

Seaside Housing Collaborative

Director Board Meeting

August 19, 2026 | 10:00 a.m.





Seaside Housing Collaborative

Board of Directors Meeting

August 19, 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 JUNE 16TH, 2026 MEETING
- VI. BUSINESS ITEMS
 - A. CITY-OWNED PROPERTY MANAGEMENT – ANDREW MYRICK
- VII. STAFF REPORTS
 - A. NEXT MEETING SCHEDULED FOR SEPTEMBER 16, 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

June 16, 2026 • 10:00am • Seaside 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 McDanel,
Director Garnett

ABSENT: Director Soto, Director Winick

III. REVIEW OF AGENDA

No changes.

IV. PUBLIC COMMENT

No public comments were made.

V. CONSENT AGENDA

A. APPROVE DRAFT MINUTES FROM THE APRIL 15TH, 2026 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 April 15, 2026 board meeting. No public comments were made on the consent agenda.

RESULT: 4-0-0-2

AYES: Oglesby, Thomas, McDanel, Garnett

NOES: None

ABSTAIN: None

ABSENT: Soto, Winick

VI. BUSINESS ITEMS

A. BOARD DISCUSSION - NEXT STEPS (ANDY MYRICK)

City Staff recapped the 6 purposes for the collaborative reviewed from the articles of incorporation in the previous meeting. City Staff then reviewed the 6 Priorities in the following order. 1)Providing/developing affordable housing for low and very low-income households, 2)Planning/construction/acquiring affordable housing, 3)Managing City-Owned Housing Properties, 4)Engaging in activities to increase access to and development of affordable housing, 5)Combat blight and deterioration within the City, 6)Lessening the burden of the City by providing and expanding affordable housing. In the last meeting the Board identified priorities 3 & 5 as being the ones the Board was interested in pursuing. Other interest was in priorities 2 & 4. City Staff then explained what current list of City-Owned properties and which of those are occupied as well as the properties that are vacant. The properties are not planned for long-term rental, but are anticipated for redevelopment of the parcels. Staff then explained the condition of all these units and parcels with the caveat that there will not be any significant investment in them as they will be ultimately demolished for development. As a result, City Staff did not recommend that the SHC manage the City-Owned properties but does believe that the SHC management of privately developed affordable projects would make sense. Staff could identify potential partners from development applications and bring those forward to the Board. The Board asked questions about the future plans of the City-Owned properties and City Staff explained the current tenant situation, property conditions, and some of the administrative tasks performed by City Staff, such as collection of rents,

scheduling repairs as needed, etc. The Board stated its concerns and elaborated that they could use the experience in managing the properties owned by the City. City Staff also explained the work that could be done with priority 5. A quick review was done on priorities 2 and 4 for future consideration to keep them in mind for further discussion. Keeping in mind other potential programs the collaborative could consider. City Staff recommended that the collaborative consider opportunities to manage private projects, development. In addition, staff will focus on the development of educational materials that could be distributed by the City and SHC. City Staff explained that it could research any existing private properties that could be managed by the SHC. The Board supports moving forward in City Staff research what properties it could manage including the City-Owned properties. After clarification, City Staff was directed by the Board to put together is list of the tasks that are currently being performed by City Staff on the management of City-Owned properties and bring those back to the Board for review and discussion. City Staff will also research and present any potential opportunities for the Board to manage private affordable projects, such as development of any existing or new projects.

B. BOARD DISCUSSION – FY 26-27 PROPOSED ANNUAL BUDGET (JESSICA RILEY)

City Staff presented the SHC FY 26-27 Proposed Annual Budget requesting feedback and direction on the acceptance of the budget for the upcoming year. The current operating budget was discussed and City Staff recommended that the SHC Board adopt the proposed budget for the Fiscal Year July 1, 2056 through June 30, 2027. 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 Annual Budget for FY 26-27.

RESULT: 4-0-0-2

AYES: OGLESBY, THOMAS, MCDANEL, GARNETT

NOES: NONE

ABSTAIN: NONE

ABSENT: SOTO, WINICK

VII. STAFF REPORTS

A. *City Staff provided the SHC Board with an Informational Overview of the City's Rental Assistance Program.*

B. *City Staff reminded the SHC Board of the next scheduled meeting for July 15, 2026 to be held in the Seaside Room.*

VIII. BOARD MEMBER COMMENTS

Board provided no comments. The Board entered into a closed Executive Session.

IX. ADJOURNMENT

The meeting adjourned at 11:35am. The next meeting will be on July 15, 2026 at 10:00am.

Item VI.A

City-Owned Property Management

August 19, 2026 | Seaside Housing Collaborative



Background

- Seaside Housing Collaborative Articles of Incorporation identifies management of City-owned properties as one of six purposes of the Collaborative.
- City staff has explored the possibility of the Seaside Housing Collaborative assuming responsibility for the day-to-day management of rented City properties.
- Tasks have been identified which could potentially be handled by the Collaborative.



Properties

- The City of Seaside currently has eight residential properties that could be managed by the Collaborative:
 - 1591-1599 Del Monte Boulevard (6 apartments)
 - 1372 and 1380 Canyon del Rey (2 Single-family dwellings)
- All but one of these units are currently occupied.
- Additional units could become available in the future.



Properties

City Owned Housing Rental Properties

Status	Unit Type	Location	Household Size	Unit Size	Sq Ft	Rent Paid
Occupied	Single Dwelling Unit	1372 Canyon Del Rey Blvd., Seaside, CA 93955	One Adult & One Minor	2 BD - 1 BA	640	\$735.00
Vacant	Single Dwelling Unit	1380 Canyon Del Rey Boulevard Seaside, CA 93955	Vacant	2 BD - 1 BA	704	\$0.00
Occupied	Multi Dwelling Unit	1599-A Del Monte Blvd, Seaside, CA 93955 USA	Two Adults	1 BD - 1 BA	521	\$1,327.00
Occupied	Multi Dwelling Unit	1599-B Del Monte Blvd, Seas, CA 93955 USA	Two Adults	1 BD - 1 BA	521	\$1,150.00
Occupied	Multi Dwelling Unit	1599-C Del Monte Blvd, Seaside, CA 93955 USA	One Adult	Studio - 1 BA	236	\$1,300.00
Occupied	Multi Dwelling Unit	1599-D Del Monte Blvd, Seaside, CA 93955	Two Adults	1 BD - 1 BA	471	\$1,390.00
Occupied	Multi Dwelling Unit	1591-E Del Monte Blvd, Seaside, CA 93955 USA	One Adult	Studio - 1 BA	400	\$1,150.00
Occupied	Multi Dwelling Unit	1591-F Del Monte Blvd, Seaside, CA 93955 USA	One Adult	Studio - 1 BA	400	\$1,550.00



Tenant Management

- Tenant Management Tasks Include:
 - Review and screen rental applications
 - Initial and ongoing income verifications
 - Collect rents and address delinquent payments
 - Interpret and enforce terms of leases (pets, etc)
 - Respond to tenant complaints
 - Maintain open communication with tenants
 - Prepare and sign lease agreements



Property Maintenance

- Property Maintenance Tasks Include:
 - Respond to tenant requests for repair/maintenance
 - Conduct periodic inspections of units (ie smoke/CO detectors, appliances, damages,etc)
 - Inspect grounds (building exteriors and landscaping) and identify areas of concern
 - As necessary, take steps to have work completed in accordance with applicable laws.



Other Tasks

- Other Tasks Include:
 - Serve proper notices as necessary
 - Manage utilities, trash, etc.
 - Ensure compliance with federal, state, and local Fair Housing Laws
 - Prepare operating budgets
 - Prepare and submit reports to City



Next Steps

- If the Board wishes to pursue this, the next step would be for the Board and City to enter into an Agreement for the Collaborative to manage City-Owned properties.
- Agreement would address roles and responsibilities for both parties.
- Staff could draft an Agreement for Board consideration at a future meeting.
- City approval would be necessary as well.



Item VII

Staff Reports

August 19, 2026 | Seaside Housing Collaborative



NEXT SCHEDULED MEETING

SEPTEMBER 16, 2026 – BLACKHORSE ROOM



Item VIII

BOARD MEMBER COMMENTS

August 19, 2026 | Seaside Housing Collaborative





Item IX

ADJOURNMENT

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