

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

**Regular Meeting
March 12, 2015
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 7:10 p.m. by Board Chair, Edward Lai

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Benjamin Scott	Landlord	X		
Ramona Chang	Landlord			X
Tyfahra Singleton	Tenant Alt	X		

Staff Present

Jessica Leavitt	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. CONSENT ITEMS

i. Approval of consent items:

E. Lai made motion to approve February 26, 2015 minutes and draft decisions in cases: L14-0023; T14-0167; T14-0046; T14-0047; & T14-0151. T. Singleton seconded.

The motion was approved by consensus.

4. OPEN FORUM

Brian Geiser

5. NEW BUSINESS

OPEN FORUM on item 5 ii

James Vann
Brian Geiser

- ii. Presentation of the Housing Equity Road May by Margareta Lin
- i. Appeal in cases:
 - a. T14-0092; Wong v. Perkins

Appearances:

Landlord Representative

Dean Treadway

Tenant/Tenant Representative

No appearance by tenant or tenant representative.

Board Discussion

After Board discussion and questions to Mr. Treadway, E. Lai made a motion to remand the case back to the Hearing Officer to determine if the landlord had good cause for not appearing at the hearing. B. Scott seconded. The Board voted as follows:

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

The motion carried.

OPEN FORUM on item 5 i.b.

Brian Geiser

- b. T14-0119; Turner v. The Lapham Company

Appearances:

Tenant

Aldeca Turner

Landlord Representative

Menna Tesfatsion

Rebuttal

Aldeca Turner

Board Discussion

After Board discussion and questions to both parties, E. Lai made a motion to affirm the decision based upon the Hearing Officer's rationale. B. Scott seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Tyfahra Singleton	Tenant Alt		X	
Edward Lai	Homeowner	X		
Benjamin Scott	Landlord		X	
Beverly Williams	Homeowner		X	

The motion failed.

T. Singleton made a motion to remand the decision to explain why \$3,500 was allowed as a capital improvement pass through. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Tyfahra Singleton	Tenant Alt	X		
Edward Lai	Homeowner		X	
Benjamin Scott	Landlord	X		
Beverly Williams	Homeowner	X		

The motion carried.

8:50 Break

Meeting resumed at 9:00 p.m. Roll Call:

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Tyfahra Singleton	Tenant Alt	X		
Edward Lai	Homeowner	X		
Benjamin Scott	Landlord	X		
Beverly Williams	Homeowner	X		

c. T14-0128; Chen v. SS Dreambuilders

Appearances:

No appearance by tenant appellant or landlord.

E. Lai made a motion to dismiss the appeal subject to the appellant showing good cause for non-appearance.

The motion was approved by consensus.

6. Scheduling and Reports

Discussion of City Council appointments to the Board.

7. ADJOURNMENT

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