

Request for Proposals

The Seaside Housing Collaborative, a 501(c)(3) nonprofit organization, is seeking qualified developers to assist it with the development of a parcel of land owned by the City of Seaside.

The Property

The Property (Assessor's Parcel Number 012-323-042-000) is located between the 1200 blocks of Vallejo Street and Luzern Street (no known street address) in the City of Seaside, California. The parcel is 75 feet wide by 146 feet deep (10,950 square feet) and is designated as Neighborhood Low in the Seaside General Plan (maximum 8 units per acre). The site is located on a moderate slope, and bulbs from cul-de-sacs encroach on each side of the property.



Approximate Location of Property Boundaries



View of Property from Luzern Street (looking west)



View of Property from Vallejo Street (looking east)

The Property is owned by the City of Seaside; the Housing Collaborative has entered into a Cooperative Agreement with the City to pursue the development of the Property.

The Vision

The Collaborative is seeking to develop the property with affordable housing. It is envisioned that the property could be developed with 1-2 single-family dwellings with 1-2 Accessory Dwelling Units. Currently the Collaborative intends to manage the units as affordable housing following the development of the Property. Subdivision of the Property is not required but would be considered.

Scope of Work

The Collaborative is seeking a party experienced in the development of homes, ideally using cost-effective construction methods. The selected Developer would be responsible for the following tasks:

- 1) Design of the housing Project, including performance of necessary site investigations and preparation of architectural drawings sufficient to obtain Building Permits from the City of Seaside.
- 2) Prepare Cost Estimates prior to the construction of the project.
- 3) Obtain all necessary permits for the construction of the Project.
- 4) Construct the Project in accordance with all applicable laws and regulations, and obtain a Certificate of Occupancy from the City of Seaside.

Submittal Requirements

To be considered for this opportunity, please submit the following materials:

- 1) Conceptual site plan, floor plans, and building elevations showing the potential development of the property, including number of units and square footage of each unit.
- 2) Cost estimates for the preparation of plans, construction of each unit (including potential site work), and other reasonably foreseeable costs and contingencies.
- 3) Names and qualifications/experience of individuals for the responding Developer and major partners/contractors/subcontractors.
- 4) Samples of similar projects previously constructed by the respondent.

Questions and responses to this RFP should be emailed to:

Andrew Myrick, AICP, CEcD
amyrick@ci.seaside.ca.us

Proposals will be accepted until **5:00 pm PDT on October 3, 2025**. Proposals will be evaluated by the Seaside Housing Collaborative.

Attachment 1: Cooperative Agreement

COOPERATIVE AGREEMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING

This Cooperative Agreement for the Development of Affordable Housing ("Agreement"), dated this 16th day of July, 2025, is by and between the City of Seaside, a municipal corporation ("City") and the Seaside Housing Collaborative, a 501(c)(3) nonprofit corporation ("SHC").

RECITALS

1. City is the owner of certain real properties located on Darwin Street (APN 012-321-034-000) and Vallejo/Luzern Streets (APN 012-323-042-000) (each singularly a "Property" and collectively the "Properties").
2. City desires to see affordable housing constructed on the Properties.
3. SHC is a 501(c)(3) nonprofit corporation which was founded with the goal of facilitating and developing affordable housing within the city of Seaside.
4. SHC has approached the City with the desire to pursue the development of affordable housing projects on the Properties.
5. City desires to allow SHC to pursue the possibility of constructing housing on the site.

AGREEMENT

1. City hereby provides permission to SHC (or its representatives, contractors, or authorized designees) to access the Properties and perform such due diligence activities as may be deemed appropriate and necessary to confirm the feasibility of developing an affordable housing project on one or both Properties. Due diligence activities may include any activity which would not create any permanent detrimental situation on the Properties and may include, but are not limited to: title searches/reports, soils testing, and/or survey work.
2. If, upon completion of due diligence, SHC desires to proceed with the construction of affordable housing units on one or both Properties, the SHC shall provide City with the following:
 - a. Construction drawings showing proposed affordable housing units. City shall have the right to ensure that the proposed units are consistent with applicable Zoning, Building, and other Municipal Codes.
 - b. A pro forma showing the estimated costs of construction for the proposed units as well as a sources and uses of funds document demonstrating how SHC will raise and spend the funds necessary to complete the units.
 - c. An affordable housing plan demonstrating to the City how the units will remain affordable for a period of 55 years, and the entity which will be responsible for managing the properties.
3. Upon verification and acceptance by the City of the materials described above, SHC shall have the option to lease the property (the terms of which shall be established by mutual agreement) (the "Lease") for the purposes of constructing and managing

affordable housing. SHC shall be responsible for all costs associated with the construction of the affordable units, including any fees due to the City or other entities.

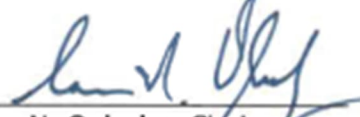
4. Upon execution of the lease, SHC (or its representative, contractor, or designee) shall obtain Building Permits, diligently pursue construction to completion, and shall obtain a Certificate of Occupancy from the City. In the event that SHC does not complete construction of the project, City shall have the ability to terminate the lease. City shall not be responsible for any costs incurred by SHC. A Deed Restriction shall be filed on the property to ensure continued affordability of the units.
5. City agrees to provide a sufficient water allocation to support the development of the Properties based on the approved projects. City further agrees to facilitate the establishment of water meters serving the Properties.
6. SHC shall manage the property as an affordable housing project. City shall have the right to terminate its lease with the SHC and assume management of the residential units if SHC fails to operate the Properties in accordance with these standards.
7. This Agreement shall commence on the date written above and shall continue to be in force for a period of one year unless terminated earlier pursuant to this Agreement. This Agreement may be extended by mutual agreement provided that SHC is not in default. City agrees that during the term of the Agreement that it will not negotiate with any person or entity other than SHC for the sale, lease, or development of the site.
8. For the purposes of this Agreement, an "affordable housing project" shall mean a residential project which consists solely of units which are eligible to meet the City's Regional Housing Needs Allocation (RHNA).

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

FOR CITY:


Greg McDanel, City Manager
City of Seaside

FOR SEASIDE HOUSING COLLABORATIVE:


Ian N. Oglesby, Chair
Seaside Housing Collaborative

APPROVED AS TO FORM:


Sheri Damon, City Attorney