

Seaside Housing Collaborative

Director Board Meeting

January 21, 2026 | 10:00 a.m.





Seaside Housing Collaborative

Board of Directors Meeting

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

ZOOM: MEETING ACCESS

<https://ci-seaside-ca-us.zoom.us/j/86901396281?pwd=4pFtEBUGumMSRGn0ZsfimfLkzcRRq0.1>

Meeting ID: 869 0139 6281

Passcode: 096487

One Tap Mobile:

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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 NOVEMBER 19th, 2025 MEETING
- VI. BUSINESS ITEMS
 - A. UPDATE ON RFP RESPONSES (ANDY MYRICK)
- VII. STAFF REPORTS
 - A. NEXT MEETING SCHEDULED FOR FEBRUARY 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

November 19, 2025 • 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 Soto, Director Garnett

ABSENT: None

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

No public comments were made.

V. CONSENT AGENDA

A. APPROVE DRAFT MINUTES FROM THE September 17th, 2025 MEETING

On motion by Vice-Chair Thomas and second by Director McDanel, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the September 17, 2025 board meeting. No public comments were made on the consent agenda.

RESULT: 5-0-1-0

AYES: Oglesby, Thomas, McDanel, Soto, Garnett

NOES: None

ABSTAIN: Winick

ABSENT: None

VI. BUSINESS ITEMS

B. FINANCE: QUOTE – NON-PROFIT INSURANCE (ANDY MYRICK)

City Staff is presenting an overview of Non-Profit Insurance options for the SHC and summarizing the quote received that is within the fiscal year 2025-2026 budget. Staff explained the types of business insurance that protects 501(C)(3) organizations. Explained unique risk and common types of coverage. These are considered essential for small non-profits like the SHC. Staff explained the typical cost for the level of coverage for the SHC. The quote received from the Non-Profits Insurance Alliance of California totals \$2,033.00, which fits within the current budget. The coverage has a short application window. The quote is valid until the end of the current month; therefore, action is important. Staff reviewed the quote and has confirmed that it includes the recommended types of coverage for an organization like the SHC. Staff's recommendation is to authorize Staff to obtain an insurance quote and move forward with acquiring coverage not to exceed \$3,000.00 annually. This will ensure that the SHC is protected going into the fiscal year 2025-2026.

Chair Oglesby opened for questions or public comment. No questions or public comments were received.

On motion by Director Winick and second by Director McDanel, and carried by the following vote, the Board of Directors moved to authorize City Staff to move forward with acquisition of the Non-Profit Insurance for the SHC.

RESULT: 6-0-0-0

AYES: Oglesby, Thomas, McDanel, Soto, Winick, Garnett

NOES: None

ABSTAIN: None

ABSENT: None

A. UPDATE ON RFP RESPONSES (ANDY MYRICK)

City Staff recalled the presentation regarding the RFP response period, which ended on October 3, 2025, and recapped that City Staff had received three (3) responses with four (4) proposals. Staff reviewed the RFP evaluation criteria to the SHC Board. City Staff advised the Board that unfortunately, none of the proposals received a score that in Staff's opinion really warrants moving forward with the proposal as it was presented. City Staff then walked through each of the proposals with the SHC Board and explained the pros and cons of each proposal. Staff's recommendation at a fundamental level would be to authorize Staff to enter into what would be considered a negotiations or work with the respondents to the RFP to attempt to identify a project that would basically meet our initial requirement and get a higher score, with the goal to identify a project that would have the least number of impacts on the neighborhood.

Chair Oglesby opened for questions from the Board. The Board Members shared comments and asked question for clarification. City Staff addressed the comments and answered the Boards questions.

Chair Oglesby opened for questions from the Public. Members of the public shared comments on the proposed projects. The Board acknowledged the public comments.

On motion by Director Winick and second by Director McDanel, and carried by the following vote, the Board of Directors moved to authorize City Staff to move forward with working with the three RFP applicants to address identified items and to move forward with designs for two (2) single family dwelling units.

RESULT: 6-0-0-0

AYES: Oglesby, Thomas, McDanel, Soto, Winick, Garnett

NOES: None

ABSTAIN: None

ABSENT: None

VII. STAFF REPORTS

A. *City Staff reminded the SHC Board of the next scheduled meeting for December 17, 2025 to be held in the Blackhorse Room.*

On the motion of Director Winick and second by Vice-Chair Thomas, and carried by the following vote, The Board of Directors moved to cancel the December 17, 2025 meeting and reconvene during the following meeting Scheduled for January 21, 2026

RESULT: 6-0-0-0

AYES: Oglesby, Thomas, McDanel, Soto, Winick, Garnett

NOES: None

ABSTAIN: None

ABSENT: None

VIII. BOARD MEMBER COMMENTS

Board provided comments and those were noted by City Staff.

IX. ADJOURNMENT

The meeting adjourned at 11:37am. Next meeting: January 21, 2026 at 10:00am.

Item VI.A

UPDATE ON RFP RESPONSES

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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 last examined three 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.
- These plans have not been scored but are presented for Board consideration.



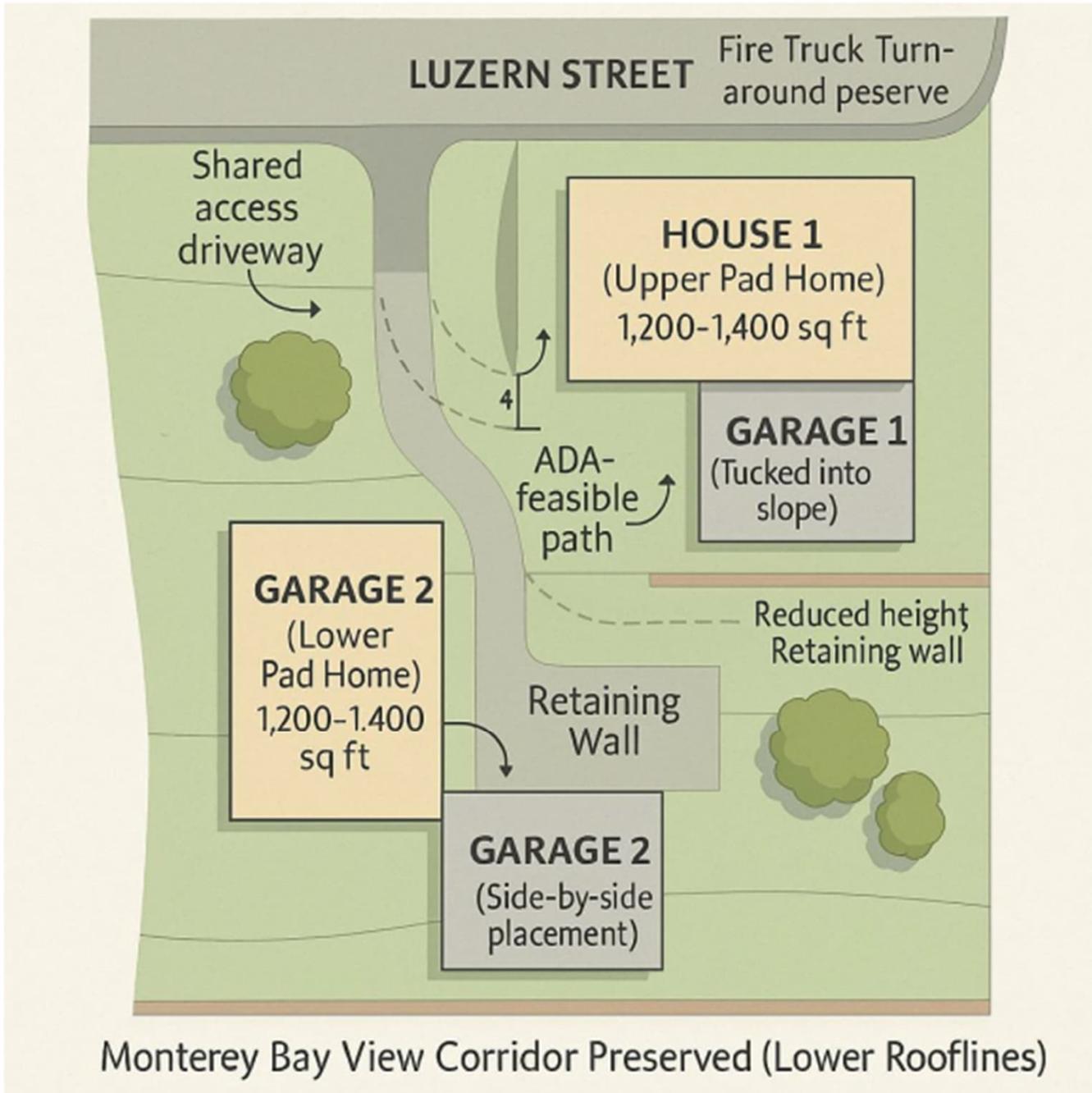
AMEG

- Would provide two units and two ADUs with single-car garaged parking (same as previous).
- Total Cost: \$2,532,720 (down 18.7%)
- Approximately \$633,180 per unit (down 18.7%)
- Design Work estimated at \$150,000 (same as previous)



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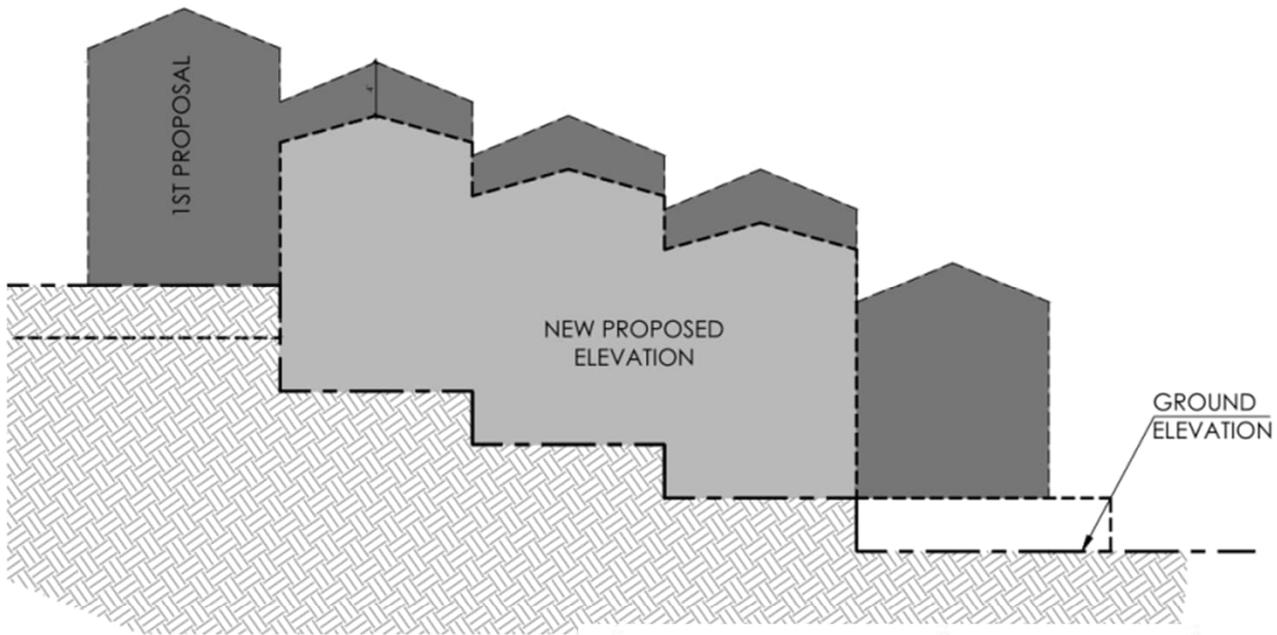


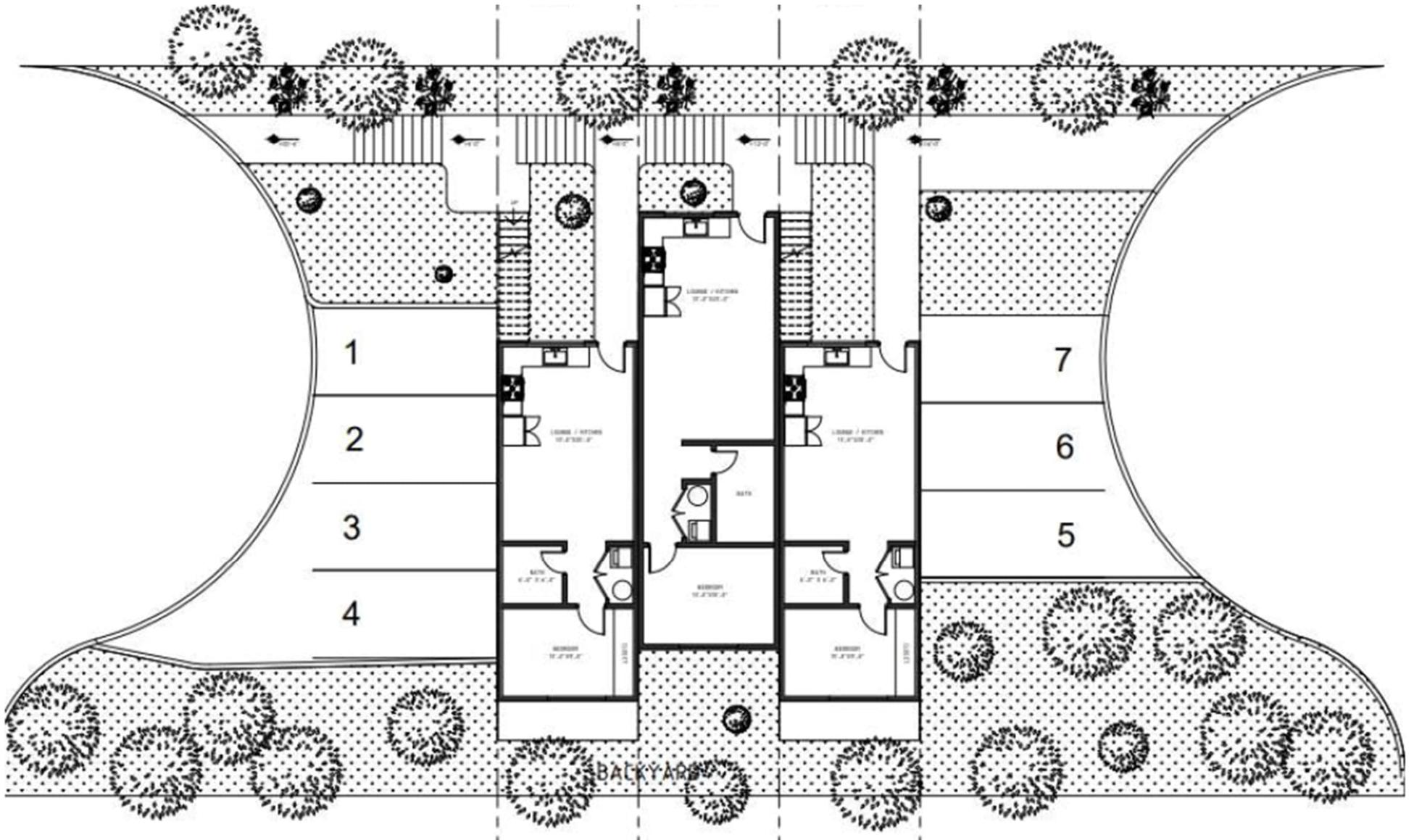


Halsell Builders

- 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.



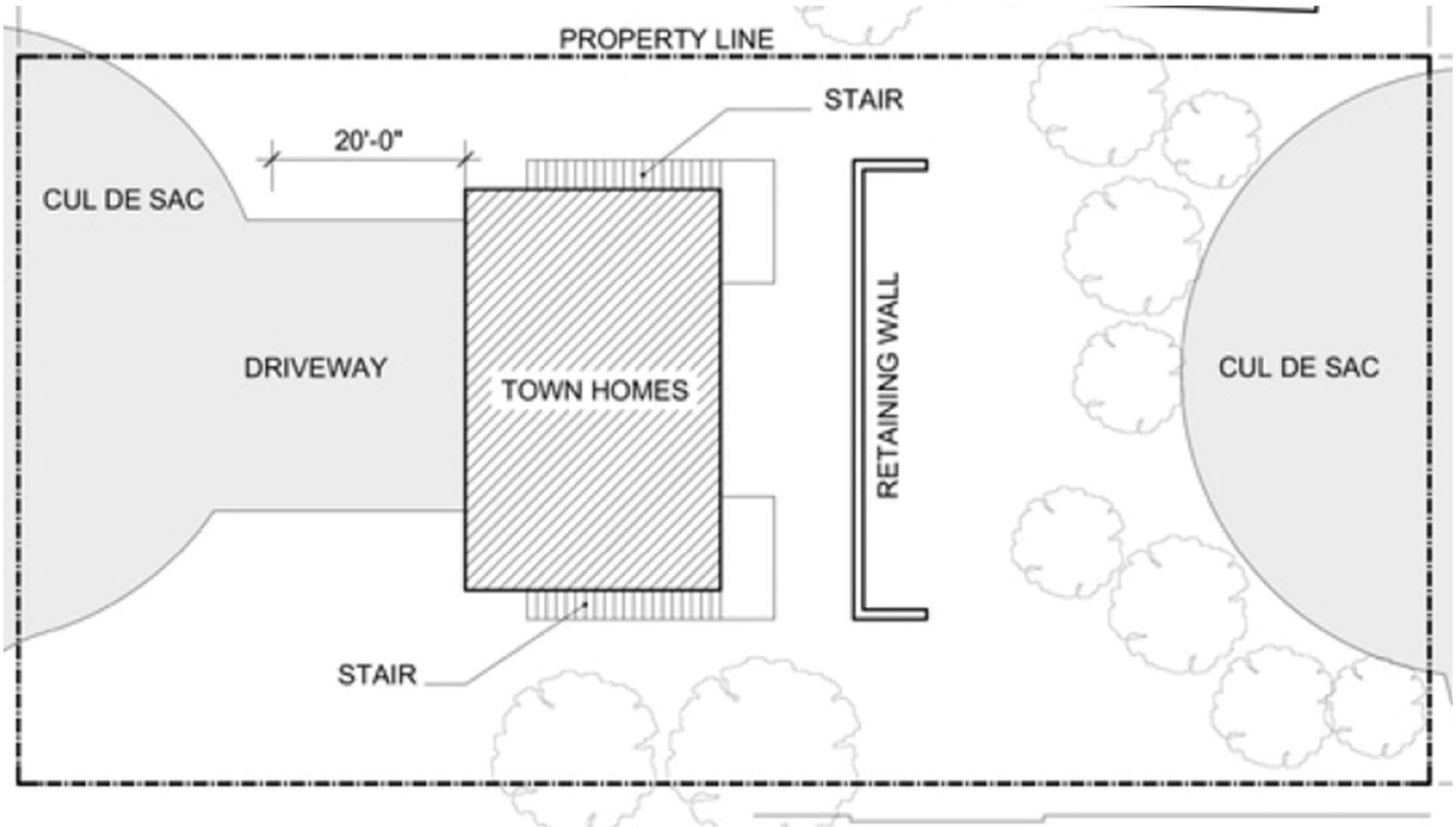


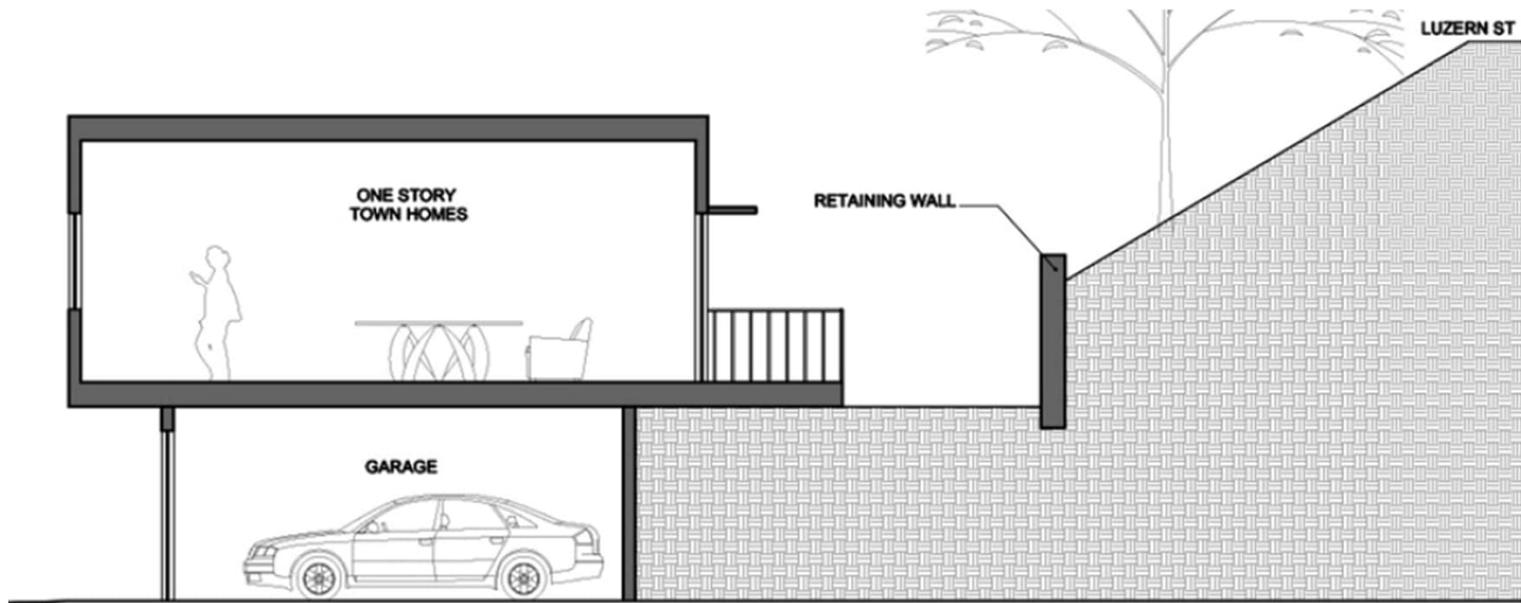
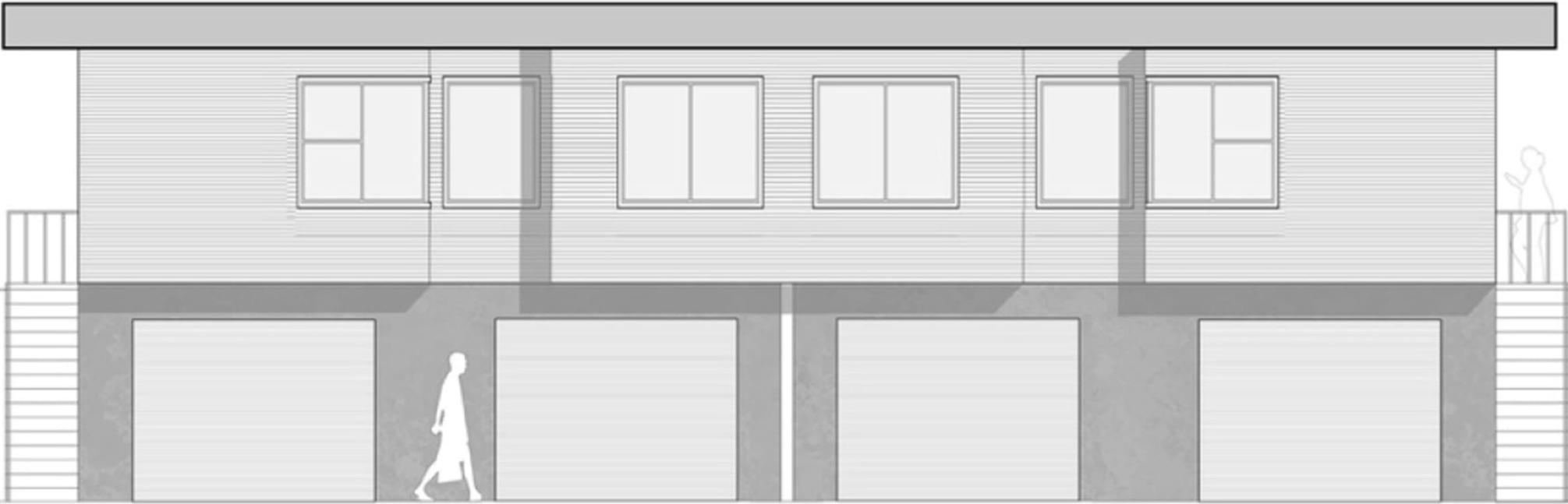


Revision West

- 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
- Design Work estimated at \$120,000
- No resubmittal received for four-unit option.







Recommendation

- Staff recommends that the Board discuss this item and provide direction to staff as appropriate.

	Number of Units	Number of Parking Spaces	Total Cost	Cost per Unit
AMEG	4	4 (garaged)	\$2,532,720	\$633,180
Halsell Builders	6 (4)	7 (uncovered)	\$2,623,766	\$437,294
Revision West	2	4 (garaged)	\$1,350,000	\$675,000



Item VII

Staff Reports

A. Next Meeting Scheduled for February 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: January 21, 2026
SUBJECT: NEXT SCHEDULED MEETING

RECOMMENDATION

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

BACKGROUND

DURING THE NOVEMBER 19, 2025 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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