

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

August 13, 2026

6:00 P.M.

**CITY HALL, HEARING ROOM # 2
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 Vice Chair Samati at 6:07 pm.

2. ROLL CALL

MEMBER	STATUS	PRESENT	ABSENT	EXCUSED
D. INGRAM	Tenant	X		
C. MUNOZ RAMOS	Tenant	X		
D. WILLIAMS	Tenant Alt.	X		
M. GOOLSBY	Tenant Alt.			X
M. CUCULLU LIM	Undesignated			X
R. SAMATI	Undesignated	X		
K. BRODFUEHRER	Landlord	X		
C. JACKSON	Landlord			X
Vacant	Landlord Alt.			

Staff Present

Oliver Luby
Jodi- Kaye Haber
Nyila Webb
Maya Crooms

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

3. PUBLIC COMMENT

- a. No request submitted.

4. CONSENT ITEMS

- a. Approval of Board Minutes, 07/23/2026

**Member D. Ingram made a motion to approve the minutes from July 23, 2026.
Member Brodfuhrer seconded.**

The Board votes as follows:

Aye: Vice Chair Samati, K. Brodfuehrer, D. Ingram, C. Munoz Ramos
Nay: None
Abstain:

The Minutes are approved.

5. APPEALS*

- a. T26-0093, Angelos v. 317 Hanover Apartments LLC (pp.)

Appearances at appeal: Tenant Appeal

Owner: Sarah Lumley, Representative for 317 Hanover Apts. LLC
Tenant: Christina Angelos

Once the parties had time for discussion, the Board asked questions, then deliberated on the case. After consideration, they concluded, and a motion was made.

Member Brodfuehrer made a motion that the Board determines that excessive noise and quiet enjoyment are 2 distinct concepts, and that the rent ordinance does cover claims of excessive noise when it comes to petitions for decreased housing services. The Board also moves to affirm the hearing officer's decision because the ordinance and regulations lack clarification and standards.

Member Munoz Ramos seconded the motion.

The Board voted as follows:

Aye: Vice Chair Samati, K. Brodfuehrer, D. Ingram, C. Munoz Ramos
Nay: None
Abstain: None

The motion is approved.

5. INFORMATION AND ANNOUNCEMENTS

6. SCHEDULING AND REPORTS

- a. Discussion and vote regarding a potential recess. The Board must act at least two months prior to any planned vacation period.
- b. Discussion of the Notice of Appeal Hearing form, Bates-stamped pages 118–119.

7. OPEN FORUM

- a. No speaker cards submitted.

8. ADJOURNMENT

- a. Meeting adjourned at 7:22.