

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

September 11, 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 6:06 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 Munos Ramos arrived at 6:25pm.*

Staff Present

Kent Qian
Linda Moroz
Nyila Webb

Deputy City Attorney
Hearing Officer (RAP)
Administrative Assistant II

3. PUBLIC COMMENT

- a. 4 requests submitted online or in person.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 08/14/2025:

**Member Brodfuehrer made a motion to approve the minutes from August 14, 2025.
Vice Chair Samati seconded.**

The Board voted as follows:

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

The Minutes were approved.

5. APPEALS*

- a. T17-0376 Cordes v. Park

Appearances at appeal:

Owner:	Servando Sandoval
Tenant(s):	Carver Cordes
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 Jackson made a motion to affirm the administrative decision.
Member Munos Ramos seconded.**

The Board voted as follows:

Aye:	Chair Cucullu Lim, C. Munoz Ramos, R. Samati, C. Jackson, D. Ingram
Nay:	None
Abstain:	None

The motion was approved.

6. INFORMATION AND ANNOUNCEMENTS

- a. Discussion of Resources available for the public
- b. Proposal for a meeting or information session focusing on Section 8 housing and related resources.
- c. Discussion regarding the potential termination of the Encampment Emergency Assistance Program (EAP) and its possible effects on individuals experiencing homelessness.

7. THE TENANT PROTECTION ORDINANCE (TPO)

- a. Notice of Tenant Protection Ordinance (pp.950-956)

The Board discussed key aspects of the TPO, which provides protections for tenants, including rules around rent increases, eviction processes, and tenant rights in Oakland.

8. RESOLUTION RECOMMENDING AMENDMENT OF OWNER FILING REQUIREMENTS IN THE RESIDENTIAL RENT ADJUSTMENT PROGRAM ORDINANCE (pp. 957-958)

- a. Member Ingram proposed the resolution, and the Board discussed potential changes to owner filing requirements under the Residential Rent Adjustment Program (RAP) Ordinance.

Member Brodfuehrer made a motion to approve the Resolution as written.

Chair Cucullu Lim seconded.

The Board voted as follows:

Aye:	Chair Cucullu Lim, Vice Chair Samati, K. Brodfuehrer, C. Jackson, D. Ingram, C. Munos Ramos
Nay:	None
Abstain:	None

The Motion was approved.

9. RESOLUTION RECOMMENDING AMENDMENT OF THE RENT ADJUSTMENT ORDINANCE TO ALLOW HEARING OFFICERS TO AWARD RESTITUTION AND MAKE VARIOUS CHANGES TO THE REMEDIES SECTION INCLUDING INCREASING THE DAMAGES REMEDY IN CIVIL ACTIONS AGAINST RESIDENTIAL RENTAL PROPERTY OWNERS (pp. 959-966)

- a. The Board discussed a resolution proposing amendments to the Rent Adjustment Ordinance, including potential changes to the remedies available to tenants and hearing officers.

**Member Brodfuehrer made a motion to approve the AMEDNED Resolution.
Member Munoz Ramos seconded.**

The Board voted as follows:

Aye:	Chair Cucullu Lim, Vice Chair Samati, K. Brodfuehrer, C. Jackson, D. Ingram, C. Munos Ramos
Nay:	None
Abstain:	None

The Resolution is approved.

2. NEW BOARD BUSINESS

- a. None.

3. SCHEDULING AND REPORTS

- a. The Board discussed scheduling and agreed to take a recess in December.
- b. Appeal hearings will continue with two cases per meeting, as there is currently no backlog within the RAP program.

4. OPEN FORUM

- a. Three speaker cards was submitted in person and one online.

5. ADJOURNMENT

- a. Meeting adjourned at 8:18 pm.