

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

**Regular Meeting
March 24, 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, Jessie Warner.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
Beverly Williams	Homeowner	X		
Edward Lai	Homeowner Alt	X		
Ramona Chang	Landlord	X		
Tyfahra Singleton	Tenant			X
Jessie Warner	Homeowner	X		
Noah Frigault	Tenant	X		
Ubaldo Fernandez	Tenant Alt	X		
Karen Friedman	Landlord	X		

Karen Friedman, new landlord member, introduced herself to the Board.

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 draft minutes for March 10, 2016, with corrections on pages one and two, and draft decision in case: T15-0076. B. Williams seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Beverly Williams	Homeowner	X		
Edward La	Homeowner	X		
Jessie Warner	Homeowner	X		
Ramona Chang	Landlord	X		
Karen Friedman	Landlord			X

The motion was approved.

4. OPEN FORUM

Brian Geiser

5. NEW BUSINESS

i. Appeal Hearing in cases:

a. L15-0007; Wong v. Tenants

Appearances:

Landlord Appellant

Ming Wong

Tenants

Tigist Destat
Kibreab Gebrezadik
Frehewit Mengistu

Rebuttal

All parties offered rebuttal.

Board Discussion

After Board discussion and questions to all parties, N. Frigault made a motion to affirm the decision based on sufficient evidence presented by the Hearing Officer U. Fernandez seconded.

The motion was approved by consensus.

b. T15-0137; Oliver v. Levias

Appearances:

Landlord Representative

Melvin Hodges
Van Williams, Property Manager

Tenant

Diane Oliver

Rebuttal

Melvin Hodges
Van Williams

Board Discussion

After discussion and questions to both parties, N. Frigault made a motion to affirm the decision based on the Hearing Officer rationale. E. Lai seconded.

The motion was approved by consensus.

c. Guzman v. Shiu

Appearances:

Tenant Appellant

Marco Guzman

Landlord

No appearance by landlord

Board Discussion

After Board discussion and questions to Mr. Guzman, J. Warner made a motion to vacate the Administrative Decision and remand the case back to the Hearing Officer for a factual finding as to whether the tenant made attempts to pay the rent. N. Frigault seconded. The Board voted as follows:

MEMBER	STATUS	AYE	NAY	ABSTAINED
Beverly Williams	Homeowner		X	
Jessie Warner	Homeowner	X		
Edward Lai	Homeowner		X	
Noah Frigault	Tenant	X		
Ubaldo Fernandez	Tenant	X		
Ramona Chang	Landlord		X	
Karen Friedman	Landlord		X	

The motion failed.

After further discussion, E. Lai a made motion to affirm the decision based on the Hearing Officer's rationale. B. Williams seconded.

The motion was approved by consensus.

6. SCHEDULDING AND REPORTS

1. The RAP Annual Report for FY 2014-15 should be complete before June 30, 2016.

7. ADJOURNMENT

B. Williams made a motion to adjourn. N. Frigault seconded. The meeting was adjourned by consensus at 8.30 p.m.