

Seaside Housing Collaborative

Director Board Meeting

February 18, 2026 | 10:00 a.m.





Seaside Housing Collaborative

Board of Directors Meeting

February 18, 2026 • 10:00am • Blackhorse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Meeting Agenda

- I. CALL TO ORDER
- II. ROLL CALL

Ian N Oglesby, Chair
Brenda Thomas, Vice-Chair
Greg McDanel, Director
Reginald Garnett, Director
Mitchel Winick, Director
Rosemary Soto, Director
- III. REVIEW AGENDA
- IV. PUBLIC COMMENT
- V. CONSENT AGENDA
 - A. APPROVE THE DRAFT MINUTES FROM THE JANUARY 21ST, 2026 MEETING
- VI. BUSINESS ITEMS
 - A. UPDATE ON RFP RESPONSES – SCORING (ANDY MYRICK)
- VII. STAFF REPORTS
 - A. NEXT MEETING SCHEDULED FOR MARCH 18, 2026
- VIII. BOARD MEMBER COMMENTS
- IX. ADJOURNMENT

2026 Scheduled Meetings:

- January 21, 2026 – 10:00am
- February, 18, 2026 – 10:00am
- March 18, 2026 – 10:00am
- April 15, 2026 – 10:00am
- May 20, 2026 – 10:00am
- June 17, 2026 – 10:00am
- July 15, 2026 – 10:00am
- August 19, 2026 – 10:00am
- September 16, 2026 – 10:00am
- October 21, 2026 – 10:00am
- November 18, 2026 – 10:00am
- December 16, 2026 – 10:00am

This body conducts business under the meeting requirements of the Ralph M. Brown Act.

MEETING AGENDA & RELATED MATERIALS

Agendas for regular board meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 72 hours prior to the start of the meeting. Agendas for special meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 24 hours prior to the start of the meeting. Materials relating to an agenda topic that is a matter of public record in open session, will be made available for public inspection 72 hours prior to the start of the regular meeting, or, alternatively, when the materials are distributed to at least a majority of board members.

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.

REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY

The Collaborative's presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY

Pursuant to the *Rehabilitation Act of 1973* and the *Americans with Disabilities Act of 1990*, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting may request assistance by contacting the board's Secretary at 440 Harcourt Avenue, Seaside, CA 93955 or at (831) 899-6891.

FOR MORE INFORMATION

For more information concerning this agenda or for materials relating to this meeting, please call (831) 899-6887



Seaside Housing Collaborative

Board of Directors Meeting

January 21, 2026 • 10:00am • Blackhorse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

DRAFT MINUTES

I. CALL TO ORDER

The meeting called to order at 10:00 AM.

II. ROLL CALL – We have a quorum

PRESENT: Chair Oglesby, Vice-Chair Thomas, Director Winick,
Director McDanel, Director Garnett

ABSENT: Director Soto

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

No public comments were made.

V. CONSENT AGENDA

A. APPROVE DRAFT MINUTES FROM THE NOVEMBER 19th, 2025 MEETING

On motion by Director Winick and second by Vice-Chair Thomas, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the November 19, 2025 board meeting. No public comments were made on the consent agenda.

RESULT: 5-0-0-1

AYES: Oglesby, Thomas, McDanel, Winick, Garnett

NOES: None

ABSTAIN: None

ABSENT: Soto

VI. BUSINESS ITEMS

A. UPDATE ON RFP RESPONSES (ANDY MYRICK)

City Staff recapped and provided updates on the revised RFP responses. City Staff had received three (3) responses with four (4) proposals which they examined on 11/19/2025. Based on input from the community, the Board requested that the submittals be updated based on select criteria. City Staff advised the Board that all respondents had provided updates but unfortunately, none of the revised plans had been scored, but City Staff presented the proposals for the Board's consideration. The meeting focused on reviewing development proposals for a residential project, with discussions centered around unit counts, parking arrangements, and cost estimates from different builders. The board received public comments expressing concerns about parking availability, neighborhood impact, and the potential loss of open space. The Board acknowledged the public comments. Staff recommended further review of the proposals, including engineering assessments and community feedback, before making a final decision. The conversation ended with a discussion of the next steps in the review process and confirmation of the board's email contact information for public input. Staff's recommendation is for the Board to discuss these items and to provide direction to Staff as appropriate.

VII. STAFF REPORTS

- A. *City Staff reminded the SHC Board of the next scheduled meeting for February 18, 2026 to be held in the Blackhorse Room.*

VIII. BOARD MEMBER COMMENTS

Board provided comments and those were noted by City Staff.

IX. ADJOURNMENT

The meeting adjourned at 10:45am. Next meeting: February 18, 2026 at 10:00am.

Item VI.A

UPDATE ON RFP RESPONSES - SCORING

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Update on RFP Responses

- RFP for development of parcel between Vallejo and Luzern Streets.
- Three Responses with Four Proposals were received
 - AMEG Enterprises (4 units)
 - Halsell Builders (9 units)
 - Revision West Option 1 (2 units)
 - Revision West Option 2 (4 units)
- The SHC Board examined these submitted proposals on 11/19/2025.



Update on RFP Responses

- Based on input from the community, the Board requested that the submittals be updated based on the following criteria:
 - Limit the number of units to two
 - Provide off-street garaged parking
 - Provide ADA Accessibility
 - Protect view from Luzern
 - Minimize costs
 - Protect fire truck turn-around on Luzern



Update on RFP Responses

- All of the previous respondents provided updated plans.
- Responses were scored independently by three City staff.



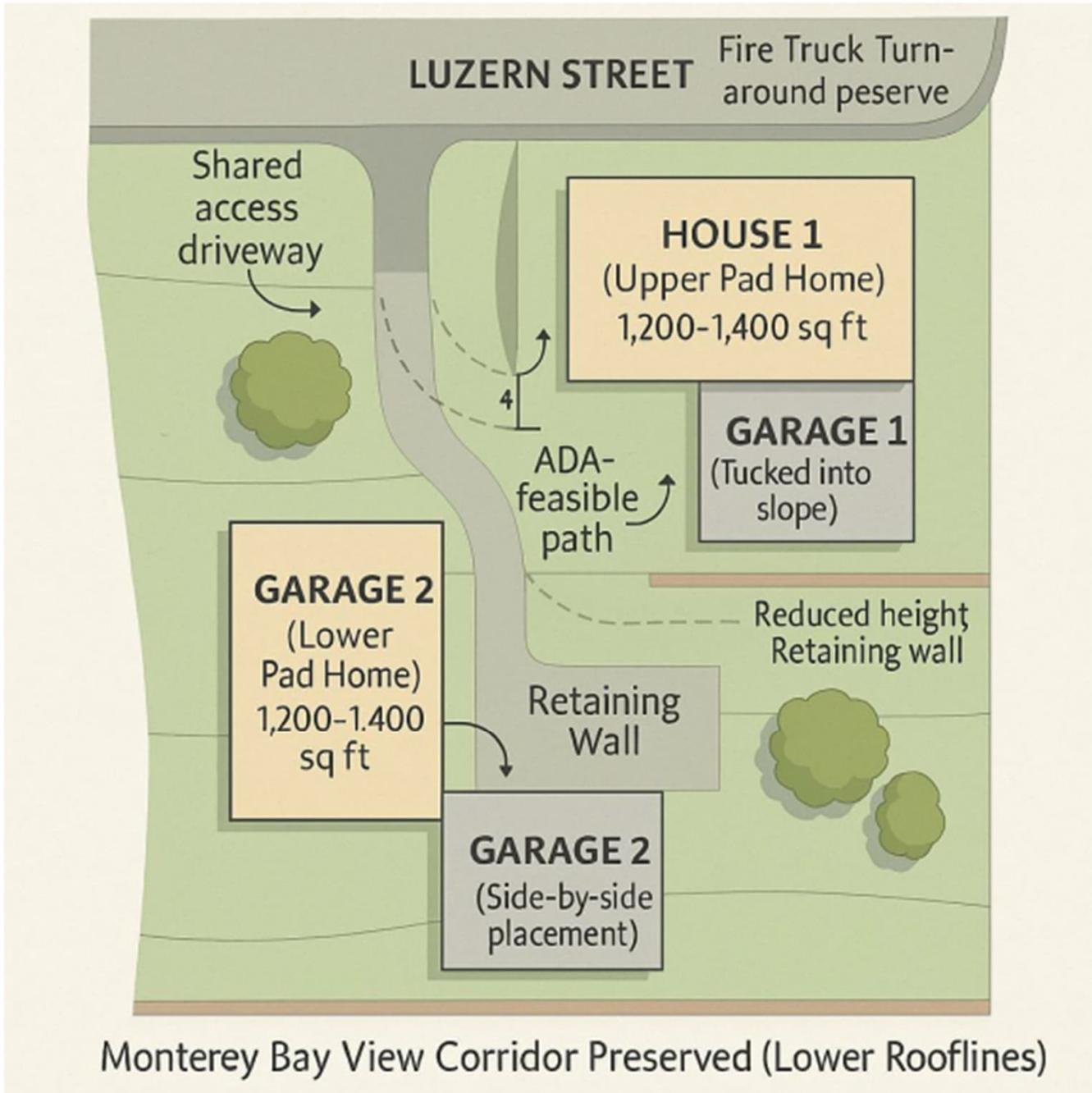
AMEG

- Would provide two units with single-car garaged parking.
- Total Cost: \$2,532,720 (down 18.7%)
- Approximately \$1,266,360 per unit (up 62.4%)
- Design Work estimated at \$150,000 (same as previous)



AS 540





AMEG

Criteria	Maximum Points	Scorer 1	Scorer 2	Scorer 3
Design and Neighborhood Compatibility – compatibility of units with existing single-family neighborhood (less impact is preferable)	40	30	40	38
Compliance with Applicable Codes and Plans	30	28	25	27
Cost – Total cost/value of the proposed project	20	10	15	8
Quality of Life of Occupants – What amenities to the units provide to create a comfortable living environment?	10	10	8	9
Total Points	100	78	88	82

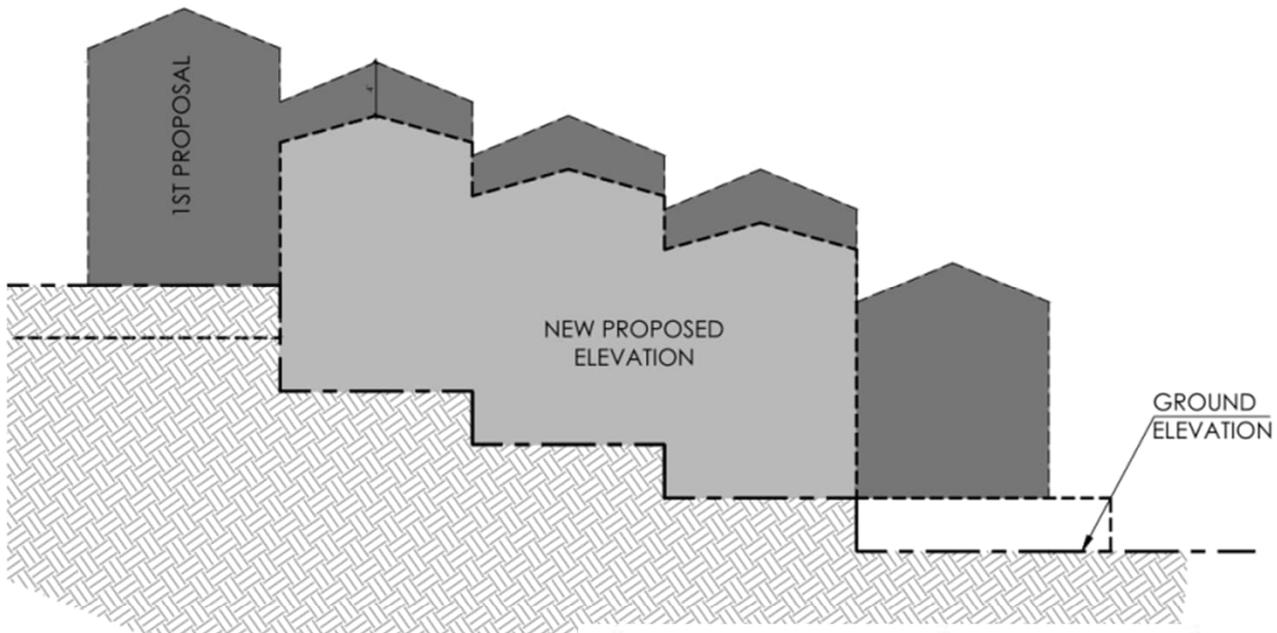
- Average Score 82.7

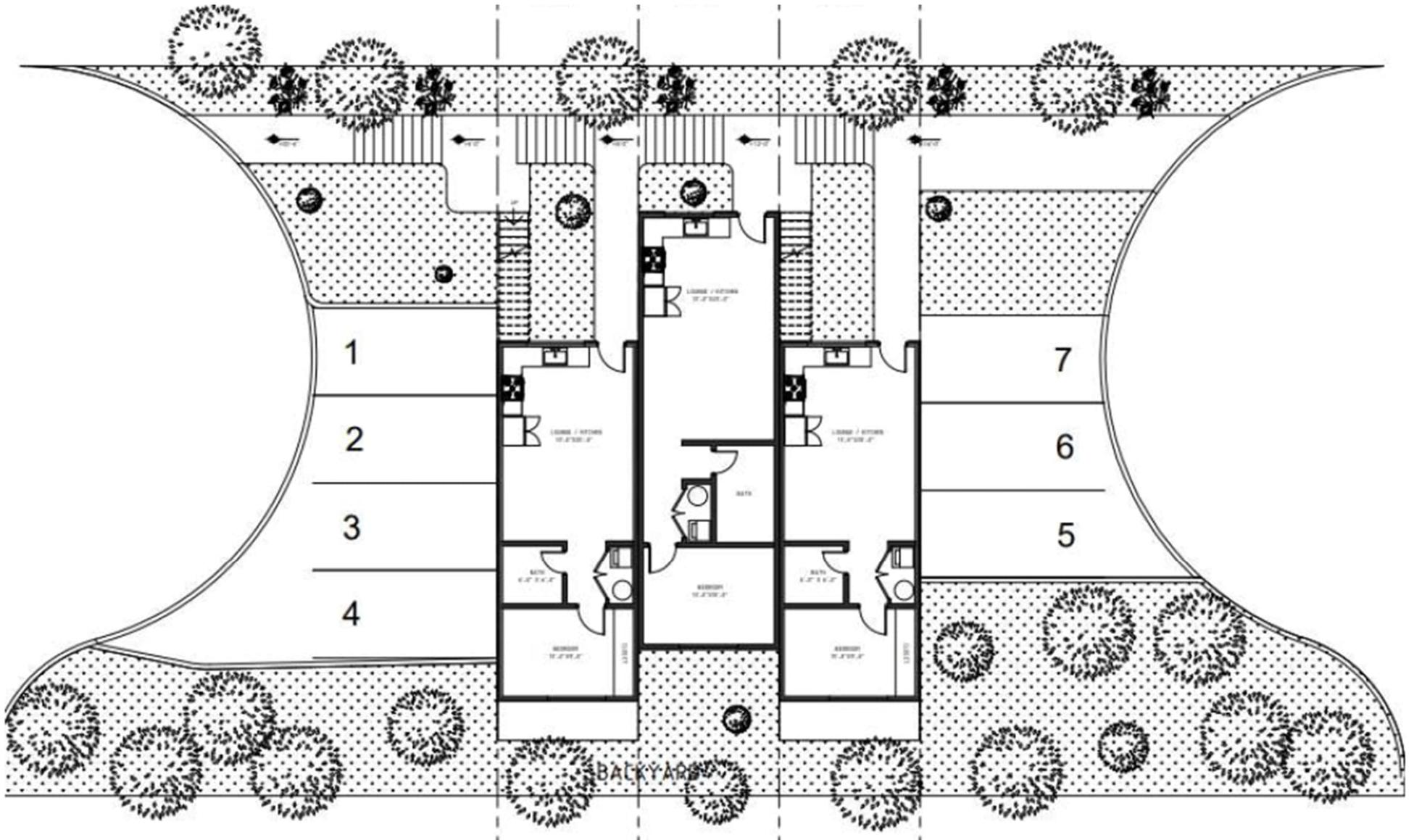


Halsell Builders

- Would provide six units with seven uncovered parking stalls (previously nine units with no parking).
- Total Cost: \$2,623,766 (down 19.3%)
- Approximately \$437,294 per unit (up 21.1%)
- Design Work cost not provided individually
- Have indicated would be willing to move forward with only four units.







Halsell Builders

Criteria	Maximum Points	Scorer 1	Scorer 2	Scorer 3
Design and Neighborhood Compatibility – compatibility of units with existing single-family neighborhood (less impact is preferable)	40	20	30	25
Compliance with Applicable Codes and Plans	30	23	15	28
Cost – Total cost/value of the proposed project	20	20	14	19
Quality of Life of Occupants – What amenities to the units provide to create a comfortable living environment?	10	10	5	7
Total Points	100	73	64	79

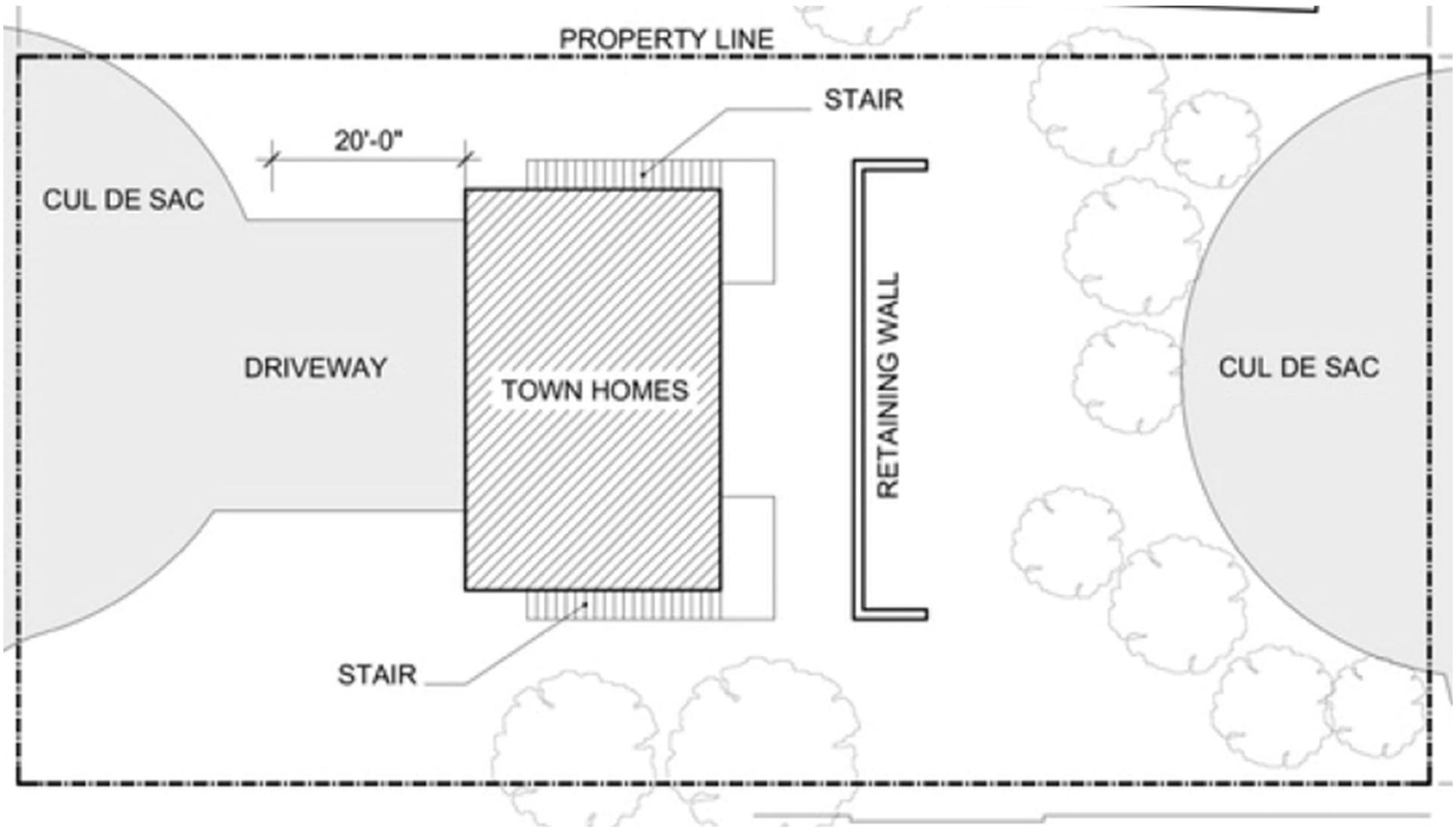
- Average Score 72

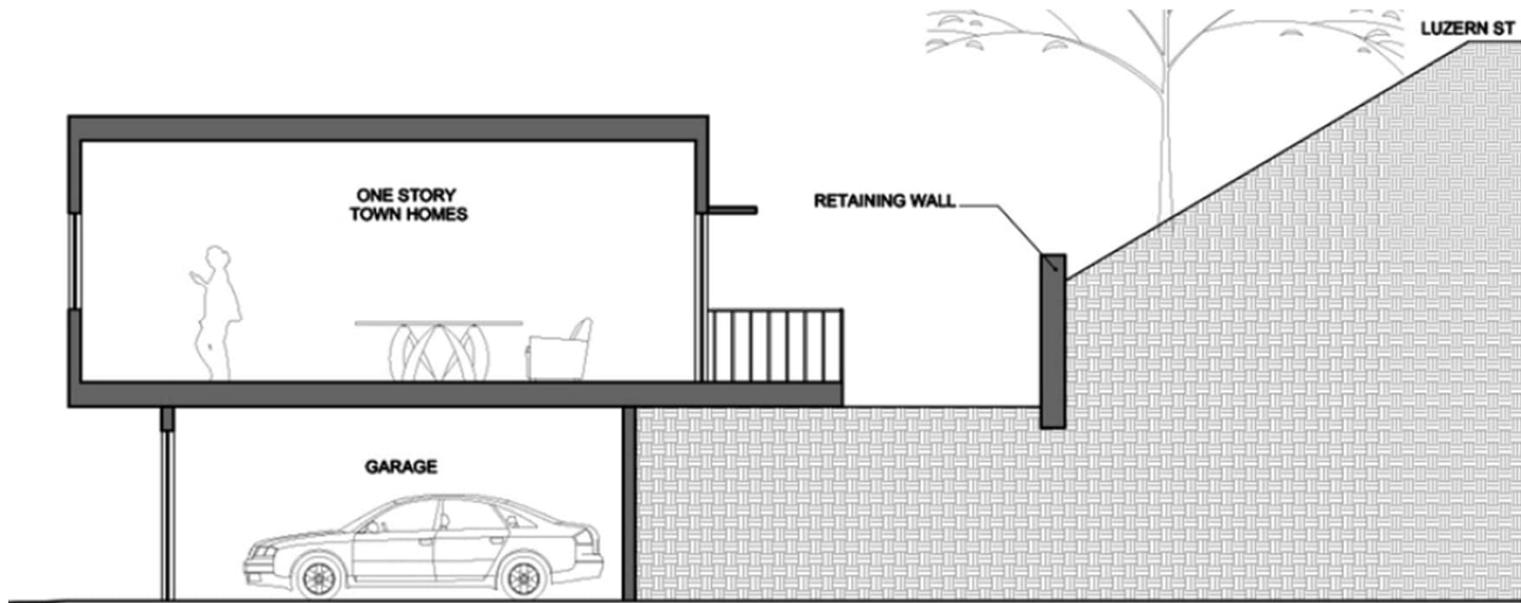
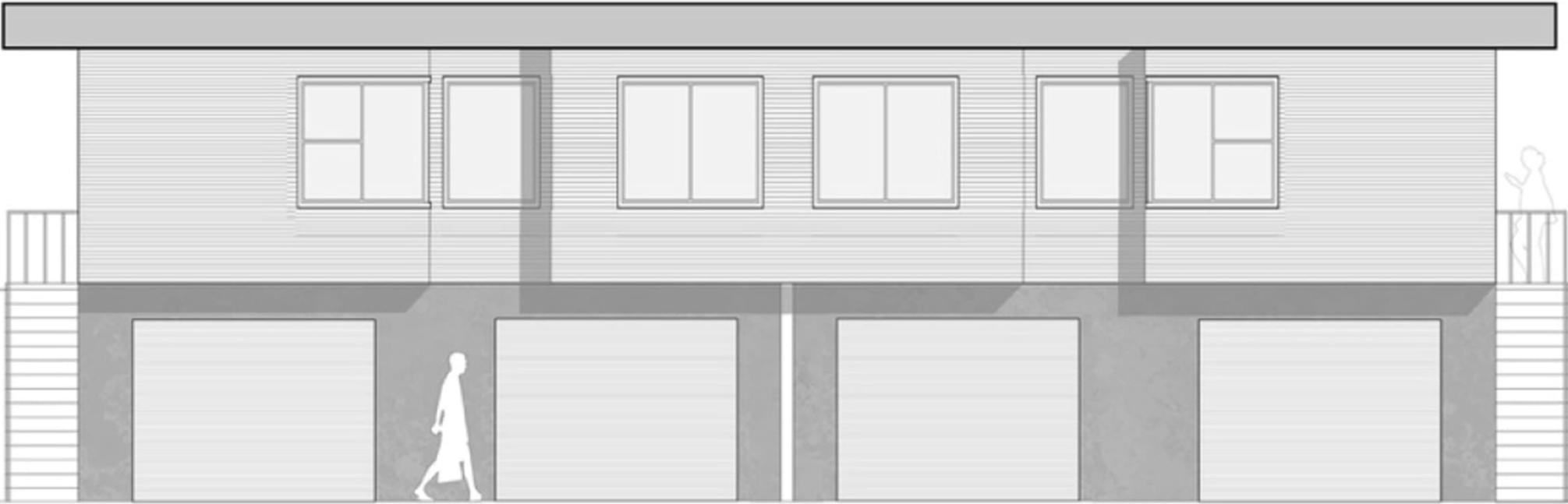


Revision West

- Would provide two units as a duplex with four garaged parking stalls along Vallejo Street (same as previous).
- Total Cost: \$1,350,000 (down 13.9%)
- Approximately \$675,000 per unit (down 13.9%)
- Design Work estimated at \$120,000
- No resubmittal received for four-unit option.







Revision West

Criteria	Maximum Points	Scorer 1	Scorer 2	Scorer 3
Design and Neighborhood Compatibility – compatibility of units with existing single-family neighborhood (less impact is preferable)	40	35	35	37
Compliance with Applicable Codes and Plans	30	28	20	20
Cost – Total cost/value of the proposed project	20	15	18	17
Quality of Life of Occupants – What amenities to the units provide to create a comfortable living environment?	10	10	8	10
Total Points	100	88	81	84

- Average Score 84.3



Summary

	AMEG	Halsell Builder	Revision West
Scorer 1	78	73	88
Scorer 2	88	64	81
Scorer 3	82	79	84
Average	82.7	72	84.3

- Staff recommends Revision West be selected.
 - Lowest Overall Cost
 - Least Amount of Site Work
 - Preservation of Views from Luzern



Item VII

Staff Reports

A. Next Meeting Scheduled for March 18, 2026

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SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item VII.A.

TO: Seaside Housing Collaborative Board of Directors
FROM: Danny Barrientos, Staff Liaison
BY: DANNY BARRIENTOS
DATE: February 18, 2026
SUBJECT: NEXT SCHEDULED MEETING

RECOMMENDATION

REMINDER: NEXT SCHEDULED MEETING IS SET FOR MARCH 18, 2026

BACKGROUND

DURING THE JANUARY 21, 2026 STAFF REMINDED THE SHC BOARD OF UPCOMING MEETINGS.

ATTACHMENTS

NONE

Item VIII

BOARD MEMBER COMMENTS

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Item IX

ADJOURNMENT

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