

**CITY OF OAKLAND  
HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD**

**Regular Meeting  
February 27, 2014  
7:00 p.m.  
City Hall, Hearing Room #1  
One Frank H. Ogawa Plaza, Oakland, CA**

MINUTES

1. CALL TO ORDER

The HRRRB was called to order at 7:06 p.m. by Board Co-Chair, Edward Lai

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Noah Frigault	Tenant	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Craig Castellanet	Tenant	X		
Ramona Chang	Landlord Alt	X		

Staff Present

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

Michael Bowie, Board Chair appeared at 7:15 p.m.

3. CONSENT ITEMS

i. Approval of minutes, December 12, 2013

C. Castellanet made motion to approve December 12, 2013 minutes. N. Frigault seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Noah Frigault	Tenant	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Craig Castellanet	Tenant	X		
Ramona Chang	Landlord Alt	X		

The motion passed.

ii. a. Approval of draft minutes, January 9, 2014

E. Lai made motion to approve January 9, 2014 minutes with corrections. N. Frugault seconded. The Board Voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Noah Frigault	Tenant	X		
Michael Bowie	Homeowner	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Craig Castellanet	Tenant			X
Ramona Chang	Landlord Alt	X		

The motion passed.

iii. Approval of draft decision in

a. T13-0083; Bissell et al v. Kreuzer

B. Williams made a motion to approve draft decision with corrections. E. Lai seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Noah Frigault	Tenant	X		
Michael Bowie	Homeowner	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Ramona Chang	Landlord Alt	X		
Craig Castellanet	Tenant			X

The motion passed.

b. T13-0093; Macky v. Ahmetspahric

C. Castellanet made motion to approve draft decision with revisions. B. Williams seconded.

The motion was passed by consensus.

Benjamin Scott, landlord member, arrived at 7:20 p.m.

c. T13-0138; Rax v. Eng

C. Castellanet made motion to approve draft decision with revision. N. Frugault seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Noah Frigault	Tenant	X		
Michael Bowie	Homeowner			X
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Craig Castellanet	Tenant			X
Ramona Chang	Landlord	X		
Benjamin Scott	Landlord	X		

The motion passed.

4. OPEN FORUM

James Vann  
Linda Lonay

5. NEW BUSINESS

i. Appeal Hearing in case:

a. T13-0175; Schneck v. Dang

Appearances:

Landlord Appellant

Ted Dang

Tenant

Jae Schneck

Tenant Representative

Douglas Atherly

Rebuttal

Ted Dang  
Douglas Atherly

Board Discussion

After discussion and questions to both parties, M. Bowie made a motion to affirm the hearing decision. N. Frigault seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Noah Frigault	Tenant	X		
Benjamin Scott	Landlord		X	
Michael Bowie	Homeowner	X		
Beverly Williams	Homeowner	X		
Ramona Chang	Landlord Alt		X	
Edward Lai	Homeowner		X	
Craig Castellonet	Tenant	X		

The motion passed.

- b. Consolidated cases:  
T13-0288; Milosavljevic v. Dang  
T13-0296; Didrickson v. Dang

Appearances:

T13-0288

Landlord Appellant

Ted Dang

Tenant

Olga Milosavljevic

Rebuttal

Both parties offered rebuttal.

T13-0296

Landlord Appellant

Ted Dang

Tenant Appellants

Glenda Didrickson and Carlos Didrickson

Rebuttal

All parties offered rebuttal.

Board Discussion

After questions to parties and Board discussion, N. Frigault made a motion to affirm the consolidated hearing decision for cases T13-0288 and T13-0296. C. Castellonet seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Craig Castellonet	Tenant	X		
Noah Frigault	Tenant	X		
Edward Lai	Homeowner	X		
Michael Bowie	Homeowner			X
Beverly Williams	Homeowner	X		
Ramona Chang	Landlord		X	
Benjamin Scott				X

The motion passed.

ii. Appeals Panels

Rent Adjustment Manager reported that there are 41 outstanding Appeals. The backlog of cases warrant appeals panels being scheduled. The panels would hear the type of cases that have been heard and decided by the Board in the past.

Connie Taylor to contact Board members regarding members serving on the Panels.

6. OLD BUSINESS

Appointment of Standing Committee Member

This matter will be schedule at the next Board meeting.

7. SCHEDULING AND REPORTS

1. Election of Board Officers.
2. Appointment of Standing Committee member.
3. Rent Adjustment Manager to present report on seismic retrofit policies in other Rent Control jurisdictions.

8. ADJOURNMENT

E. Lai made motion to adjourn. M. Bowie seconded. The meeting was adjourned by consensus at 9:15 p.m.

