

Treasure Island Development Authority

Legacy Household Ranking Community Meeting

Virtual Meeting for Legacy Residents

April 6 & 9, 2022



Welcome and Introductions

- Welcome
- Introductions
- Housekeeping/Tech Matters
- Agenda
- FAQ

Agenda

- 1: Transition Benefits
- 2: The Legacy Household Ranking
- 3: Transition Units and Housing Opportunities
- 4: Next Steps

History

2011 – Transition Housing Rules and Regulations (THRR) established Transition Benefits for “Legacy Households” who moved into The Villages prior to June 29, 2011

2019 – THRR were amended via TIDA Board Resolution no. 19-18-1211 to give residents that moved into The Villages between June 29, 2011, and December 11, 2019 (Vested Residents) priority access to new affordable units *if they meet income eligibility requirements*

Periodic – Decisions made in implementing the THRR are recorded in Interpretations and Implementation Procedures (IIP) memoranda

What are Transition Benefits?

Transition Benefits for Legacy Households include:

- Offer of a Transition Unit
- Advisory Assistance
- Moving Payment
- Premarketing Notice

Alternatives to a Transition Unit Include

- In Lieu Cash Payment **OR** Down Payment Assistance

Additional Decisions Documented in IIP's include:

- Early In Lieu Cash Payments
- Affordable Housing Options for Legacy & Vested Residents
- Splitting Households
- TIR Preference Certificate for Affordable Housing
 - Including inclusionary affordable units

Who is eligible for Transition Benefits?

Legacy Households

A Legacy Household is a current household of The Villages that has continuously occupied a unit at The Villages since prior to June 29, 2011 and is in good standing. Legacy Households were formerly referred to as Pre-DDA Households. A Legacy Household may also include Benefit Eligible Residents.

Mixed Households

A Mixed Household is a Legacy Household that includes a combination of one or more Vested Resident(s) and/or Post Vested Resident(s) in addition to Legacy Resident(s). ***Only the Legacy Residents and Benefit Eligible Residents living in Mixed Households are treated as a Legacy Household.***

Only Legacy Households are eligible for Transition Units

Who is eligible for Transition Benefits?

Legacy Resident

A Legacy Resident is a current resident in good standing that has continuously occupied a unit at The Villages since prior to June 29, 2011. Legacy Residents were formerly referred to as “Pre-DDA Tenants.”

Benefit Eligible Resident

A Benefit Eligible Resident is a current resident in good standing who did not occupy a unit at The Villages prior to June 29, 2011, but is on the lease and is married to a Legacy Resident or is a child of a Legacy Resident. Legacy Residents and any Benefit Eligible Residents living in the same Legacy Household are eligible for certain Transition Benefits.

What about other members of a Mixed Household?

Vested Resident

A Vested Resident is a current resident in good standing that has continuously occupied a unit at The Villages since moving into an apartment at The Villages between June 30, 2011 and December 11, 2019. Vested Residents were formerly referred to as “Post-DDA Tenants”.

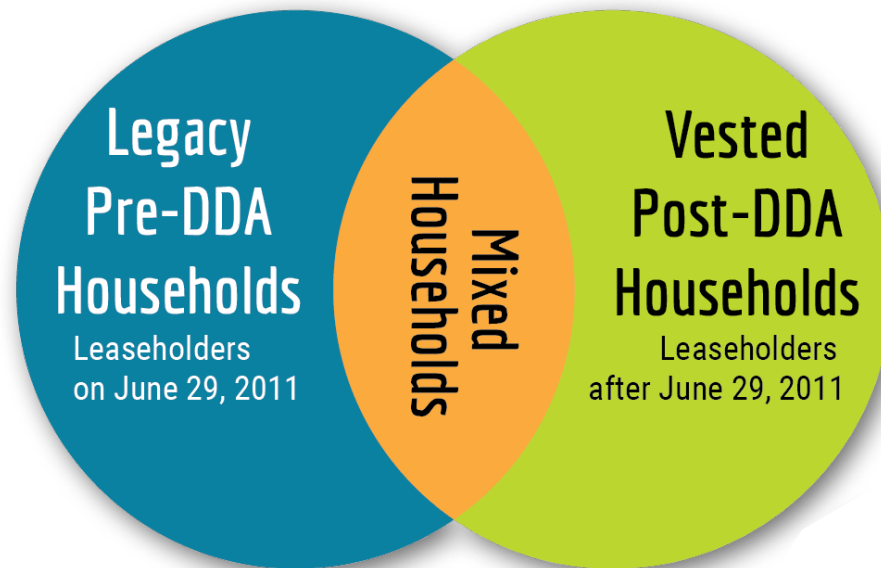
Vested Residents are not eligible to receive a Transition Unit. Vested Residents can sign up for Premarketing Notices for all new housing on TI. **Income-qualifying Vested Residents can use their Treasure Island Resident (TIR) Preference number for new affordable housing on TI and YBI via the the MOHCD DAHLIA lottery.**

Post Vested Resident

A Post Vested Resident is a current resident that moved into an apartment at The Villages December 12, 2019 or after and is a tenant in good standing. Post Vested Residents are not eligible for Transition Benefits. Income qualifying Post Vested Residents may participate in the MOHCD DAHLIA lottery for new affordable units, but do not receive a TIR Preference.

Number of Legacy Households, Legacy Residents, and Vested Residents Living at The Villages Today

- 164 Legacy Households and Mixed Households
- 339 Legacy Residents
- 441 Vested Residents



What is a Transition Unit?

A Transition Unit is a non-income restricted apartment within an affordable housing building for Legacy Households only.

The purpose of the Transition Unit is to provide Legacy Households the opportunity to move into newly developed units on Treasure Island.

Rent and bedroom count are governed by the Transition Regulations.

Questions

What is the Legacy Household Ranking?

TIDA, in partnership with the Mayor's Office of Housing and Community Development, will conduct a one-time lottery to determine the order in which Legacy Households will be offered a Transition Unit.

This is referred to as the "Legacy Household Ranking".

When a Transition Unit is offered, Legacy Households will need to select a Transition Benefit and vacate their apartment in The Villages.

When is the Legacy Household Ranking?

**Join us for the virtual
Legacy Household Ranking
on May 5, 2022 at noon**

A recording of the ranking process
and the results will be posted

What is the Legacy Household Ranking?

Legacy Households will be prioritized as follows:

Group 1: Legacy Households living at 901 or 905 Avenue B,
or 1301-1316 Gateview Avenue

Group 2: All other Legacy Households

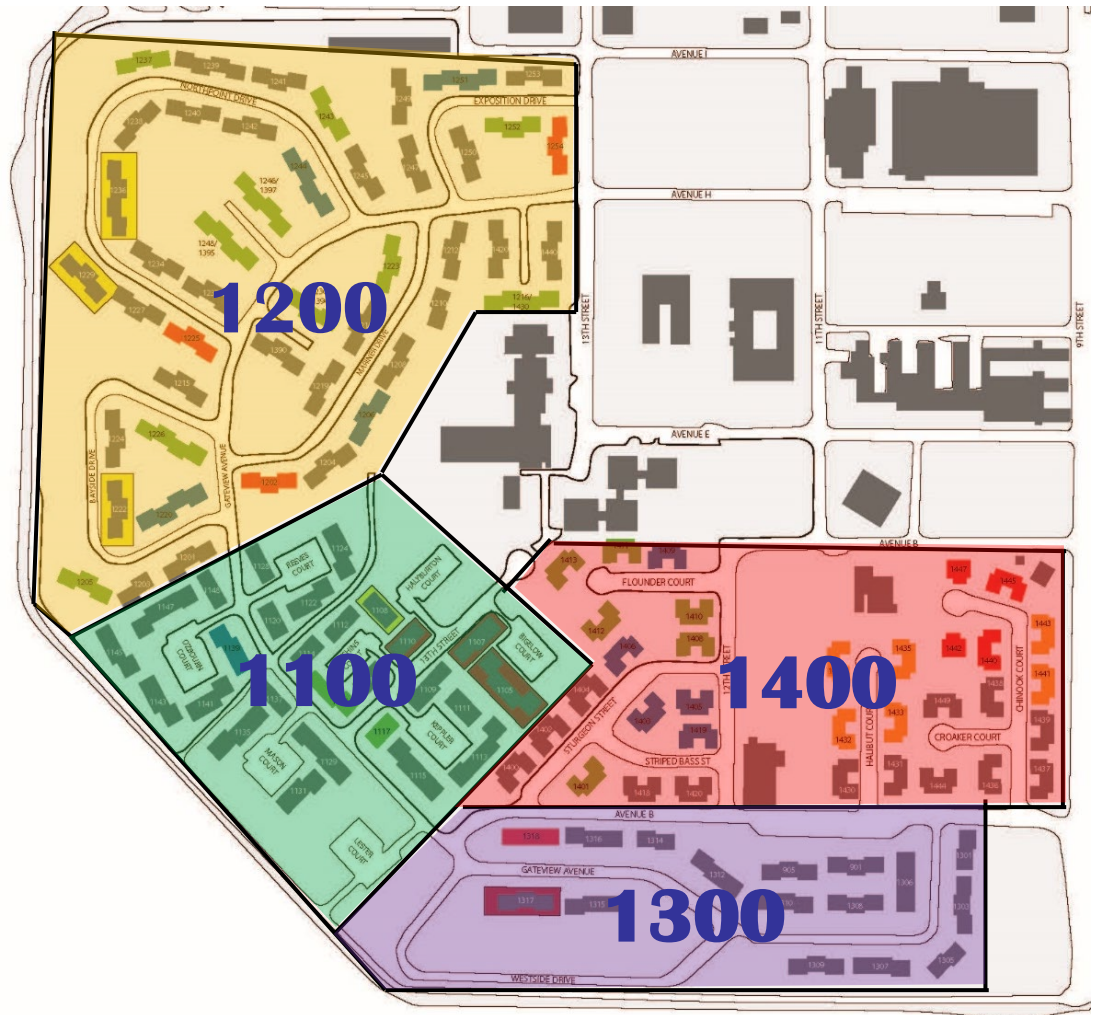
Why will Group 1 be ranked higher than Group 2?

Apartments at 901 and 905 Avenue B and 1301 to 1316 Gateview Avenue will be the first apartments in The Villages that will be impacted by future development.

These households will receive a higher ranking to increase the probability that they can select a Transition Benefit prior to their current unit being impacted.

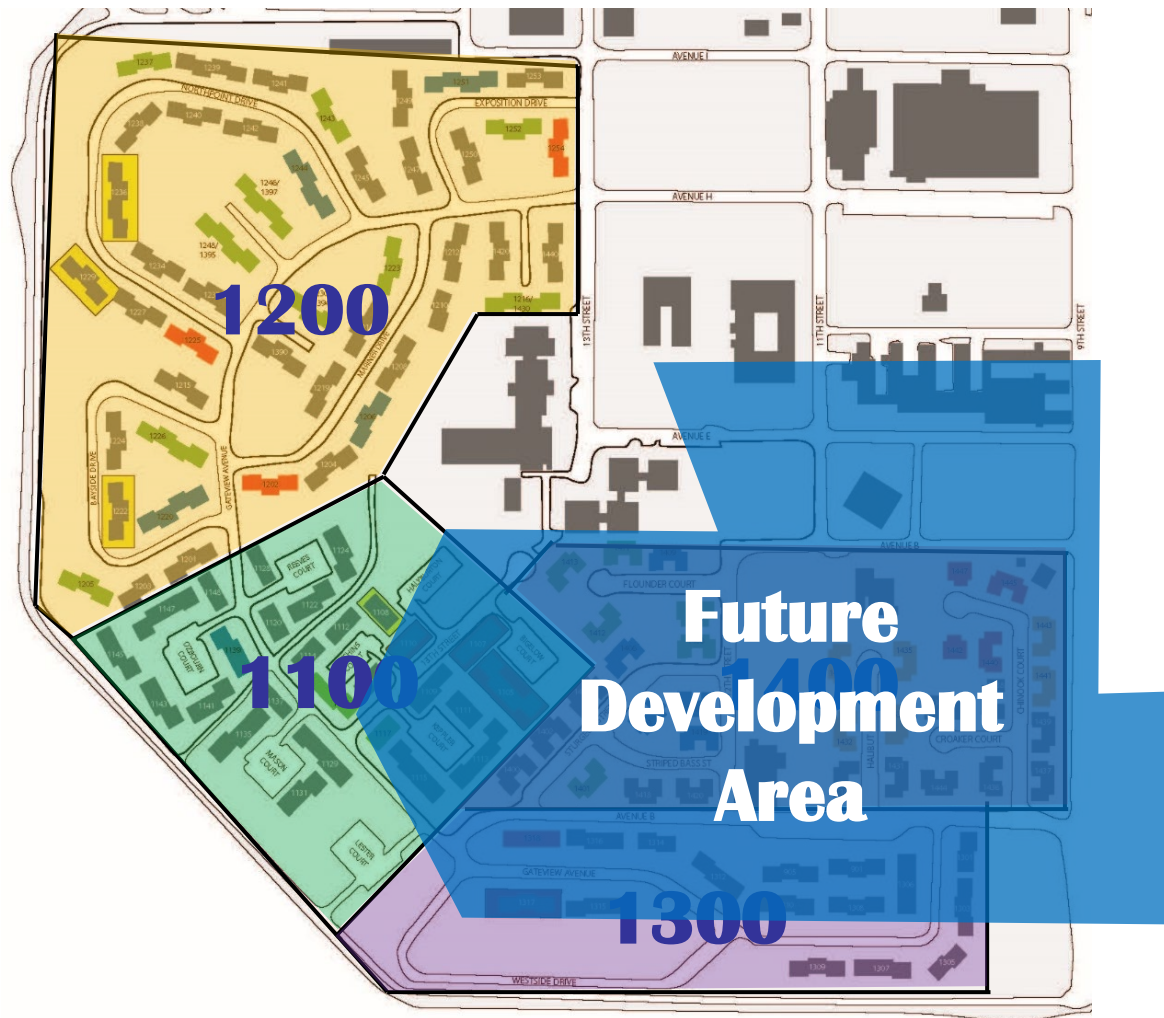
Why will Group 1 be ranked higher than Group 2?

- The existing housing was constructed in four distinct phases over 20+ years
- 901 and 905 Avenue B and 1301 - 1316 Gateview Avenue will be the first existing apartments at The Villages that will be impacted by future development.



2. The Legacy Household Ranking

Why will Group 1 be ranked higher than Group 2?



What if I want to be one of the first to move into a Transition Unit?

- Before Transition Units are offered in the order of the Legacy Household Ranking, Legacy Households will have the opportunity to volunteer for a Transition Unit. After the volunteer opportunity has expired, unassigned Transition Units will be offered to Legacy Households in the order of the Legacy Household Ranking, based on corresponding availability of appropriately sized Transition Units.
- Please let your TI Advisor know if you are eager to move.
- The process of offering and assigning Transition Units expected to begin in mid-2023

What if I don't want to move into a Transition Unit when it is offered to me?

After the volunteer period has expired, if your household is offered a Transition Unit, your household will need to:

- a. Accept the Transition Unit offer, complete a new rental agreement when requested, request a moving payment, and move from The Villages into the Transition Unit; or,
- b. Decline the Transition Unit and claim an In-Lieu Payment and move from The Villages.

If I qualify for affordable housing are additional options available to me?

Yes. You may qualify for additional affordable housing opportunities.

Please contact your TI Advisor for additional information about

- Affordable Apartments to Rent and
- Below Market Rate Condominiums to Purchase

Use your Treasure Island Resident Preference Number when you apply!

What are my other options as a Legacy Resident?

What are my other options as a Legacy Resident?

An individual Legacy Resident or an entire Legacy or Mixed Household can:

- Use your TIR Preference to Rent an affordable unit if you income qualify, or
- If you income qualify, use your TIR Preference to Purchase a Below Market Rate Condo and use your Down Payment Assistance, or
- Buy a Market Rate Condominium and use your Down Payment Assistance, or
- Request an Early In Lieu Cash Payment

Get on the Premarketing Notice List today!

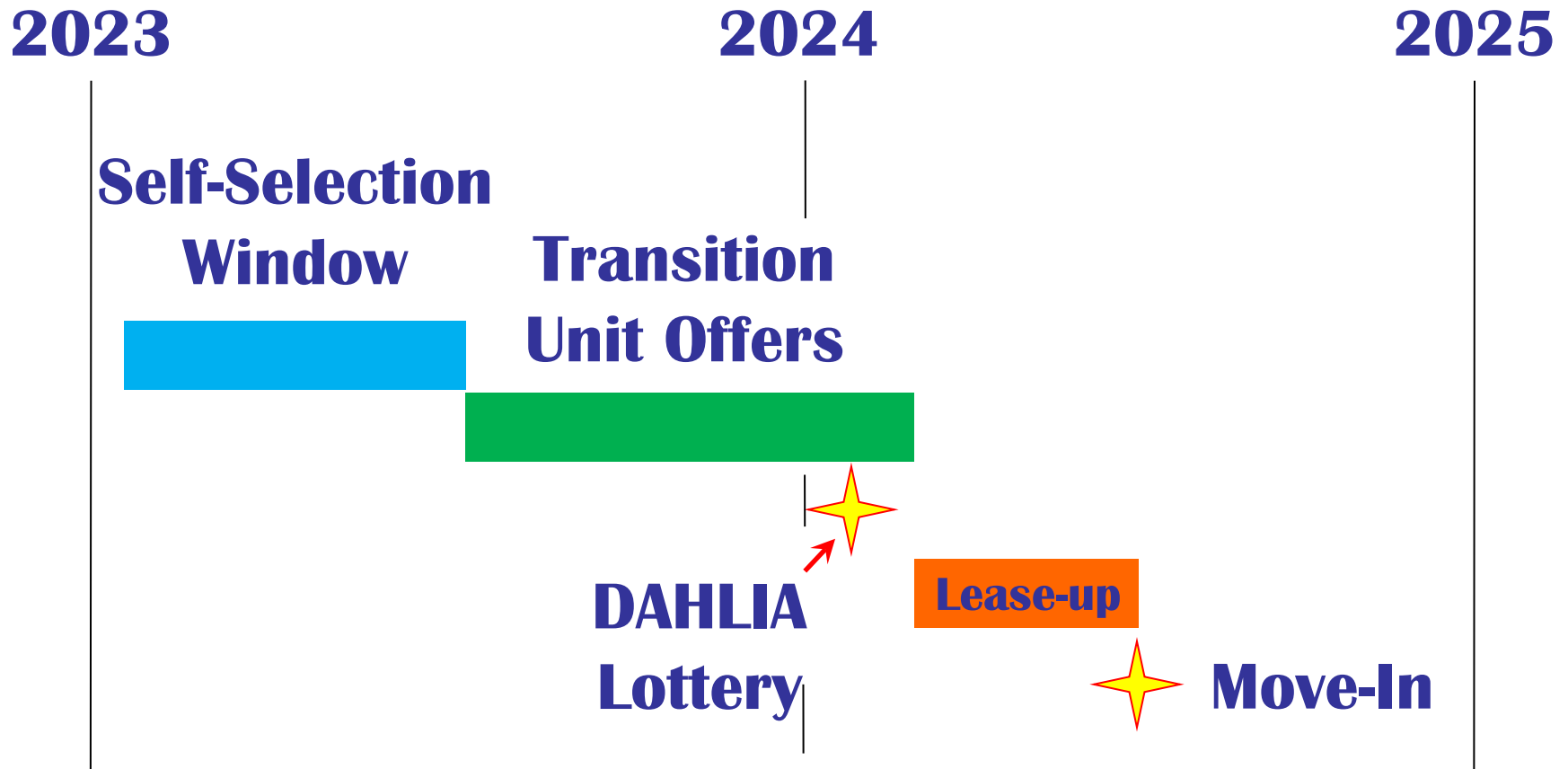
Questions

When will the first Transition Units be constructed?

The first 23 Transition Units will be ready for residents to move in in 2024. These will be in the C3.1 building.



Illustrative Timeline for Transition Units at C3.1



When will new apartments be available for rent?

By the end of 2024 we anticipate that up to 683 new rental units will be available for move-in in four developments on Treasure Island. Specifically:

Number of Transition Units	23	 Parcel C3.1
Number of Affordable Housing Units	43	
Number of One Treasure Island Units	71	
Number of Below Market Rate Rental Units	39	
Number of Market Rate Units	506	
Total Number of Units in Four Developments	683	

Parcel C3.1



Developer: Mercy Housing California

Unit Count: 138

Target Population:

Will transition 71 current Catholic Charities households on TI and include 23 Transition Units for Legacy Households. Income qualifying Legacy and Vested Residents will be prioritized for the remaining



<u>Unit</u>	<u>Affordable</u>	<u>Transition</u>	<u>Total</u>
1-BR	23	0	23
2-BR	57	4	61
3-BR	26	14	40
4-BR	<u>9</u>	<u>5</u>	<u>14</u>
Total	115	23	138



Parcel B1.2



Product Type: Rental; Studio, 1 & 2-BR

Projected Construction Completion: Q3 2024

Total Unit Count: 117

Inclusionary Affordable Units: 6



Parcel C2.2



Product Type: Rental; Studio, 1, 2, & 3-BR **Projected Construction Completion:** Q3 2024

Total Unit Count: 178

Inclusionary Affordable Units: 9



Parcel C2.4



Product Type: Rental; Studio, 1, 2, & 3-BR **Projected Construction Completion:** Q2 2024

Total Unit Count: 250

Inclusionary Affordable Units: 24



When will New Condominiums and Townhomes be Available for Sale?

By the end of 2025 we anticipate that up to 550 new condominium and townhomes units will be available for move-in in seven new developments on Treasure Island and Yerba Buena Island.

Specifically:

Number of Below Market Rate Units	33
Number of Market Rate Units	517
Total Units in Seven New Developments	550

The Bristol



Product Type: Condo; Studio, 1, 2, & 3-BR

Total Unit Count: 110

Inclusionary Affordable Units: 14

TCO scheduled for 2nd
Quarter, 2022



Parcel C2.3



Product Type: Condo; Studio, 1, 2, & 3-BR **Projected Construction Completion:** Q3 2024

Total Unit Count: 83

Inclusionary Affordable Units: 4



Parcel C3.4



Product Type: Condo; Studio, 1, 2, & 3-BR

Projected Construction Completion: Q1 2024

Total Unit Count: 149

Inclusionary Affordable Units: 7



Parcel C3.5



Product Type: Condo; 1, 2, & 3-BR

Total Unit Count: 160

Inclusionary Affordable Units: 8

Projected Construction Completion: Q3 2025



Questions

Legacy Household Ranking Schedule

April

- Host Virtual Community Meetings
- Outreach Campaign for Legacy Ranking Live Presentation

May

- May 5, 2022: MOHCD holds live Legacy Household Ranking
- Second week of May: TIDA sends Legacy Household Ranking Letter to all Legacy Households
- May/June: Meet with Legacy Households



Please contact your TI Advisor today!
(415) 650-6078 | TIAAdvisor@arws.com

Questions

