

Seaside Housing Collaborative

Director Board Meeting

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





Seaside Housing Collaborative

Board of Directors Meeting

September 16, 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 AUGUST 19TH, 2026 MEETING
- VI. BUSINESS ITEMS
 - A. DRAFT AGREEMENT - PROPERTY MANAGEMENT – ANDREW MYRICK
 - B. DISCUSSION OF STRATEGIC GOALS – ANDREW MYRICK
 - C. UPDATE ON POTENTIAL WATER RESOURCES – ANDREW MYRICK
- VII. STAFF REPORTS
 - A. NEXT MEETING SCHEDULED FOR OCTOBER 21, 2026
 - B. INTRODUCTION OF NEW COLLABORATIVE LIAISON
- 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

August 19, 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, Director Garnett, Director Soto, Director Winick

ABSENT: Vice-Chair Thomas, Director McDanel

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

No public comments were made.

V. CONSENT AGENDA

A. APPROVE DRAFT MINUTES FROM THE JUNE 16TH, 2026 MEETING

On motion by Director Winick and second by Director Garnett, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the June 16, 2026 board meeting. No public comments were made on the consent agenda.

RESULT: 4-0-0-2

AYES: Oglesby, Soto, Garnett, Winick

NOES: None

ABSTAIN: None

ABSENT: Thomas, McDanel

VI. BUSINESS ITEMS

A. CITY-OWNED PROPERTY MANAGEMENT - (ANDY MYRICK)

City Staff provided a follow-up to the discussions from the previous meeting regarding what comes next for the SHC. City Staff gave a presentation on the possibility of the SHC taking on the responsibility of property management of the City-owned rental properties. City Staff reviewed the current list of City-owned rental properties and discussed a list of tasks that the SHC might take on and perform if it assumes the responsibility of managing these properties. Examples of some of the current tasks performed by City Staff were shared with the Board. The SHC could then coordinate with the City regarding the maintenance of the properties while it establishes its own funding or revenue source. City Staff then presented some of the next steps that would be needed if the SHC wishes to pursue entering into an agreement with the City of manage City-owned properties. The SHC Board discussed the possibility if entering into an agreement based on the information provided. The SHC recommended that City Staff work on preparing a draft agreement for the Board to consider the SHC assuming the role of responsibility of property management. The Board directed City Staff to work on preparing a draft agreement and a list a program policies and procedures for the property management of the City-owned rentals.

VII. STAFF REPORTS

A. *No Staff Reports*

VIII. BOARD MEMBER COMMENTS

Director Soto indicated that she would not be present for the September SHC Board meeting. The Board discussed and commented that it would like to have a discussion on the Collaborative's strategic goals as well as an update on water resources be included in the next meeting agenda.

IX. ADJOURNMENT

The meeting adjourned at 10:35am. The next meeting will be on September 16, 2026 at 10:00am.

Item VI.A

Draft Agreement for Management of City-Owned Property

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Draft Agreement

- At its August 19, 2026 meeting, the Board indicated its desire to consider entering into an Agreement with the City of Seaside to enable the Seaside Housing Collaborative to manage City-owned rental properties.
- Staff has brought a draft Agreement for consideration by the Board.



Draft Agreement

- Under the Agreement the Collaborative would take over nearly all aspects of the management of the City's rental units, including:
 - Tenant Relations and Communications
 - Property Maintenance and Upkeep
 - Provide Legal Notifications
 - Manage Essential Services
 - Prepare Operating Budgets



Draft Agreement

- The Agreement anticipates that the Board would retain the services of a third-party to perform the actual work, but it is not an explicit requirement.
- The City would still be involved:
 - Rents would still be remitted directly to the City by tenants.
 - Some items (lease agreements, budgets) would need to be reviewed and approved by the City.
 - Rules regarding work on City-owned property would need to be followed.



Draft Agreement

- Next Steps:
 - If desired, the Board could either approve the Agreement or indicate conceptual approval.
 - Staff would then be able to bring the item forward for City Council consideration once the final format has been determined.
 - If the desire is to proceed, staff recommends that a conversation occur at the next Board meeting to discuss the methods that will be used to identify and compensate the person(s) who will be responsible for the execution of the Agreement.



Item VI.B

Discussion on Strategic Goals

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Discussion on Strategic Goals

- At the August 19, 2026 Board Meeting, it was requested to bring an item to have a discussion of strategic goals.
- The purpose of the conversation is to have a discussion on the ultimate goals of the organization and how current and potential actions can be taken to accomplish those goals.
- The goals specified in the Articles of Incorporation are on the following slides.



Articles of Incorporation

- The Articles of Incorporation include the following activities to support the City:
- *Providing/developing affordable housing for low and very-low income households where no adequate housing exists for such groups*
- *Planning/constructing/acquiring affordable housing including workforce housing and affordable housing within mixed use developments*



Articles of Incorporation

- *Managing City-owned housing properties*
- *Engaging in activities to increase access to and development of affordable housing in the City*
- *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*
- *Lessening the burden of the City by providing and expanding affordable housing in the City*



Discussion on Strategic Goals

- Current Actions:
 - Enter into partnership with City of Seaside to manage City-owned rental units.
- Ultimate Goal:
 - Gain experience so that in future the Collaborative could manage affordable units at other rental properties.



Discussion on Strategic Goals

- Discussion Items:
 - What activities does the Board wish to prioritize?
 - Property Development?
 - Property Management?
 - Advocacy or convening?
 - Provide Information?
 - What is the ultimate goal for these areas? What would success look like?
 - What are the steps that we would need to take to get there?



Item VI.C

Update On Water Resources

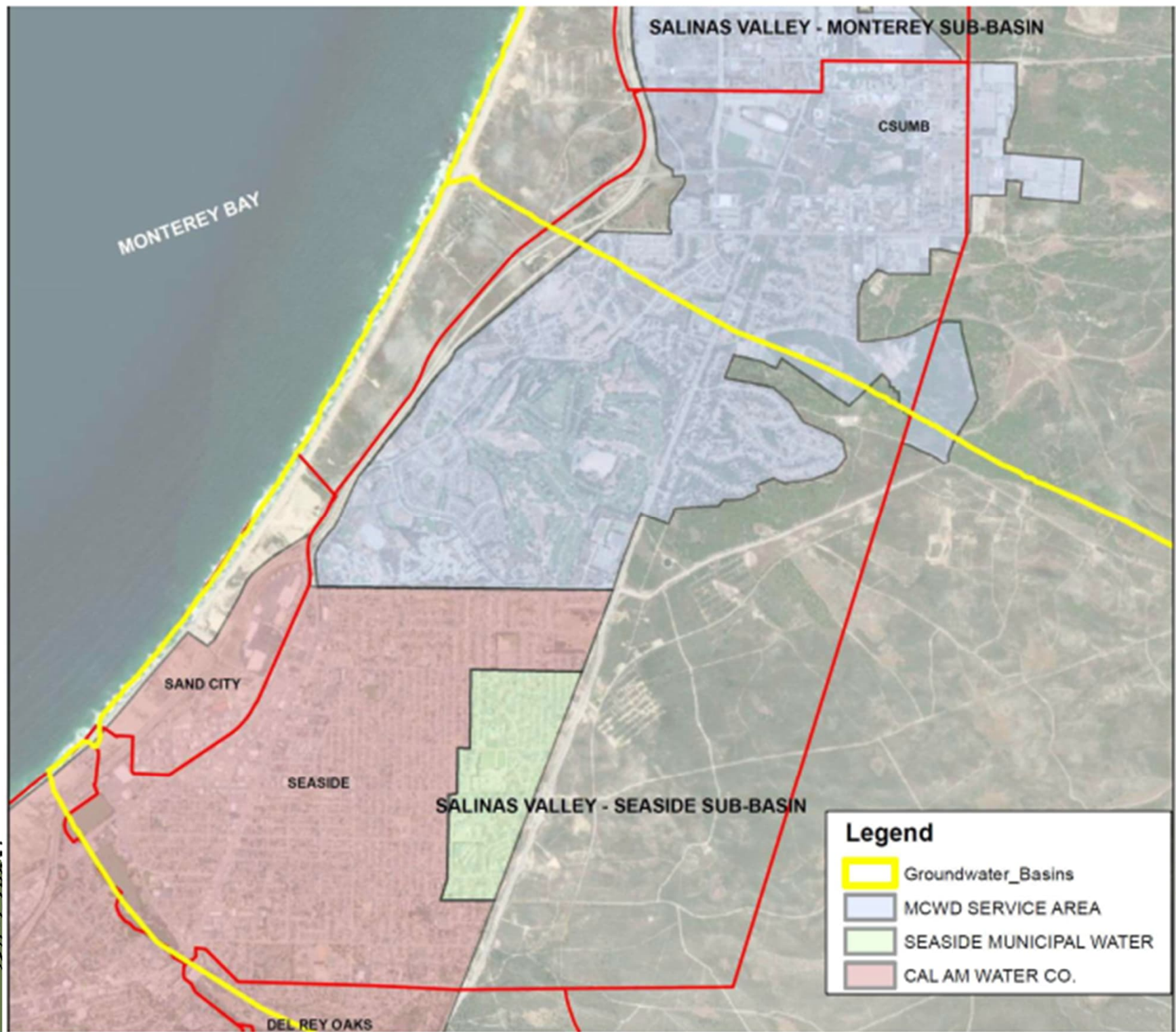
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Water Resources

- The City of Seaside is divided into three different water service areas:
 - California-American Water Company (Cal-Am)
 - Seaside Municipal Water System (Seaside Muni)
 - Marina Coast Water District (MCWD)
- Cal-Am and Seaside Muni are located within the Monterey Peninsula Water Management District (MPWMD).





Water Resources – Cal Am

- Cal-Am covers the majority of the City's parcels.
 - MPWMD manages water supplies within Cal-Am and allocates water to jurisdictions for re-allocation to projects.
 - Cease-and-Desist Order (CDO) preventing the installation of new meters has been in place since 2009.
 - The City of Seaside has allocated water to various categories, including ADUs and Infill Residential Development.
 - Residential Units typically require between 0.063 and 0.159 acre-feet per year (AFY), depending on size.



Water Resources – Cal Am

Projects	Location	Remaining Water Credits				Total
		<u>Paralta</u>	<u>Pre-Paralta</u>	Public Credit	PWM	
Ascent (Sea Grove)	Broadway Ave and Terrace St	-	-	-	-	0.000
Auto Center Properties	Del Monte to Fremont, North of Olympia and south of Auto Center Parkway	-	3.602	-	-	3.602
WBUV	West Broadway Study Area	-	4.484	-	4.5	8.984
Small Commercial Allocation Account	Cal Am Service Area	-	4.101	-	1.5	5.601
ADU Water Allocation	Cal Am Service Area	-	5.000	-	2.0	7.000
Campus Town Offsite Affordable Housing	Cal Am Service Area	-	-	-	2.0	2.000
Affordable Housing - RHNA	Cal Am Service Area	-	-	-	6.5	6.500
Residential Infill	Cal Am Service Area	-	-	-	4.0	4.000
Unallocated Reserve	Unallocated	1.292	0.469	-	0.5	2.261
Public Credit		-	-	1.043	-	1.043
Total		1.292	17.656	1.043	21.000	40.991



Water Resources – Cal Am

- MPWMD has made a request to the State Water Resource Control Board (SWRCB) to lift the CDO.
 - SQRCB is accepting testimony and public comments through November 10, 2026.
- City has successfully enabled a project (Sea Grove) to install meters despite the CDO by utilizing water savings generated through the replacement of potable water with recycled water at the Bayonet Black Horse Golf Course.



Water Resources – Seaside Muni

- Seaside Muni is owned and operated by the City of Seaside.
- It is almost fully built out and is mostly single-family homes.
- Within MPWMD service area but not subject to MPWMD allocation programs.
- City-imposed meter moratorium is in place.



Water Resources – MCWD

- MCWD includes areas in the former Fort Ord.
- City has received a water allocation from MCWD, but has allocated the entirety to other projects, including the Campus Town subdivision.
- A typical residential unit will require between 0.21 and 0.24 AFY.
- No meter moratorium in place.



Item VII

Staff Reports

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NEXT SCHEDULED MEETING

OCTOBER 21, 2026 – BLACKHORSE ROOM



Item VIII

BOARD MEMBER COMMENTS

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Item IX

ADJOURNMENT

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