A	1	WORKFORCE
816 VINE AVE.	N/A	6	SENIOR
817 OLIVE ST.	N/A	1	SENIOR
821 E. FIGUEROA ST.	N/A	6	WORKFORCE
922 CASTILLO ST.	CASA DE LAS FUENTES	42	DOWNTOWN WORKFORCE
<b>TOTAL NON-HUD UNITS</b>		<b>281</b>	

**LOW INCOME HOUSING TAX CREDIT**

ADDRESS	NAME	UNITS	TYPE
1116 DE LA VINA ST.	GARDEN COURT	98	SENIOR
116 E. COTA ST.	VERA CRUZ VILLAGE	29	HOMELESS
13-21 S. SOLEDAD ST.	PEARL GARDENS	15	FAMILY
15 S. HOPE AVE.	N/A	46	FUTURE DEVELOPMENT/SPECIAL NEEDS
200 N. LA CUMBRE	BELLA VISTA	48	FUTURE DEVELOPMENT/FAMILIES
211-221 SYCAMORE LN.	SYCAMORE GARDENS	20	FAMILY
227 W. DE LA GUERRA ST.	COTTAGE GARDENS	17	SENIOR
251 S. HOPE AVENUE	THE GARDENS ON HOPE	90	SENIOR
315 W. CARRILLO ST.	EL CARRILLO	62	HOMELESS
418 SANTA FE PLACE	VILLA SANTA FE I	107	SENIOR
422 E. COTA ST.	ARTISAN COURT	56	HOMELESS/DOWNTOWN WORKFORCE
512 BATH ST.	BRADLEY STUDIOS	54	HOMELESS/DOWNTOWN WORKFORCE
518 E. CANON PERDIDO ST.	ELEANOR APARTMENTS	8	FAMILY
521 N. LA CUMBRE RD.	VILLA SANTA FE II	60	SENIOR
813 E. CARRILLO ST.	JOHNSON COURT	17	HOMELESS VETERANS
<b>TOTAL LIHTC UNITS</b>		<b>727</b>	

**SECTION 8 HOUSING CHOICE VOUCHER /CONTINUUM OF CARE**

ADDRESS	NAME	UNITS	TYPE
DISPERSED THROUGHOUT THE CITY	SECTION 8 RENTAL ASSISTANCE	3031	FAMILY/SENIOR/DISABLED
DISPERSED THROUGHOUT THE CITY	CONTINUUM OF CARE	8	FAMILY/SENIOR/DISABLED
TOTAL SECTION 8 HC/V/COC UNITS		3039	
<b>TOTAL HOUSING UNITS</b>		<b>4,574</b>	



**“I deeply appreciate the outstanding work the entire HACSB team do every day.”**

-ASSEMBLY MEMBER GREGG HART

**BOARD OF COMMISSIONERS**

Lisa Carlos  
**Chair**

Megan Turley  
**Vice-Chair**

Mary Fenger  
David Rowell  
Joey Samora  
Skip Szymanski  
Patricia Wheatly

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Rob Fredericks  
**Executive Director -  
Chief Executive Officer**

Dale Fathe-Aazam  
**Deputy Executive Director -  
Real Estate & Technology**

Veronica Loza  
**Deputy Executive Director -  
Programs & Operations**

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**Human Resources Manager**

Andrea Fink  
**Housing Programs Manager**

Clarissa Montenegro-Uhl  
**Property & Development Manager**

Jamie Kuczowski  
**Director of Finance**

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Derek Aleksander  
Dulce Astorga  
Hector Avila  
JoAnn Berg  
Octavio Botello  
Miguel Bustos  
Omar Cancino Pena  
Eduardo Capristo  
Lalo Corrales  
Jennifer Diaz  
Ricardo Dorado  
Janett Emery  
Alicia Esparza  
Ina Fernandez  
Christina Garcia  
Miguel Garcia  
Julia Garcia Ramos  
Andrew Gonzales  
Kevin Guerra  
Rigoberto Gutierrez  
Salvador Gutierrez Castillo  
Adrian Hernandez  
Jose Manuel Jauregui Cruz  
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Beatriz Valenzuela  
Heladio Vega  
Perla Vega  
Gerardo Velazquez  
Shea Velez-Whestphal  
Dane Ward  
Leticia Zuniga



## OUR MISSION

To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.

## OUR VISION

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





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

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