

TI Advisor Board Report



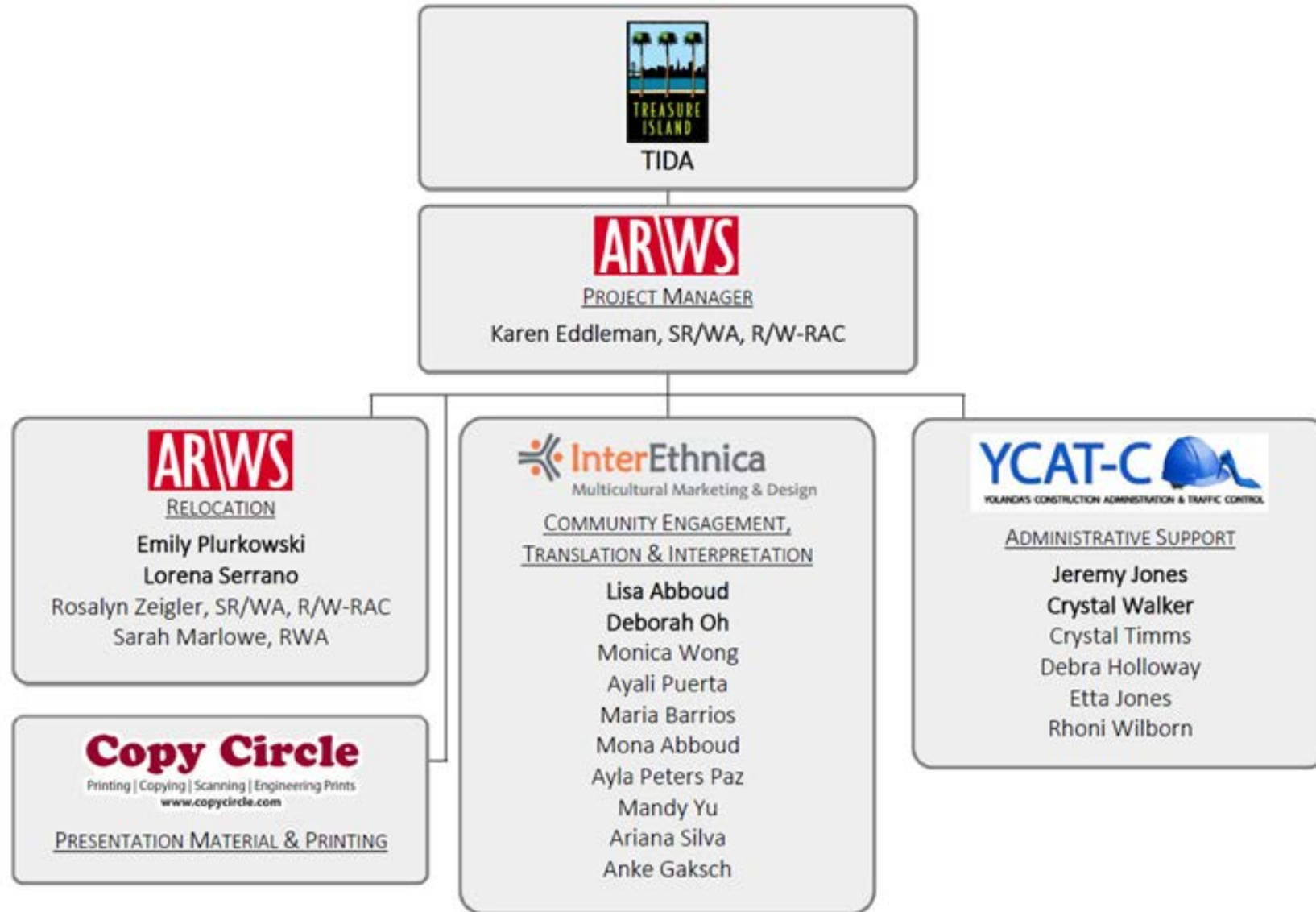
March 2023

Presented By

**Karen Eddleman, AR/WS, Inc.
Manager of TI Advisor Team**



Our Team



Supporting TIDA's Goals

Team Capabilities and Experience

Our TI Advisor team has over **30 years experience** working with households in transition. Our staff have become experts in the THRR over the past 5 years as we have worked with the TIDA team.

Our **diverse team** communicates in person, in writing, and in community events with the Island's multi-lingual, multi-cultural communities.

Our work has focused on **communicating the THRRs in an engaging and clear way** through in person meetings, community meetings, electronic and paper tools.

Our team is dedicated to **helping each resident understand what their future housing options are and benefits** available under the THRRs.



Supporting TIDA's Goals

Households at The Villages on Treasure Island

Current residents of The Villages at Treasure Island who are in good standing may be eligible for certain assistance based on the date they became leaseholders. Residents are generally identified as Legacy Households, Vested Residents, or Post Vested Residents.

Legacy Households/Residents

Initial occupancy prior to June 29, 2011

Vested Households/Residents

Initial occupancy between June 29, 2011 and December 19, 2019

Post Vested Households/Residents

Initial occupancy after December 20, 2019

An additional 32 apartments at The Villages are corporately leased by Housing Providers. Residents of corporate leases can seek housing support from their housing providers.



Supporting TIDA's Goals

Households at The Villages at Treasure Island

	Village Households	Village Residents	
Legacy (Pre-DDA)	92	208	Total Legacy/Mixed Households 157
Mixed (Legacy and Vested)	65		Total Legacy Residents 321
Legacy Residents		113	
Vested Residents		87	
Post Vested		23	
Vested (Post DDA)	138		Total Vested Households 138
Vested		305	
Post-Vested		44	
Post Vested (Post 2019)	23	38	Total Vested Residents 392
Corporate Leases	32	69	
Total	350	887	



Program Development and Support

- Developed Program Timelines
- Strategized with TIDA Staff, TICD, MOHCD, Housing Providers
- Worked with CAG Members to Assess and Refine Messaging and Communication
- Document THRR Policies and Procedures Interpretation and Implementation

Program Eligibility

The infographic features three overlapping circles: a blue circle for 'Pre-DDA Households' (Leaseholders on June 29, 2011), a green circle for 'Post-DDA Households' (Leaseholders after June 29, 2011), and a yellow circle for 'TIHDI Households*'. The intersection of the blue and green circles is labeled 'Mixed Households'. The yellow circle contains logos for various housing providers.

HAVE YOU BEEN A LEASEHOLDER IN THE VILLAGES SINCE JUNE 29, 2011?

June 29, 2011 is an important date. It is the date used to help determine a resident's eligibility for housing benefits.

As part of the Disposition and Development Agreement (DDA), the San Francisco Board of Supervisors adopted the Transition Housing Rules & Regulations for The Villages at Treasure Island, which provide housing benefits and options to existing residents who were living on Treasure Island and Yerba Buena Island as of June 29, 2011.

There are three categories of Villages households:

- 1 **PRE-DDA HOUSEHOLDS** are leaseholders as of the eligibility date.
- 2 **POST-DDA HOUSEHOLDS** are leaseholders who moved here after the eligibility date.
- 3 **MIXED HOUSEHOLDS** include both leaseholders who moved here prior to and after the eligibility date.

KEY TERMS:

- A "Household" refers to an individual resident or group of residents, related or unrelated, who live together in a housing unit.
- "DDA" refers to the Disposition and Development Agreement.

WHAT QUALIFIES MY HOUSEHOLD FOR BENEFITS?

If members of your Household meet the following requirements, you may be eligible for transition benefits:

- Leaseholder as of June 29, 2011.
- Continue to occupy the unit as a primary residence until required to move.
- Are current with rent and other lease obligations.

Does your household include persons listed on the lease who moved-in after June 29, 2011, but are a spouse, registered domestic partner, a minor child, or approved live-in caregiver? They may still be considered Pre-DDA residents.

* A separate Transition Housing Rules & Regulations for TIHDI Households to transition newly constructed units were developed by the respective housing providers.



Community Engagement Tools

TIDA has worked with the Treasure Island Community to draft and implement the Transition Housing Rules and Regulations (THRRs).

The ARWS team joined with effort in 2017 to engage 100% of the Legacy Households.

In late 2019, the ARWS team expanded its outreach efforts to include Vested Residents.

- Designing Creative Materials and Outreach Strategies
- Conducting Group and Individual Engagement
- Providing Individual Legacy Household Assessment
- Seeking Feedback from Citizens Advisory Group (CAG)
- Promoting Homebuyer Education Workshops
- Facilitating Early In Lieu Payment Program
- Expansion of Outreach: Vested Residents
- Shifting to Virtual Engagement
- Creating On-Line Resident Portals
- Issuing Bristol Premarketing Notices
- Distributing Treasure Island Resident (TIR) Affordable Housing Preference Numbers
- Supporting Legacy Household Ranking
- Assisting Purchase of Inclusionary Below Market Rate Condos in The Bristol



Implementation Timeline & FAQs

Transitional Housing Timeline



¹PNOE: Preliminary Notice of Eligibility.
²Below Market Rate (BMR) For Sale and For Rent apartments are affordable housing apartments within Market Rate buildings.
³Pre-Marketing Notice: Eligible households of The Villages will receive Pre-Marketing Notice for Market Rate and BMR For Sale Condominiums constructed by TIDC and its partners prior to sale to the general public.
⁴Swords to Plowshare building is for income qualifying veterans only.
⁵Mercy Housing building will provide replacement apartments for transitioning Catholic Charities households, Pre-ODA income qualifying households and a limited number of non-income qualifying households.

For more information, please contact the Treasure Island Advisor at TIAdvisor@arws.com or at (415) 650-6078.

The purpose of this document is to provide a general summary of the timeline for the TIDA's Transition Housing Program. If any discrepancies are found between this document and the Transition Housing Rules and Regulations (THRR), the THRR shall prevail.

Frequently Asked Questions

April 3, 2019

1. Does the development of Treasure Island mean that I will need to leave the Island?

No one will be required to move off of the Island for several years, and many households will have the opportunity to move into newly constructed units as development progresses. If you moved into The Villages at Treasure Island (The Villages) prior to June 29, 2011, you may qualify to rent a newly constructed unit and/or for other transition benefits. Residents of units managed by other property managers – Swords to Plowshares, Catholic Charities, Community Housing Partnership and HealthRight360 – will also have an opportunity to move into new units.

2. How do I learn more about what benefits may be available to me?

Associated Right of Way Services, Inc. (ARWS) has been hired by the Treasure Island Development Authority (TIDA) to provide advisory services to residents of The Villages and act as your TI Advisor. Your TI Advisor is available to help you understand your eligibility and to answer your questions about future replacement housing options on the Island, including advance notice of home ownership opportunities, Down Payment Assistance, In-Lieu Payments, income qualifications, Below Market Rate (BMR) housing options, home-purchase workshops and other potential affordable housing programs.

Please contact your TI Advisor if you have any questions about your eligibility and housing options.

Phone: 415-650-6078

E-mail: TIAdvisor@arws.com

Please see the TIDA webpage at <https://sf-treasureisland.org/transitionhousingbenefits> for additional information on the Transition Housing Rules and Regulations (THRR).

3. Assuming my household qualifies, what benefit options will be available?

Eligible households of The Villages will have the opportunity to select one of three options when required to move:

- Move into a new rental unit;
- Receive down payment assistance towards the purchase of a new unit; or
- Receive a onetime payment when required to move off the Island (In-Lieu Payment).

For those interested in moving off of the Island earlier, an opportunity to receive an Early In-Lieu Payment will be available May 1, 2019 through February 29, 2020.

4. Why is the date June 29, 2011 important?

On June 29, 2011, agreements were signed establishing the development framework for Treasure Island. These agreements included transition plans for leaseholders as of June 29, 2011 to have an opportunity to move into a new replacement unit as the Island is developed.

5. If my household qualifies, how soon might we be offered a Transition Unit?

TIDA, One Treasure Island and its member agencies – Swords to Plowshares, Catholic Charities, Community Housing Partnership and HealthRight360 – will be partnering to develop several buildings that will accommodate existing households entitled to replacement units. The first of these buildings, expected to be completed in 2022, will be developed by the Chinatown Community Development Center and will include existing Swords to Plowshares households and income-qualifying veterans. Thereafter, TIDA and One Treasure Island anticipate completing new buildings to continue the transition of The Villages and One Treasure Island households every 2 to 3 years.



Designed Creative Materials and Outreach Strategies




- Creatively Designed Outreach Materials to Explain Legacy Housing Benefits and Homebuyer Program
- Created a Variety of Outreach Methods
 - Letters, FAQs, Timelines, Information Sheets, Newsletter Articles, Door Hangers, Email Blasts, Posters, Brochures, Logos, Branding
 - Worked with Community Action Group (CAG) Members to Assess Policy Interpretation and Communication



Benefit Options for Eligible Households

Benefit Options Include:
→ Advisory Services through your Treasure Island Advisor, and → Pre-Marketing Notice List of newly constructed For Sale housing.

When required to move, your household will be able to choose one of the following options:

OPTION 1	OPTION 2	OPTION 3
Rent a new replacement unit and receive Moving Assistance	Purchase a new unit and receive Down Payment Assistance	Receive an In-Lieu Payment Upon Moving Off the Island
		
<p>TIDA and its affordable housing partners are constructing replacement units. Moving Assistance varies based on dwelling size.</p>	<p>TIDA and its development partners are constructing market-rate and Below Market Rate For Sale condominiums on the Island. Down Payment Assistance varies based on household size and composition.</p>	<p>In-lieu Payment Assistance varies based on household size and composition. All Eligible Pre-DOA household members must agree to select Option 3. Your household will no longer be eligible for Option 1 or Option 2.</p>

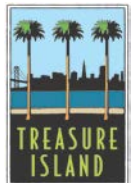
Contact your Treasure Island Advisor at TIAdvisor@arws.com to learn more about your options.

The purpose of this document is to provide a general overview of the Treasure Island Housing Rules and Regulations (TIHR) that govern the development, construction and operation of the Treasure Island. It is not intended to be a legal document and should not be used as a basis for legal action.

Please call your TI Advisor today

(415) 650-6078

Your TI Advisor can help you understand your future housing options on the Island and other benefits that may be available to you.



Group and Individual Engagement

- November 2017: Initial Outreach Letters to Legacy Households
- 2018 - 2019
 - Established Relocation Resource Center
 - Met Individually with Legacy Households
 - Held Open House Events
 - Hosted Homebuyer Education Events
- 2020 – 2022
 - Continued Engagement via electronic and virtual events
 - Engagement at Community Events to encourage First Time Homebuyer Programs
 - Premarketing Notices
 - Support for First Time Homebuyer Down Payment Assistance
 - Support for Legacy In Lieu Cash Payment claims
 - Established TI Advisor Portal
 - Developed and held Treasure Island Resident Preference (TIR) Program and Noticing
 - Developed held Legacy Household Ranking and Noticing with TIDA Team



Community Open House

Wednesday, May 29

Drop-In 4 PM and 8 PM
Ship Shape Community Center
850 Avenue I, San Francisco

Come learn more about future Housing Benefits,
upcoming Homebuyer Education and the Cash Payment
option to move off-Island.

Light refreshments and snacks will be served.

Questions? Contact your TI Advisor

(415) 650-6078

TIAAdvisor@arws.com



Individual Legacy Household Assessment

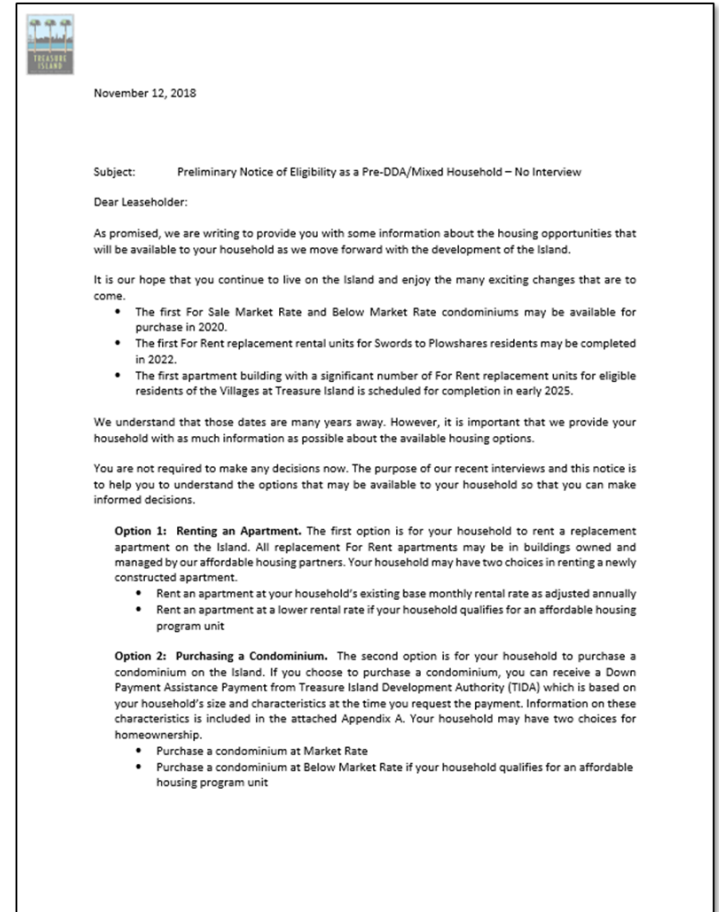


Sep - Nov
2018

Delivered Preliminary Notices of Eligibility to all Legacy Households

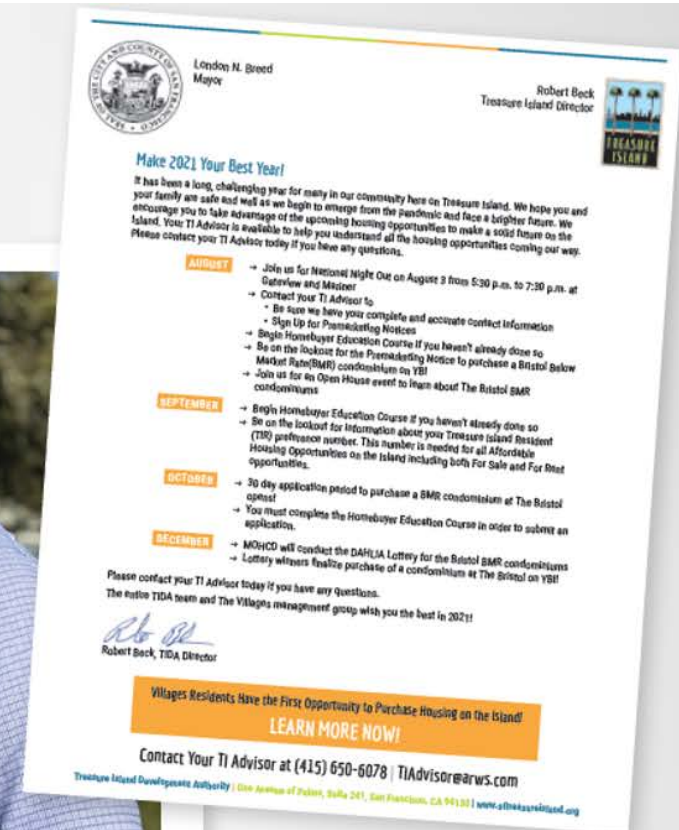
Mar - Jun
2018

Met with Legacy Households



Group and Individual Engagement

2021 National Night Out

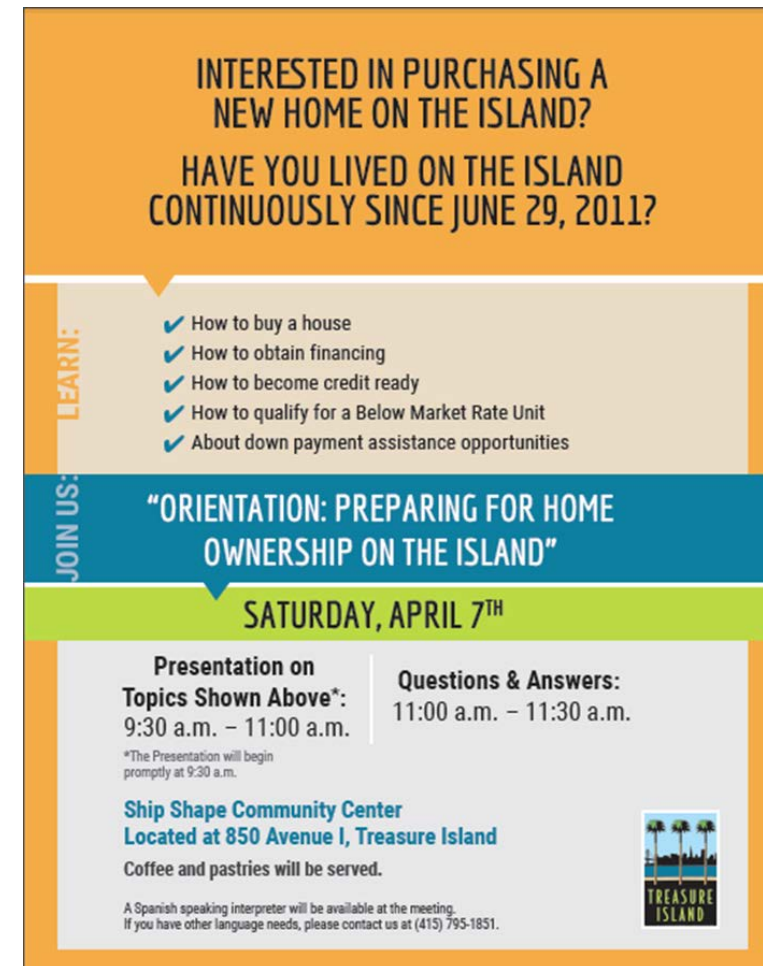


TI Advisors and Robert Beck are enjoying themselves at the Island's National Night Out event. Over 200 Island residents attended the event. Many stopped at the table hosted by the TI Advisors to learn more about housing opportunities and the pathway to homeownership on Yerba Buena and Treasure Islands.



Homebuyer Outreach and Education

- Developed Homebuyer Education Campaign to Reflect TICD, MOHCD and THRR Benefit Program
- Hosted Homebuyer Open House Events
- Hosted Homebuyer Education Classes on TI
- Implemented Outreach Program with FAQs, Flyers, Trifolds, Email Blasts, Text Reminders, Door Hangers, Mailing Letters of Invitation, Posters, Newsletter Articles
- Presented at On-Island TIDA Board Meetings and Poster Sessions to Encourage Participation in Homebuyer Education
- Sent Premarketing Notice to all Legacy Household Members via mail and email
- Follow up Calls with All Who May Qualify for BMR Housing



INTERESTED IN PURCHASING A NEW HOME ON THE ISLAND?
HAVE YOU LIVED ON THE ISLAND CONTINUOUSLY SINCE JUNE 29, 2011?

LEARN:

- ✓ How to buy a house
- ✓ How to obtain financing
- ✓ How to become credit ready
- ✓ How to qualify for a Below Market Rate Unit
- ✓ About down payment assistance opportunities

JOIN US:

“ORIENTATION: PREPARING FOR HOME OWNERSHIP ON THE ISLAND”


SATURDAY, APRIL 7TH

Presentation on Topics Shown Above*: 9:30 a.m. – 11:00 a.m.	Questions & Answers: 11:00 a.m. – 11:30 a.m.
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*The Presentation will begin promptly at 9:30 a.m.

Ship Shape Community Center
Located at 850 Avenue I, Treasure Island
Coffee and pastries will be served.

A Spanish speaking interpreter will be available at the meeting.
If you have other language needs, please contact us at (415) 795-1851.



Homebuyer Outreach and Education

Homeownership on YBI in 2021 TICD Condominium Building on Yerba Buena Island

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
14 BMR Condos	2	6	5	1
110 Market-Rate Condos	12	47	38	13
Condominium Size	650 sf	954 sf	1,362 sf	1,951 sf

Below Market-Rate (BMR) Condominium Purchase

- Household must earn no more than 120% Area Median Income (AMI) to qualify to purchase a BMR condominium
- Minimum Occupancy requirement – at least one person per bedroom
- Household must complete Pathway to BMR Homeownership
- TICD will send a Premarketing Notice to households in the late 2020 which will provide early notice of housing availability¹
- Eligible households will have an opportunity to submit an offer to purchase a BMR condominium in 2021
- Eligible households can receive Down Payment Assistance from TIDA
- Condominiums will be ready for occupancy in 2021

Market-Rate Condominium Purchase

- TICD will send a Premarketing Notice to households in late 2019 which will provide early notice of housing availability¹
- Eligible households can receive Down Payment Assistance from TIDA

¹Pre-DDA and Mixed Households must sign up with their TI Advisor to be placed on the Premarketing Notice List.



Please contact your TI Advisor for additional information:
(415) 650-6078 | TIAdvisor@arws.com

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Homebuyer Outreach and Education



Do You Dream of Owning Your Own Home & Securing Your Future?

This Could Be Your Chance!

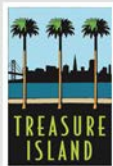


**TUESDAY, OCTOBER 29TH
5:30–8 p.m.**

Ship Shape Community Center | 850 Avenue I | Treasure Island, San Francisco
Food and refreshments will be served.

Join us to learn about the upcoming opportunities for eligible residents of The Villages to purchase a new home!

- Learn how to purchase a Market-Rate condominium in advance of the general public in early 2020
- Learn how to purchase a Below Market-Rate condominium in advance of the general public in late 2020
- Sign-up for Homebuyer Education Workshops to assist you with your purchase
- Understand the Down Payment Assistance available to support you with your purchase



Questions?

Call/text your TI Advisor at 415-650-6078
or email: TIAdvisor@arws.com

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¿Quieres ser propietario(a) de casa y asegurar su futuro?

Esto podría ser su oportunidad!



**MIÉRCOLES, 29 DE OCTUBRE
5:30–8 p.m.**

Ship Shape Community Center | 850 Avenue I | Treasure Island, San Francisco
Se servirán bebidas y una merienda ligera.

Únete a nosotros para aprender sobre las oportunidades que se avecinan para los residentes elegibles de The Villages de comprar una nueva vivienda!

- Aprende cómo comprar un condominio a precio de mercado antes de que el público en general a principios de 2020
- Aprende cómo comprar un condominio por debajo del mercado antes de que el público general a fines de 2020
- Regístrate para los Talleres de Educación para Compradores de Casas para ayudarte con tu compra
- Comprende la Asistencia de Pago Inicial disponible para ayudarte con tu compra

¿Preguntas?

¡Llámanos o envíe un correo a un Consejero de TI al 415-650-6078 o envíe un correo a: TIAdvisor@arws.com



Homebuyer Outreach and Education

자주 묻는 질문(FAQ)

2019년 10월 23일

1. 트레저 아일랜드가 개발될 경우 타지로 떠나야 하는 건가요?

처음 몇 년간은 타지로 이주할 필요가 없으며, 개발 프로젝트가 진행되는 동안 상당 수의 주민은 신축 세대에 입주하실 수도 있습니다. 2011년 6월 29일 이전에 트레저 아일랜드(더 빌리지)로 이사 오신 경우, 신축 세대로 렌트 입주하거나 거주전환 관련 기타 혜택을 받을 자격이 있으실 수 있습니다. Swords to Plowshares, Catholic Charities, Community Housing Partnership, HealthRight360과 같은 다른 건물의 입주자들도 마찬가지로 신축 세대로 입주 가능합니다.

2. 어떤 혜택을 받을 수 있는지 자세히 알아보려면 어떻게 해야 하나요?

트레저 아일랜드 개발청(TIDA)에서 "TI(트레저 아일랜드) 어드바이저"로 지정한 ARWS(Associated Right of Way Services, Inc.)는 더 빌리지 주민에게 자문 서비스를 제공합니다. 이 TI 어드바이저는 트레저 아일랜드 내에서 이주할 자격이 있는지 여부를 안내하고 관련 질문에 답변해 드리는데, 그 중에서도 특히 주택 소유 기회를 미리 알려 드리거나 다운페이먼트 보조, 보상금, 소득 요건, 시세 이하형(BMR: Below Market Rate) 주택 옵션, 주택 구입 워크숍 및 기타 저렴주택 프로그램에 대해 안내해 드립니다.

참여 자격 여부 및 다양한 주거 옵션에 대한 질문은 TI 어드바이저에게 문의하세요.
전화: 415-650-6078
이메일: TIAdvisor@arws.com

거주전환 규칙 및 규정(THRR)에 관한 추가 정보는 TIDA 웹사이트 <https://sftreasureisland.org/transitionhousingbenefits>에서 확인하세요.

3. 가구 요건을 충족할 경우 어떤 혜택을 누릴 수 있나요?

더 빌리지에 거주하면서 가구 요건을 충족하는 주민은 다음 3가지 옵션 중에서 1가지를 선택하실 기회가 있습니다.

- 신축 세대로 입주,
- 다운페이먼트 보조,
- 타지 이주가 요구되는 경우 1회성 금전(보상금) 지급.

조기에 타지로 이주하려면 2019년 5월 1일~2020년 2월 29일 사이에 조기 보상금을 받으실 수 있는 기회를 드립니다.

4. 2011년 6월 29일이라는 날짜가 왜 중요한가요?

2011년 6월 29일은 트레저 아일랜드 개발 프레임워크 수립을 위한 일련의 계약이 체결된 날짜입니다. 이들 계약에는 2011년 6월 29일 현재 세입자였던 분들이 트레저 아일랜드가 개발됨에 따라 신축 대체 아파트에 입주하실 수 있도록 하는 거주전환 계획이 포함되어 있습니다.

5. 가구 요건을 충족할 경우 거주전환용 주택을 얼마나 빨리 제공받게 되나요?

TIDA, 원 트레저 아일랜드(One Treasure Island) 및 회원 단체(Swords to Plowshares, Catholic Charities, Community Housing Partnership, HealthRight360)는 대체 아파트 입주 자격이 있는 원주민이 입주하실 수 있는 건물 여러棟을 공동 개발할 예정입니다.

Preguntas Frecuentes

El camino hacia la propiedad de la vivienda

Comprar un Condominio o una Vivienda Adosada (townhome) A Precio del Mercado



1. ¿Qué significa A Precio del Mercado?

A Precio del Mercado significa que el precio de venta se basa en lo que el público en general pagará por la vivienda.

2. ¿Cuánto costará la vivienda?

Los precios iniciales de la vivienda en YBI se publicarán a principios de 2020 y serán comparables a los precios de otros condominios nuevos y viviendas adosadas (townhomes, en Inglés) en venta en San Francisco.

3. ¿Cómo puedo obtener más información sobre la compra de una vivienda en YBI?

Por favor, consulte el sitio web del proyecto en www.yerbaenaislandsf.com para obtener más información sobre las futuras urbanizaciones.

4. ¿Cómo puedo prepararme para comprar una vivienda en YBI?

Si está interesado(a) en comprar una vivienda nueva, ahora es un buen momento para revisar sus finanzas y buscar orientación sobre cómo comprar una vivienda nueva. Usted puede aprender más sobre el proceso de compra de una vivienda inscribiéndose en una sesión educativa de dos horas que se ofrece a través de la Oficina del Alcalde de San Francisco para la Vivienda. Visite www.homeownersf.org para obtener más información.

Los asesores de TI están disponibles para ayudarle en este proceso. Por favor, póngase en contacto con ellos si tiene alguna pregunta.

☎ (415) 650-6078
(llame o envíe un texto)

✉ TIAdvisor@arws.com

Los precios, pies cuadrados, promociones, incentivos, características, opciones, planos, elevaciones, materiales de diseño, especificaciones, planes de desarrollo comunitario, servicios, horarios y viviendas disponibles están sujetos a cambios mientras se obtengan las aprobaciones necesarias de las agencias gubernamentales correspondientes. Las ilustraciones artísticas y otras imágenes son preliminares y sólo con fines ilustrativos y conceptuales. DRE #01973483



Nuevas Viviendas en Yerba Buena Island

	Estudio	1 Dormitorio	2 Dormitorio	3 Dormitorio	4 Dormitorio	5 Dormitorio
110 condominios a precio del mercado	12	47	38	13	0	0
55 pisos a precio del mercado	0	0	6	42	7	0
82 viviendas adosadas (townhomes) a precio del mercado	0	2	2	58	17	3



En los próximos años, se construirán condominios adicionales a precio del mercado en Yerba Buena Island y Treasure Island.



Póngase en contacto con su Asesor de TI para obtener más información:
(415) 650-6078 | TIAdvisor@arws.com



Early In Lieu Payment Program

The TIDA Board Approved the Early In Lieu Payment Option for Legacy Household Members Beginning in May of 2019

- Created and Delivered Outreach Letters Describing this Benefit Option
- Created Supporting Materials to Describe Program Options

67 Legacy Residents have Requested an Early In Lieu Cash Payment

Total In-Lieu Cash Payments Made to Date

\$699,417

In-Lieu Cash Payment Option

Beginning May 1, 2019, TIDA is offering Eligible Households wishing to leave the Island the opportunity to elect an In-Lieu cash payment, as allowable under the Transition Housing Rules and Regulations. If your household is considering moving off the Island in the near future and want to learn more about this opportunity, please review the following conditions below.

IN-LIEU CASH PAYMENT

- ✓ To qualify for an In-Lieu Cash Payment Option, your Household must be eligible for an eligible Pre-DDA or Mixed Household in The Villages on Treasure Island.
- ✓ All Pre-DDA Household members must agree to take an In-Lieu Cash Payment and move from The Villages within 120 days of signing a required agreement.
- ✓ Post-DDA households in a Mixed Household may sign a new lease and continue to live in The Villages.
- ✓ Households who elect the In-Lieu Cash Payment Option remain eligible for Treasure Island Market-Rate For Sale Premarketing or Below Market-Rate For Sale Preference opportunities.

Cash payment amounts vary based on the individual characteristics of Eligible Household members. The payment amount per Pre-DDA adult is \$6,980 (limited four) with additional amounts for households with children (\$4,654), seniors over the age of 60 (\$4,654) and disable or handicapped (\$4,654). Example: A family of five consisting of two adults, two children and one senior may be eligible for a cash payment of \$30,248.

MIXED HOUSEHOLDS

If you live in a household that includes both Pre-DDA and Post-DDA members, you are considered to be a Mixed Household. In order for you to claim an In-Lieu Cash Payment, all Pre-DDA household members must agree to sign the Memorandum of Understanding (MOU) and Claim Form and vacate the unit within 120 days of signing the MOU.

Post-DDA household members may submit a rental application to remain in The Villages as a resident. If application is approved, Post-DDA household may enter into a new rental agreement with The Villages.

Call or email your TI Advisor today for assistance in understanding your In-Lieu Cash Payment Options.

Please contact your TI Advisor for additional information:
(415) 650-6078 | TIAdvisor@arws.com

The purpose of this document is to provide a general summary of the Transition Housing Rules and Regulations (THRR) that govern the Development Agreement for Treasure Island. If any discrepancies are found between this document and the THRR, the THRR shall prevail.

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Por favor, contacte a su Asesor de TI para recibir más información:
(415) 650-6078 | TIAdvisor@arws.com

El propósito de estas Preguntas Frecuentes es proporcionar un resumen general de las Reglas y Reglamentos de Vivienda de Transición (THRR) que rigen el Acuerdo de Desarrollo de Treasure Island. Si se encuentra alguna discrepancia entre estas Preguntas Frecuentes y el THRR, prevalecerá el THRR.




Expansion of Outreach: Vested Residents

On December 11, 2019, the TIDA Board directed that certain Housing Benefits be extended to Vested Residents!


TI Advisors sent 613 letters to Vested Residents to inform them of the opportunity to participate in future housing on the Island.

Vested Residents were Included in the Premarketing Notice for The Bristol on YBI.

Vested Residents also received Treasure Island Resident (TIR) Preference Certificates for future affordable housing opportunities!



London N. Breed
Mayor



Robert Beck
Treasure Island Director

January 17, 2020

Ben Matthew Reyes
0901-A (1304-A) Avenue B
San Francisco, CA 94130

Subject: Preliminary Notice of Eligibility for Benefit Options to Post-DDA Tenants of The Villages

Dear Ben Matthew Reyes:

On December 11, 2019, the Treasure Island Development Authority Board of Directors voted to amend the Transition Housing Rules and Regulations (THRR) to extend certain benefits to residents currently living in The Villages, and who moved to Treasure Island after the Development and Disposition Agreement (DDA) was enacted in 2011, but before the December 12, 2019 effective date of the amendment.

This means that you now may be eligible for:

- 1 The opportunity to receive advance notice of new for-sale condominiums on Yerba Buena Island and Treasure Island. Please look for the first Premarketing Notice that will be sent to you in February of 2020. Please send an email to TIAAdvisor@arws.com to register your contact information.
- 2 If your income falls between 80% and 120% of the Area Median Income (AMI), you have the opportunity to purchase a Below Market-Rate (BMR) condominium on Yerba Buena Island or Treasure Island.
- 3 If you meet program income eligibility requirements (typically, if your income is at or below 80% Area Median Income (AMI)) you have the opportunity to rent a new apartment on Treasure Island in a Market-Rate building or an affordable housing building in the future.

These opportunities will be available to you as long as you remain a tenant in Good Standing with The Villages. Your TI Advisor is available to help you understand these benefits and whether you qualify to rent or purchase affordable housing. The enclosed Area Median Income chart can also help you determine your income category.

If you are interested in purchasing a condominium on Yerba Buena Island, please contact your TI Advisor immediately and start preparing to purchase your new home. Your TI Advisor will help you sign up for the Premarketing Notice and will send you information on Homebuyer Education classes. Please contact your TI Advisor via email at TIAAdvisor@arws.com or by calling (415) 650-6078.

Treasure Island Development Authority | One Avenue of Palms, Suite 241, San Francisco, CA 94130 | 415-274-0660 | www.sftreasureisland.org

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Virtual Engagement

- In March of 2020, TIDA Staff and TI Advisors Stopped, Assessed Community Outreach Goals, and Pivoted
- My TI Advisor Portal was Envisioned, Supported and Launched As it Became Evident that the Shelter In Place Order Would Continue
- Portal was launched to all Legacy and Vested Residents by Summer 2020

Residents are using this incredibly simple tool to:

- Secure Access to Personal Letters from TIDA
- Easy Access to All TIDA THRR Informational Materials
- Understand their Household Area Median Income
- Secure Communication with TI Advisors
- Secure Access to Review and Sign and Return Forms and Claims



Premarketing Notices

Premarketing Notice



Door Hangers: Advance Notice to All Pre-DDA Households and Post-DDA Tenants. On January 30, 2020, door hangers to every Pre-DDA and Post-DDA Household.

Email Notification: On February 7, 2020 TI Advisors will send out an email notification to all Pre-DDA and Post-DDA with similar messaging. Emails will be sent to all persons who have provided email addresses to their TI Advisors or to JSCo.

Premarketing Notice: A Premarketing Notice will be mailed to each Pre-DDA Household and Post-DDA Tenant once Wilson Meany receives Department of Real Estate approval. It is anticipated that this notice will be sent in early February to announce an exclusive 30-Day Premarketing Window.

All outreach includes former occupants who received In-Lieu Cash Payments and who have registered for the Premarketing Notice List.



Premarketing Notices

Supporting TIDA's Goal to Transitions
Households into Condominiums for Sale

**The Premarketing Window for Market Rate Housing on
YBI is Now Open Through March 21, 2020!!!**

**Make an Appointment with
The Yerba Buena Island Sales Team Today!**



**The Bristol at YBI
(2021)**

**PREMARKETING NOTICE
HOMES FOR SALE ON YERBA BUENA ISLAND:
TOWNHOMES AND CONDOMINIUM FLATS**

**PREMARKETING WINDOW DATES:
MONDAY, OCTOBER 19 - WEDNESDAY, NOVEMBER 18, 2020**



**Cove and Skyline Neighborhoods
(2022)**



New Home Owners

Celebrating our Below Market Rate Homebuyers at The Bristol!

Celebrating Treasure Island Resident's becoming first time homebuyers! Three of our Treasure Island Resident households are currently completing their purchase of Below Market Rate condominiums at The Bristol on YBI!



TIDA is Providing \$43,113 in
Down Payment Assistance!

2 Bedroom at 89% AMI
2 Bedroom at 134% AMI
3 Bedroom at 112% AMI

These households are taking advantage of TIDA's Down Payment Assistance under the THRR Program. We celebrate with them as some of the first new residents on Yerba Buena Island! TI Advisors have assisted these households through First Time Homebuyer Programs. The residents are purchasing the following BMR condominiums.

TI Advisors continue to work with additional Treasure Island Residents to help prepare them for the next homebuying opportunities on Treasure Island.



Treasure Island Resident (TIR) Preference Certificates

TI Advisors worked with TIDA and MOHCD to create the Treasure Island Resident (TIR) Preference Certificates for a chance to purchase Below Market Rate (BMR) condominiums or rent Affordable Housing on Treasure Island in the future!

TIR Preference Certificates were mailed to Legacy Households and Vested Residents in October of 2021. TI Advisors also uploaded the TIR Certificates to the TI Advisor portal so that residents can access the certificates at any time.

To be eligible for a TI Resident (TIR) Preference, a resident must be:

- A current resident of The Village at Treasure Island
- A tenant in good standing
- A resident with continuous occupancy
- A Pre-DDA Legacy or Post-DDA Vested Resident

Pre-DDA Legacy Resident	TIR Preference
(became a resident prior to June 29, 2011)	#1
Post-DDA Vested Resident	TIR Preference
(became a resident between June 30, 2011 and December 19, 2019)	#2



Looking Forward

- **Star View Court Housing Opportunities**

- Individual Meetings with TI Advisors in Spring and Summer of 2023
- Open House Event in May
- Window to Volunteer for Transition Units in May-June
- Initial Transition Unit Offers in Summer/Fall
- Support Legacy and Vested Residents in applying for Affordable Units
- DAHLIA Lottery in Dec-January

- **Promote Inclusionary Affordable Opportunities**

- Outreach to Legacy and Vested Residents
- Direct Coaching for Homebuyer Education Participation
- Coordination with TICD, MOHCD and Housing Partners to Finalize Protocols for Housing Selection
- Engagement and Coordination of Outreach to Households for all For-Rent and For-Sale Housing Opportunities
- Processing of In Lieu Cash Payment and Downpayment Requests



Initial Transition Units

**Star View Courts
(Construction Completion in 2024 - Q2)**



Supporting Transition Unit Offers and Affordable Housing Opportunities

137 + Manager Unit

2024 Q2

- **71** units for current Catholic Charities Households
- **23** Transition Units for Legacy Households
- **43** Affordable Units accessible to Legacy and Vested residents with TIR Preference

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
23	61	40	14



Inclusionary Opportunities In Construction



Tidal House



Hawkins

Portico



Inclusionary Opportunities Breaking Ground Soon



Parcel C2.3

Parcel B1.2



Treasure Island Developments: 2024 to 2026

Parcel	Timeline	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
E1.2 Senior Housing	2026	100	~10	~90			



Thank you for your time this afternoon.

