

Treasure Island Development Authority

Infrastructure and Transportation Committee

Item 6: Planning for Transition Unit Offers

February 25, 2022



Agenda

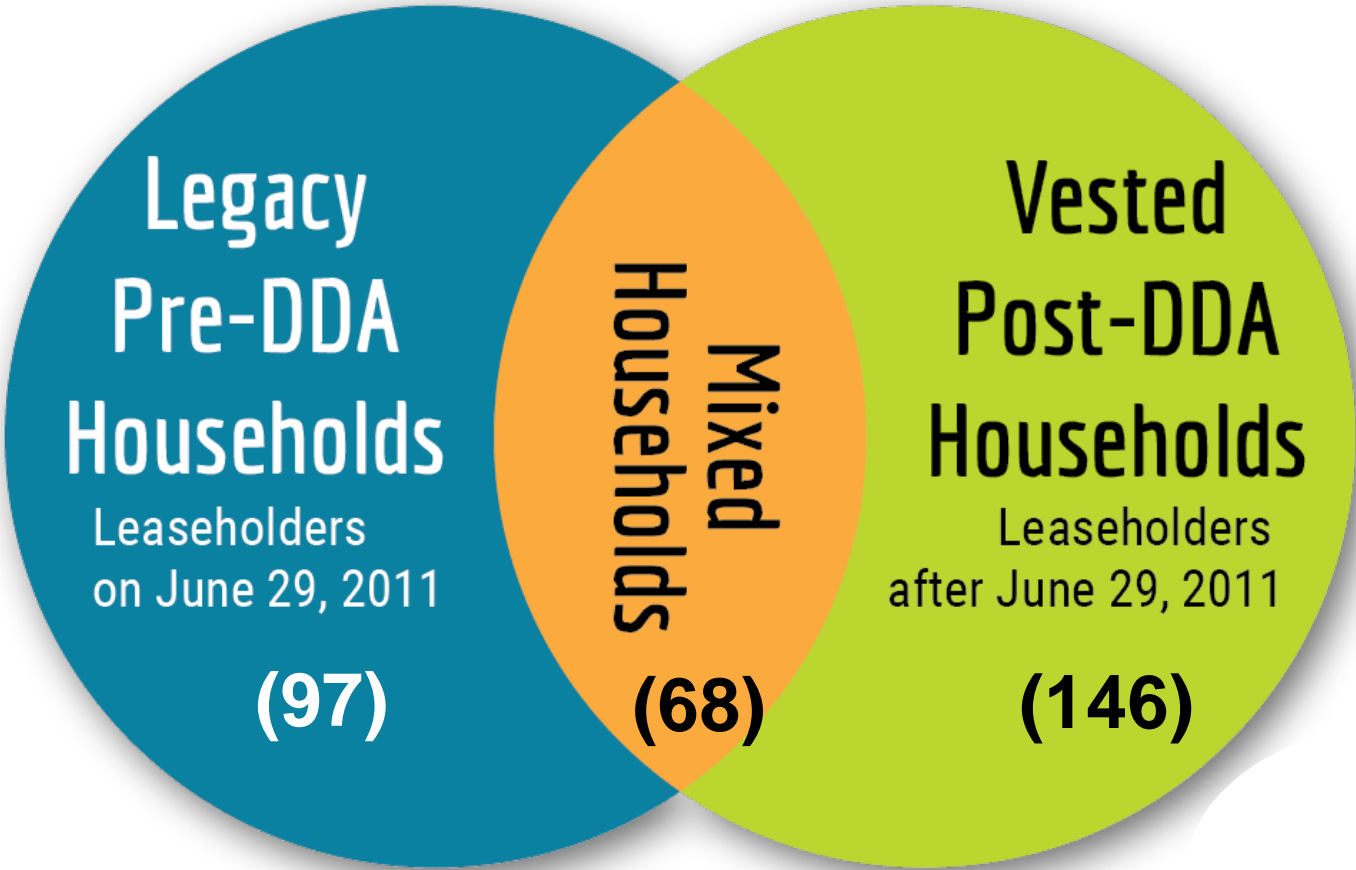
- Who is eligible for a Transition Unit?
- What are Transition Units?
- How are Transition Unit offers made?
- When will Transition Units be available?
- What do we mean by Transition Unit Ranking?
- Why we do the ranking now?

WHAT:

WHEN:

WHAT:

Current Villages Households



Legacy Transition Units

- Under the Transitional Housing Rules and Regulations (THRR), qualified Pre-DDA/Legacy Households will be offered a Transition Unit and may select:
 - A Transition Unit
 - An affordable unit (if income-qualified)
 - An in-lieu payment
- Bedroom count and initial rent for a Transition Unit will be determined as provided in the THRR
- *When offered a Transition Unit, Households are required to make an election and vacate their existing unit*
- *Need to determine the order in which Pre-DDA/Legacy Households will be offered a Transition Unit*

Transition Unit Offers

- First Notice to Move issued not less than 120 days before required move including
 - Date on which current Residential Lease will terminate
 - Household composition information
 - Transition Benefit option details
 - Transition Household obligations
- Household Interviews
- Income Certification
- Transition Benefit selection

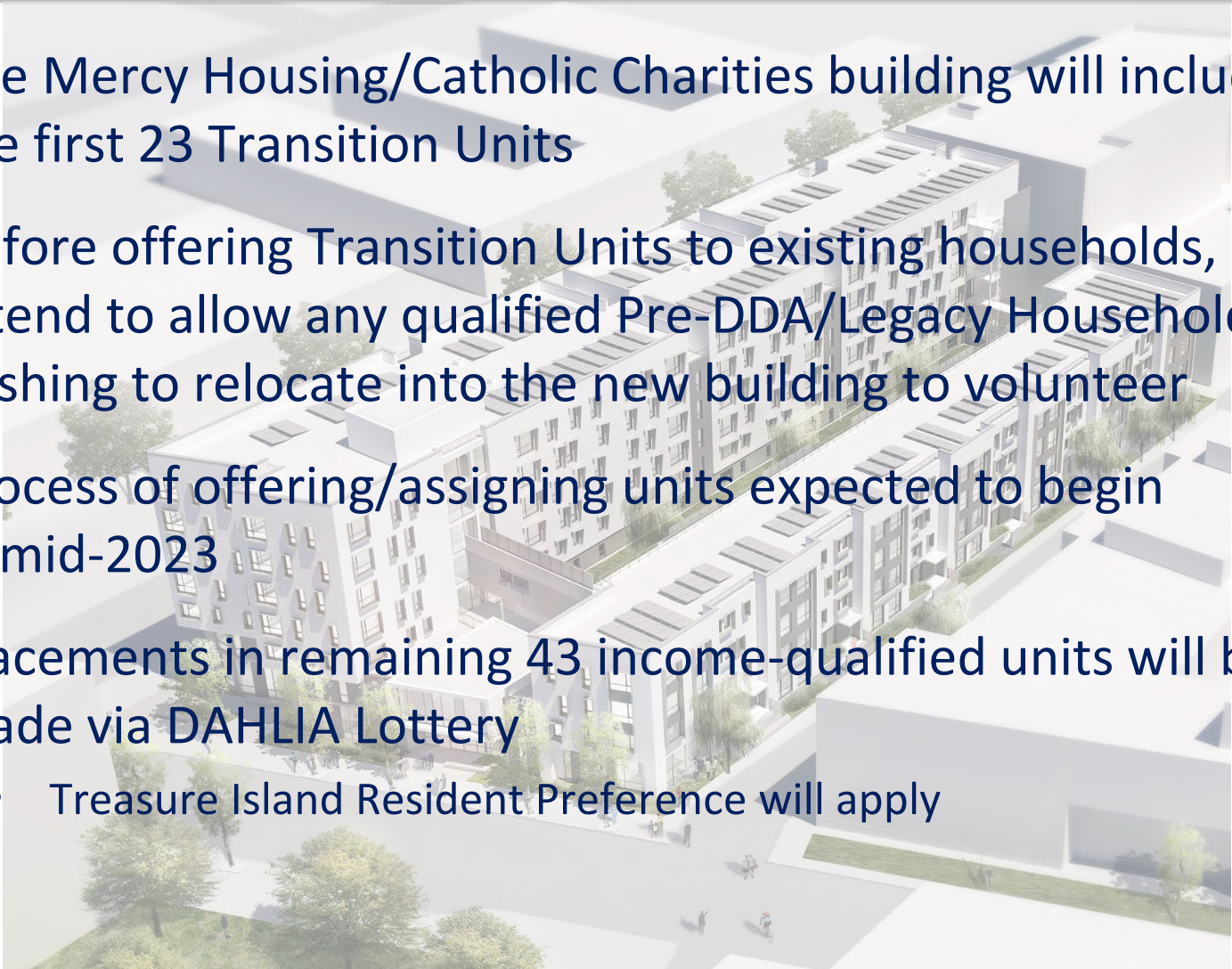
Authority Buildings

- The first four Authority Buildings will be constructed in partnership with the Island's four affordable housing providers
 - The CCDC/Swords to Plowshares building will not include any Transition Units
 - The Mercy Housing/Catholic Charities building will include 23 Transition Units
 - The HomeRise building is not expected to include any Transition Units
 - The HealthRight 360 building is expected to be co-located with affordable housing units and a number of Transition Units to be determined
- The fifth Authority Building is anticipated to include a significant number of Transition Units
- The sequence and location of individual projects will be determined by funding availability
- Far more affordable housing opportunities will be available to income qualifying Legacy & Vested Residents during this time period



Mercy/Catholic Charities – Transition Units

- The Mercy Housing/Catholic Charities building will include the first 23 Transition Units
- Before offering Transition Units to existing households, we intend to allow any qualified Pre-DDA/Legacy Household wishing to relocate into the new building to volunteer
- Process of offering/assigning units expected to begin in mid-2023
- Placements in remaining 43 income-qualified units will be made via DAHLIA Lottery
 - Treasure Island Resident Preference will apply



Mercy/Catholic Charities Building

<u>Unit Size</u>	<u>Units for Current CC Residents</u>	<u>Income-Qualified Available Units</u>	<u>Transition Units (Over-Income Units)</u>	<u>Total</u>
1-BR	0	23	0	23
2-BR	57	5	4	61
3-BR	26	8	14	40
4-BR	<u>9</u>	<u>7</u>	<u>5</u>	<u>14</u>
Total	72	43	23	138

Potential Transition Opportunities 2022-2024

Authority Buildings

Market Rate Buildings

Parcel	Total Units (inc manager)	Transition Units in Homeless Units in			Inclusionary For Rent (DAHLIA)	Inclusionary For Sale Units (DAHLIA)	Projected Completion
		Max Affordable Units in Authority Developments (DAHLIA)	Authority Developments (Outside of DAHLIA)	Authority Developments (Outside of DAHLIA)			
C3.2/Maceo							
May	105	0	0	104	0	0	Q4 - 2022
Bristol/ YBI	110	0	0	0	0	14	Q2 - 2022
B1-2	117	0	0	0	6	0	Q4-2023
C2.2	178	0	0	0	9	0	Q3-2024
C2.3	76	0	0	0	0	4	Q3-2024
C2.4	250	0	0	0	24	0	Q1 - 2024
C3.4	149	0	0	0	0	7	Q1 - 2024
C3.1/ MH+CC	138	43	23	71	0	0	Q2 - 2024
4Y	17	0	0	0	0	0	Q3-2023
4Y	20	0	0	0	0	0	Q3-2024
3Y	<u>11</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Q4-2023
Total	1,171	43	23	175	39	25	

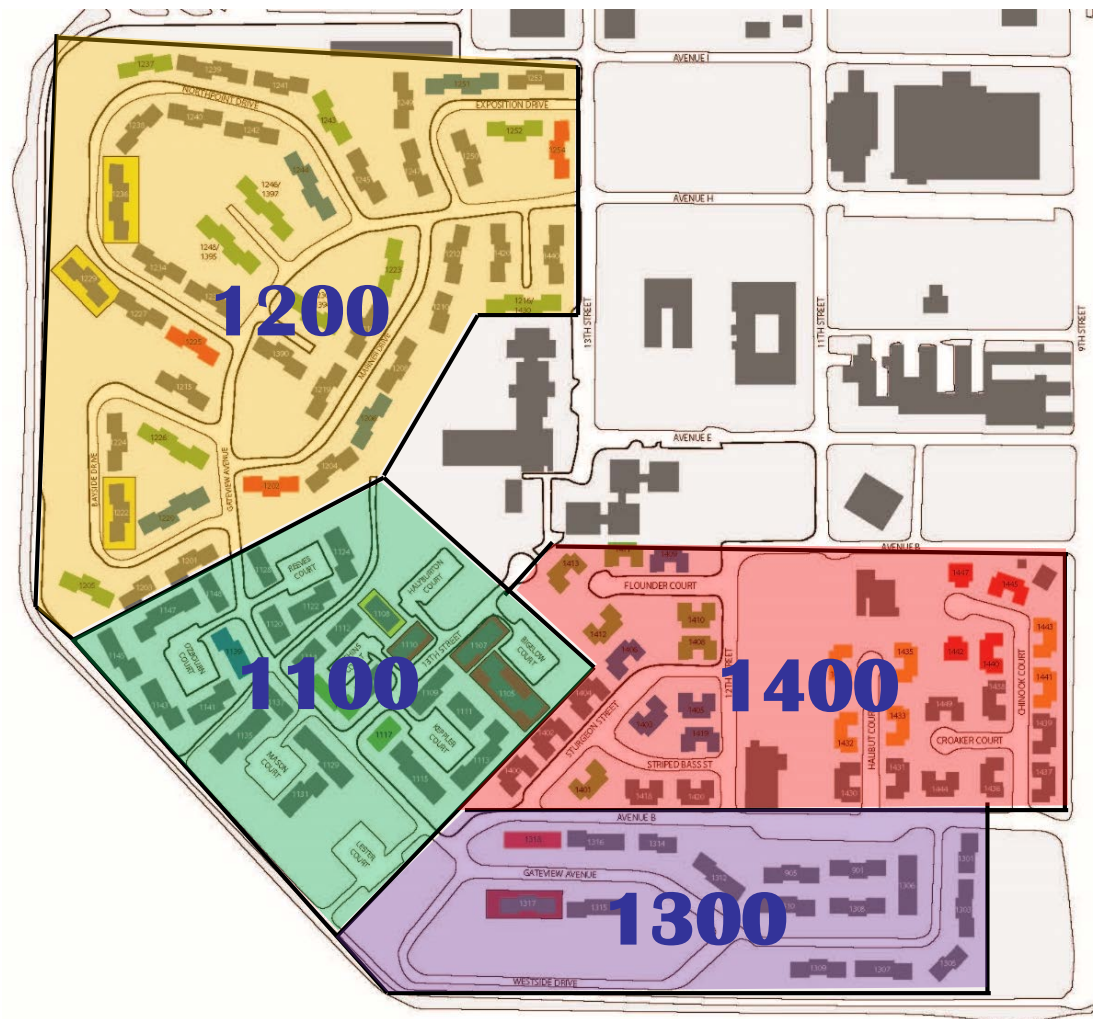
- In addition to the Mercy Housing/Catholic Charities building there are expected to be 39 inclusionary affordable rental units and 11 additional inclusionary for-sale opportunities (excluding the Bristol) by the end of 2024

Pre-DDA/Legacy Household Ranking

- A randomized ranking to determine which Pre-DDA/Legacy Households will be the first to be offered Transition Units
 - Prioritize 1300 Series households in the ranking
 - Outreach to residents before conducting ranking
 - Perform ranking in May and advise residents of results
- MOHCD will assist in the ranking of Pre-DDA/Legacy Households
 - Have systems and procedures for conducting and webcasting randomized rankings

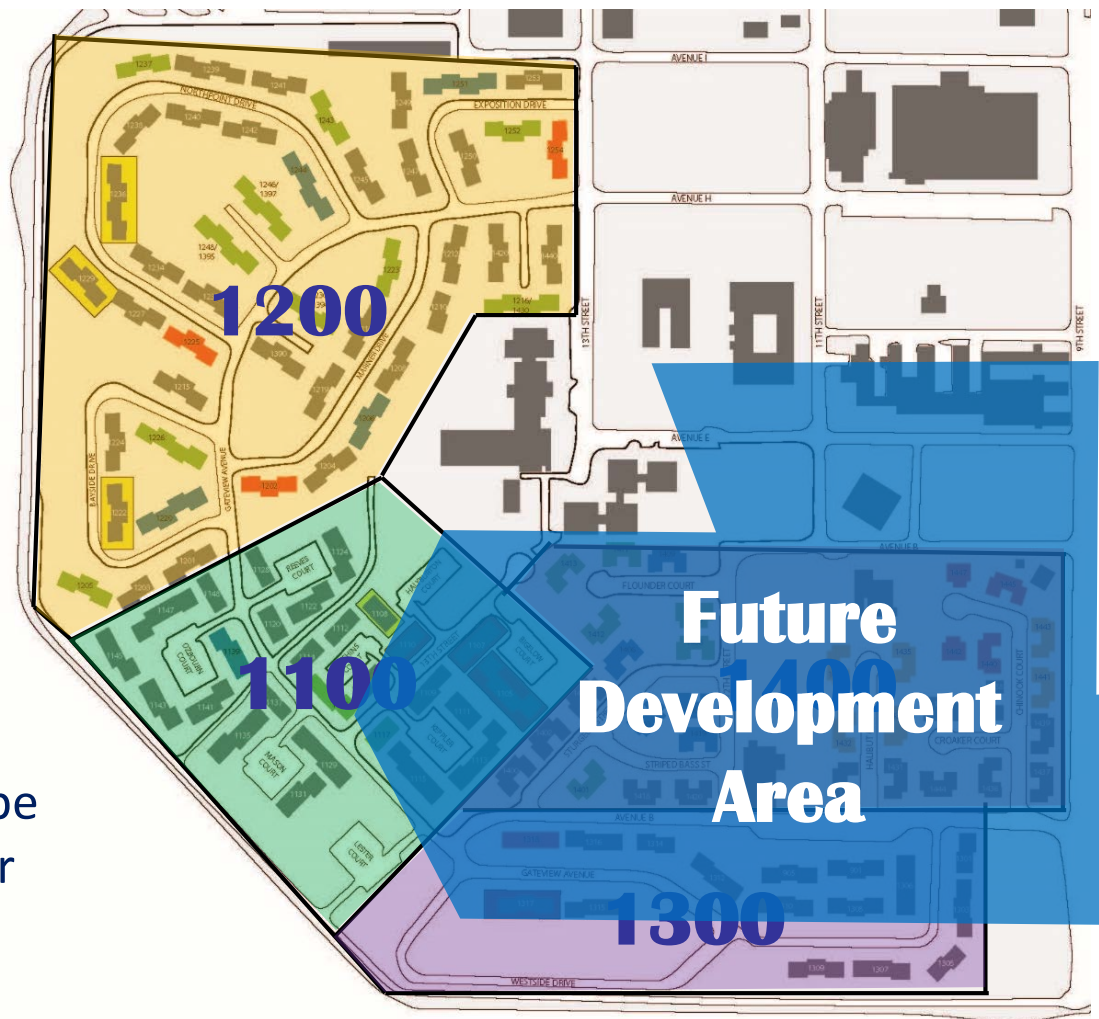
The Existing Neighborhood

- The existing housing was constructed in four distinct phases over 20+ years
- Areas are referred to as the 1100, 1200, 1300, and 1400-Series housing areas



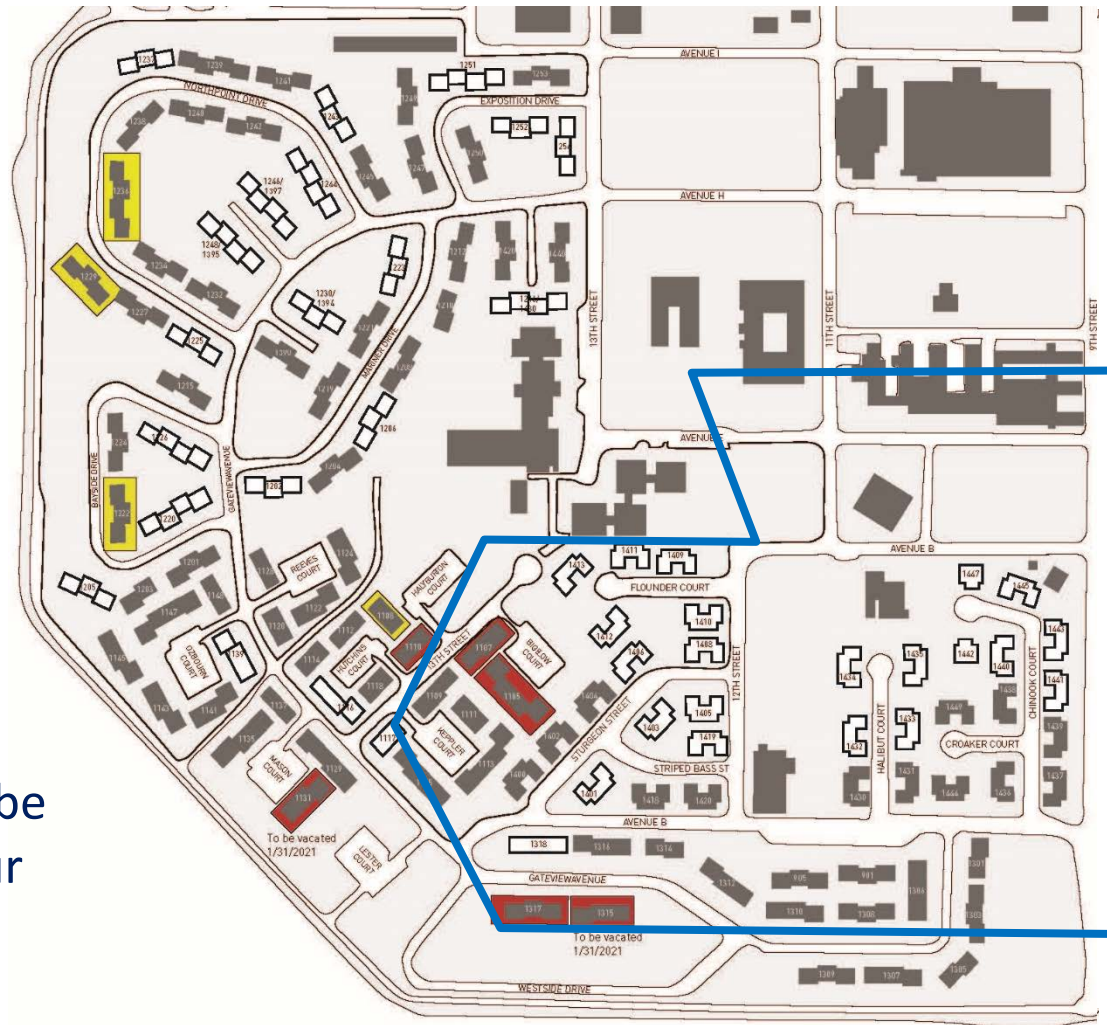
The Existing Neighborhood

- Future residential development will require all 1400 and 1300-Series housing and some 1100-Series courts to be vacated
- At least 60% of 1400-Series households will be relocated into the first four affordable buildings
- Only one of fourteen 1300-Series buildings will be relocated into the first four buildings



The Existing Neighborhood

- Future residential development will require all 1400 and 1300-Series housing and some 1100-Series courts to be vacated
- At least 60% of 1400-Series households will be relocated into the first four affordable buildings
- Only one of fourteen 1300-Series buildings will be relocated into the first four buildings



Timeline

March

- Outreach Campaign for Legacy Household Community Meetings

April

- Host Community Meetings (Virtual and In-Person, if appropriate)
- Outreach Campaign for Legacy Ranking Live Presentation

May

- First week of May: MOHCD holds live Legacy Ranking
- Second week of May: TIDA sends Legacy Ranking Letter to all Legacy/Pre-DDA Households
- May/June: Meet with Legacy Households to Discuss Housing Options

Legacy Ranking Timing

- Conduct Legacy Ranking well in advance of first unit offers will let Households know where they stand and plan accordingly:
 - Pursue Transition Unit, Affordable Unit, Inclusionary Affordable, Down Payment Assistance, In-Lieu, etc.
- Move-in for the Mercy Housing/Catholic Charities building is targeted for Q2 2024
 - Dahlia Lottery will be approximately 4 months prior to move-in to allow for income certification and leasing
 - Want to know Pre-DDA/Legacy household preference for Transition Unit or affordable unit prior to lottery
 - Provide a window for Pre-DDA/Legacy Households who wish to volunteer (self-select) for Transition Units in the building to do so prior to making Transition Unit offers according to Legacy Ranking

Timeline

2023

2024

2025

**Self-Selection
Window**



**Transition
Unit Offers**



**DAHLIA
Lottery**



Lease-up



Move-In

