



City of Emeryville

INCORPORATED 1896

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Chair Ellen Strauss
Vice Chair Delores Johnson
Member Julia Drummond
Member Tyler Hill
Member Brooks Jessup
Member Wendy Mederios
Member Jenn Oakley

Action Minutes
Emeryville Housing Committee Meeting
Civic Center, City Council Chambers
Wednesday, November 5, 2025

1. Call to Order

The meeting was called to order at 6:14 p.m.

2. Roll Call:

Members Present: Julia Drummond, Tyler Hill, Brooks Jessup, Dolores Johnson, Wendy Mederios, Jenn Oakley

Members Absent: Ellen Strauss

City Staff Present: Valerie Bernardo, Economic Development & Housing Manager

General Public: Councilmember Kalimah Priforce

3. Public Comment – None

4. Regular Meeting Minutes – April 2, 2025

Motion: Member Jessup

Second: Member Oakley

Abstain: Member Drummond

Motion Approved: 5/0/1

5. Action Items - None

6. Information Items

6.1 Rental Preservation Rehab Program Outline

Staff provided an outline on the Rental Preservation Rehab Program. Program will provide low interest loans for multi-unit rental housing developments to support renovation work. Program requirements, eligible activities, loan terms, and affordability requirements were discussed.

Member Comments/Questions included:

- Adding a tenant survey or identification of tenant concerns to be included in the application process
- Removing new affordable unit requirement and making the product just be a loan.
- Concern over if existing properties will access the funds through this program
- Why do existing properties need funding to address repairs, instead of utilizing rental revenue?

- Will there be a requirement for a Labor Agreement?
- Can funding go to tenants to address repairs in their units?

6.2 Multifamily Essential Rehab Program Outline

Staff provided an outline on the Multifamily Essential Rehab Program. Program will provide grant funds to address deferred maintenance and repairs on affordable housing projects. Program requirements, eligible uses, financing terms and proposed timeline.

6.3 Analysis of Impediments of Fair Housing Goals & Proposed Actions

Staff provided an overview of the Analysis of Impediments of Fair Housing Goals and the Proposed actions that Emeryville agreed to take between 2025-2029. An overview of the actions Emeryville had taken in 2025 was discussed

Member Comments/Questions included:

- Where did the data come from that was used in the report?
- Does Housing Element Program Q. Housing for Artist tie into expanding housing opportunities for people with special needs?
- Is Artist Housing considered at all within the analysis of impediments of fair housing?
- What enforcement mechanism exists for Artist Housing?
- Are there dates assigned to each goal and proposed action?
- Can the annual update be posted on the website?

6.4 Emeryville Tenant Protection Survey

Staff provided an overview of the proposed marketing efforts for the tenant protection survey which will be used to collect feedback from renters, rental owners and property managers in Emeryville about their experiences with eviction and existing tenant protection ordinances.

Member Comments/Questions included:

- Who will be able to complete survey?
- Can survey incorporate a question on rent burden?
- Should survey incorporate a question on household size?
- Why are we asking a question on whether a property owner owns property in another jurisdiction?

6.5 Pipeline of Residential Development Update

Staff provided a brief update on the Pipeline of Residential development.

6.6 City Invested Housing Projects Update Report

Staff provided a brief update on City Invested Housing Projects.

7. Future Agenda Items

8. Announcements/Member Comments

9. Adjournment – The meeting was adjourned at 8:05 p.m.

Prepared by: Valerie F. Bernardo
Valerie Bernardo, Economic Development & Housing Manager

Approved by Committee: 1/7/26