

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

**Regular Meeting  
May 26, 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 7:10 p.m. by Board Chair, Jessica Warner

2. ROLL CALL

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

Staff Present

Jessica Leavitt, Deputy City Attorney  
Barbara Kong-Brown, Senior Hearing Officer

3. CONSENT ITEMS

i. Approval of minutes, May 12, 2016

N. Frigault moved to approve consent items with corrections. E. Lai seconded. The Board voted as follows:

Aye: N. Frigault, B. Williams, E. Lai; T. Singleton; R. Chang  
J. Warner  
Nay: None  
Abstained: 0

The motion was approved by consensus

#### 4. OPEN FORUM

No Speakers

#### 5. NEW BUSINESS

- i. Government Public Ethics Presentation  
Milady Dahju, Deputy Director of Public Ethics Commission

E. Lai moved to hear the appeal cases first. After Board discussion he withdrew his motion. Mr. Dahju made his presentation and provided copies of the Handbook for Board & Commission Members

- ii. Appeal Hearing in Cases:
  - a. T14-0135, Ruddy v. Denton

Appearances:

##### Owner Appellant

David Denton

##### Tenant Appellee

Sean Ruddy

##### Rebuttal

David Denton  
Sean Ruddy

##### Board Discussion

After Board discussion and questions to both parties, N. Frigault moved to affirm the Hearing Decision on the basis of substantial evidence. T. Singleton seconded. The Board voted as follows:

Aye: T. Singleton; N. Frigault; J. Warner; E. Lai, B. Williams, R. Chang  
Nay: None  
Abstained: None

The motion was approved by consensus.

- ii. T14-0527, Weinstein v. Baradat

Appearances:

Tenant Appellant

Steve Weinstein

Landlord Appellee

John Heim, Esq.

Rebuttal

Steve Weinstein

John Heim, Esq.

Board Discussion

After Board discussion and questions to the parties E. Lai moved to remand the hearing decision for the limited purpose of identifying what the loss of services originally provided, if any, and to apply the correct standard for a decreased housing service under the Rent Adjustment Ordinance. T. Singleton seconded

N. Frigault offered a friendly amendment to strike the last paragraph of the hearing decision on Bate stamped page 58 which states “While the living condition may not be ideal at times, under the Rent Adjustment Ordinance the rent can only be decreased for serious Code violations.” E. Lai stated that if you strike that language then what the landlord did was reasonable accommodation. N. Frigault then withdrew his amendment.

The Board voted as follows:

Aye: T. Singleton, N. Frigault, B. Williams, E. Lai, J. Warner, R. Chang

Nay: None

Abstain: None

The motion was approved by consensus.

c. T15-0075, Aquila v. Stewart

This case was postponed for good cause.

- iii. Discussion and Possible Action on 2 versus 3 minutes for public comment

This item was incorrectly noticed on the Agenda and will be scheduled for the next Board Meeting

6. SCHEDULING AND REPORTS

1. Schedule discussion and possible action on 2 versus 3 minutes for Public Comment
2. Update regarding rent moratorium-schedule for next Board meeting
3. Board membership-Beverly Williams stated that her name and Tyfahra Singleton's names are not listed online as Rent Board members & requested that their names be added

7. ADJOURNMENT

J. Warner moved to adjourn. N. Frigault seconded. The meeting was adjourned by consensus at 8:30 p.m.