



**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, June 3, 2026 at 5:30 PM**



**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**June 3, 2026, 5:30 PM**

930 84th Avenue, Oakland CA 94621

**Language Interpretation Services**

*To ensure full access and participation in the Oakland Housing Authority's (OHA) board meetings, language interpretation services are available at no cost to attendees. If you need interpretation in Spanish, Chinese, Vietnamese, or any other language, please notify the OHA Assistant Board Clerk at least 48 hours before the meeting so arrangements can be made.*

**For assistance, contact:**

Mercedes Gaskin, Assistant Board Clerk  
Oakland Housing Authority  
Phone: (510) 874-1530  
Email: mgaskin@oakha.org

*The Oakland Housing Authority complies with all federal, state, and local laws regarding language access and strives to make its meetings accessible to all members of the community.*

**Zoom Information**

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

**Join Zoom Meeting Online:** <https://oakha-org.zoom.us/j/82827885979?pwd=Rnzz3REjhdWSSSftISEHz5sgMbal7F.1>

**Meeting ID (access code):** 828 2788 5979    **Meeting Password:** 648725

*Closed Caption – provided through the link.*

*To participate by Telephone: +1 669 900 9128*

**Meeting ID (access code):** 828 2788 5979    **Meeting Password:** 648725

*Meeting will be held at:*

930 84th Avenue  
Oakland, CA 94621

**1. Roll Call**

*The Chair will confirm that there are 2 Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, unless a Director is meeting under the “Reasonable Accommodation” teleconference circumstance which **does count** towards the quorum requirement. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under: **(1) just cause, or (2) reasonable accommodation/disability teleconferencing circumstances.** Remote Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Commissioner must also publicly disclose at the meeting, prior to any action, whether any other 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 26-2390 Approval of the minutes from Tassafaronga Housing Corporation Board of Directors meeting held on November 19, 2025.

### **Attachment(s)**

[Minutes of the Tassafaronga Housing Corporation Board of Directors meeting held on November 19, 2025](#)

## 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](mailto: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 26-2430 Adopt a resolution accepting the Audited Financial Statements for 2025 for Tassafaronga Partners, L.P., and Tassafaronga Partners II, L.P.

### **Attachment(s)**

[Staff Report - Audited Financial Statements for 2025](#)  
[Tassafaronga Partners, L.P. Audited Financial Statements 2025](#)  
[Tassafaronga Partners II, L.P. Audited Financial Statements 2025](#)  
[Tassafaronga Village 2025 Audited Financial Statements Resolution](#)

- 6.2 26-2431 Adopt a resolution accepting the Fiscal Year 2025 Reviewed Financial Statements for Tassafaronga Housing Corporation.

**Attachment(s)**

[Staff Report - Fiscal Year 2025 Reviewed Financial Statements Tassafaronga Housing Corporation Reviewed Financial Statements\\_2025 Tassafaronga Housing Corporation 2025 Reviewed Financial Statements Resolution](#)

- 6.3 26-2428 Adopt a resolution authorizing the Executive Director to write off \$82,524 in Tenant Accounts Receivable incurred between March 1, 2020, and July 31, 2023, for current tenants at Tassafaronga Village Phase I.

**Attachment(s)**

[Staff Report - Write Off \\$82,524 in Tenant Accounts Receivable Tassafaronga Village Phase I COVID Rent Tassafaronga Village Phase I COVID Rent Balance Write off Resolution](#)

- 6.4 26-2464 Adopt a resolution authorizing the Executive Director to write off \$1,204 in Tenant Accounts Receivable incurred prior to March 1, 2020, and between March 1, 2020, and July 31, 2023, for current tenants at Tassafaronga Village Phase II.

**Attachment(s)**

[Staff Report - Write Off \\$1,204 in Tenant Accounts Receivable Tassafaronga Village Phase II COVID Rent Tassafaronga Village Phase II COVID Rent Balance Write off Resolution](#)

- 6.5 26-2499 Adopt a resolution authorizing the Executive Director to execute a Memorandum of Understanding (MOU) with the City of Oakland to accept a fiber-optic communication line at Tassafaronga Village Phase I and Phase II, to provide wireless internet to residents residing at each location, subject to the City's ability to complete the necessary structural work.

**Attachment(s)**

[Staff Report - Fiber Optic Communication MOU Oakland Connect & THC Fiber MOU Resolution](#)

## 7. Consent Agenda

*Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.*

## 8. Reports

8.1 26-2432 Project Access 2025 Annual Report.

**Attachment(s)**

[Staff Report - Project Access 2025 Annual Report](#)  
[2025 Project Access Report\\_Tassafaronga Village](#)

8.2 25-2127 Tassafaronga Village 2026 First Quarter Property Management and Financial Reports.

**Attachment(s)**

[Staff Report - First Quarter Property Management and Financial Reports](#)  
[Tassafaronga Village Phase I Q1 2026 Property Management Report](#)  
[Tassafaronga Village Phase II Q1 2026 Property Management Report](#)  
[Services Report Tassafaronga Village \(October 2025 to March 2026\)](#)  
[TV1 March 2026 Financial Statements](#)  
[TV2 March 2025 Financial Statements](#)

8.3 26-2509 Tassafaronga Village Phase I and II Operational and Financial Analysis.

**Attachment(s)**

[Staff Report - Phase I and II Operational and Financial Analysis](#)  
[TV1 Operational and Financial Dashboard](#)  
[TV2 Operational and Financial Dashboard](#)

8.4 26-2389 Update on Tassafaronga Village Investor Limited Partner Buyouts.

**Attachment(s)**

[Staff Report- Update Investor Limited Partner Buyouts](#)

**9. Announcements**

**10. Adjournment**