

**HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD
FULL BOARD REGULAR MEETING**

June 13, 2024

6:00 P.M.

CITY HALL

1 FRANK H. OGAWA PLAZA, HEARING ROOM #1
OAKLAND, CA 94612

MINUTES

1. CALL TO ORDER

The Board meeting was administered in-person by Nyila Webb from the Rent Adjustment Program (RAP), Housing and Community Development Department. Nyila Webb explained the procedure for conducting the meeting. The HRRRB meeting was called to order by Chair Ingram at 6:05 p.m.

2. ROLL CALL

| MEMBER | STATUS | PRESENT | ABSENT | EXCUSED |
|----------------|-------------------|----------------|---------------|----------------|
| D. WILLIAMS | Tenant | X | | |
| J. DEBOER | Tenant | X | | |
| Vacant | Tenant Alt. | | | |
| M. GOOLSBY | Tenant Alt. | | X | |
| D. INGRAM | Undesignated | X | | |
| C. OSHINUGA | Undesignated | X | | |
| M. ESCOBAR | Undesignated | X | | |
| Vacant | Undesignated Alt. | | | |
| Vacant | Undesignated Alt. | | | |
| D. TAYLOR | Landlord | | X | |
| K. BRODFUEHRER | Landlord | X | | |
| C. JACKSON | Landlord Alt. | | X | |
| Vacant | Landlord Alt. | | | |

Staff Present

Braz Shabrell
Victor Ramirez
Jessica Leavitt
Marguerita Fa-Kaji
Nyila Webb

Deputy City Attorney
Program Manager (RAP)
Assistant Program Manager (RAP)
Senior Hearing Officer (RAP)
Administrative Assistant II (RAP)

3. PUBLIC COMMENT

- a. One member of the public spoke during public comment regarding of the City of Oakland's increased rent services and other concerns he had.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 05/23/2024:

Chair D. Ingram moved to approve the Board Minutes from 05/23/2024. Member K. Brodfuehrer seconded the motion.

The Board voted as follows:

Aye: D. Ingram, C. Oshinuga, D. Williams, J. deBoer, K. Brodfuehrer, M. Escobar
Nay: None
Abstain: None

The motion was approved.

5. RESOLUTION TO AMEND THE RENT ADJUSTMENT ORDINANCE BOARD ADOPTION OF RENT ADJUSTMENT REGULATIONS

- a. Chair Ingram introduced this item at the previous meeting and gave a recap of the Resolution to Amend the Rent Adjustment Ordinance Board Adoption of Rent Adjustment Regulations, mentioning that the item makes a recommendation to City Council about how the Board will adopt regulations moving forward without City Councils initial approval. However, this will not affect the powers of City Council and the Board as it currently stands.
- b. Explained the process of regulations and making sure the public is aware of how important transparency is.

Vice Chair C. Oshinuga made a motion to adopt the Resolution as is. Member M. Escobar seconded the motion.

The Board voted as follows:

Aye: D. Ingram, C. Oshinuga D. Williams, J. deBoer, K. Brodfuehrer, M. Escobar
Nay: None
Abstain: None

6. BOARD ADOPTION OF RULES AND REGULATIONS PURSUANT TO OMC 8.22.360A.9h D

- a. Rent Adjustment Program (RAP) Assistant Manager, Jessica Leavitt will read and describe the OMC section that requires adoption of rules and regulations by the Board.

RAP's Assistant Manager, Jessica Leavitt discussed how the language in the Just Cause Ordinance requires the Rent Board to adopt a set of rules and regulations that relates to specific situations. After further discussion, she asked the Board how they would like to begin drafting the Regulation for ordinance adoption.

Member D. Williams made a motion that staff first, review and pre-draft the regulation then bring it back to the Board for further review. Vice Chair C. Oshinuga seconded the motion.

The Board voted as follows:

Aye: D. Ingram, C. Oshinuga, D. Williams, J. deBoer, K. Brodfuehrer, M. Escobar
Nay: None
Abstain: None

The motion was approved.

7. RESOLUTION ADOPTING AMENDMENTS TO THE REGULATIONS FOR THE JUST CAUSE FOR EVICTION ORDINANCE (OAKLAND MUNICIPAL CODE 8.22.300 ET SEQ.) TO REMOVE THE REQUIREMENT FOR STAFF TO ISSUE A FORM NOTICE FOR EVICTIONS BROUGHT PURSUANT TO OMC 8.22.360A10 (pp. 10-14)

- a. City Attorney Braz Shabrell and the Board discussed the resolution.

Member J. DeBoer moved to adopt the resolution as is. Vice Chair C. Oshinuga seconded the motion.

The Board voted as follows:

Aye: D. Ingram, C. Oshinuga, D. Williams, J. deBoer, K. Brodfuehrer, M. Escobar
Nay: None
Abstain: None

The motion was approved.

8. RESOLUTION (1) ADOPTING, SUBJECT TO CITY COUNCIL APPROVAL, AMENDMENT OF THE RENT ADJUSTMENT PROGRAM REGULATIONS TO PERMIT ANY CATEGORY OF MEMBER OF THE HOUSING, RESIDENTIAL RENT, AND RELOCATION BOARD TO SERVE AS A BOARD OFFICER AND

(2) RECOMMENDING THE CITY COUNCIL'S APPROVAL OF THE REGULATION AMENDMENT (pp.15-16)

- a. The Board discussed their positions on the resolution.

Chair D. Ingram decided to table the Resolution for further discussion at the June 23, 2024, HRRRB Meeting.

9. INFORMATION AND ANNOUNCEMENTS

a. Chair D. Ingram announced the Boards June 27, 2024 meeting will be his last as he announced his resign from the HRRRB. Vice Chair C. Oshinuga will assume Board Chair duties till the Board holds its next election in February 2025.

10. NEW BOARD BUSINESS

- a. The Board discussed ideas and concerns that they would like to bring forth and discuss at future Board meetings.

11. SCHEDULING AND REPORT

- a. Rent Adjustment Program (RAP) Manager, Victor Ramirez will discuss updates on the Rent Adjustment Program's budget and finances.

12. OPEN FORUM

- a. Comments from the public on all items will be taken at this time.

Derek Barnes EBRHA spoke regarding various resources the EBRHA has to offer.

13. ADJOURMENT

- a. The meeting was adjourned at 8:23 p.m.