

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

July 24, 2025

6:00 P.M.

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

MINUTES

1. CALL TO ORDER

a. 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 Cucullu Lim at 6:00 PM.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
D. INGRAM	Tenant	X		
C. MUNOZ RAMOS	Tenant			X
Vacant	Tenant Alt.			
M. GOOLSBY	Tenant Alt.			X
C. OSHINUGA	Undesignated	X		
M. CUCULLU LIM	Undesignated	X		
R. SAMATI	Undesignated	X		
K. BRODFUEHRER	Landlord	X		
C. JACKSON	Landlord			X
Vacant	Landlord Alt.			

**Member Ingram arrived at 6:06pm.*

**Vice Chair Samati arrived at 6:10pm.*

Staff Present

Braz Shabrell
Elan Lambert
Nyila Webb

Deputy City Attorney
Hearing Officer (RAP)
Administrative Assistant II

3. PUBLIC COMMENT

- a. One request submitted online and none in person.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 07/10/2025:

**Member Brodfuehrer made a motion to approve the minutes from July 10, 2025.
Chair Cucullu Lim seconded.**

The Board voted as follows:

Aye: D. Ingram, C. Oshinuga, M. Cucullu Lim, K. Brodfuehrer, R. Samati
Nay: None
Abstain:

The Minutes were approved.

5. APPEALS*

- a. T18-0249, Reber-Kendrick v. Wasserman-Stern Law Offices

Appearances at appeal:

Owner Representative: Gregory McConnell
Tenant(s): Denise Reber-Kendrick
Tenant Assistant: Diana Resen

Once the parties had time for discussion, the Board asked questions and then deliberated on the case. After consideration, they concluded, and a motion was made.

Member Brodfuehrer made a motion to reverse the remand hearing decision because the Board finds that hearing officer incorrectly applied the Costa Hawkins 1954.53 subsections d2-d3 standard to the original occupant in this petition and to grant the tenants petition and disallow the rent increase.

Member Ingram seconded

The Board voted as follows:

Aye: M. Cucullu Lim, D. Ingram, R. Samati, K. Brodfuehrer,
Nay: C. Oshinuga
Abstain: None

The motion was approved.

- b. Didrickson v. Dang, et all (T19-0403, T20-0193, T21-0161, T23-0140)

Appearances at appeal:

Owner: Ted Dang

Tenant: Carlos and Glenda Didrickson

Once the parties had time for discussion, the Board asked questions and then deliberated on the case. After consideration, they concluded, and a motion was made.

Chair Cucullu Lim made a motion to reverse the remand decision and find that the rent increase from \$2517.54 to \$3134.15 is not allowed because there was an outstanding violation pursuant to civil code 1942.4, we further find there is not substantial evidence that the housing issues were abated and therefore reverse that finding. However, we affirm the hearing officer decision that found the decrease in housing services issues were decided in a prior case and therefore precluded.

Member Oshingua seconded.

The Board voted as follows:

Aye: M. Cucullu Lim, D. Ingram, K. Brodfuehrer, C. Oshinuga, R. Samati

Nay:

Abstain:

The motion was approved.

6. INFORMATION AND ANNOUNCEMENTS

- a. Member D. Ingram made an announcement regarding the new CPI increase.

7. NEW BOARD BUSINESS

- a. None.

8. SCHEDULING AND REPORTS

- a. August Appeal Hearings- Scheduling Check-In
1. The Board decided to not take recess for August and will continue hearing appeals; they will discuss taking recess for an upcoming month.
- b. Discussion on City Attorney-led trainings during August 14th meeting.

9. OPEN FORUM

- a. One speaker card was submitted online.

10. ADJOURNMENT

- a. Meeting adjourned at 9:53 pm.