

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

**Regular Meeting
April 10, 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 7:05 p.m. by Board Chair, Edward Lai

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Noah Frigault	Tenant	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Tyfahra Singleton	Tenant	X		
Ramona Chang	Landlord	X		
Michael Bowie	Homeowner			X
Benjamin Scott	Landlord	X		

Staff Present

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

3. CONSENT ITEMS

i. Approval of minutes, March 13, 2014

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

MEMBER	STATUS	AYE	NAY	ABSTAINED
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Tyfahra Singleton	Tenant	X		
Ramona Chang	Landlord	X		
Benjamin Scott	Landlord			X
Noah Frigault	Tenant	X		

The motion passed.

ii. b. Approval of draft minutes, March 27, 2014

E. Lai made motion to approve February 27, 2014 minutes with corrections. B. Williams seconded. The Board Voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Benjamin Scott	Landlord			X
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Tyfahra Singleton	Tenant	X		
Ramona Chang	Landlord	X		
Noah Frigault	Tenant	X		

The motion passed.

iii. Approval of draft decisions in

a. L13-0017; Chan v. Tenants

Ed. Lai made a motion to approve draft decision with revisions. N. Frigault seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Benjamin Scott	Landlord			X
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Ramona Chang	Landlord	X		
Tyfahra Singleton	Tenant	X		
Noah Frigault	Tenant	X		

The motion passed.

b. T13-0174; Rose v. Henderson

E. Lai made motion to approve draft decision. B. Williams seconded.

The motion was passed by consensus.

Consolidated cases:

c. T13-0130; Baragano v. Discovery Investments
T13-0164; Baragano v. Discovery Investments

Ed. Lai made motion to approve draft decisions, with correction that tenant was not represented by James Vann in the consolidated cases. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Benjamin Scott	Landlord			X
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Ramona Chang	Landlord	X		
Tyfahra Singleton	Tenant	X		
Noah Frigault	Tenant	X		

The motion passed.

4. OPEN FORUM

James Vann on item iii.

5. NEW BUSINESS

i. Appeal Hearing in consolidated cases:

- a. E13-0002; Millet v. Solomon
No appearances; tenant appellant withdrew the appeal
- b. Consolidated cases:
T13-0159 & T13-0160; Moore v. Lagios

Appearances:

Tenant Appellant

Sara Moore

Landlord Representatives

Kit Crane and Alexis Lagios

Rebuttal

All parties offered rebuttal

Board Discussion

After discussion and questions to all parties, E. Lai made a motion to remand the decision for review without a hearing on the narrow issue of the hole in the dead bolt as a separate defect that may further decrease services or determine if it was diminutive and if it was properly brought up at the hearing. T. Singleton seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Benjamin Scott	Landlord	X		
Ramona Chang	Landlord	X		
Tyfahra Singleton	Tenant	X		
Noah Frigault	Tenant	X		
Edward Lai	Homeowner	X		
Beverly Williams	Homeowner		X	

8. ADJOURNMENT

E. Lai made motion to adjourn. B. Williams seconded. The meeting was adjourned by consensus at 8:05 p.m.