

**HOUSING, RESIDENTIAL RENT AND RELOCATION
BOARD
FULL BOARD REGULAR MEETING
October 23, 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 6:11 PM.

2. a. 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.			

Staff Present

Kent Qian
Susan Ma
Nyila Webb

Deputy City Attorney
Hearing Officer (RAP)
Administrative Assistant II

3. PUBLIC COMMENT

- a. Two requests submitted online.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 09/25/2025 (pp.)
- b. Approval of Board Minutes, 10/09/2025 (pp.)

Member Ingram made a motion to approve the minutes from September 25 and October 9, 2025.

Member Oshinuga seconded.

The Board voted as follows:

Aye:	Chair Cucullu Lim, D. Ingram, C. Jackson, C. Oshinuga
Nay:	None
Abstain:	None

The Minutes were approved.

5. APPEALS*

- a. T25-0119, Chow v. 2B Living (pp.)

Appearances at appeal:

Tenant(s): Gerardo Chow

Since the owner, who was the appellant, was not present for the appeal hearing, there were no arguments or presentations from either party. The Board allowed the tenant to provide public comment, after which Board members asked questions and deliberated on the case, then a motion was made.

Member Oshinuga made a motion that the Board finds that the appellant failed to demonstrate good cause for failing to file a response. However, the Board finds that jurisdiction is at issue, therefore, the Board remands the matter for a hearing. At the hearing, the owner shall be limited to the provisions of Regulation 8.22.110(E), and the owner shall be allowed to submit only evidence concerning exemption/jurisdiction. At least seven days before the hearing, both sides are allowed to submit any written documents concerning exemption to RAP, along with a proof of service stating they served these documents to the opposing party.

Chair Cucullu Lim seconded.

The Board voted as follows:

Aye:	Chair Cucullu Lim, C. Oshinuga, C. Jackson
Nay:	D. Ingram
Abstain:	None

The motion was approved.

b. L25-0029, CCC Property Management v. Tenants (pp.)

Appearances at appeal:

Owner Rep: John Tse

Tenant Representative: Sae Harshberger

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 Oshinuga made a motion to remand this matter back to the hearing officer, as circumstantial evidence and testimonial evidence are appropriate forms of evidence in proving by a preponderance of the evidence that permits were obtained. Thus, the Hearing Examiner shall hold a hearing on all issues raised in the petition. Member Jackson seconded.

The Board voted as follows:

Aye: C. Oshinuga, C. Jackson
Nay: D. Ingram, Chair Cucullu Lim
Abstain: None

The motion failed.

After the vote, the Board members discussed why the motion failed and shared their thoughts about the issues involved. Following the discussion, the same motion was brought back for reconsideration.

The Board then voted as follows:

Aye: C. Oshinuga, C. Jackson, Chair Cucullu Lim
Nay: D. Ingram
Abstain: None

The motion was approved.

6. RESOLUTION RECOMMENDING AMENDMENT OF THE RENT ADJUSTMENT ORDINANCE TO ALLOW THE HOUSING, RESIDENTIAL RENT, AND RELOCATION BOARD TO ADOPT OR AMEND THE RENT ADJUSTMENT PROGRAM REGULATIONS WITHOUT CITY COUNCIL APPROVAL (pp.)

- a. Member Ingram reintroduced the resolution due to edits and modifications made to the language. These changes clarify the resolution but do not alter its original goal or intent. He requested that the revised language be reviewed and discussed, without changing the substance of the proposal.

The Board discussed the purpose of the changes and confirmed that the updates only clarified the language without changing the resolution's intent. The resolution had already been adopted previously; this discussion was only to review and approve the updated wording, not to change its purpose or intent.

**Chair Cucullu Lim made a motion to adopt the resolution as written.
Member Ingram seconded.**

Aye:	D. Ingram, Chair Cucullu Lim
Nay:	None
Abstain:	C. Oshinuga, C. Jackson

The motion was approved.

7. INFORMATION AND ANNOUNCEMENTS

- a. The next Board meeting, scheduled for November 13, will be the final meeting of 2025. Rent Adjustment Program services will continue during this time; however, appeal hearings, Board trainings and any meeting related activity will pause for the remainder of the year and resume in January 2026.

8. NEW BOARD BUSINESS

9. SCHEDULING AND REPORTS

- a. Further discussion of the Encampment Abatement Policy was tabled to a future meeting.

10. OPEN FORUM

- a. No speaker cards were submitted in person or online.

11. ADJOURNMENT

- a. Meeting adjourned at 9:02 pm.