



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, Garden Level Wednesday, January 7, 2026

1. Call to Order

The meeting was called to order at 6:01p.m, by Member Hill.

2. Roll Call:

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

Members Absent: Ellen Strauss, Delores Johnson

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

General Public: Ellen Strauss (Joined Remotely)

3. Public Comment

Member Jessup requested that the Committee look into the issue of affordable housing for artist.

4. Regular Meeting Minutes – April 2, 2025

Motion: Member Oakley
Second: Member Jessup
Motion Approved: 4/0

5. Action Items

5.1 Multifamily Essential Rehab Program

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

Motion: Member Oakley
Second: Member Mederios
Motion Approved: 4/0

5.2 BMR Rental Recertification Guidelines (Moved to Information Item)

Staff provided an overview of the proposed changes in income verification methods for Affordable Housing programs from the HUD that grantees must comply with by January 1, 2027. The California Tax Credit

Allocation Committee is awaiting the IRS to approve the changed guidelines and CA Housing and Community Development Agency have indicated they will adopt these guidelines as well. The changes to the income verification methods differ from the proposed changes that Staff had previously presented to the Committee. Staff will need to figure out how to align these changes with the proposed changes that the Budget & Governance Committee and Housing Advisory Committee already recommended. Changes to the BMR Rental Recertification Guidelines is on hold until the state adopts new requirements.

6. Information Items

6.1 Tenant Protection Project Update

Staff provided an updated on the Tenant Protection Project. An overview of the project objective, project timeline, assessment of local tenant protection ordinances, community outreach efforts and highlights of the tenant and landlord survey were presented.

6.2 Overview of New Housing Laws

Staff provided an overview of new housing laws that became effective in 2025 that HOAs and Multifamily Rental Properties are required to comply with. A fact sheet has been prepared by staff and will be shared, once approved by the City Attorney, as part of our education objective actions in the Housing Element.

6.3 Pipeline of Residential Development Update

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

6.4 City Invested Housing Projects Update Report

Staff provided a brief update on City Invested Housing Projects.

7. Future Agenda Items

7.1 Affordable Housing for Artist

Member Jessup requested that the committee look into the issue of affordable housing for artists.

Motion: Member Jessup
Second: Member Mederios
Motion Approved: 4/0

7.2 Overview on Code Enforcement

Member Drummond requested that the Committee get an overview on the Code Enforcement process.

Motion: Member Drummond
Second: Member Jessup
Motion Approved: 4/0

8. Announcements/Member Comments

9. Adjournment – The meeting was adjourned at 8:19 p.m.

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

Approved by Committee: _____