

ARTICLES OF INCORPORATION
OF
SEASIDE HOUSING COLLABORATIVE
A California Nonprofit Public Benefit Corporation

I. NAME

The name of the corporation is Seaside Housing Collaborative (the "Corporation").

II. PURPOSE

(a) This Corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes. The general purpose of this Corporation is to have and exercise all rights and powers conferred on nonprofit corporations under the laws of California, provided that this Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this Corporation.

(b) The specific charitable and public purposes for which the Corporation is organized are to benefit and support, in accordance with Section 509(a)(3) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), the City of Seaside, California, a municipal corporation (the "City"), and the purposes of the City by: (1) providing, developing, promoting, funding, or assisting in the provision of, affordable housing for low and very low income households, or other households within the City, where no adequate housing exists for such groups and who are in need of decent, safe and sanitary housing; (2) conceptualizing, planning, entitling, constructing, acquiring, selling or leasing affordable housing including workforce housing, affordable housing and other housing within mixed-use developments, within the corporate limits of the City; (3) managing any City-owned housing properties; (4) engaging in activities to increase access to, and increasing development of, affordable housing in the City; (5) combating blight and deterioration within the City, working to eliminate discrimination and prejudice in the City, and assisting in the lessening of neighborhood tensions in the City, caused by the inadequate supply of affordable housing; and (6) lessening the burden of the City by providing and expanding affordable housing in the City.

III. AGENT OF SERVICE AND BUSINESS ADDRESS

(a) The name and address in California of the Corporation's initial agent for service of process is: Sheri L. Damon, City Attorney, 440 Harcourt Avenue, Seaside, CA, 93955.

(b) The Corporation's initial business and mailing address is: 440 Harcourt Avenue, Seaside, CA 93955.

IV. DEDICATION AND DISPOSITION

(a) The property of this Corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this Corporation shall ever inure to the benefit of any director, officer, or member of this Corporation or to the benefit of any private individual.

(b) Upon the winding up and dissolution of this Corporation, and after paying or adequately providing for the debts and obligations of the Corporation, the remaining assets shall be distributed to the City, or a nonprofit fund, foundation or corporation that is organized and operated exclusively for charitable purposes, and which has established and maintained its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, or the corresponding provision of any future Internal Revenue Law.

V. LIMITATION OF CORPORATE ACTIVITIES

(a) This Corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any activities not permitted to be carried on by: (i) a corporation exempt from federal income tax under Section 501 (c)(3) of the Internal Revenue Code, or the corresponding provision of any future United States Internal Revenue Law; or (ii) by a corporation, contributions to which are deductible under Section 170 of the Internal Revenue Code, or the corresponding provisions of any other United States Internal Revenue Law.

(b) No substantial part of the activities of this Corporation shall consist of lobbying or propaganda, or otherwise -attempting to influence legislation, except as provided in Section 501(h) of the Internal Revenue Code, and this Corporation shall not participate in or interfere in (including publishing or distributing statements) any political campaign on behalf of any candidate for public office.

VI. DIRECTORS

The number of directors and the manner in which directors shall be chosen and removed from office, their qualifications, powers, duties, term of office, the manner of filling vacancies on the board of directors, and the manner of calling and holding meetings of directors shall be as stated in the bylaws; provided, however, no less than two (2) directors of the Corporation shall, at all times, be the Mayor of the City and the City Manager of the City, or their designees and the majority of the directors, excluding the Mayor and the City Manager, shall be residents of the City of Seaside.

Adopted this 14th day of December, 2021.


 Karen M. Tiedemann, Incorporator