

Treasure Island Development Authority Sustainability Committee Meeting

Review of Transition Housing Opportunities

June 8, 2022



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

Current Residents

Current residents on Treasure Island are either:

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

Transition Programs

- The intention has always been to redevelop Treasure Island and the leasing of the former Navy housing has always been an interim use
- Development conditions require demolition of Navy housing
- In entitling the program, provisions were made to provide opportunities for residents to secure units in new buildings
- The intention is to vacate and demolish all existing housing and redevelop the island



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



VETS HELPING VETS SINCE 1974

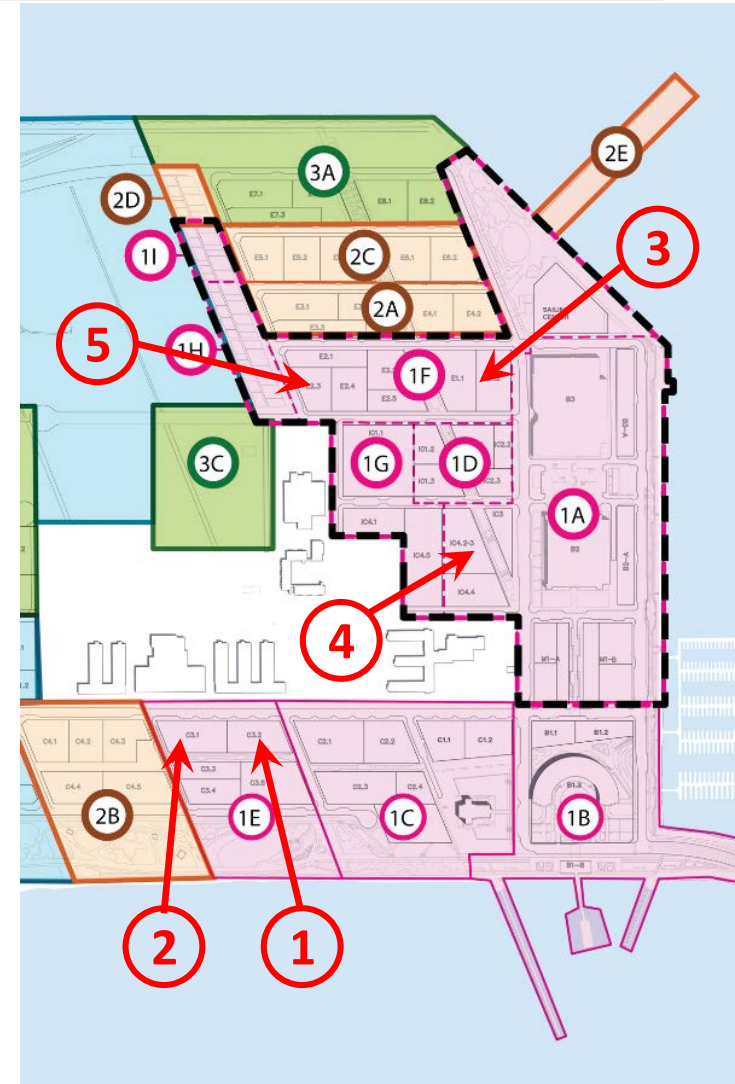


One Treasure Island Households

- All One Treasure Island residents and programs 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 replacement housing will be provided within the first Major Phase
 1. Swords to Plowshares
 2. Catholic Charities
 3. HealthRight 360
 4. HomeRise (option A)
 5. HomeRise (option B)
 - Sequence and location of projects will be determined by our ability to compose funding plans
- With the exception of the Swords to Plowshares building, a minimum of 10% of units will be Transition Units for Villages Legacy Households





The Villages at Treasure Island - Governing Regulations

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

2019 – Transition Regulations 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



97

67

146

Leaseholds Between
June 29, 2011 and
December 2020

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 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

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 Transition Regulations.
- 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. **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.

Transition Units Offers

- The Transition Regulations 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
- The Transition Regulations do not provide guidance on the order in which Legacy Households will be offered Transition Units
- As Transition Units are constructed, the first intention is to look for households wishing to move
- After voluntary placements we needed to establish in what order Legacy Households will be offered Transition Units

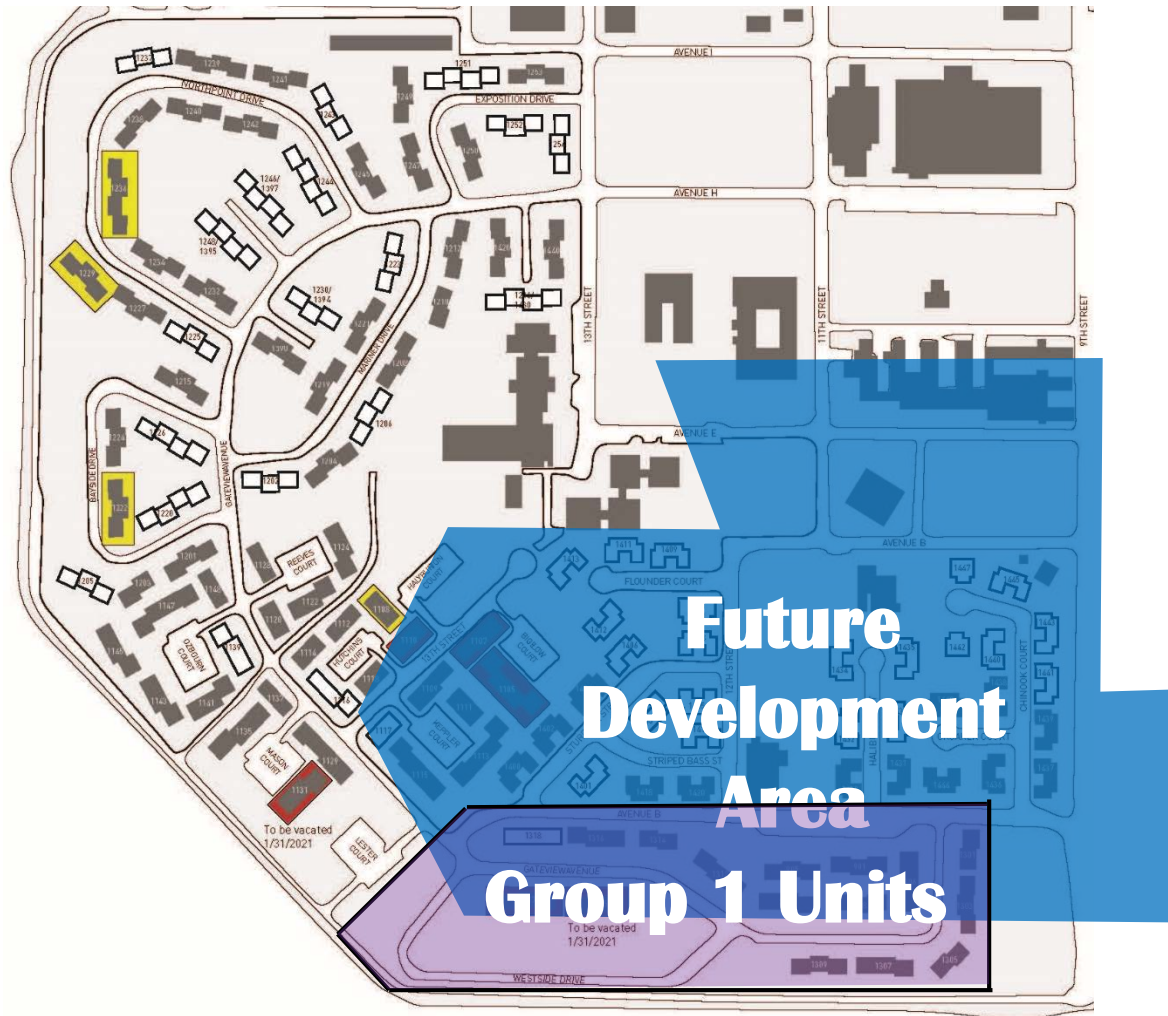
Legacy Ranking

- The Legacy Ranking was conducted to establish the order in which Transition Units will be offered to Legacy Households
- Randomized ranking was conducted with support from MOHCD
- Geographic priority was given to households in areas which will be impacted by future residential development as follows:

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

Group 2: All other Legacy Households

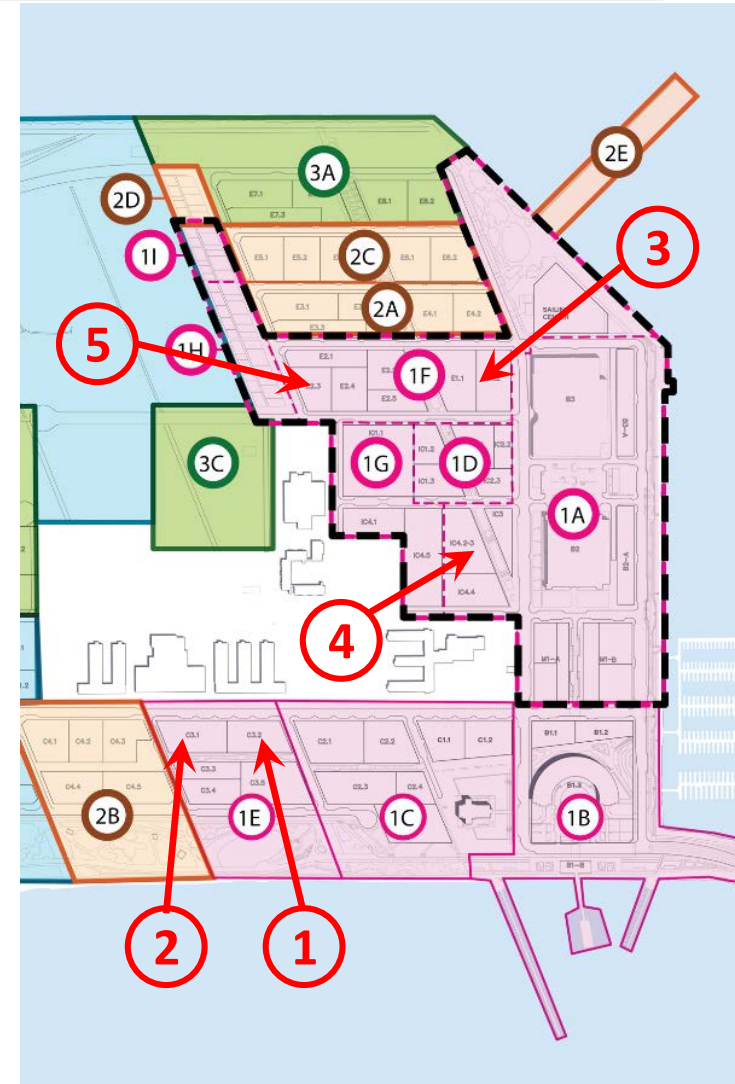
Why was Group 1 ranked higher than Group 2?



Transition Pipeline

Major Phase 1 Transition Units

1. Swords to Plowshares
Will not contain any Transition Units;
occupancy in 2023
2. Catholic Charities
Will contain 23 Transition units;
occupancy in 2024
3. HealthRight 360
Will be co-developed with ~110
affordable units; 10%+ Transition Units;
occupancy in 2026
4. HomeRise
~150 units (including 114 existing
HomeRise households; 10%+ Transition
Units; occupancy in 26-27
5. TBD Developer and unit count TBD;
may inc. up to 25% Transition Units



Developers:

Swords to Plowshares and
Chinatown CDC

Unit Count: 105

Target Population:

Homeless and low income veterans
including 39 Swords households currently
living on Treasure Island.

Construction Start:

Third quarter 2020

Completion Date:

First quarter 2023



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

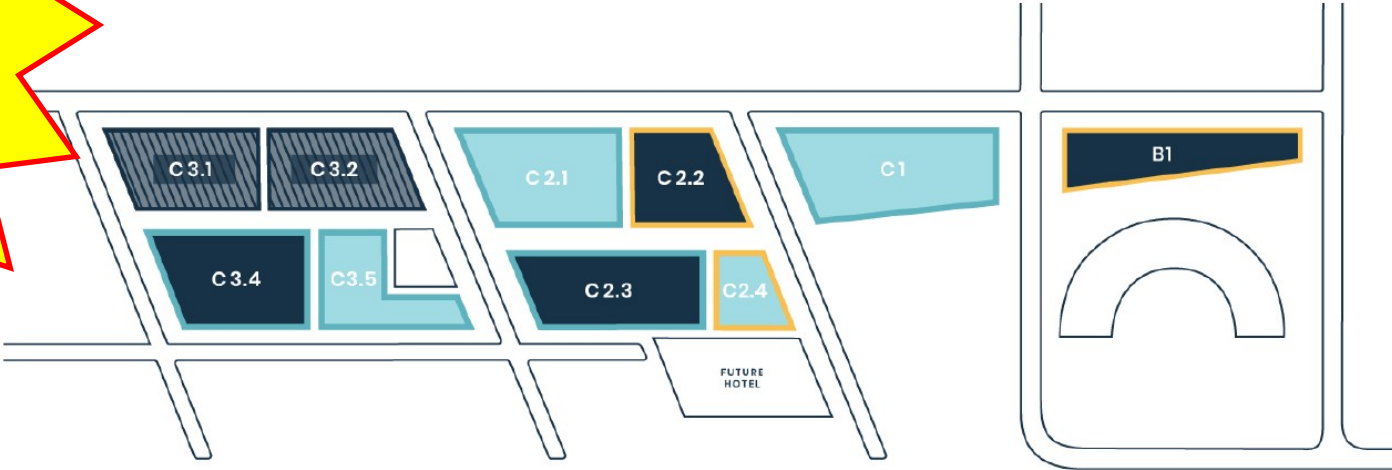
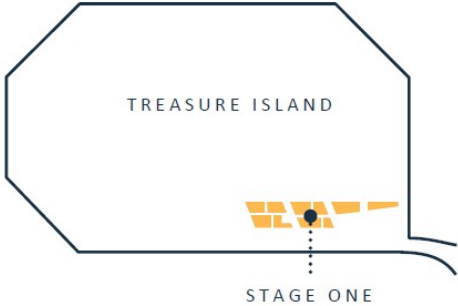


Inclusionary Affordable Opportunities

Transition Pipeline

2022 Vertical Starts

3Y – Q2
 4Y – Q1
 B1 – Q2
 C2.2 – Q3
 C2.3 – Q3
 C2.4 – Q1
 C3.1 – Q2
 C3.4 – Q2



- MIDRISE
- FOR SALE
- AUTHORITY AFFORDABLE LOTS
- TOWER
- RENTAL

Inclusionary Relocation Opportunities 2021-2024

Projected Homes on Treasure and Yerba Buena Islands through 2025

Authority Buildings

Market Rate Buildings

Parcel	Total Units (incl manager)	Max Affordable Units in Authority Developments (DAHLIA)	Transition Units in Authority Developments (Outside of DAHLIA)	One TI Units in Authority Developments (Outside of DAHLIA)	Market Rate Units (Outside of DAHLIA)	Inclusionary For Rent (DAHLIA)	Inclusionary For Sale (DAHLIA)	Projected Completion
C3.2/Maceo May	105	0	0	104	0	0	0	Q4 - 2022
Bristol/ YBI	110	0	0	0	96	0	14	Q2 - 2022
B1-2	117	0	0	0	111	6	0	Q4-2023
C2.2	178	0	0	0	169	9	0	Q3-2024
C2.3	85	0	0	0	81	0	4	Q3-2024
C2.4	250	0	0	0	226	24	0	Q1 - 2024
C3.4	149	0	0	0	142	0	7	Q1 - 2024
C3.1/ MHC+CC	138	43	23	71	0	0	0	Q2 - 2024
C3.5	160	0	0	0	152	0	8	Q3 - 2025
4Y	17	0	0	0	17	0	0	Q3-2023
4Y	20	0	0	0	20	0	0	Q3-2024
3Y	11	0	0	0	11	0	0	Q4-2023
Total	1,340	43	23	175	1,025	39	33	

- Need to advise all current Villages residents of these opportunities and assist in assessing income eligibility to take full advantage of the opportunities

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 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 C2.3



Product Type: Condo; Studio, 1, 2, & 3-BR **Projected Construction Completion:** Q3 2024
Total Unit Count: 83
Inclusionary Affordable Units: 4



Parcel C2.4



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

Total Unit Count: 250

Inclusionary Affordable Units: 24



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



Treasure Island Shoreline – December 2024

