



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 Zoom
Wednesday, August 5, 2020 6:00 p.m.

1. Call to Order

The meeting was called to order at 6:11 PM.

2. Roll Call:

Members Present: Kris Owens, Sheryle Bolton, Buzz Cardoza, Whitney Rubin, Vickie Jo Sewell, Jordan Wax, Erica Zepko,

Members Absent: Marchelle Huggins, Henry Symons, Council Liaison John Bauters

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

3. Public Comment – None

4. April 1, 2020 Regular Meeting Minutes.

Chair Owens called the meeting to order. A motion to approve the June 3, 2020 Regular Meeting Minutes was made and seconded. The motion passed unanimously.

5. Action Items

5.1 2020 Appointment of Housing Chair and Vice Chair

Chair Owens asked the group for nominations for Chair and Vice Chair of the Housing Committee. After a little discussion, Member Zepko volunteered to be chair and Member Bolton made a motion which was seconded by Member Sewell to designate Member Zepko as Chair of the Housing Committee. The motion passed unanimously. Member Bolton was asked if she would be interested in being the Vice Chair of the Housing

Committee and she agreed. Member Owens made a motion, which was seconded by Chair Zepko. The motion passed unanimously.

6. Information Items

6.1 Discussion - Housing Rehabilitation Programs

Valerie Bernardo provided an overview on the various Housing Rehabilitation Programs open to City of Emeryville homeowners and what could be done to increase utilization of the program by Emeryville homeowners and the best way to re-market the programs. It was recommended to continue to market the programs at the Senior Center but to also ensure local Home Owner Association Boards, General Contractors Senior Support Groups and Real Estate Agents were aware of the various programs so that they could also reach out to the target audience. It was also recommended to see if a Rental Repair Grant Program was available that Emeryville tenants could access.

6.2 Discussion – BMR Parking Requirements

Valerie Bernardo provided an overview of the parking requirements outlined in Zoning Code regarding the unbundling of parking. A discussion took place regarding whether BMR properties built prior to the adoption of the unbundled parking requirement should be allowed to unbundle their parking and if so, what process the City might require for them to do so. Recommendations included: 1) any unbundling of parking where the cost of parking is already included in the tenants rent be required of new tenants only; 2) the cost of parking be phased in over multiple years for existing tenants; 3) older properties where parking is included in the rent should be grandfathered in so that the Owner cannot charge for parking; 4) require Property Managers do analysis to see if tenants rent will increase more than 10% and if so they are not allowed to charge them for parking, if not they can charge the tenant for parking; 5) provide a longer notification requirement for the Property Managers to inform the tenants; 6) only allow the unbundling of parking if the parking is not utilized; 7) require Property Managers to offer a reduction in rent to tenants that opt not to pay for parking and 8) implement a marketing campaign to notify tenants and property owners of the change in BMR Parking requirements of older BMR properties. One concern that the committee did have was whether or not a tenant could be evicted for non-payment of the parking fee and that if this should be included in the notification process and marketing campaign.

6.3 Update – Emergency Rental Assistance Program

Valerie Bernardo provided an overview of the accomplishments and changes made to the Emergency Rental Assistance Program.

6.4 Update - Eviction Moratorium & Rental Repayment Policy

Valerie Bernardo provided an update on the Eviction Moratorium and Rental Repayment Policy that City Council enacted, which aligns the expiration of the Eviction Moratorium with the Governor's Executive Order, which will expire on September 30.

6.5 Update – Pipeline of Housing Development

Valerie Bernardo distributed the July monthly report on major residential projects in Emeryville.

7. Future Agenda Items

Valerie Bernardo identified that BMR Homeownership/ FTHB Program Guidelines and a Fair Chance Housing Ordinance would be on a future meeting agenda for the committee to take action on. It was requested that an overview of the approach, initiatives and strategies related to Homeless in Emeryville also be a future agenda item.

8. Announcements/Member Comments – None

9. Adjournment – The meeting was adjourned at 7:39pm.

Prepared by: Valerie F. Bernardo
Valerie Bernardo, Community and Economic Development Coordinator II

Approved by Committee: 9/2/2020