

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

**July 10, 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**

<b>MEMBER</b>	<b>STATUS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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 Oshinuga arrived at 6:06pm.*

*\*Vice Chair Samati arrived at 6:15pm.*

**Staff Present**

Kent Qian  
Linda Moroz  
Nyila Webb

Deputy City Attorney  
Hearing Officer (RAP)  
Administrative Assistant II

### 3. PUBLIC COMMENT

- a. No requests were submitted online or in-person.

### 4. CONSENT ITEMS

- a. Approval of Board Minutes, 06/12/2025:

**Member C. Jackson made a motion to correct his title in the minutes from Alternate Landlord (recorded in error) to Permanent Landlord, and to adopt the June 12, 2025 meeting minutes as amended.**

**Member D. Ingram seconded.**

The Board voted as follows:

<b>Aye:</b>	D. Ingram, C. Oshinuga, C. Jackson
<b>Nay:</b>	None
<b>Abstain:</b>	M. Cucullu Lim, K. Brodfuehrer

The Minutes were approved.

### 5. APPEALS\*

- a. L24-0063, Mak v. Tenants (pp.7-91 )

**Appearances at appeal:**

**Owner:** Torrence Mak

**Tenants:** Jessica Buenrostro, Unit 5  
Vanessa Lima, Unit 4  
Masika Henry, Unit 1

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 D. Ingram made a motion to: 1) find that the owner has demonstrated good cause for failure to respond to the deficiency notice timely, 2) to allow the owner no more than 30 days from the date of service of the appeal decision to respond to the notice of deficiency and allow the tenants to respond to the petition, and 3) to remand back to the Hearing Officer for a hearing on the petition.**

**Member Brodfuehrer seconded.**

The Board voted as follows:

<b>Aye:</b>	M. Cucullu Lim, D. Ingram, R. Samati, K. Brodfuehrer, C. Oshinuga, C. Jackson
<b>Nay:</b>	None
<b>Abstain:</b>	None

The motion was approved.

b. T24-0080, Singer v. Jabbari (pp.92-300)

**Appearances at appeal:**

**Owner:** Ali Jabbari

**Tenant:** Alyssa Singer

**Tenant Representative:** David Hall

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 C. Oshinuga made a motion to move to reverse the hearing examiners decision that found that the landlord unreasonably denied the tenants 1 for 1 roommate replacement and to reverse the restitution award to \$0 and the ongoing rent reduction to \$0 Chair Cucullu Lim seconded.**

The Board voted as follows:

<b>Aye:</b>	M. Cucullu Lim, D. Ingram, K. Brodfuehrer, M. Jackson, M. Oshinuga
<b>Nay:</b>	None
<b>Abstain:</b>	R. Samati

The motion was approved.

c. L25-0011, Miguel v. Tenant (pp.301-390 )

**Appearances at appeal:**

**Owner:** Joseph Miguel

**Tenants:** Glenda Nunez

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 remand the petition for a hearing permitting the owner to submit an amended worksheet C and supporting documents using base year of 2018; and to allow the tenant to respond to the owner's petition. Member Oshinuga seconded.**

The Board voted as follows:

<b>Aye:</b>	M. Cucullu Lim, D. Ingram, R. Samati, C. Jackson, K. Brodfuehrer, C. Oshinuga
<b>Nay:</b>	None
<b>Abstain:</b>	None

The motion is approved.

**6. INFORMATION AND ANNOUNCEMENTS**

- a. None.

**7. NEW BOARD BUSINESS**

- a. None.

**8. SCHEDULING AND REPORTS**

- a. None.

**9. OPEN FORUM**

- a. No speaker card was submitted.

**10. ADJOURNMENT**

- a. Meeting adjourned at 9:40 pm.