

# Treasure Island Development Authority

## Transition Housing Programs

**June 6, 2023**



# Prior CAB Housing Presentations

**2 Jun 2018**

TIDA Housing Program Update

**2 May 2019**

Mercy Housing/  
Catholic Charities  
Affordable Housing  
Development  
Update

**3 Mar 2020**

Initial Pre-Marketing  
Opportunity for  
Current Residents

**2 Jan 2022**

Update on Mercy  
Housing/Catholic  
Charities Residential  
Development

Update on Relocation  
Consultations

**5 Jan 2018**

Transition Housing  
Update

**11 May 2019**

Transitional Housing  
Programs Overview

**10 May 2021**

# Agenda

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Treasure Island Interim Residential Leasing Program



One Treasure Island Transition Plan



Transition Plan for The Villages at Treasure Island



Transition Opportunity Pipeline on Treasure Island

# Treasure Island Interim Residential Leasing Program

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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 the Treasure Island Homeless Development Initiative; i.e., 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 The Villages at Treasure Island (with property management by the John Stewart Company)

# Current Residents are either:

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



# Origin of Transition Programs

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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 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 Transition Plan

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# 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

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- One Treasure Island member organizations currently operate **250 units** of housing for formerly homeless households on Treasure Island
- TIDA will partner with One Treasure Island Agencies to develop initial projects
- All One Treasure Island residents and programs in good standing will be transitioned to replacement units or facilities

# Maceo May Apartments

55 Cravath Street

Chinatown Community Development Corporation and Swords to Plowshares

Move-ins in progress for 105 units starting with Swords to Plowshares Residents from Treasure Island!



VETS HELPING VETS SINCE 1974



## INCOME QUALIFICATIONS & RENTS

MONTHLY RENT

2-Bedrooms - \$1,405 – \$1,716

MINIMUM INCOME IS 2 TIMES THE RENT

MAXIMUM HOUSEHOLD ANNUAL INCOME

Household Size	2 Persons	3 Persons	4 Persons	5 Persons
50%	\$55,450	\$62,350	\$69,300	\$74,850
60%	\$66,500	\$74,800	\$83,150	\$89,800

# Housing Developments

## Providing Some One TI Replacement Units

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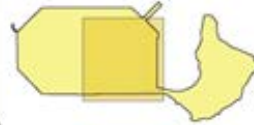
- ✓ Maceo May 105 Rental Homes – 2023
- ✓ Star View Court 138 Rental Homes – 2024
- ✓ E1.2 – Behavioral Health Building 250 Beds - 2026
- ✓ E1.2 – 100 Senior Rental Homes – 2026
- ✓ IC4.3 – 150 Rental Homes – 2026
- ✓ E2.3/2.4 – 155 Rental Homes - 2028

# TREASURE ISLAND HOUSING PIPELINE - PHASE I

1. **Maceo May** 105 homes - Rental  
Includes One TI replacement units  
Completed: 2023
2. **Star View Court** 138 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2024\*
3. **Hawkins** 178 homes - Rental  
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12. **E2.3/2.4** ~155 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2028\*



Location Map



All One Treasure Island replacement homes and homes for Legacy Households living at The Villages at Treasure Island 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.

# Transition Plan for The Villages at Treasure Island

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# The Villages at Treasure Island - Governing Regulations

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**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

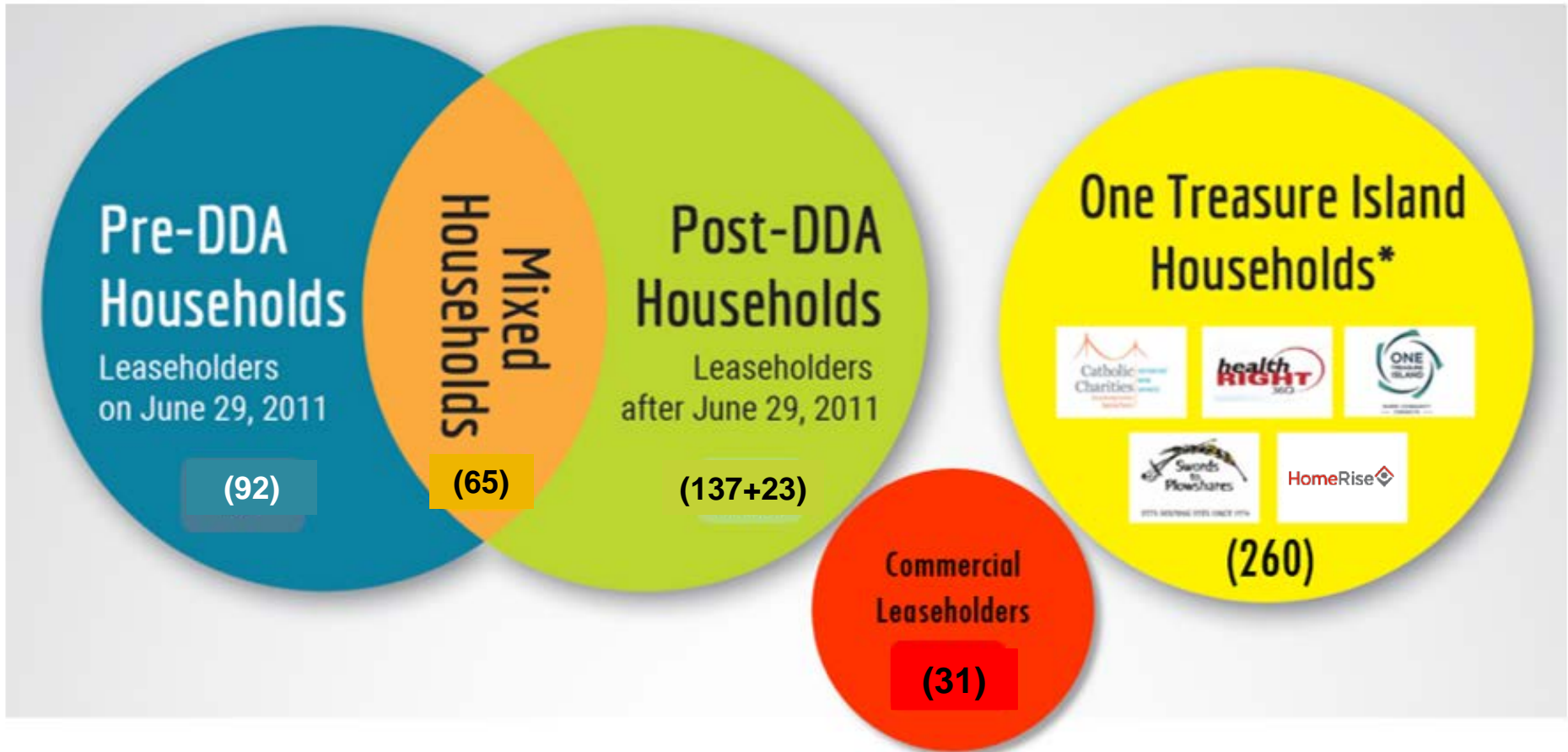


# The Villages at Treasure Island – Housing Options



	<i>Move In Date</i>	<i>Housing Options</i>
<b>Legacy Household</b>	Before 6.29.2011	<ul style="list-style-type: none"> <li>• Transition Unit</li> <li>• In-Lieu Payment</li> <li>• Down Payment Assistance</li> <li>• Affordable Unit with TIR Preference</li> <li>• Premarketing Notice</li> <li>• TI Advisor Support</li> </ul>
<b>Vested Resident</b>	Between 6.30.2011 and 12.11.2019	<ul style="list-style-type: none"> <li>• Affordable Unit with TIR Preference</li> <li>• Premarketing Notice</li> <li>• TI Advisor Support</li> </ul>
<b>Post Vested Resident</b>	After 12.12.2019	<ul style="list-style-type: none"> <li>• TI Advisor Support</li> <li>• Information on Future Housing on Island</li> </ul>

# Treasure Island Households



**321 Legacy Residents**

**391 Vested Residents**

**108 Post-Vested Residents**



# Legacy Household Transition Benefits

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## 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

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Transition Units provide Legacy Households the opportunity to remain on Treasure Island in newly developed units

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A Transition Unit is a non-income restricted apartment within a newly constructed affordable housing building on Treasure Island

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TIDA is responsible for delivering Transition Units within new affordable housing developments

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Rent and bedroom count are governed by the THRR

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Transition Units are deed restricted to be affordable housing units after all Legacy Pre-DDA households have received their transition benefit

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# Who is eligible for a Transition Unit?

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## 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 considered to be part of the Legacy Household.***

**Only Legacy Households are eligible for Transition Units**

# Eligible Legacy Household Members

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## **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.

# Transition Unit Offers

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- 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 a randomized “Legacy Household Ranking” was conducted to establish the order in which Legacy Households will be offered Transition Units after volunteers
  - Ranking was done in two groups with households in the western portion of the housing area in the first group and all other households in the second group

# Challenges in Considering a Transition Unit Offer

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- 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

# 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 Housing Pipeline on Treasure Island

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# Housing 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*	23	43	71		
Hawkins	2024 – Q3	177*				9	
Tidal House	2024 – Q3	249*				24	
Portico	2024 – Q3	143					7
B1.2	2025 – Q2	116*				6	
C2.3	2025 – Q2	83					4
C3.5	2026 – Q1	160					8
E1.2 Senior	2026	100	~10	~90			
E1.2 Behavioral Health	2026	Will Transition HealthRight 360 Programs					

**\*Plus an additional manager unit**

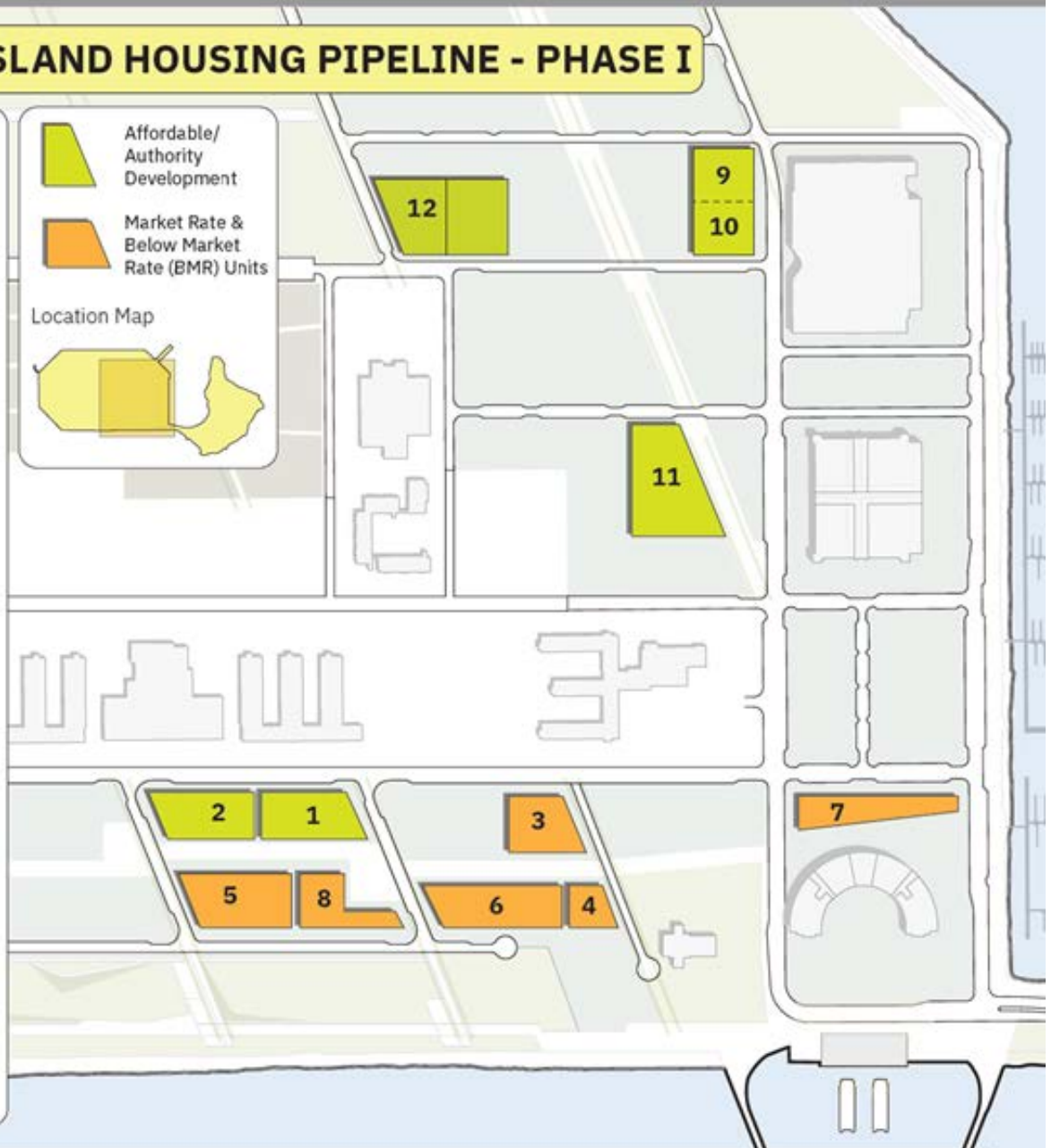
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Affordable/  
Authority  
Development

Market Rate &  
Below Market  
Rate (BMR) Units

Location Map



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# Star View Court

2024



**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

## Sample Affordable Apartment Option



**2024**

Two-Bedroom Affordable Apartment			
	3	4	5
	People	People	People
Minimum Earnings Required (2.5x rent)	\$48,630	\$48,630	\$48,630
Maximum Income is 50% Area Median Income (AMI)	\$64,850	\$72,050	\$77,850
Estimated Rent	<b>\$1,621</b>		
Minimum Earnings Required (2.5x rent)	\$58,350	\$58,350	\$58,350
Maximum Income is 60% Area Median Income (AMI)	\$77,800	\$86,450	\$93,400
Estimated Rent	<b>\$1,945</b>		

# Star View Court Transition Units Offer Timeline

**2023**

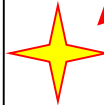
**Self-Selection  
Window**



**Transition  
Unit Offers**

**2024**

**DAHLIA  
Lottery**



**Lease-up**



**Move-In**

**2025**

# Premarketing & Inclusionary Affordable Units

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- 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



**GREETINGS, TREASURE ISLAND RESIDENTS!**

# **LEARN ABOUT YOUR HOUSING OPPORTUNITIES AT STAR VIEW COURT!**

Come to these great events to learn more! We're eager to share valuable information about new Transition Units and Affordable Housing opportunities at Star View Court.

### **Juneteenth:**

June 10, 2023 ★ 12pm – 4pm  
Gateway Avenue/Gateway Court  
Behind Mariner Drive

### **On-Island Poster Session and TIDA Board Meeting:**

June 14, 2023 ★ 5:30pm Poster Session  
6:30pm TIDA Board Meeting  
Skyline Events Venue on  
The Great Lawn (Next to Mersea)

Contact your TI Advisor at (415) 650-6078 or  
TIAdvisor@arws.com for additional details!

**TREASURE ISLAND DEVELOPMENT AUTHORITY**

- June 10 Juneteenth Event**
- June 14 Poster Session and On-Island TIDA Board Meeting**
- July 13 Star View Court Open House Evening Event**
- July 17 Star View Court Open House Saturday Event**
- July 17 to Sep 1 Transition Unit Volunteer Period**
- Fall 2023 TIDA Offers Remaining Transition Units to Legacy Households**



## Tidal House

226 Apartments for Rent at Market Rate  
24 Below Market Rate Apartments for Rent  
Studio, 1-, 2-, and 3-Bedroom Apartments



## Hawkins

169 Apartments for Rent at Market Rate  
9 Below Market Rate Apartments for Rent  
Studio, 1-, 2-, and 3-Bedroom Apartments

## How to apply for a Below Market Rate Apartment

- Use the DAHLIA website to understand your household income. <https://housing.sfgov.org/income-calculator/rental/intro>
- Register for DAHLIA now for affordable housing at <https://housing.sfgov.org/>
- Apply on DAHLIA when the property is advertised for rent. <https://housing.sfgov.org/>
- If you win the DAHLIA lottery, work with MOHCD and the property manager to complete your application.

2024



# How to apply for an Inclusionary Condominium at Below Market Rate

- Determine if you can buy a Below Market Rate condominium. <https://sf.gov/determine-if-you-can-buy-affordable-housing-program>
- Complete all First Time Homebuyer Education and Obtain a Certificate. <https://www.homeownerspsf.org/homebuyer-education/>
- Register on DAHLIA. <https://housing.sfgov.org/>
- Apply on DAHLIA when the property is advertised for sale. <https://housing.sfgov.org/>
- If you win the DAHLIA lottery, work with MOHCD and your lender to complete the purchase of your condominium.

2024



Legacy Resident and Vested Residents can use their **Treasure Island Resident (TIR) Preference Certificate Number** when they enter housing lotteries on the Island!

## Portico

142 Condominiums for Sale at Market Rate  
7 Condominiums for Sale at Below Market Rate  
Studio, 1-, 2-, and 3-Bedroom Condominiums

# Discussion

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