

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

**March 28, 2024**

**6:00 P.M.**

**CITY HALL, HEARING ROOM # 1  
ONE FRANK H. OGAWA PLAZA  
OAKLAND, CA 94612**

**AGENDA**

**PUBLIC PARTICIPATION**

The public may observe or participate in this meeting in many ways.

**OBSERVE:**

- To observe, the public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10

- To observe the meeting by video conference, please click on the link below:

When: Mar 28, 2024 06:00 PM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84428528547>

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**The Zoom link is to view/listen to the meeting only, not for participation.**

**PARTICIPATION/COMMENT:**

There is one way to submit public comments:

- To participate/comment during the meeting, you must attend in-person.

Comments on all agenda items will be taken during public comment at the beginning of the meeting. Comments for items not on the agenda will be taken during open forum towards the end of the meeting.

If you have any questions, please email [hearingsunit@oaklandca.gov](mailto:hearingsunit@oaklandca.gov)

## HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD MEETING

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
  - a. Comments on all agenda items will be taken at this time. Comments for items not on the agenda will be taken during open forum.
4. CONSENT ITEMS
  - a. Approval of Board Minutes, 3/14/2024 (pp.3-5)
5. INFORMATION AND ANNOUNCEMENTS
  - a. Board Training Session--Role of the Board & Role of Board Members as Public Officials –Quasi-Judicial, Policy, & Rule Making Responsibilities (p. 6)
6. NEW BOARD BUSINESS
7. SCHEDULING AND REPORTS
8. OPEN FORUM
9. ADJOURNMENT

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*\*Staff appeal summaries will be available at the Rent Program website and the Clerk's office at least 72 hours prior to the meeting pursuant to O.M.C. 2.20.080.C and 2.20.090*

As a reminder, alternates in attendance (other than those replacing an absent board member) will not be able to take any action, such as with regard to the consent calendar.

**Accessibility:** Contact us to request disability-related accommodations, American Sign Language (ASL), Spanish, Cantonese, Mandarin, or another language interpreter at least five (5) business days before the event. Rent Adjustment Program (RAP) staff can be contacted via email at [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) or via phone at (510) 238-3721. California relay service at 711 can also be used for disability-related accommodations.

Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en Español, Cantones, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) o llame al (510) 238-3721 o 711 por lo menos cinco días hábiles antes de la reunión.

需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 [RAP@oaklandca.gov](mailto:RAP@oaklandca.gov) 或致電 (510) 238-3721 或711 California relay service.

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

**March 14, 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 B. Lawrence-McGowan from the Rent Adjustment Program (RAP), Housing and Community Development Department. B. Lawrence-McGowan explained the procedure for conducting the meeting. The HRRRB meeting was called to order by Chair Ingram at 6:04 p.m.

**2. ROLL CALL**

<b>MEMBER</b>	<b>STATUS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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.			

*\*Member Jackson joined meeting at 6:20 pm*

**Staff Present**

Kent Qian

Marguerita Fa-Kaji

Briana Lawrence-McGowan

Nyila Webb

Deputy City Attorney

Senior Hearing Officer (RAP)

Administrative Analyst II (RAP)

Administrative Assistant II (RAP)

### 3. PUBLIC COMMENT

- a. One member of the public spoke during public comment.

### 4. CONSENT ITEMS

- a. Approval of Board Minutes, 2/22/2024: Chair Ingram moved to approve the Board Minutes from 2/22/2024. Member J. deBoer seconded the motion.

The Board voted as follows:

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

The minutes were approved.

### 5. APPEALS\*

- a. T23-0140, Didrickson v. Dang

Appearances:	Carlos & Glenda Didrickson	Tenants
	Ted Dang	Owner

After parties' arguments, questions to the parties and Board discussion, Vice Chair Oshinuga moved to reverse the hearing decision and to remand the case back to Hearing Officer to consider whether factually this is the same issue. If it is not the same issue or claim—then the previous cases are to not preclude this exact claim. The Hearing Officer is to determine if the rent increase is lawful, while reviewing and considering Civil Code section 1942.4 & O.M.C 8.22.070.D.6. Member M. Escobar seconded the motion.

The Board voted as follows:

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

The motion was approved.

## **6. INFORMATION AND ANNOUNCEMENTS**

- a. Deputy City Attorney Kent Qian and Chair Ingram announced to the Board that reappointments were made by City Council at a meeting earlier in the day.

## **7. NEW BOARD BUSINESS**

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

## **8. SCHEDULING AND REPORTS**

- a. The Board discussed and decided whether they wanted to keep the scheduled meeting on 3/28 and have a training session only—or if they wanted to postpone the training session. The Board decided to keep the meeting and training session as scheduled.

## **9. OPEN FORUM**

- a. One member of the public spoke during open forum.

## **10. ADJOURNMENT**

- a. The meeting was adjourned at 7:08 pm.



[www.oaklandca.gov/RAP](http://www.oaklandca.gov/RAP)

# **OUTLINE FOR HOUSING, RESIDENTIAL RENT AND RELOCATION BOARD TRAINING**

**March 28, 2024**

## **Role of the Board and Role of Board Members as Public Officials – Quasi-Judicial, Policy, and Rule Making Responsibilities**

### **I. Role of Board Members as Public Officials**

- A. Board Members, as public officials, must adhere to various ethics requirements**
- B. Board authority & duties belong to the Board as a whole**
- C. Distinguishing Board Member & personal roles**

### **II. Role of the Board – Quasi-Judicial**

- A. Main responsibility – Adjudicating appeals of Rent Adjustment Program (RAP) decisions on Rent Adjustment Ordinance petitions**
- B. Secondary responsibilities – Adjudicating other rare types of appeals**

### **III. Role of the Board – Policy & Rule Making**

#### **A. Policy**

- 1. Reports – OMC 8.22.040.D.3
- 2. Recommendations – OMC 8.22.040.D.4

#### **B. Rule Making**

- 1. Rent Ordinance
- 2. Just Cause for Eviction Ordinance
- 3. Terminating Tenancy to Withdraw Residential Rental Units from the Rental Market (Ellis ordinance)
- 4. Tenant Protection Ordinance
- 5. Tenant Move Out Agreement Ordinance