



City of Emeryville

INCORPORATED 1896

1333 Park Avenue, Emeryville, CA 94608-3517

t (510) 596-4300 | f (510) 596-4389

Chair Ellen Strauss
Vice Chair Dolores 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, April 1, 2026

1. Call to Order

The meeting was called to order at 6:00pm.

2. Roll Call:

Members Present: Ellen Strauss (attending remotely), Julia Drummond, Tyler Hill, Brooks Jessup, Dolores Johnson,

Members Absent: Wendy Mederios, Jenn Oakley

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

General Public: None

3. Public Comment – None

4. Approval of Regular Meeting Minutes – March 4, 2026

Motion: Member Hill

Second: Member Johnson

Abstain: None

Motion Approved: 5/0/0

5. Action Items

5.1 FY25 Affordable Housing Expenditure Plan & Affordable Housing Program Annual Report

Staff presented on the FY25 Affordable Housing Expenditure Plan & Affordable Housing Program Annual Report, providing an overview of the City's existing affordable housing funds and programs.

Member Comments/Questions included:

- How is staff turnover at rental properties handled to minimize impact on tenants?
- Does the City track overall compliance rates among properties with affordable housing units?
- Could City advertise BMR homeownership programs at current BMR tenants?

Action: Committee recommended the City Council accept the FY25 Affordable Housing Expenditure Plan & Affordable Housing Annual Report.

Motion: Member Johnson
Second: Member Jessup
Abstain: None
Motion Approved: 5/0/0

5.2 Affordable Housing Expenditure Plan Amendment

Staff presented an amendment to the Affordable Housing Expenditure Plan. The amendment would terminate inactive programs, such as the Foreclosure Prevention Program, and add new programs, such as Homeowner Retention, to the Expenditure Plan.

Member Comments/Questions included:

- Members asked for a definition of special needs in the context of the City's housing programs
- Members asked for additional clarification regarding program funding amounts and what different housing programs covered.

Action: Recommend City Council approve the various amendments to the Affordable Housing Expenditure Plan.

Motion: Member Johnson
Second: Member Hill
Abstain: None
Motion Approved: 5/0/0

6. Information Items - None

7. Future Agenda Items

7.1 Affordable Housing for Artists – Committee Request (TBD)

7.2 Temporary Relocation Assistance Discussion (May 2026)

7.3 Rental Rehab Program Guidelines (May 2026)

8. Announcements/Member Comments

Reminder from Staff for committee members to submit Form 700 to City by deadline.

9. Adjournment – The meeting was adjourned at 7:08 p.m.

Approved: May 6, 2026

Committee Secretary: *Valerie F. Bernardo*