



Board of Directors

PATRICIA WELLS
JANNY CASTILLO
WILLIAM MAYES

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.11 and 4.12, of the Tassafaronga Housing Corporation Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Tassafaronga Board of Directors has been called. The meeting will be held as follows:

**TASSAFARONGA HOUSING
CORPORATION**

Regular Meeting (Affiliate Meeting)

Wednesday, May 21, 2025 at 5:30 PM

AGENDA
Regular Meeting (Affiliate Meeting)
May 21, 2025, 5:30 PM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/84419079674?pwd=YaxvvTbmUQH3DrwYf2PaxUZxv3Ymvz.1>

Meeting ID (access code): 844 1907 9674 **Meeting Password:** THC2025

Closed Caption – provided through the link.

To participate by Telephone: +1 669 219 2599

Meeting ID (access code): 844 1907 9674 **Meeting Password:** THC2025

1. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

2. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.

3. Approval of the Minutes

3.1 25-1889 Approval of the minutes from Tassafaronga Housing Corporation Board of Directors meeting held on December 17, 2024.

Attachment(s)

[Minutes of the Tassafaronga Housing Corporation Board of Directors meeting held on December 17, 2024](#)

4. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Board of Directors to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by "raising your hand" or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number. You may request to make a public comment by "raising your hand" through Zoom's video conference or phone feature, as described below. Requests will be received

only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.

To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In- Webinar.

To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by phone.

5. Old or Unfinished Business

6. New Business

- 6.1 25-1833 Appointment of Officers of Tassafaronga Housing Corporation.

Attachment(s)

[Staff Report - Appointment of Officers of Tassafaronga Housing Corporation](#)
[THC Amended and Restated Bylaws adopted on June 15, 2021](#)

- 6.2 25-1794 Adopt a resolution accepting the Fiscal Year 2024 Audited Financial Statements for Tassafaronga Partners, L.P., and Tassafaronga Partners II, L.P.

Attachment(s)

[Staff Report - Fiscal Year 2024 Audited Financial Statements for Tassafaronga Partners, L.P., and Tassafaronga Partners II, L.P.](#)
[Tassafaronga Partners, L.P. Audited Financial Statements](#)
[Tassafaronga Partners II L.P. Audited Financial Statements](#)
[Tassafaronga Village 2024 Audited Financial Statements_Resolution 115](#)

- 6.3 25-1795 Adopt a resolution accepting the Fiscal Year 2024 Reviewed Financial Statements for Tassafaronga Housing Corporation.

Attachment(s)

[Staff Report - Fiscal Year 2024 Reviewed Financial Statements for Tassafaronga Housing Corporation](#)
[THC FY 2024 Reviewed Financial Statements](#)
[Tassafaronga Housing Corporation Reviewed Financial Statements FY 2024_Resolution 116](#)

- 6.4 25-1836 Adopt a resolution authorizing the Executive Director to execute a two-year contract, with three one-year option terms, commencing on the date of contract execution, with The John Stewart Management

Company for professional property management services for Tassafaronga Village Phase I and Phase II for an amount not-to-exceed \$309,993.40 for the initial term of the contract and \$162,966.00, \$168,806.40, and \$174,835.20 for each option term respectively, for a total amount of \$816,601.00 if the contract is in place for an initial term of two years and three one-year option terms.

Attachment(s)

[Staff Report -Tassafaronga Housing Corporation JSCO Property Mangement Contract](#)
[THC JSCO Property Management Contract_Resolution 117](#)

- 6.5 25-1841 Adopt a resolution authorizing the award of three (3) scholarships in the amount of \$1,000 each to the recipients of the Tassafaronga Homegrown Success Scholarship program.

Attachment(s)

[Staff Report - Tassafaronga Homegrown Success Scholarship Program](#)
[THC Award Three Scholarship Recipients_Resolution_118](#)

- 6.6 25-1848 Adopt a resolution to rescind Resolution Number 109, passed on June 4, 2024, authorizing an execution of Memorandum of Understanding between the Tassafaronga Housing Corporation and Sutter Bay Hospitals DBA East Bay Advanced Care (EBAC) to provide supportive services to very-low and low-income disabled persons, including persons with HIV or AIDS, for a three (3) year term, with an option to renew annually thereafter, upon mutual written agreement, in exchange for use of office space by EBAC at 1001 83rd Avenue, Oakland.

Attachment(s)

[Staff Report - Memorandum of Understanding Tassafaronga Housing Corporation and Sutter Bay Hospitals](#)
[Signed THC Resolution 109](#)
[THC Rescind Resolution 109 for MOU with EBAC Resolution 119](#)

7. Reports

- 7.1 25-1838 Project Access 2024 Annual Report.

Attachment(s)

[Staff Report - Project Access 2024 Annual Report](#)
[2024 Project Access Report_Tassafaronga Village](#)

- 7.2 25-1830 Tassafaronga Village Property Management Report and First Quarter Financial Report.

Attachment(s)

[Staff Report - Tassafaronga Village Property Management and First Quarter Financial Report](#)

[Tassa I Property Management Report](#)
[Tassa Services Report October-December 2024](#)
[Tassa Services Report January to March 2025](#)
[Tassa I March 2025 Financial Statements](#)
[Tassa I 1st Quarter Financial Dashboard](#)
[Tassa II Property Management Report](#)
[Tassa II March 2025 Financial Statements](#)
[Tassa II 1st Quarter Financial Dashboard](#)

7.3 25-1859 Tassafaronga Village OHAPD Community Engagement and Response Report.

Attachment(s)

[Staff Report - Tassafaronga Village OHAPD Report](#)
[Tassafaronga Village OHAPD Report](#)

8. **Announcements**

9. **Adjournment**