



City of Emeryville

INCORPORATED 1896

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Chair Gisela (Kris) Owens
Vice Chair Henry Symons
Member Sheryle Bolton
Member Lawrence (Buzz) Cardoza
Member Ryan Greenberg
Member Marchelle Huggins
Member Whitney Rubin
Member Jordan Wax
Member Erica Zepko
Council Liaison John Bauters

Action Minutes
Emeryville Housing Committee Meeting
Teleconference via UCx
Wednesday, June 3, 2020 6:00 p.m.

1. Call to Order

The meeting was called to order at 6:02 PM.

2. Roll Call:

Members Present: Kris Owens, Sheryle Bolton, Buzz Cardoza, Ryan Greenberg, Marchelle Huggins, Henry Symons, Jordan Wax, Erica Zepko, Council Liaison John Bauters

Members Absent: Whitney Rubin

Staff Present: Valerie Bernardo, Community & Economic Development Coordinator II

3. Public Comment – Member Greenberg announced that this would be his final Housing Committee member as he was no longer a resident of the City of Emeryville.

4. April 1, 2020 Regular Meeting Minutes.

Chair Owens called the meeting to order. A motion to approve the April 1, 2020 Regular Meeting Minutes was made by Member Cardoza. The motion was seconded by Member Bolton. The motion passed unanimously.

5. Action Items

5.1 2020 Housing Affordability Table

Valerie Bernardo presented on the 2020 Affordable Housing Table. A motion to approve was made by Member Bolton and seconded by Member Symons. The motion passed unanimously.

5.2 BMR Rental Program Guidelines

Valerie Bernardo presented on the BMR Rental Program Guidelines. The guidelines provide direction on a variety of issues not covered in the Affordable Housing Agreement and acts as an administrative guide for Developers, Tenants, prospective applicants and Property Managers. A motion to approve was made by Member Cardoza and seconded by Member Greenberg. The motion passed unanimously.

5.3 Developer Selection for 4300 San Pablo Avenue RFQ/P

Valerie Bernardo presented on the Developer selection process for 4300 San Pablo Avenue. An overview of the three housing proposals submitted was reviewed and the committee discussed the benefits of each proposal. The committee identified the following priorities for City Council to consider in the developer selection process: 1) Units should be targeted to 20-50% AMI households, 2) The proposal should produce the largest number of units and 3) the affordability targeting should include the lowest income range as possible. The Committee found that the proposal by EAH and SAHA were both wonderful options. A motion to approve EAH as the 1st choice housing developer and SAHA as the 2nd choice housing developer was made by Member Cardoza and seconded by Member Wax. The motion passed with one (1) abstention vote and one (1) dissention vote.

6. Information Items

6.1 Update on Emergency Rental Assistance Program

Valerie Bernardo provided an update on the Emergency Rental Assistance Program.

6.2 Housing Development Pipeline

Valerie Bernardo provided an update on the pipeline of housing development projects in Emeryville.

7. **Future Agenda Items** – BMR Ownership Program Guidelines will be presented in a future Housing Committee meeting.
8. **Announcements/Member Comments** – Member Greenberg recommends that an assessment of Housing Production from 2009-2020 be developed to identify victories, challenges and what we missed during the past decade.
9. **Adjournment** – The meeting was adjourned at 7:55pm.

Prepared by: Valerie Bernardo
Valerie Bernardo, Community and Economic Development Coordinator

Approved by Committee: August 5, 2020