



A G E N D A
CITY OF SEASIDE
HOMELESS COMMISSION

SPECIAL MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, October 22, 2025
5:30 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a view option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

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4. To make public comment, the following options are available:

Before the Meeting via Email: Written comments can be emailed to delder@ci.seaside.ca.us Include the following subject line: "Public Comment Item # ___" (insert the agenda item number relevant to your comment). Written comments must be received by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.

5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual

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1. CALL TO ORDER

2. ROLL CALL - HOMELESS COMMISSION

Benjamin Strickland	Chair
Leslie Muga	Vice Chair
Lynda Cunningham	Commissioner
Joseph Ruffin III	Commissioner
Kathy Hughes	Commissioner
Chance Freeman	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. PRESENTATIONS

A. RECEIVE PRESENTATION FROM DEAN SPARKS AND ADAM CONOUR ON PROJECT HOMEKEY

RECOMMENDATION: Commissioners will receive information about a HomeKey project proposal that has been sought out by Anabasis LLC to develop in Seaside for the provision of Permanent Supportive Housing Service to unhoused individuals/families.

6. APPROVAL OF MINUTES

A. APPROVE MINUTES FOR THE SEPTEMBER 3, 2025, REGULAR MEETING

RECOMMENDATION: Approve minutes as presented in the agenda packet.

7. BUSINESS ITEMS

A. DISCUSS ALLOCATION OF DONATION FUNDS FOR LOCAL YOUTH-FOCUSED HOMELESS ADVOCACY ORGANIZATIONS AND FOR HOMELESS SERVICES ORGANIZATIONS TO MEET HOLIDAY NEEDS

RECOMMENDATION: Commissioners will receive information from the subcommittee researching the funding needs of local youth-focused homeless advocacy programs and organizations serving the unhoused during the holidays to determine allocation of donation funds in support of expressed needs.

B. DISCUSS AWARDING OF CHALLENGE COINS TO PARTNERS AND STAKEHOLDERS DEVOTED TO RESOLVING HOMELESSNESS IN SEASIDE

RECOMMENDATION: Commissioners will receive information from the subcommittee identifying the policy and recommendations for the distribution of challenge coins to encourage/reinforce, and affirm efforts by partners and stakeholders to actively engage in addressing the needs of homeless individuals and families in the Seaside community.

C. DISCUSS DEVELOPMENT OF PROPOSAL TO CITY OF SEASIDE NEIGHBORHOOD IMPROVEMENT COMMISSION FOR CONSIDERATION OF SEEKING FUNDING SUPPORT OF FUTURE SEASIDE HOMELESS COMMISSION WORK PLAN PROJECT

RECOMMENDATION: Commissioners will identify from its 2025-2026 fiscal year work plan, special projects to submit proposals to the Seaside Neighborhood Commission, who has oversight and recommendation over a budget to help complete proposed projects.

D. DISCUSS COMMISSIONER GUIDANCE PERTAINING TO RESUMES AND EMPLOYMENT REFERENCES

RECOMMENDATION: Chair Strickland will explore inquiries and suggestions regarding guidance relating to the Homeless Commission and resumes/employment references.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, November 5, 2025
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person

to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. Live streamed meeting videos as well as videos of past meetings are available on the City's website at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

Homekey Plus

Homekey Plus

What is it?

- State Funding to Convert Properties to Permanent Supportive Housing
- Most Frequently Used to Convert 3rd Gen. Motels to Housing
- Requires Operators Follow Best Practices
- Reduces Chronic Homelessness
- Reduces Harm to Families Experiencing Homelessness
- Minimal Risk to City/Huge Potential Rewards



Housing First/Permanent Supportive Housing

Evidence Based Success

- Being Homeless is Traumatizing - Homeless PTSD Rate is 100%
- Food, Shelter, Water are Most Basic Needs
- 98.6% of Housing First Clients Successfully Become Housed within 18 Months
- Wrap Around Services (Mental Health, Addiction, Legal Services, Job Services)
- Security and Onsite Property Management 24/7
- Proximity to Services and Transportation
- Fencing and Amenities



Impact on City Services

Good Programs Reduce Calls

- Best Practices Reduce Calls
- Onsite Security (Key Cards, Lighting, Security Cameras, Security Officer, Onsite Management, Training, Narcan Station)
- Daytime Help (Mental Health, Addiction, Legal, Job Services, Benefit Access)
- Food Access (Reduces Pan Handling and Vagrancy)
- 24/7 Security, Property Management, Police Camera Prevents Unnecessary Calls.



Transient Occupancy Tax

No/Low Impact

- Property is one of many.
- Older Hotels have Low Occupancy
- Neighboring Hotels Have Rooms
- Many Existing Hotels have High Homeless Population with Vouchers
- Vouchers for Hotels are Short Term - PTSD and Fear Continue
- TOT Revenue is NOT Reduced Significantly



Hotel Decline

Avoiding Attractive Nuisance

- Hotels are Subject to Forces of Neighborhood Decline
- Flags (brands in hotel lingo) Require Standards
- Revenues Don't Always Support Flag Standards
- Hotels Can Become Blighted Quickly
- Project Homekey Converts to Housing and Has Support Systems to Prevent Blight



Homelessness Myths

- Myth: Homeless are imported from elsewhere. Reality: Most Homeless Become Homeless within 5 Miles of Current Location
- Myth: Homeless People are all Mentally Ill or Drug Addicts. Reality: Almost ALL Homeless People were not Mentally Ill or Addicted when they Became Homeless.
- Myth: Homeless People must be Sober to Deserve Housing. Reality: It is Unrealistic to Expect Someone Experiencing Trauma to Address Addiction and Mental Health Issues.
- Housing First/Permanent Supportive Housing Works - Most other Models Do Not.







DRAFT MINUTES
CITY OF SEASIDE
HOMELESS COMMISSION

REGULAR MEETING
Council Chamber
Wednesday, September 3, 2025
5:30 PM

1. CALL TO ORDER

Chair Strickland called the meeting to order at 5:34 PM. Meeting was delayed due to waiting for Commissioners.

2. ROLL CALL - HOMELESS COMMISSION

PRESENT: Strickland, Mugan, Cunningham, Hughes, Ruffin,
ABSENT: Freeman

3. REVIEW OF AGENDA

Commissioner Ruffin asked to give his Commission Report ahead of time due to needing to leave meeting early.

On motion by Vice Chair Mugan and second by Commissioner Hughes and carried by the following roll call vote, the Homeless Commission moved to allow commissioner Ruffin to give his commission report ahead of time.

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

4. PUBLIC COMMENT

None

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM AUGUST 06, 2025, REGULAR MEETING

On motion by Commissioner Ruffin and second by Commissioner Cunningham and carried by the following roll call vote, the Homeless Commission moved to approve the minutes for the August 6, 2025, regular meeting.

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None
ABSENT: Freeman

ACTION: Approved

6. BUSINESS ITEMS

A. DISCUSS POLICY FOR COMMISSIONERS' COMMUNICATIONS AND REQUESTS TO STAFF LIAISON TEAM OUTSIDE SCHEDULED HOMELESS COMMISSION MEETINGS

The commission discussed its procedures for discussing homelessness information, and it was decided that all related emails will be saved for discussion during the commissioner reports. The importance of refraining from discussing business items outside of official meetings was also highlighted, with the exception of discussions within an officially voted-on subcommittee. Commissioners who cannot attend a meeting but wish to provide input on an agenda item are encouraged to email staff. Their comments will be presented during the business item.

PUBLIC COMMENT: None

B. DISCUSS DEVELOPMENT OF SCHEDULE FOR FISCAL YEAR 2025-2026 TO ENGAGE HOMELESS COMMISSION WORK PLAN PROJECTS AND RELATED COMMISSION ACTIVITIES

The commission discussed several key initiatives, resulting in the following decisions:

Project Timeline: Developing a project calendar with a timeline for completion.

Subcommittee on Donations: A subcommittee was formed to focus on work plan activities. It was decided the same subcommittee will handle both youth-focused and holiday donations. This topic will be revisited in October to discuss potential recipient organizations, with a final decision scheduled for November.

Food and Insecurity Donations: The Request for Proposals (RFP) for food and insecurity donations will be discussed and finalized in November and posted by mid-November 2025. The deadline for submissions will be mid-January 2026, and a final decision on recipients will be made in February 2026. The subcommittee will provide recommendations on how to distribute the funds.

Recipient Follow-up: The commission will require all organizations that receive funding to provide an update within 90 days on how the money was used.

Listening Session: The listening session has been postponed to a "To Be Determined" date. This will allow commissioners to invite various organizations,

businesses, and individuals to provide input on how the commission can be of assistance.

PUBLIC COMMENT: None

*On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to create a **subcommittee** for the **youth organization and holiday donations**.*

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

PUBLIC COMMENT: None

*On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to creating a **subcommittee** for **Youth Focus and holiday Donation** which included **Commissioner Ruffin and Commission Hughes**.*

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

PUBLIC COMMENT: None

*On motion by Commissioner Cunningham and second by Commissioner Ruffin and carried by the following roll call vote, the Homeless Commission moved to create a **subcommittee** to focus on the **food and insecurity donations**. The subcommittee will be responsible to contact agencies and inform them the distribution of the RFP. Once the RFP period closes, the subcommittee will then look at the applications and make recommendations on which organizations should receive the donation.*

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

C. DISCUSS ADVOCACY PLAN FOR CITY OF SEASIDE HOMELESS COMMISSION TO HELP ADDRESS NEEDS FOR SUPPORT REGARDING HOMELESSNESS AND RELATED CHALLENGES ON COMMUNITY HEALTH, WELLNESS, AND SAFETY

The commission discussed setting a goal and objective to reduce homelessness and housing insecurity in the community by implementing sustainable solutions and fostering strong partnerships. The commission wants to identify and collaborate with key partners such as government agencies, non-profit organizations, community members, community groups and businesses.

PUBLIC COMMENT: None

D. DISCUSS FORMATION OF SUBCOMMITTEE FOR AWARDED CHALLENGE COINS

The commission discussed the formation of a subcommittee to determine the distribution of challenge coins. Commissioner Freeman wasn't at them meeting but had previously shown interest in serving in the subcommittee as did Chair Strickland.

PUBLIC COMMENT: None

*On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to creating a **subcommittee**.*

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

PUBLIC COMMENT: None

*On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to have **Commissioner Freeman and Chair Strickland in the subcommittee**.*

RESULT: 5-0-0-1

AYES: Strickland, Mugan, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

E. DISCUSS FORMATION OF SUBCOMMITTEE TO ENGAGE PARTNERSHIP WITH CHAMBER OF COMMERCE REPRESENTATIVE JIM VOSSEN REGARDING SHOPPING CART THEFT SOLUTION

The commission discussed interested in working with Jim Vossen to address the issue of shopping cart theft by providing carts to the homeless population. During a previous meeting, Jim Vossen noted that local businesses have expressed interest in funding for carts. The commission's next steps involve finalizing a plan for cart storage and distribution. The commission decided to create a subcommittee to brainstorm.

PUBLIC COMMENT: None

*On motion by Chair Strickland and second by Commissioner Cunningham and carried by the following roll call vote, the Homeless Commission moved to creating a **subcommittee** including **Commissioner Cunningham and Commissioner Hughes**.*

RESULT: 5-0-0-1

AYES: Strickland, Muga, Cunningham, Hughes, Ruffin,

NOES: None

ABSTAIN: None

ABSENT: Freeman

ACTION: Passed

7. REPORTS FROM COMMISSIONERS

Commissioners provided reports.

Commissioner Hughes: started to volunteer at the Salvation Army.

Commissioner Cunningham: The ReStore at Fort Ord has a set of 18 lockers for sale for \$200. Although our previous project was not approved by the city council, this could still be a great storage solution for another agency or organization. Would like to invite Hopes Closet along with the church they are working with to see what else is offer and long with other various churches in the area to attend our meetings. It would be valuable for the commission to hear about the activities they're doing and how they're helping the homeless population in Seaside.

Commissioner Strickland: Would like to work with the youth organizations at the beginning of the fiscal year to ensure the commission can provide better help and support for the upcoming school year. This collaboration will allow the commission to align resources and initiatives effectively from the start.

8. REPORTS FROM STAFF

Staff provided report.

Derrick: Training for commissioners is being planned. As soon as the details are available, we will pass them on to the commission. The City Manager is open to communicating with the commission and wants to know how he can best support the commission.

9. ADJOURNMENT

With no further business, the meeting adjourned at 8:07 PM.

Respectfully submitted,

Denise Mejia, Commission Clerk

Ben Strickland, Commission Chair

Seaside Homeless Commission
Recommendations for Holiday Meals Donations

October 1, 2025

CH Services Casa de Noche Buena - Holiday Drive \$1000

Casa de Noche Buena where they have 20-35 beds. They will have a Holiday Drive to provide clothes and gifts for the people staying there.

Salvation Army on Elm Ave - Holiday Meals \$1000

The Salvation Army serves a holiday meal the day before Thanksgiving and Christmas. They send holiday meal food boxes home with low income people and homeless people. They have meals on some Wednesdays for Seniors. They prepare and serve 125 meals every weekday for the Good Samaritan Center.

Bethel Baptist Church on Elm Ave - Holiday Meals \$1000

Bethel gives out 500 food baskets on Thanksgiving and 500 food baskets for Christmas. They spend \$ 1,000.00 on Hams and Turkeys

MPUSD Family Resource Center on La Salle Ave \$1000

The Family Resource Center provides support for homeless children and families including food, clothing, and supplies and referral to other agencies.

CPY Community Partnership for Youth on Kimball Ave \$1000

CPY gives out food at the schools on Wednesdays in partnership with the Food Bank.

Seaside Homeless Commission

Recommendations for Youth Organization Donations

October 1, 2025

Salvation Army - Angel Giving Tree Program \$1000

People come in October and put their kids names on a tree with a wish list for kids under 12. They use cash donations to buy toys for these kids

CPY Community Partnership for Youth \$1000

CPY has 3 holiday programs for youth:

Adopt a family.

Angel tree program where the mother signs up in November. They buy 1 gift and 1 book for each child – about 400 kids.

Kohl's shopping where they take a kid to buy gifts for other family members and then they help with wrapping those gifts with the kid.

Bethel Baptist Church - Gifts for Kids \$1000

They spend about \$1,000.00 on toys, clothing etc.

CHService- Safe Place Youth Shelter – Gift cards for clients. \$1200

Emergency youth shelter for kids 18-24. Beds for 6 boys and 6 girls. They also provide some daytime services with a counselor and breakfast twice per week and lunch 1 time a week.

CHServices - Safe Passage – Gift cards for clients. \$ 800

Safe Passage provides temporary housing for youth 18-24 while they wait for permanent housing.

City of Seaside Homeless Commission – Challenge Coin Subcommittee

September 26, 2025

Chair Benjamin Strickland
Commissioner Chance Freeman

To The City of Seaside Homeless Commission:

The following names/organizations are the recommended recipients of the 2025 Seaside Homeless Commission Challenge Coin:

- 1.) Nick & Sara Tortorelli (Refresh Start)
- 2.) Seth Pollack (CSUMB Professor)
- 3.) Roxanne Wilson (Formerly CHSP)
- 4.) Rosemarie Axton (iHelp)
- 5.) Mary Gutierrez (Former Seaside Fire Chief)
- 6.) Nick Borges (Seaside Police Chief)
- 7.) Wendy Root Askew (District 4 Supervisor/Lead Me Home)
- 8.) Gwen Nash (Former Commissioner/World Outreach Services)
- 9.) Pastor Ronald Britt (Greater Victory Temple)
- 10.) Pastor Harold Lusk Jr (Bethel Missionary Baptist Church)
- 11.) Pastor Kenneth Raye Murray (Posthumous Award to Family)
- 12.) Adam Conour (HomeKey)
- 13.) Dean Sparks (HomeKey)
- 14.) Nicolette Hernandez (Hope Closet/Monterey Bay Christian Center)
- 15.) Regina & Mel Mason (The Village Project)
- 16.) Eric Johnsen (Community Homeless Solutions)
- 17.) John Holt (Stepping Stone Outreach, Inc.)
- 18.) Jim Vossen (Central Coast Chambers of Commerce)
- 19.) Casa de Noche Buena (Outstanding Staff/Volunteer)
- 20.) Community Partnership For Youth (Outstanding Staff/Volunteer)
- 21.) Veterans Transition Center (Outstanding Staff/Volunteer)
- 22.) Pass The Word Ministry (Outstanding Staff/Volunteer)
- 23.) AI & Friends (Outstanding Staff/Volunteer)
- 24.) The Epicenter (Outstanding Staff/Volunteer)

The following recommended recipients Chair Strickland must recuse himself for past, present, and future affiliation:

- 25.) Lupe Javier Diaz (County of Monterey Veteran Services Representative)
- 26.) Arnold Westphal (Breakthrough For Men)
- 27.) David & Christa Balch (Legal & Medical Services)

The final recipients are not Commissioners giving themselves coins, rather, an opportunity for Commissioners to recognize each other for their service and the difference they are making:

- 28.) Derrick Elder (Staff Liason)
- 29.) Denise Meija (Deputy Staff Liason)
- 30.) Leslie Mugan (Commissioner)
- 31.) Lynda Cunningham (Commissioner)
- 32.) Joseph Ruffin III (Commissioner)
- 33.) Kathy Hughes (Commissioner)
- 34.) Chance Freeman (Commissioner)
- 35.) Benjamin Strickland (Commissioner)



RECREATION DEPARTMENT

986 Hilby Avenue
Seaside, CA 93955
www.ci.seaside.ca.us

Telephone 831-899-6800
Fax 831-899-6274

Re: Request for Project Ideas – 2026/2027 Neighborhood Improvement Commission

Dear Commission Chair and Staff Liaison,

The Neighborhood Improvement Commission (NIC) has begun its outreach earlier this year to gather project ideas for the 2026/2027 NIC's planning cycle. Each year, the NIC is responsible for identifying, vetting, and recommending neighborhood improvement projects for City Council approval as part of our Annual Work Plan. These projects are funded through the Transient Occupancy Tax.

We invite your commission to submit project ideas for consideration. Submissions received by **November 7, 2025**, will be reviewed during the NIC's annual retreat, scheduled for **Saturday, November 15, 2025, from 8:00 a.m. to 12:00 p.m. at the Oldemeyer Center.**

Guidelines for Project Submissions

Project ideas should align with the Neighborhood Improvement Commission's objectives (see Municipal Code Section 2.24.040 below).

Fully developed plans are **not** required at this stage. Preliminary concepts are welcome. However, submissions that clearly reflect alignment with the criteria outlined below will receive priority consideration.

Neighborhood Improvement Commission Objectives:

- Establish neighborhood block organizations to encourage beautification and reduce vandalism.
- Encourage citizens to upgrade property and landscaping, and to remove items that negatively impact property values.
- Promote voluntary compliance with city codes related to the City's appearance.
- Make recommendations to City Council to improve the City's appearance and encourage community-wide cooperation.
- Collaborate with service clubs and civic organizations on cleanup efforts and improvement programs.
- Encourage citizens and merchants to decorate homes and businesses during the holiday season and display the United States flag on national holidays.
- Conduct administrative hearings related to property maintenance.

Project ideas should be submitted by email to NIC liaison Dan Meewis at dmeewis@ci.seaside.ca.us.

Thank you for your continued service, dedication and partnership to the City of Seaside in improving our neighborhoods. We look forward to reviewing your commission's ideas and identifying projects that will have a meaningful impact on our community.

With appreciation,

Neighborhood Improvement Commission