



City of Emeryville

INCORPORATED 1896

1333 Park Avenue. Emeryville, CA 94608-3517
t (510) 596-4300 | f (510) 596-4389

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

Action Minutes
Emeryville Housing Committee Meeting
Civic Center, Garden Level
Wednesday, February 4, 2026

1. Call to Order

The meeting was called to order at 6:05 pm.

2. Roll Call:

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

Members Absent: Ellen Strauss, Jenn Oakley

City Staff Present: Valerie Bernardo, Economic Development & Housing Manager, Emily Rosas, Community Development Intern

General Public: None

3. Public Comment - None

4. Approval of Regular Meeting Minutes – January 7, 2026

Motion: Member Jessup

Second: Member Drummond

Abstain: 0

Motion Approved: 5/0/0

5. Action Items

5.1 Appointments to the Visual Arts and Community Promotions Grant Subcommittees

Staff provided information on the opportunity to appoint members of the Housing Committee to two positions to each of the Visual Arts and Community Promotions Grant Subcommittees. The

roles and requirements for the subcommittee positions were discussed as well as the use of visual arts and community promotion grants to support the Emeryville community.

Member Comments/Questions included:

- Housing and public arts has a significant connection as residents will be the individuals who see public artwork most frequently
- Members asked about the use of the Visual Arts and Community Promotions grants and how much the grants award to recipients.

Action: Nominate Member Jessup to be appointed to the Visual Arts subcommittee with member Julia Drummond as alternate. No member was nominated for appointment to the Community Promotion Grant subcommittee.

Motion: Vice Chair Hill

Second: Member Johnson

Abstain: 0

Motion approved: 5/0/0

5.2 CY25 Housing Element Annual Progress Report

Staff presented the Housing Element Annual Progress Report, which provides the California Department of Housing and Community Development with an update on the City of Emeryville's progress in completing the objectives outlined in the Housing Element of the City's General Plan.

Member Comments/Questions included:

- Members asked for clarification on ministerial review and waivers/concessions.
- Why were BMR Live/Work units unable to be marketed due to staff capacity, as noted under Program Q in the Annual Report?
- Members discussed the decrease in housing production in the last year and the possibility of addressing market conditions.

Action: Recommend City Council Approve and Submit the CY25 Housing Element Annual Progress Report to the California Department of Housing and Community Development.

- Motion: Member Johnson
- Second: Vice Chair Hill
- Abstain: 0
- Motion approved: 5/0/0

5.3 FY25 Housing Successor Annual Progress Report

Staff presented the Housing Successor Annual Progress Report, which provides the California Department of Housing and Community Development with an update on the management of assets and responsibilities of the former Emeryville Redevelopment Agency.

Member Comments/Questions included:

- Members asked for clarification on the use of funds and assets the Housing Successor manages

Action: Recommend City Council Approve and Submit the 24/25 Housing Successor Annual Progress Report.

- Motion: Member Johnson
- Second: Member Drummond
- Abstain: 0
- Motion approved: 5/0/0

6. Information Items - None

7. Future Agenda Items

7.1 CY Housing Advisory Committee Annual Report

7.2 FY25 Affordable Housing Expenditure Plan, Measure C Housing Bond and Affordable Housing Program Annual Reports

7.3 Affordable Housing for Artists

7.4 Overview of Code Enforcement

8. Announcements/Member Comments

8.1 Fair Housing Training by ECHO Housing

ECHO Housing is providing a training on state and federal fair housing laws on February 20, 2026.

9. Adjournment

Meeting was adjourned at 8:00 pm.

Prepared By: Emily Rosas, EDH Intern

Submitted By: Valerie Bernardo, HC Secretary

Approved: March 4, 2026