

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

**Regular Meeting
April 24, 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, April 10, 2014

E. Lai made motion to approve minutes as written. N. Frigault 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		
Michael Bowie	Homeowner			X

The motion passed.

ii. Approval of draft decision in consolidated cases:

- a. T13-0159; Moore v. Lagios
T13-0160; Moore v. Lagios

N. Frigault made a motion to approve draft decision as written. E. Lai 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		
Michael Bowie	Homeowner			X

4. OPEN FORUM

No speakers

5. NEW BUSINESS

i. Appeal Hearing in consolidated cases:

- a. T13-0308; Marker v. Discovery Investments

Appearances:

Tenant Appellant

Tanya Marker

Landlord Representatives

Steve Williams

Rebuttal

Both parties offered rebuttal

Board Discussion

After discussion and questions to both parties, B. Scott moved to affirm the Hearing Officer's decision. M. Bowie seconded.

T. Singleton offered a substitute motion to remand for clarification on what evidence presented by landlord and tenant was equally balanced. E. Lai 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	
Michael Bowie	Homeowner		X	

The motion failed.

The Board voted on the first motion offered by B. Scott and seconded by M. Bowie to affirm the Hearing Officer's decision. 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		
Michael Bowie	Homeowner	X		

The motion passed.

b. T13-0170; Gipson v. Morris

Appearances:

Landlord Appellant

Homer Morris

Tenant

Gilbert Gipson

Rebuttal

Both parties offered rebuttal.

Board Discussion

After Board discussion and questions to both parties, M. Bowie made motion to affirm the Hearing Officer's decision. B. Williams 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		
Michael Bowie	Homeowner	X		

The motion passed by consensus.

6. SCHEDULING AND REPORT

1. R. Illgen gave overview of changes to Rent Ordinance and Regulations.
2. Staff to agendize discussion of definition of deferred maintenance.

7. ADJOURNMENT

B. Williams made motion to adjourn. E. Lai seconded. The meeting was adjourned by consensus at 8:45 p.m.