

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

September 25, 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 6:04 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.			
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 Munoz Ramos arrived at 6:14pm.*

Staff Present

Braz Shabrell
Susan Ma
Nyila Webb

Deputy City Attorney
Hearing Officer (RAP)
Administrative Assistant II

3. PUBLIC COMMENT

- a. No requests submitted online or in person.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 09/11/2025:

**Vice Chair Samati made a motion to approve the minutes from September 11, 2025.
Member Ingram seconded.**

The Board voted as follows:

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

The Minutes are approved.

5. APPEALS*

- a. L24-0061 Dang v. Tenants

Appearances at appeal:

Owner: Ted Dang
Tenant(s): Tenant Unit 7 – Carlos & 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.

Member Oshinuga made a motion to affirm the hearing examiners decision as substantial evidence exists to demonstrate that the landlord provided qualified capital improvements and consequently deny the tenant's appeal.

Member Brodfuehrer seconded.

The Board voted as follows:

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

The motion was approved.

6. INFORMATION AND ANNOUNCEMENTS

- a. 2025 Encampment Abatement Policy (pp. 150-161)
 - 1. Board initiated discussion on the 2025 Encampment Abatement Policy; item may return on 10/9 or a subsequent meeting.

7. NEW BOARD BUSINESS

- a. Member Brodfuehrer raised the idea of adopting a Code of Conduct to support respectful dialogue; tabled for in-depth discussion at a future meeting.
- b. Vice Chair Samati and the Board suggested reviewing Roberts Rules of Order as a potential training topic.

8. SCHEDULING AND REPORTS

- a. The Board and City Attorney agreed that, since no appeals are scheduled for the October 9 meeting, the City Attorney will lead a training, and the Board will discuss other proposed items in depth.

9. OPEN FORUM

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

10. ADJOURNMENT

- a. Meeting adjourned at 8:11 pm.

But member oshinuga withdrew his motion to acknowledge tenants appeal.