

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

**Regular Meeting  
February 25, 2016  
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, Beverly Williams

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			X
Jessie Warner	Homeowner		X	
Noah Frigault	Tenant	X		
Ubaldo Fernandez	Tenant Alt	X		

CLOSED SESSION

Staff Present for Closed Session

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

REGULAR MEETINGS

Staff Present for Regular Meeting

Jessica Leavitt	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

### 3. ROLL CALL

Beverly Williams , Homeowner  
Benjamin Scott, Landlord  
Ramona Chang, Landlord  
Noah Frigault, Tenant  
Ubaldo Fernandez, Tenant Alt

### 4. CONSENT ITEMS

#### i. Approval of consent items:

N. Frigault made motion to approve draft minutes for February 11, 2016, and draft decisions in case: T14-0386. U. Fernandez seconded.

The motion was approved by consensus.

### 5. OPEN FORUM

James Vann

### 6. NEW BUSINESS

i. Deputy City Attorney Jessica Leavitt reported that no action was taken on case in Closed Session.

ii. Appeal Hearing in consolidate cases:

T14-0235; Wurms v. Chandler Propeties  
T14-0241; Hunt v. Chandler Properties  
T14-0242; Hill v. Chandler Properties

Note: T14-023; Geiser v. Chandler Properties was postponed.

Ramona Chang, landlord member, recused herself from hearing the above appeals.

Appearances:

#### Tenants

Jeff Wurms  
Susan Hill  
Joyce Hunt

Landlord Representative

Samantha Duvall

Rebuttal

All parties offered rebuttal.

Board Discussion

After Board discussion and questions to all parties, B. Scott made a motion to remand the case back to the Hearing Officer for clarification of the base rents as well as further discussion and clarification of Priority 1 condition. B. Williams seconded.

The motion was approved by consensus.

The Board took a five minute break.

ROLL CALL

Noah Frigault, Tenant  
Benjamin Scott, Landlord  
Beverly Williams, Homeowner  
Ubaldo Fernandez, Tenant Alt  
Ramona Chang, Landlord

OPEN FORUM – item 5

Brian Geiser

b. T14-0243; Katz v. Urosevic

Appearances:

Tenant Appellant

Naomi Katz

Landlord

Nicholas Urosevic

Rebuttal

Both parties offered rebuttal.

### Board Discussion

After discussion and questions to both parties, U. Fernandez made a motion to remand the decision back to the Hearing Officer with instructions to provide a clarification of standards for decreased housing services that do not include code violations, as well as a factual analysis of other evidence presented on which the tenant includes in the appeal. B. Scott seconded.

The motion was approved by consensus.

### 7. ADJOURNMENT

B. Williams made a motion to adjourn. B. Scott seconded. The meeting was adjourned by consensus at 8.45 p.m.