

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

**Regular Meeting  
May 14, 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
Tyfahra Singleton	Tenant	X		
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner	X		
Benjamin Scott	Landlord	X		
Noah Frigault	Tenant	X		
Ramona Chang	Landlord			X
Jessica Warner	Homeowner	X		

Staff Present

Richard Illgen	Deputy City Attorney
Jessica Leavitt	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. CONSENT ITEMS

- i. Approval of Minutes for April 23, 2015
- ii. Approval of draft decisions in:
  - a. Consolidated cases:
    - T14-0132; Richter v. Best Bay
    - T14-0220; Carnegie v. Best Bay
    - T14-0221; Garland v. Best Bay
    - T14-0222; Domingeaux v. Best Bay
  - b. T14—0020; Ramos et al. v. Sonstein

E. Lai made motion to approve all consent item with the exception of minutes for April 23, 2015 and the draft decision in case T14-0020. B. Scott seconded. The motion was approved by consensus.

4. OPEN FORUM

No Speakers

5. NEW BUSINESS

i. Appeal Hearing in case:

a. L13-0054; Sherman v. Michelsen

Board Chair gave summary of the history of Sherman v. Michelsen.

Appearances:

Tenant Representative

Leah Hess

Landlord Representative

Gregory McConnell

Rebuttal

Leah Hess

Gregory McConnell

Board Discussion

After Board discussion and questions to landlord and tenant representatives, E. Lai moved to 1) approve the form of the draft appeal decision from the 7/10/14 Appeal Hearing, with the clarification that the term “subject unit” be substituted for the term “subject property” to ensure that the decision reflects what the Board intended; 2) include in the issued decision the dissent written by Commissioner Frigault; and 3) vacate the Remand Decision dated December 1, 2014 because the landlord had not petitioned to exempt the entire property so the exempt/non-exempt status of the units on Grace Street was not properly before the Hearing Officer and there is evidence that these units are not exempt. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Tyfahra Singleton	Tenant		X	
Beverly Williams	Homeowner	X		
Noah Frigault	Tenant		X	
E. Lai	Homeowner	X		
Benjamin Scott	Landlord	X		

Jessica Warner recused herself.

The motion carried.

At 8:30, a five minute break was called. At 8:40 p.m. the meeting resumed.

#### ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Noah Frigault	Tenant	X		
Tyfahra Singleton	Tenant	X		
Edward Lai	Homeowner	X		
Jessica Warner	Homeowner	X		
Beverly Williams	Homeowner	X		
Benjamin Scott	Landlord	X		

b. T14-0117; Harrison v. Solares Properties, LLC

Appearances:

#### Tenant

Clifton Harrison

#### Landlord Representative

Stephen Judson

Mr. Harrison stated that he did not receive the brief submitted by the landlord and was not served properly. At 8:55 p.m. Mr. Judson requested a five (5) minute consultation with the landlord. At 9:00 p.m. the meeting resumed.

Mr. Judson asked Mr. Harrison to stipulate that he had received the brief in question. Mr. Harrison stated that he received the brief a few days before the appeal hearing; however, he wanted to be served properly.

B. Williams made a motion to reschedule the case to the next available date in June so that both parties can have access to material submitted to the Board. E. Lai seconded.

The motion was approved by consensus.

7. SCHEDULING AND REPORTS

1. A representative from the Mayor's work group on seismic retrofits will make a presentation to the Board at May 28, 2015 regular meeting.

8. ADJOURNMENT

E. Lai made motion to adjourn. B. Williams seconded. The meeting was adjourned by consensus at 9:10 p.m.