

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

**Regular Meeting
April 28, 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 Vice-Chair, Beverly Williams.

2. ROLL CALL

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

Staff Present

Jessica Leavitt	Deputy City Attorney
Connie Taylor	Rent Adjustment Program Manager

3. CONSENT ITEMS

i. Approval of Minutes for April 14, 2016

E. Lai made motion to approve minutes with revisions. B. Williams seconded. The Board voted as follows:

Aye:	N. Frigault, T. Singleton, R. Chang, E. Lai, K. Friedman
Nay:	0
Abstained:	B. Williams

The motion carried.

ii. Approval of draft decision in cases:

T15-0101; Li v. Liberty Properties, LLC
T15-0347; Li v. Liberty Properties, LLC
T14-0560; Blount v. MPM Property Management

N. Frigault made motion to approve draft decision as written. T. Singleton seconded.
The Board voted as follows:

Aye: N. Frigault, T. Singleton, R. Chang, E. Lai, K. Friedman
Nay: 0
Abstained: B. Williams

The motion carried.

4. OPEN FORUM

No speakers

5. NEW BUSINESS

i. Appeal Hearing in cases:

a. T15-0062; T15-0094; T15-0106; T15-0162; Martin v. Do

Appearances:

Landlord

Khiem Do

Tenant

David Martin

Rebuttal

Both parties offered rebuttal

Board Discussion

After Board discussion and questions to both parties, N. Frigault moved to affirm the Hearing Officer's decision with the caveat that the entire section of the decision be stricken on Page 7 under the heading: "Is the owner entitled to rent increases based on banking and can the owner include the time the tenant was out of the unit in the banking

calculation.?” In addition, on page 8 of the decision, strike the second paragraph under the heading “Does the RAP have jurisdiction to rule over a prospective rent increase?” T. Singleton seconded. The Board voted as follows:

Aye: N. Frigault, T. Singleton, B. Williams, E. Lai, K. Friedman, R. Chang
Nay: 0
Abstained: 0

The motion carried.

b. T15-0143; Chasin v. Cohen Rojas Capital Partners

The landlord appellant withdrew his appeal.

ii. Review of Notice to Oakland Residential Rental Property Owners
Regarding 90-Day Moratorium

OPEN FORUM (item 6)

James Vann

RAP Program Manager reviewed the Notice to Oakland Property Owners regarding the 90-day moratorium on rent increases.

6. ADJOURNMENT

E. Lai made motion to adjourn. B. Williams seconded. The meeting was adjourned by consensus at 8:30 p.m.