

Treasure Island Development Authority

Transitional Housing Programs for The Villages at Treasure Island

March 8, 2023



Agenda

- Treasure Island Residents
- One Treasure Island Transition Plan
- Transition Plan for The Villages
 - Transition Units & Legacy Ranking
- Transition Opportunity Pipeline
 - Authority Buildings
 - Inclusionary Opportunities
- The Bristol

Treasure Island Interim Leasing Program

- Following closure of Naval Station Treasure Island, the City elected to make interim use of the former naval housing on Treasure and Yerba Buena Islands
 - 250 units were made available to One Treasure Island (formerly TIHDI) member agencies to provide affordable housing opportunities to formerly homeless individuals and families
 - The balance of units were made available to “market-rate” residents through a master lease with the John Stewart Company

Current Residents

Current residents on Treasure Island are either:

1. Leaseholders of apartments managed by One Treasure Island member organizations – Swords to Plowshares, Catholic Charities, HealthRight360, or HomeRise (formerly Community Housing Partnership); or,
2. Leaseholders of market-rate apartments managed by the John Stewart Company in “The Villages at Treasure Island”

Origin of Transition Programs

- Development of the island always required existing housing be vacated and demolished
- The leasing of the former Navy housing was an interim use in advance of redevelopment and new residents were advised of City intention to develop and that existing housing was a temporary, interim use
- No obligation under State or Federal Relocation Law to provide relocation benefits to interim residents
- In entitling the development of Treasure Island, separate transition plans were adopted to provide certain transition opportunities for existing affordable and market rate residents



One Treasure Island Households - Governing Regulations

One Treasure Island replacement units are governed by the Amended and Restated Base Closure Homeless Assistance Agreement (the “Agreement”) dated June 28, 2011



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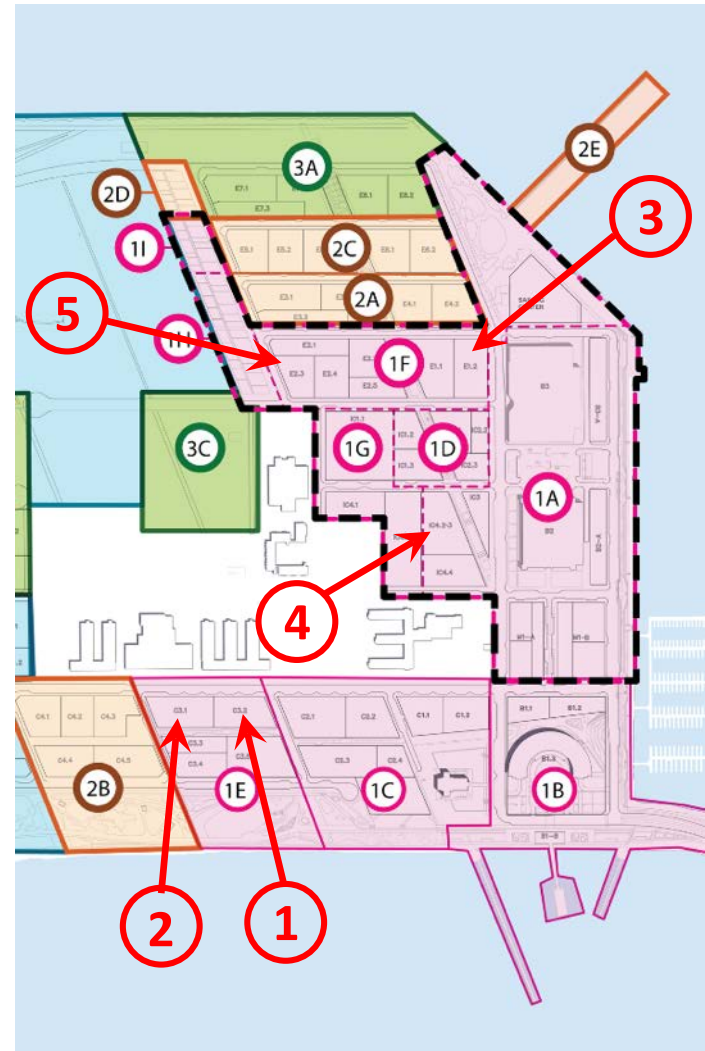
One Treasure Island Households

- All One Treasure Island residents and programs in good standing will be transitioned to replacement units or facilities
- TIDA will partner with One Treasure Island Agencies to develop initial projects
- One Treasure Island member organizations currently operate 260 units of housing for formerly homeless households on Treasure Island

Major Phase 1 Authority Lots

All One Treasure Island and Legacy HH replacement housing units are intended to be provided within the first Major Phase

1. Maceo May – Swords to Plowshares replacement units
2. Star View Court - includes all Catholic Charities replacement units , Transition Units (TU) for The Villages, and new Affordable Housing (AH) units
3. E1.2 Behavioral Health and Senior - includes all HealthRight360 replacement beds plus additional new DPH beds; separate Senior affordable building
4. IC4.3 (Building 1) HomeRise replacement units, TU, and new AH
5. E2.3/4(Building 2) HomeRise replacement units, TU, and new AH)





Maceo May Apartments

- Developed by Chinatown Community Development Corporation and Swords to Plowshares
- 105 units for homeless and low income veterans
- Will transition 39 current Swords Households



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The Villages at Treasure Island - Governing Regulations

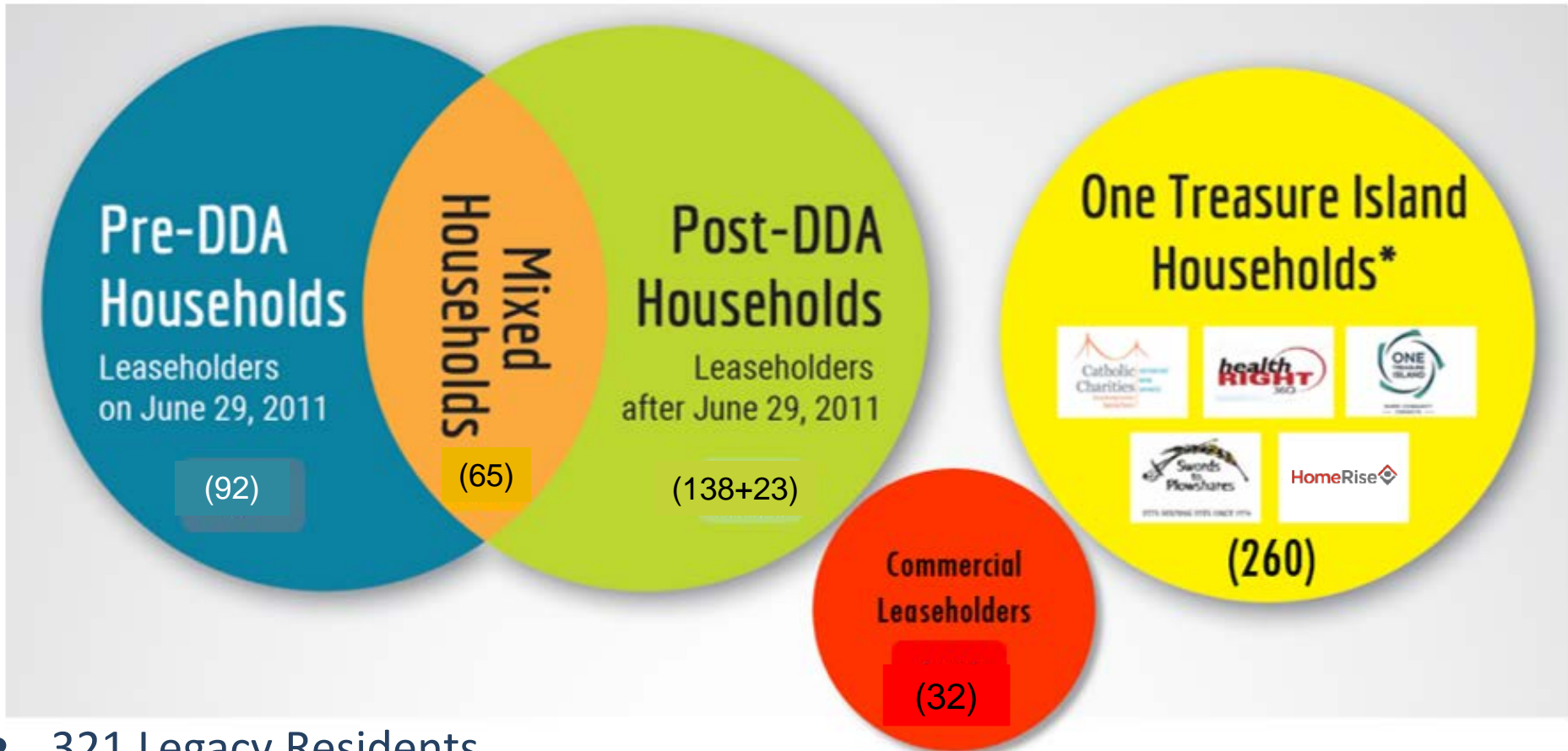
2011 – Transition Housing Rules and Regulations (the THRR) established Transition Benefits for “Legacy Households” who moved into The Villages prior to June 29, 2011

2019 – THRR was 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



Treasure Island Households



- 321 Legacy Residents
- 392 Vested Residents
- 105 Post-Vested Residents

Legacy Household 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 Opportunities Documented in IIP's include:

- Early In Lieu Opportunity
- Affordable Housing Options for Legacy & Vested Residents
- TIR Preference Certificate for Affordable Housing
 - Including inclusionary affordable units

Transition Units

- Transition Units provide Legacy Households the opportunity to remain on Treasure Island in newly developed units
- A Transition Unit is a non-income restricted apartment within a newly constructed affordable housing building on Treasure Island
- TIDA is responsible for delivering Transition Units within new affordable housing developments
- Rent and bedroom count are governed by the THRR
- Transition Units are deed restricted to be affordable housing units after all Legacy Pre-DDA households have received their transition benefit

Who is eligible for a Transition Unit?

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

Eligible Legacy Household Members

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 Residents of the Villages?

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. **Vested Residents can use their Treasure Island Resident (TIR) Preference number for new affordable and inclusionary 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.

Transition Unit Offers

- The THRR promise Legacy Households the offer of a Transition Unit
- When offered a Transition Unit, the Legacy Household must select a Transition Benefit (either the Transition Unit, in-lieu payment, or down payment assistance) and vacate their existing Villages unit
- As Transition Units are constructed, the first intention is to look for households wishing to move
- With MOHCD we conducted a randomized “Legacy Household Ranking” to establish the order in which Legacy Households will be offered Transition Units after volunteers
 - Ranking was done in two groups with households in 901 or 905 Avenue B, or 1301–1316 Gateview Avenue in the first group and all other households in the second group

Challenges in Considering a Transition Unit Offer

- Choosing whether to seek an affordable or market-rate replacement unit is nuanced
 - The number of bedrooms a household is entitled to may differ
 - Rents will differ – each household will face a unique decision
- Life in replacement housing will be different
 - Unit square footage will be generally smaller
 - Units will not have the same amenities – laundry facilities, storage, parking, etc.
- Advisory Services are intended to support households in understanding and evaluating their options

Transition Pipeline

LOCATION OF FUTURE PERMANENT HOMES FOR CURRENT ELIGIBLE TREASURE ISLAND RESIDENTS

5. E2.3/2.4

Building 2
~155 homes
Completion: 2028*

4. IC4.3

Building 1
~150 homes
Completion: 2026*

1. Maceo May

105 homes
Completion: 2023*

2. Star View Court

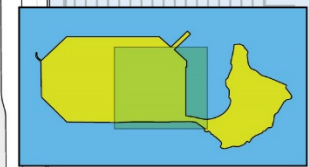
138 homes
Completion: 2024*

3a. E1.2 - Behavioral Health Building

~250 beds
Completion: 2026*

3b. E1.2 - Senior

~100 homes
Completion: 2026*



All One Treasure Island replacement homes and Transition Units for eligible residents of The Villages are intended to be provided within the first Major Phase of development. Each site will also include new affordable housing units for which qualifying residents of The Villages will receive a preference.

**Completion dates are approximate.*

Star View Court



Developer: Mercy Housing California

Unit Count: 138

Target Population:

- Will transition 71 current Catholic Charities households
- Includes the first 23 Transition Units for Legacy Households.
- Income qualifying Legacy and Vested Residents will have priority for the remaining units

<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



Star View Court Transition Units Offer Timeline

2023

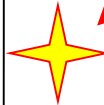
**Self-Selection
Window**



**Transition
Unit Offers**

2024

**DAHLIA
Lottery**



Move-In

2025

Relocation Opportunities 2021-2026

Parcel	Availability	Total Units	Transition Units	Affordable Units	One TI Units	Inclusionary For Rent	Inclusionary For Sale
Star View Court	2024 – Q2	137 + Manager	23	43	71		
Hawkins	2024 – Q3	177 + Manager				9	
Tidal House	2024 – Q3	249 + Manager				24	
Portico	2024 – Q3	143					7
B1.2	2025 – Q2	116 + Manager				6	
C2.3	2025 – Q2	83					4
C3.5	2026 – Q1	160					8
E.12 Senior	2026	100	~10	~90			

4Y and 3Y Flats and Townhomes



Tidal House

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

Total Unit Count: 250

Inclusionary Affordable Units: 24



Hawkins



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

Total Unit Count: 178

Inclusionary Affordable Units: 9



Portico



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

Total Unit Count: 149

Inclusionary Affordable Units: 7

Contractor Mobilized in October



Parcel B1.2



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

Projected Construction Start: Q2 2023

Total Unit Count: 117

Inclusionary Affordable Units: 6



Parcel C2.3



Product Type: Condo; Studio, 1, 2, & 3-BR **Projected Construction Start:** Q2 2023

Total Unit Count: 83

Inclusionary Affordable Units: 4



Premarketing & Inclusionary Affordable Units

- TI Advisors will lead outreach and premarketing efforts for new market rate and inclusionary affordable units
- The inclusionary affordable opportunities present *income-qualifying* residents of The Villages with unique housing opportunities
 - Outreach needed to engage existing Legacy and Vested households to promote inclusionary opportunities and ensure residents understand if they may income qualify
- Objective to support current residents in securing a great number of these units

Discussion

