



# TASSAFARONGA VILLAGE



## Project Summary

This new complex, situated on 7.5 acres in the southern end of Oakland, features a range of affordable housing surrounded by green pathways, pocket parks, and open spaces. The development is anchored by a large public plaza, and each of the three new housing areas also has a semi-private space for sheltered play and gathering areas for children and residents. Tassafaronga Village includes 157 affordable rental units that were developed by the Oakland Housing Authority. An additional 22 for-sale townhomes are being built on the site by Habitat for Humanity East Bay.

## Green Building Features

### Site Design & Community

- Site within walking distance of schools, public transportation, parks and services.
- Previously developed infill site.
- Project uses existing infrastructure.
- High density project with 25 units/acre.

### Water Conservation

- Erosion control during construction.
- Drought tolerant plants used and very little lawn.
- Irrigation system designed to use 80% less water than standard system.
- High efficiency water fixtures.

### Resource Conservation

- Recycled 88% of construction waste.
- Efficient wood framing design to reduce waste.
- Flyash Concrete & Recycled Gypsum Board used.

## Neighborhood New Construction

20517 Tassafaronga  
Oakland CA

**LEED-Neighborhood  
Development  
Pilot Program  
Gold Certified**

**Recognition  
per City Council  
Resolution 81829**

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## Indoor Air Quality

- Low- VOC interior paint, adhesives, sealants, and flooring.
- Every worker has window view from desk or conference room.
- Desks, shelves and cubbies were regionally manufactured.
- Green Label Plus carpeting.
- Composite wood materials without urea-formaldehyde resins.
- Low VOC paints & sealants.

## Environmental Savings At A Glance

- Energy Star rated homes.
- Buildings are 15-30% more energy efficient than required by code.
- 100% stormwater filtered through soil before going to sewer system.
- Extra building insulation and dual-paned, low-E windows.
- Solar hot water heating system and efficient hot water plumbing design.
- Bath and kitchen exhausts provide adequate air changes.

"The Tassafaronga Project is exciting because it has the potential to transform a neighborhood by using cutting edge green building methods and exceptional design to provide housing that people can afford."

Bridget Galka  
Senior Development Program Manager  
Oakland Housing Authority

## Project Team

**Developer:** Oakland Housing Authority, 1619 Harrison St., Oakland, CA 94612

**Architect:** David Baker + Partners, 461 Second St., Loft 127, San Francisco, CA 94107  
**Consultant:** Equity Community Builders, 38 Keyes Avenue, Ste. 201, South Lobby, San Francisco, CA 94129

**Attorney:** Goldfarb and Lipman, 300 Clay St. Ninth Floor, City Center Plaza, Oakland, CA 94612

**Financial:** CSG Advisors, 1 Post Street, Ste. 2130 San Francisco, CA 94104

**Environmental:** Fugro West, 1000 Broadway, Ste. 440, Oakland, CA 94607

**Photos:** provided by David Baker+Partners & taken by Brian Rose



Learn More! [www.oaklandgreenbuilding.com](http://www.oaklandgreenbuilding.com)



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