

Seaside Housing Collaborative

Director Board Meeting

June 16, 2026 | 10:00 a.m.





Seaside Housing Collaborative

Board of Directors Meeting

June 16, 2026 • 10:00am • Seaside 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 APRIL 15TH, 2026 MEETING
- VI. BUSINESS ITEMS
 - A. NEXT STEPS – ANDREW MYRICK
 - B. FY 26-27 PROPOSED ANNUAL BUDGET – JESSICA RILEY
- VII. STAFF REPORTS
 - A. INFORMATIONAL: RENTAL ASSISTANCE PROGRAM – ANDREW MYRICK
 - B. NEXT MEETING SCHEDULED FOR JULY 15, 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

April 15, 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, Director Soto

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 FEBRUARY 18TH, 2026 MEETING

On motion by Director McDanel and second by Vice-Chair Thomas, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the February 18, 2026 board meeting. No public comments were made on the consent agenda.

RESULT: 5-0-1-0

AYES: Oglesby, Thomas, McDanel, Garnett, Soto

NOES: None

ABSTAIN: Winick

ABSENT: None

VI. BUSINESS ITEMS

A. BOARD DISCUSSION – NEXT STEPS (ANDY MYRICK)

City Staff stated that they want to begin a dialogue with the Board regarding what the next steps are going to be. City Staff then reminded the Board that at the end of the last meeting, the Board had voted and decided not to pursue moving forward with the development of the parcel on Lucern and Vallejo. City Staff would like to get a sense of the Board's priorities. City Staff then stated that they reviewed the articles of incorporation and would like to walk through each of those items and point out a couple of things the collaborative could be working on. City Staff would like to establish some priorities and then return to the Board with some ideas on how they could implement some of those priorities. City Staff reviewed the articles of incorporation with the Board and provided high level examples of items the Board can consider working on. City Staff advised that most of the options would require funding and how the Board would acquire funding would be a key discussion to have prior to implementing any of the opportunities and could ultimately require more dedicated, fulltime staff support for the Board at some time. City Staff then asked the Board what would be the most important items to look at so that Staff could work on and bring back some more concrete proposals for the next meeting. The Board acknowledged City Staff's presentation. The Board then had a discussion regarding the information provided by Staff. The Board asked that City Staff return with a list of active City-Owned rental units. The Board decided to have Staff prioritize the items from

list presented for the Board to review and decide what the next work steps will be. City Staff will have some proposals for the Board to consider on how to work on items No. 3 and No. 5 previously presented list of priorities. The conversation ended with the Board asking City Staff to provide additional background and education on the items discussed in order to make a decision on what direction the Board would like to move.

VII. STAFF REPORTS

A. City Staff reminded the SHC Board of the next scheduled meeting for May 20, 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 11:08am. The next meeting will be on May 20, 2026 at 10:00am.

Item VI.A

NEXT STEPS

June 16, 2026 | Seaside Housing Collaborative



Next Steps

- The Seaside Housing Collaborative has identified six purposes for the organization within its Articles of Incorporation.
- These will be identified on the following slides.
- On April 15, the Board discussed potential areas of focus based on these purposes.
- Staff is now returning with additional information based on Board questions.



Next Steps – Priority No. 1

- *Providing/developing affordable housing for low and very-low income households where no adequate housing exists for such groups*
- This could include:
 - Purchase of existing units and conversion to affordable housing.
 - Contract with owners of affordable housing to manage units.



Next Steps – Priority No. 2

- *Planning/constructing/acquiring affordable housing including workforce housing and affordable housing within mixed use developments*
- This could include:
 - Acquisition or lease of real estate for the purpose of designing and constructing affordable units.



Next Steps – Priority No. 3

- *Managing City-owned housing properties*
- This could include:
 - Entering into an Agreement with the City of Seaside to provide management of affordable units owned and operated by the City.



Next Steps – Priority No. 4

- *Engaging in activities to increase access to and development of affordable housing in the City*
- This could include:
 - Assembly of information for distribution to the public that would assist them in locating affordable housing.
 - Development of programs such as first-time homebuyer or lottery programs.
 - Could also include financial or political support of projects that would provide affordable housing.



Next Steps – Priority No. 5

- *Combat blight and deterioration within the City, work to eliminate discrimination and prejudice in the City, and assisting in the lessening of tensions in the City, caused by the inadequate supply of affordable housing*
- This could include:
 - Provision of educational materials to tenants and landlords regarding the rights of tenants, or to homeowners to let them know of potential opportunities on their properties (ADUs, etc.)



Next Steps – Priority No. 6

- *Lessening the burden of the City by providing and expanding affordable housing in the City*
- This could include:
 - Implementation of any of the provisions described above.



Identified Priorities

- At the last meeting, the Board primarily identified Priorities 3 (managing City-owned housing properties) and 5 (development and distribution of educational materials).
- Interest was also shown in Priorities 2 (construction of affordable housing) and 4 (increase access to housing).



Priority 3 – City-Owned Property

- The City owns 11 housing units capable of being rented.
- Currently, eight units are being rented to residential tenants:
 - 1124 Wheeler Street (SFD – 1 unit)
 - 1380 Canyon del Rey (SFD – 1 unit)
 - 1591 Del Monte (MFD – 6 units)
- All of these units are on month-to-month leases.



Priority 3 – City-Owned Property

- The City also owns three properties which are not currently being rented:
 - 1380 Canyon del Rey (SFD – expected occupancy)
 - 956 Hilby (SFD – no expected occupancy)
 - 962 Hilby (SFD – no expected occupancy)



Priority 3 – City-Owned Property

- All properties (occupied and unoccupied) are being held temporarily in anticipation of redevelopment of the subject parcels.
 - All units are planned to ultimately be demolished.
- Due to funding sources, special rules exist regarding displacement of tenants.
- Changes in tenants are rare and relocating tenants may not be replaced.



Priority 3 – City-Owned Property

- Based on these factors, staff does not recommend management of City-owned properties by the SHC.
- Staff does believe that SHC management of privately developed affordable projects would make sense.
- City Code requires that projects of three or more units provide 20% affordable housing.
- Staff can identify potential partners from development applications.



Priority 5 – Educational Materials

- Priority 5 relates to the creation of educational materials.
- Staff has the ability and capacity to perform this function.
- Topics could be identified by staff or Board request.
- Once developed, materials could be approved by the Board and distributed in cooperation with the SHC.
- Materials could be co-branded by the City and SHC.



Priorities 2 and 4

- Priority 2 (development of new sites)
 - Staff can notify the Board of potential development opportunities.
 - Board could then determine if/how it would like to be involved.
- Priority 4 (increase housing access)
 - Staff can put together informational materials
 - Will also explore potential partnerships with SHC for housing programs that may be developed.



Recommendation

- Staff Recommends that going forward the SHC should work on the following:
 - As opportunities for managing private affordable projects, development of existing projects, or development of programs to increase access to housing, staff will provide opportunities for SHC involvement.
 - In the meantime, staff will focus on focus on the development of educational materials that can be distributed by the City and SHC.



Item VI.B

FY 26-27 PROPOSED ANNUAL BUDGET

June 16, 2026 | Seaside Housing Collaborative



**Seaside Housing Collaborative Meeting, 6/16/2026
Agenda Item VI.B**

**SEASIDE HOUSING COLLABORATIVE
FY 26-27 PROPOSED ANNUAL BUDGET**



Historical Expenditures Seaside Housing Collaborative

Historical Expenditures Seaside Housing Collaborative

July 1, 2021 - June 30, 2022	\$ 2,648.50
July 1, 2022 - June 30, 2023	\$ 7,812.69
July 1, 2023 - June 30, 2024	\$18,535.03
July 1, 2024 - June 30, 2025	\$ 993.78
*July 1, 2025 - June 30, 2026	\$ 3,607.58

*Estimated expenditures as of 6/11/2026



Proposed Annual Budget FY 26-27

Budget Summary Seaside Housing Collaborative

	FY2025 Actual	FY2026 Projected	FY2027 Proposed
EXPENDITURES			
Personnel Services	\$0.00	\$0.00	\$0.00
Materials, Supplies, & Overhead Costs	\$188.78	\$2,392.00	\$3,000.00
Consulting	\$0.00	\$0.00	\$39,757.00
Contracted Services	\$373.00	\$45.58	\$5,000.00
Equipment	\$0.00	\$0.00	\$0.00
Capital Outlay and Debt	\$0.00	\$0.00	\$0.00
Internal Services & Central Support Charges	\$432.00	\$1,170.00	\$2,243.00
Total Expenditures	<u>\$994</u>	<u>\$3,608</u>	<u>\$50,000</u>
REVENUES			
Program Income	\$0.00	\$0.00	\$0.00
Donations	\$0.00	\$0.00	\$0.00
Grants and Other Revenue	\$0.00	\$0.00	\$0.00
Grant from City Affordable Housing Funds	\$993.78	\$3,607.58	\$50,000.00
Total Revenues	<u>\$ 994</u>	<u>\$ 3,608</u>	<u>\$ 50,000</u>



Proposed Annual Budget FY 26-27

SEASIDE HOUSING COLLABORATIVE

Fund 247

Account	Account Name	FY 2025 Actual	FY 2026 Adjusted Budget	Activity thru 02/23/2026	FY 2026 Projected	FY 2027 Proposed Budget
247-7993-1030	CONSULTANT	\$ -	\$ 40,830	\$ -	\$ -	\$ 39,757
247-7993-2075	CONTRACT SERVICES	373	5,000	46	46	5,000
247-7993-2090	INSURANCE	-	3,000	2,033	2,033	3,000
247-7993-8202	HOUSING NONPROFIT OPERATING EXPENSES	189	-	-	359	-
	CENTRAL SERVICES AND INTERNAL CHARGES	432	1,170	1,170	1,170	2,243
Total		\$ 994	\$ 50,000	\$ 3,249	\$ 3,608	\$ 50,000



Proposed Annual Budget FY 26-27: Requesting Funds

PROCESS FOR REQUESTING CITY FUNDS FOR SHC ACTIVITY:

MAY 20, 2021 CITY COUNCIL AGENDA ITEM 10.E

"ANNUAL OPERATING EXPENSES RELATED TO CREATION AND ON-GOING CERTIFICATION OF THE NON-PROFIT, INCLUDING AUDITS, ARE WITHIN THE CITY MANAGER'S BUDGET AUTHORITY AND WILL BE PAID FOR FROM THE CITY'S AFFORDABLE HOUSING FUNDS."

CURRENT OPERATING BUDGET FOR FISCAL YEAR 2024-2025 =
\$50,000

"SPECIFIC TASK-RELATED EXPENSES FOR THE PLANNING, ENTITLEMENT, CONSTRUCTION AND SALE OR LEASE OF HOUSING SHALL BE ADDRESSED THROUGH PRIOR CONTRACTS AND ARE, AGAIN, EXPECTED TO BE PAID FOR WITH GRANTS, PROJECT REVENUE AND LOANS (TO BE INDIVIDUALLY APPROVED BY THE CITY COUNCIL) FROM THE CITY'S AFFORDABLE HOUSING FUNDS. EMPLOYMENT OF STAFF IS EXPECTED TO BE THROUGH PROJECT REVENUE AND/OR PERFORMANCE CONTRACTS."



Proposed Annual Budget FY 26-27

RECOMMENDATIONS:

- ADOPT THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2026 THROUGH JUNE 30, 2027



Item VII

Staff Reports

June 16, 2026 | Seaside Housing Collaborative



Rental Assistance Program

- City received a grant for \$630,509.00 from State of California Permanent Local Housing Allocation (PLHA) program for a Rental Assistance Program
- Launched program in November 2025
- Since then:
 - Reviewed 127 applications
 - Approved 63 applications
 - \$587,726.92 (93%) has been approved for disbursement



NEXT SCHEDULED MEETING

JULY 15, 2026 – SEASIDE ROOM



Item VIII

BOARD MEMBER COMMENTS

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Item IX

ADJOURNMENT

www.seasidehousingcollaborative.org