

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

**January 9, 2025**

**6:00 P.M.**

**CITY HALL**

**1 FRANK H. OGAWA PLAZA, HEARING ROOM #1  
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 Nyila Webb at 6:15 p.m.

**2. ROLL CALL**

a.

<b>MEMBER</b>	<b>STATUS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
D. WILLIAMS	Tenant	X		
C. MUNOZ RAMOS	Tenant	X		
Vacant	Tenant Alt.			
M. GOOLSBY	Tenant Alt.			X
C. OSHINUGA	Undesignated			X
M. CUCULLU LIM	Undesignated	X		
Vacant	Undesignated Alt.			
K. BRODFUEHRER	Landlord	X		
C. JACKSON	Landlord	X		
Vacant	Landlord Alt.			

**Staff Present**

Oliver Luby  
Marguerita Fa-Kaji  
Nyila Webb

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

- b. Deputy City Attorney Oliver Luby informed the Board that, in the absence of a Chair, Robert's Rules of Order permit the Board to make a motion to appoint an eligible member as Chair pro tem. The Chair pro tem would then preside over the meeting for the evening.

- c. Member C. Munoz Ramos made a motion to appoint Member M. Cucullu Lim as pro tem. Member K. Brofuehrer seconded.**

The Board voted as follows:

**Aye:** C. Munoz Ramos, M. Brodfueher, C. Jackson, D. Williams, M. Cucullu Lim  
**Nay:** None  
**Abstain:** None

**The motion was approved.**

### **3. PUBLIC COMMENT**

- a. No speaker cards were submitted.**

### **4. CONSENT ITEMS**

- a. Approval of Board Minutes, 11/14/2024:**

**Member K. Brodfueher made a motion to approve the Board Minutes from 11/14/2024. Member D. Williams seconded the motion.**

The Board voted as follows:

**Aye:** C. Munoz Ramos, M. Brodfueher, C. Jackson, D. Williams  
**Nay:** None  
**Abstain:** M. Cucullu Lim

**The motion was approved.**

### **5. APPEALS\***

- a. L24-0025, Sun v. Tenants (pp.8-64)**

**Member K. Brodfueher made a motion remand case back for a hearing on the merits. Member D. Williams seconded**

The Board voted as follows:

**Aye:** C. Munoz Ramos, M. Brodfueher, C. Jackson, D. Williams, M. Cucullu Lim  
**Nay:** None  
**Abstain:** None

**The motion was approved.**

**b. L24-0026, Samaniego v. Tenants (pp.65-144)**

**Member M. Cucullu Lim made a motion to remand the petition back to the hearing officer to determine whether all tenants were included in the petition and whether all tenants were served the petition. And should the hearing office determine that all tenants were not included or served, to then determine the impact, if any on the failure to include and or serve all tenants. If the hearing officer determines the petition may move forward, the hearing officer shall provide an analysis as to the evidentiary standard for rent increase based on fair return. Member C. Jackson seconded.**

The Board voted as follows:

**Aye:** C. Munoz Ramos, M. Brodfueher, C. Jackson, D. Williams, M. Cucullu Lim  
**Nay:** None  
**Abstain:** None

**The motion was approved.**

**6. INFORMATION AND ANNOUNCEMENTS**

- a. Member C. Munoz Ramos informed public of resources City of Oakland offer.

**7. NEW BOARD BUSINESS**

- a. The Board invited RAP staff to upcoming meeting and potential RAP training/overview of department updates.

**8. SCHEDULING AND REPORTS**

- a. Reiterating reaching out to RAP for any upcoming training for Board.

**9. OPEN FORUM**

- a. No speaker cards were submitted.

**10. ADJOURNMENT**

- a. Meeting adjourned at 8:28PM.