CITY OF OAKLAND
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD

Regular Meeting
December 12, 2013
7:00 p.m.
City Hall, Hearing Room #1
One Frank H. Ogawa Plaza, Oakland, CA

1. CALL TO ORDER

The HRRRB was called to order at 7:10 p.m. by Board Chair, Michael Bowie

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Noah Frigault	Tenant	X		
Beverly Williams	Homeowner	X		
Linda Lonay	Landlord	X		
Edward Lai	Homeowner			X
Craig Castellanet	Tenant	X		
Benjamin Scott	Landlord	X		
Michael Bowie	Homeowner	X		

Staff Present

Richard Illgen, Deputy City Attorney
Elias Ferran, Deputy City Attorney
Connie Taylor, Rent Adjustment Program Manager

3. CONSENT ITEMS

i. Approval of minutes, November 14, 2013

C. Castellanet made motion to approve minutes with corrections. B. Scott seconded.

The motion passed by consensus.

ii. a. Approval of draft decision in T13-0077; Scott v. Park Plaza

C. Castellanet made motion to approve draft decision. Noah Frigault seconded.

The motion passed by consensus.

b. Approval of draft decision in T13-0123; Bullock v. Yamada

B. Williams made motion to approve draft decision. B. Scott seconded.

The motion passed by consensus.

4. OPEN FORUM

No speakers

5. OLD BUSINESS

Open Forum on item 5; speakers:

James Vann
Clifford Fried

Discussion and Possible Action on Changes to Just Cause Regulations Regarding Eviction of Tenants in Illegal Units

After Board discussion, M. Bowie made motion to get public input to the proposed modifications to the Just Cause for Eviction Regulations. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Craig Castellanet	Tenant	X		
Noah Frigault	Tenant	X		
Benjamin Scott	Landlord			X
Michael Bowie	Homeowner	X		
Beverly Williams	Homeowner	X		
Linda Lonay	Landlord		X	

The motion carried.

6. NEW BUSINESS

i. Appeal Hearing in case

a. E13-0001; Sheenhan v. Zboray

Appearances:

<u>Landlord Appellant's Representative</u>

Clifford Fried

Tenant Representative

Chris Boldig

Rebuttal

Rebuttal offered by both parties

Board Discussion

After discussion and questions to both parties, M. Bowie made a motion to affirm the Hearing Officer's decision based on the fact the point of case was moot because the Board does not have jurisdiction. The parties have mutually agreed upon the tenant moving. There is a civil case pending, and the case should be taken care of in that jurisdiction. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Craig Castellanet	Tenant	X		
Noah Frigault	Tenant	X		
Benjamin Scott	Landlord			X
Michael Bowie	Homeowner	X		
Beverly Williams	Homeowner	X		
Linday Lonay	Landlord		x	

The motion carried.

ii. Appeal Hearing in case T13-0068:

b. Rumualdo v. Hamid

Appearances:

There was no appearance by landlord appellant or the tenant.

M. Bowie made a motion to dismiss the case unless the appellant could should good cause for not appearing. B. Williams seconded.

The motion was passed by consensus.

7. SCHEDULING AND REPORTS

Open Forum on item number 7, speaker:

Eddie Ytuarte

1. Rent Adjustment Annual report to be agendized.

8. ADJOURNMENT

M. Bowie made motion to adjourn. B. Williams seconded. The meeting was adjourned by consensus at 8:35 p.m.