

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

**Regular Meeting  
March 10, 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 6:35 p.m. by Board Chair, Beverly Williams

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner Alt	X		
Benjamin Scott	Landlord Alt	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
Jamilah Jefferson	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

REGULAR MEETING: called to order by Board Chair at 7:10

Staff Present for Regular Meeting

Richard Illgen	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. ROLL CALL

Beverly Williams , Homeowner  
Benjamin Scott, Landlord  
Ramona Chang, Landlord  
Ubaldo Fernandez, Tenant Alt  
Edward Lai, Homeowner  
Jessica Warner, Homeowner

4. CONSENT ITEMS

i. Approval of consent items:

U. Fernandez made motion to approve draft minutes for February 25, 2016, with correction on page 3, and draft decisions in cases: T14-0235; T14-0241; T14-0242; and T14-0243. E. Lai seconded.

The motion was approved by consensus.

5. OPEN FORUM

No Speakers

6. NEW BUSINESS

- i. Deputy City Attorney Richard Illgen reported that no action was taken on case in Closed Session.
- ii. Michelsen v. Oakland Rent Adjustment Board and Sherman v. Oakland Rent Adjustment Board: Board Action on Court Request for Interpretation Of When Exemption granted in Sherman v. Oakland Rent Adjustment Board Took Effect

Appearances:

Landlord

Diane Michelsen

Tenant Representative

Leah Hess

Board Discussion

After Board discussion, U. Fernandez made a motion to make an advisory recommendation to the Court that the rent increase becomes operative on the date the Rent Board issued its final decision on the exemption petition based on guidance from the Ordinance at O.M.C. 8.22.070(b)(6), which provides that an owner's petition is operative on the date the decision becomes final at the Rent Board. E. Lai second.

After further discussion, the Board voted unanimously to approve the motion.

- ii. Appeal Hearing in consolidate cases:

T15-0076; Thuesen v. Cherry

Appearances:

Landlord Representative

Elaine Lieberman

Tenant

No appearance by tenant

Board Discussion

After Board discussion and questions to landlord representative, B. Scott made a motion to affirm the Hearing Officer's decision and to remand the decision back to Staff for review of calculation errors. E.Lai seconded.

The motion was approved by consensus.

- iii. Election of New Officers

- a. E. Lai made motion to nominate Jessie Warner for Board Chair. Jessie Warner accepted the nomination. U. Fernandez seconded.

The motion was approved by consensus.

- b. B. Scott made motion to nominate B. Williams as Board Co-Chair. B. Williams accepted the nomination. J. Warner seconded.

The motion was approved by consensus.

7. OPEN FORUM (item iv)

James Vann

iv. Sending Board Packets Electronically

This item was discussed; no action was taken.

8. ADJOURNMENT

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