

Seaside Housing Collaborative

Director Board Meeting

June 18, 2025 | 10:00 a.m.





Seaside Housing Collaborative

Board of Directors Meeting

June 18, 2025 • 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 MAY 21ST, 2025 MEETING

VI. BUSINESS ITEMS

A. BUDGET FOR FISCAL YEAR 25-26 (JESSIE RILEY)

VII. PRESENTATIONS

A. SHIBUSA SYSTEMS

VIII. STAFF REPORTS

A. UPDATE ON THE COOPERATIVE AGREEMENT

B. NEXT MEETING SCHEDULED FOR JULY 16, 2025

IX. BOARD MEMBER COMMENTS

X. ADJOURNMENT

2025 Scheduled Meetings:

- January 15, 2025 – 10:00am
- February, 19, 2025 – 10:00am
- March 19, 2025 – 10:00am
- April 16, 2025 – 10:00am
- May 21, 2025 – 10:00am
- June 18, 2025 – 10:00am
- July 16, 2025 – 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

May 21, 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 Garnett,
Director Winick, Director McDanel

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 APRIL 16TH, 2025 MEETING (DANNY BARRIENTOS)

On motion by Director Winick and second by Director McDanel, and carried by the following vote, the Board of Directors moved to adopt the draft minutes from the April 16, 2025 board meeting.

RESULT: 5-0-0-1

AYES: Oglesby, Thomas, Garnett, Winick, McDanel

NOES: None

ABSTAIN: None

ABSENT: 1

VI. BUSINESS ITEMS

- A. DISCUSSION REGARDING DRAFT COOPERATIVE (ANDY MYRICK)

City Staff provided a background and description of the SHC interest in developing City-Owned parcels. SHC Board requested that City Staff draft a proposed Collaborative Agreement to present to the City for consideration. Potential Terms were outlined and discussed. The Board provided feedback and requested that the agreement be sent via email for review. Staff will prepare the document and forward to the Board as requested.

VII. STAFF REPORTS

- A. *Staff advised the SHC Board that a request was received from Janaca/Shibusu Systems to provide a presentation of their product and services. The SHC Board discussed and agreed to receive a presentation directly from Shibusu Systems on their product and services.*
- B. *City Staff reminded the Board of the next scheduled meeting for June 15, 2025.*

VIII. BOARD MEMBER COMMENTS

The Board Members Shared Comments.

IX. ADJOURNMENT

The meeting adjourned at 11:35am. Next meeting: June 18, 2025 at 10:00am.

Item VI.A

FY 25-26 PROPOSED ANNUAL BUDGET

June 18, 2025 | Seaside Housing Collaborative



Seaside Housing Collaborative Meeting, 6/18/2025
Agenda Item 6.A

SEASIDE HOUSING COLLABORATIVE
FY 25-26 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 | \$ 541.00 |

*Estimated expenditures as of 6/13/2025

Proposed Annual Budget FY 25-26

Budget Summary Seaside Housing Collaborative

| | FY2024 Actual | FY2025 Projected | FY2026 Proposed |
|---|-------------------------|----------------------|-------------------------|
| EXPENDITURES | | | |
| Personnel Services | \$0.00 | \$0.00 | \$0.00 |
| Materials, Supplies, & Overhead Costs | \$3,535.25 | \$84.00 | \$3,000.00 |
| Consulting | \$11,100.00 | \$0.00 | \$40,830.00 |
| Contracted Services | \$3,900.00 | \$25.00 | \$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 | \$0.00 | \$432.00 | \$1,170.00 |
| Total Expenditures | <u>\$18,535</u> | <u>\$541</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 | \$18,535.25 | \$541.00 | \$50,000.00 |
| Total Revenues | <u>\$ 18,535</u> | <u>\$ 541</u> | <u>\$ 50,000</u> |

Proposed Annual Budget FY 25-26

SEASIDE HOUSING COLLABORATIVE Fund 247

| Account | Account Name | FY 2024 Actual | FY 2025 Adjusted Budget | Activity thru 2/27/2025 | Projected FY 2025 | FY 2026 Request |
|---------------|--------------------------------------|-------------------|-------------------------------|-------------------------------|----------------------|--------------------|
| 247-7993-1030 | CONSULTANT | \$ - | \$ 41,568 | \$ - | \$ 10,000 | \$ 40,830 |
| 247-7993-2075 | CONTRACT SERVICES | - | 5,000 | 25 | - | 5,000 |
| 247-7993-2090 | INSURANCE | - | 3,000 | - | 3,000 | 3,000 |
| 247-7993-8202 | HOUSING NONPROFIT OPERATING EXPENSES | 18,535 | - | - | - | - |
| | CENTRAL SERVICES & INTERNAL CHARGES | | 432 | 432 | 432 | 1,170 |
| Total | | \$ 18,535 | \$ 49,568 | \$ 25 | \$ 13,000 | \$ 48,830 |

Seaside Housing Collaborative

Proposed Annual Budget FY 25-26: 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.”

Seaside Housing Collaborative

Proposed Annual Budget FY 25-26

RECOMMENDATIONS:

- ADOPT THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026

Seaside Housing Collaborative

Item VII.A

PRESENTATIONS

Shibusa Systems

June 18, 2025 | Seaside Housing Collaborative





Presentation to
THE CITY OF SEASIDE
HOUSING COLLABORATIVE

Enabling builders to scale the delivery
of attainable, resilient, and healthy
homes to their communities



SYSTEMS-THINKING APPROACH

Our Solution

An end-to-end delivery system where **building science, technology, & economics converge**

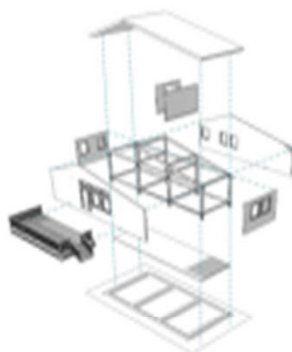
Shibusa's Proprietary Digital Homebuilding Platform

- 1** ONLINE CONFIGURABLE MODELS FOR ATTAINABLE, RESILIENT, HEALTHY HOMES

- 2** DIGITAL PERMIT-READY STAMPED CONSTRUCTION DOCUMENTS

DESIGN

- 3** THE MOST ADVANCED KITS OF PARTS DELIVERED



MATERIALS & METHOD

- 4** SHIBUSA'S INTELLIGENT *FIELD MANAGER APP* FOR EASY-GUIDED ASSEMBLY



- 5** BACK OFFICE ADMINISTRATION & SUPPORT

MANAGEMENT



DESIGNED FOR CONSTRUCTION SPEED AND BUILT FOR DURABILITY AND RESILIENCY

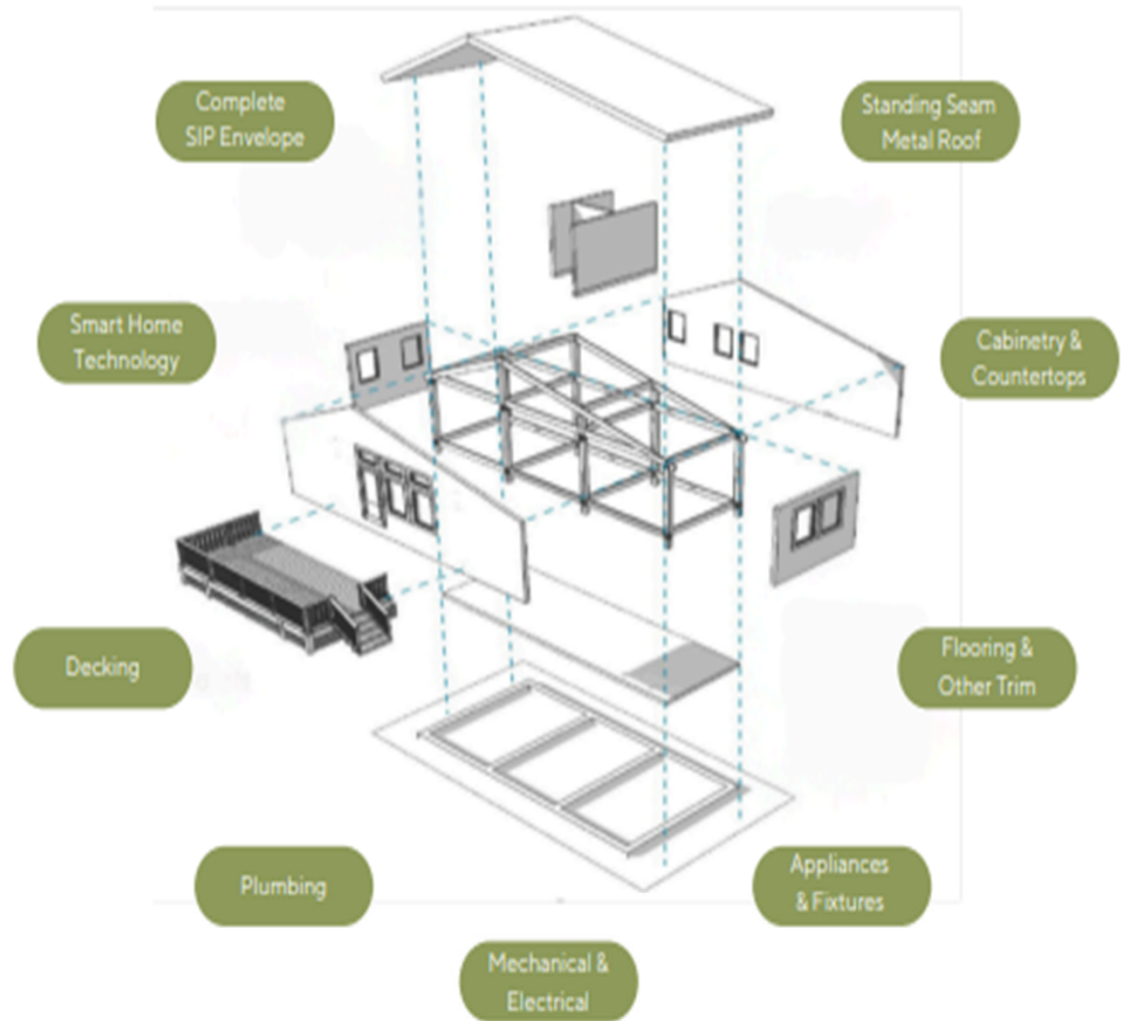
Shibusa's proprietary ***Precision Component Onsite Assembly*** process is the key to speed construction and lower the overall cost of construction. ***2x faster with 1/3 the labor.***

All Shibusa homes are built using only high-quality components designed to stand the test of time and provide for easy maintenance long-term.

SHIBUSA SYSTEMS

- Our housing is 100% electric and built to **Fortified Home** standards to withstand increasingly challenging environments, maintaining resiliency for decades. We are the first to create 10+D digital designs and assemble our housing models from the most advanced kits-of-parts. Shibusa Systems provides all components for the above-ground build down to nails, screws, and adhesives.
- Shibusa's years of R&D in building science enable us to create homes that are simple, practical, elegant, and affordable to maintain long-term. This lowers the Total Cost of Ownership (TCO) and allows for greater wealth creation and social equity among Shibusa's end-user residents.

PRECISION COMPONENT ONSITE ASSEMBLY™



The Most Advanced Kit of Parts



SHIBUSA RESILIENCY OPTION PACKAGES



ENERGY

Shibusu Standard:

100% electric home
SIPs for tight envelope
High-efficiency appliances

Energy Resiliency Options:

Rooftop solar
Integrated battery storage
Level II EV charging ports
Smart load center
DC electrical system

Community Level Options:

Solar
Battery storage
System monitor & controls
EV charging stations



WATER

Shibusu Standard:

High-efficiency fixtures
Water filtration

Water Resiliency Options:

Rain barrel
Rainwater capture system
Greywater recycling
Microfiltration
Atmospheric water generation

Community Level Options:

Network operation and control
Rainwater capture, treatment and storage
Greywater recycling



CLIMATE

Shibusu Standard:

SIPs for thermal comfort
Hurricane-rated structure
Flood and fire-resistant

Climate Resiliency Options:

Zone D seismic rating
Fire suppression system
High heat package
Deep freeze package
Satellite data link (Starlink)

Community Level Options:

Graded for positive drainage
Designed fire & wind breaks



AIR QUALITY

Shibusu Standard:

ERV/HRV for continuous
fresh and filtered air
Mini-split heating and cooling

Air Quality Resiliency Options:

Heat pumps + package
HEPA filtration system
ERV with built in
dehumidification

Community Level Options:

Air quality landscaping and
plantings using native species

LIVABLE DESIGN: SIMPLE, PRACTICAL, & ELEGANT



The word “Shibusa” translates from the Japanese language as “simple, practical and elegant” which are principles we focus on in our housing models as well as our overall business model.

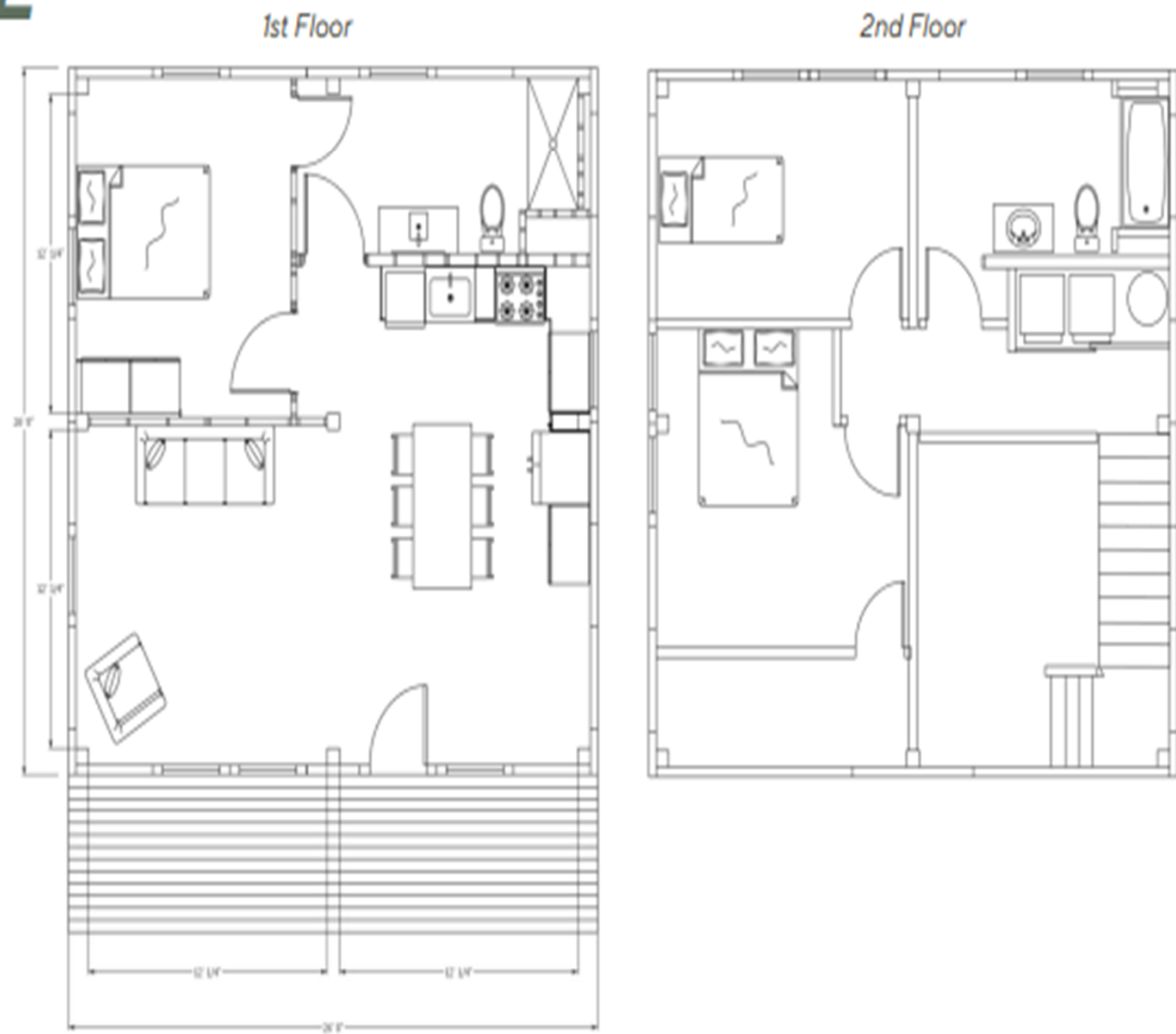
Our practical design optimizes livability for a family. When you walk into a Shibusa Cottage, you immediately feel at home. The many large windows allow for natural warm and healthy light, and the high ceilings coupled with open spaces make the home feel roomy yet cozy. Ample storage space can be found upstairs. The home also comes complete with all appliances. The attention to detail provides a sense of quality and elegance.

Furthermore, a back porch (lanai) can be added to the home for additional living space.

THE COTTAGE

3 Bed / 2 Bath

1130sf livable interior



ELEGANT AND ECONOMICAL

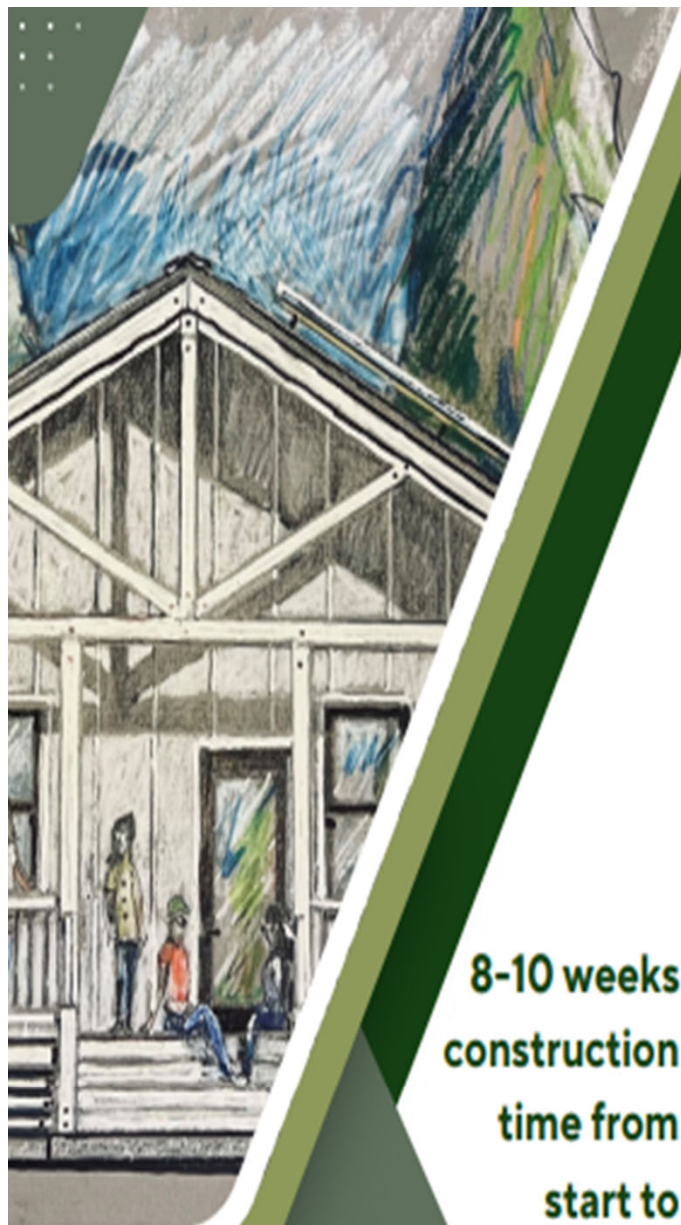
The Shibusa Cottage is a beautiful, high-quality 100% electric family home delivered at a reasonable price. It has two stories, 1130sf of livable space, and is comprised of 3 bedrooms and 2 bathrooms.

The home's building envelope is constructed with a heavy-timber frame and Structural Insulated Panels (SIPs) to provide resiliency in the face of nature's elements: wind, water, fire and earthquakes. The SIPs also provide thermal comfort and energy efficiency. All building materials have been selected for sustainability and health.

This high-performance home is unparalleled in energy efficiency and indoor air quality with our state-of-the-art HVAC system designed to optimize the [Hayward Score](#) principles. Shibusa Systems also provides several fully-integrated resiliency options including solar, energy storage, rainwater catchment and greywater recycling systems.

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**8-10 weeks
construction
time from
start to
finish**

DELIVERY IS FAST AND ECONOMICAL

COST ANALYSIS FOR 1130sf 2-STORY SHIBUSA COTTAGE IN CALIFORNIA

SHIBUSA SYSTEMS PRODUCTS AND SERVICES

\$200,000 - \$225,000

- 1 Stamped (architectural & structural) permit-ready LOD 500 construction documents
- 2 **Intelligent Field Manager™** App & support services for GC
- 3 Procurement and delivery of 100% of above-foundation materials*
* 90+% of materials are provided for the MEP trades to complete installation, including fire suppression
- 4 Shibusa and material supplier warranties

ESTIMATED NON-SHIBUSA COSTS

\$200,000 - \$275,000

- 1 Other Soft Costs (Surveys, Title 24, Civil, Site Adaptation, Insurance, Permits, Inspections, CO)
- 2 Project Management/Supervisor
- 3 General Contractor - 5-Person Build Team for 8 weeks (non-prevailing wage labor)
- 4 Site Work, Foundation, PV System & Title 24 compliance, Utilities Hook-up, etc
- 5 Minimal subcontractor labor for Plumbing, Electrical, HVAC and fire suppression system

TOTAL ESTIMATED COST TO BUILD ONE HOME

\$400,000 - \$500,000

Note: Costs vary depending on location, complexity of site, logistics, features selections, and number of units built at one time.
There is a 5% cost savings when building 2 structures at one time, and a 10% cost savings when building 3 or more units.

WHAT'S NEXT?

► STEP 1: MODEL SELECTION

Configure your selected housing model and we'll make a cost estimate based on your site and feature selections.

► STEP 2: PRE-PERMIT PLANNING

- Order your property survey
- Order soils report (Geotech survey)
- Select your team:
 - GC to manage the project
 - Civil engineer to determine sitework
 - Architect to adapt our model to your site and ensure local building code compliance
 - Structural engineer to design your foundation to local code



► STEP 3: ORDER, PERMIT, & BUILD

Once your plans are final and contracts are signed, we'll make sure your architect receives our stamped digital permit set to submit for permits and help facilitate the process. While waiting for permits, we will ensure your GC receives all above-foundation building materials exactly on time, within budget, and in precise shipments, directly to the job site so that your home is built as efficiently as possible, complete with all appliances, fire suppression, and solar.

► STEP 4: MOVE IN & ENJOY!

We're happy when you feel fabulous in your new home!



Thank you!

ATTAINABLE SUSTAINABLE HEALTHY HOMES

SHIBUSA COTTAGE MODEL



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Co-Founder

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Item VIII.A/B

Staff Reports

- A. Update on the Cooperative Agreement
- B. Next Meeting Schedule – July 16, 2025

June 18, 2025 | Seaside Housing Collaborative





SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item VIII.A

TO: Seaside Housing Collaborative Board of Directors
FROM: Danny Barrientos, Staff Liaison
BY: DANNY BARRIENTOS
DATE: June 18, 2025
SUBJECT: COOPERATIVE AGREEMENT UPDATE

RECOMMENDATION

SHC BOARD OF DIRECTORS WILL RECEIVE AN UPDATE ON THE COOPERATIVE AGREEMENT BETWEEN THE SHC AND CITY.

BACKGROUND

DURING THE MAY 21, 2025 MEETING THE SHC BOARD REQUESTED THAT CITY STAFF DRAFT A PROPOSED COLLABORATIVE AGREEMENT TO PRESENT TO THE CITY FOR CONSIDERATION.

ATTACHMENTS

NONE



SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item VIII.B.

TO: Seaside Housing Collaborative Board of Directors
FROM: Danny Barrientos, Staff Liaison
BY: DANNY BARRIENTOS
DATE: June 18, 2025
SUBJECT: NEXT SCHEDULED MEETING

RECOMMENDATION

REMINDER NEXT SCHEDULED MEETING IS SET FOR JULY 16, 2025

BACKGROUND

DURING THE MAY 21, 2025 STAFF REMINDED THE SHC BOARD OF UPCOMING MEETINGS.

ATTACHMENTS

NONE

Item IX

BOARD MEMBER COMMENTS





ADJOURNMENT

www.seasidehousingcollaborative.org



Next Meeting – July 16, 2025

www.seasidehousingcollaborative.org