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, November 18, 2026 at 5:30 PM
1619 Harrison Street, Oakland, CA 94612

Tassafaronga Housing Corporation

AGENDA
Regular Meeting (Affiliate Meeting)
November 18, 2026, 5:30 PM

Language Interpretation Services
To ensure full access and participation in the Tassafaronga Housing Corporation Board of Directors meeting, 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 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 Tassafaronga Housing Corporation 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/88339280946?pwd=pmGgUnkwyb3kCtYHw8M54UQM8eCNSL.1

Meeting ID (access code): *883 3928 0946* ***Meeting Password:*** *2026*
Closed Caption – provided through the link.

To participate by Telephone: +1 669 219 2599
Meeting ID (access code): *883 3928 0946* ***Meeting Password:*** *2026*

1. Roll Call

The Chair will confirm that there are two (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 Directors must provide a general description of the circumstances relating to the need to appear remotely at the given meeting. The Director 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. Approval of the Minutes

2.1 26-2699 Approval of the minutes from Tassafaronga Housing Corporation Board of Directors meeting held on May 21, 2025.

3. 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.*

4. Old or Unfinished Business

5. 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.

6. New Business

6.1 26-2700 Distribution of Annual Conflict of Interest Statement.

Attachment(s)
Staff Report - THC Conflict of Interest Policy
THC Conflict of Interest Policy
THC Conflict of Interest Statement

6.2 26-2701 Adopt a resolution to approve the 2027 annual operating budgets for Tassafaronga Village Phases I and II.

Attachment(s)

Staff Report - 2027 Annual Operating Budgets For Tassafaronga Village Phases I and II
2027 Tassafaronga Village Phase I Budget
2027 Tassafaronga Village Phase II Budget
THC CY 2027 Budget Resolution

6.3 25-2124 Adopt a resolution authorizing and approving an amendment to the Tassafaronga Housing Corporation Procurement Policy to align with the Oakland Housing Authority and its Affiliates' procurement policies.

Attachment(s)
Staff Report - Tassafaronga Housing Corporation Procurement Policy
THC Procurement Policy_Redline Version
DRAFT THC Procurement Policy
THC Procurement Policy Amendment 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 26-2702 Tassafaronga Village Property Management Report and Third Quarter Financial Report.

Attachment(s)
Staff Report - Tassafaronga Village Property Management Report and Third Quarter Financial Report
Tassasfaronga Village Phase I Q3 2026 Property Management Report
Tassasfaronga Village Phase II Q3 2026 Property Management Report
Tassafaronga Village Services Report Q3 2026
TV I September 2026 Financial Statements
TV II September 2026 Financial Statements

8.2 26-2739 Tenant Account Receivables Trend Analysis - Tassafaronga Village Phases I & II.

Attachment(s)
Staff Report - Tenant Account Receivables Trend Analysis - Â Tassafaronga Village Phases I & II.

8.3 26-2746 Tassafaronga Village Phases I and II Q3 2026 Operational and Financial Analysis.

Attachment(s)

Staff Report -Tassafaronga Village Phases I and II Q3 2026 Operational and Financial Analysis
TV I Operational and Financial Dashboard
TV II Operational and Financial Dashboard

8.4 26-2736 Tassafaronga Village Phase I & II Replacement Reserve Information.

Attachment(s)
Staff Report - Tassafaronga Village Phase I & II Replacement Reserve Information

8.5 26-2740 Interest Income Improvement Strategies for Tassafaronga Village Phases I and II.

Attachment(s)
Staff Report - Interest Income Improvement Strategies for Tassafaronga Village Phases I and II

9. Announcements

9.1 26-2703 2027 Board of Directors Meeting Calendar

Attachment(s)
THC Board Calendar For 2027

10. Adjournment