

# TI Advisor Board Report



July 12, 2023

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



TIDA issued Notice to Proceed on May 12. **The new TI Advisor Team includes:**

Team Member	Local Business Enterprise	Woman Business Enterprise	Minority Business Enterprise	Micro Business Enterprise
AR/WS, Inc.				
InterEthnica, Inc.	X	X	X	X
Yolanda's Construction Administration and Traffic Control, Inc. (YCAT)	X		X	X
Copy Circle	X		X	X

# TI Advisors – June Engagement

## A look at the numbers

Island Households	
<b>250</b>	<b>One Treasure Island Partner Households</b>
<b>317</b>	<b>The Villages at Treasure Island</b>
92	Legacy Households
64	Mixed Households (with Legacy, Vested and/or Post Vested Residents)
137	Vested Households
24	Post Vested Households with No Legacy or Vested Residents
<b>Current Transition Unit Need: 156</b>	



# TI Advisors – June Engagement



## Director Support

- **Event Planning**
  - TIDA Community Advisory Board Meeting June 6
  - One Treasure Island Juneteenth Event June 10
  - Poster Session and TIDA On-Island Board Meeting June 14
- **Working with the Team:** MOHCD, One Treasure Island, Catholic Charities
- **Portal and file support**
- **Deliverables:** Star View Court Information Pages, Inclusionary Housing Information Pages, Posters, Email Notices, Door Hanger Invitations, Palm Cards, Slide Decks



# TI Advisors – June Engagement

## Where are we meeting residents?

- TI Advisors engaged residents at **One Treasure Island's Juneteenth Celebration Event**
- TI Advisors engaged residents at the **On Island Poster Session** and **TIDA Board Meeting**
- TI Advisors provided spur of the moment interpretation for Spanish-language residents at TIDA Board Meeting
- TI Advisors established a relationship with One TI to strengthen collaboration between the TI Advisors and One TI to enhance support provided to residents.

Developed engaging invitation outreach materials to inform residents about upcoming events, generating interest and awareness of our presence at Community Events.

- **347 Door Hangers** delivered to all households at The Villages Jun 3
- **771 Emails** sent to Legacy and Vested Residents on Jun 5 – 45% opened.
- Information uploaded to **TI Advisor Portal** Jun 8 (**434 resident participants**)



# TI Advisors – June Engagement

## Supporting TI Residents

- TI Advisors increased awareness among residents about the support available through TI advisors by successfully communicating in Spanish.
- TI Advisors expanded reach to previously unreached residents: Engaged with individuals who had not previously reached out to TI advisors.
- TI Advisors meeting with and supporting over 25 households requesting future housing information, event details, and Early In-Lieu Payments
- 6 Early In Lieu Claims in process or paid for 2023



# TI Advisors – June Engagement

## What information is available?

This month, we've developed and delivered community outreach materials, including the development of four informative handouts and palm cards that provided residents with tangible resources for future reference and increased accessibility to information. The documents are linked below:

- [Affordable Unit Handout](#)
- [Catholic Charities Handout](#)
- [General Information Handout](#)
- [Transition Unit Handout](#)
- [Palm Cards](#)





# Star View Court Updates

**June 10th, 2023**

Juneteenth on the Island

**June 14th, 2023**

Poster Session on the Island and TIDA Board Meeting

**July 13th, 2023**

Star View Court Open House Evening Event

**July 15th, 2023**

Star View Court Open House Saturday Event

**July 17 – September 1, 2023**

Star View Court Transition Unit Volunteer Period

**September 1 – May 1, 2024**

Star View Court Transition Unit Assignments

**January 30, 2024**

MOHCD DAHLIA Lottery for Star View Court Affordable Units

**Goal Date of Jun 2024 for Star View Court Move In!**



July 1 – 12

Advertise and Prepare for SVC Open House Events

July - August

Individual Meetings with Residents

Legacy Household Transition Unit  
Volunteer Period  
Jul 17 to Sep 1, 2023

Sep 1

July 13 and 15

Two Open House Events  
July 13 Thursday Evening Event  
July 15 Saturday

September

Assess Volunteer Applications for SVC

Volunteers meet with SVC management

November/  
December

Continue to Assign Matched Legacy Households

October

Send Preliminary Award Notice to Volunteers

Begin to Assign Matched Legacy Households with Transition Units  
Many Legacy Household Meetings

Advertise and engage households to sign up for DAHLIA for SVC Affordable Units (Lottery in late January)



# Invitations sent to Legacy and Vested Residents via

- **Email** (771) sent on July 7
- **Portal** (434) on July 11
- **Door hanger** (156) on July 11

PLEASE JOIN US

## GREETINGS, LEGACY & VESTED RESIDENTS!

**Join us for one of the Open House events in July to learn more about your housing opportunities at Star View Court!**

We will be holding the same Open House on two different dates, ensuring you don't miss out on valuable information! Drop in anytime during either of the open house events!

**Drop-In When You Can!**  
Thursday, July 13, 2023, 5pm–8pm  
OR  
Saturday, July 15, 2023, 10am–1pm  
Ship Shape Community Center  
850 Avenue I, San Francisco



Light refreshments will be served.

For more information or if you are unable to attend, please contact your TI Advisor at (415) 650-6078 or [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

TREASURE ISLAND DEVELOPMENT AUTHORITY

ÚNASE A NOSOTROS

## ¡SALUDOS, RESIDENTES CON LEGADO Y RESIDENTES CON DERECHOS ADQUIRIDOS!

**¡Únase a nosotros en uno de los eventos de puertas abiertas en julio para obtener más información sobre sus oportunidades de vivienda en Star View Court!**

Tendremos el mismo evento de puertas abiertas en dos fechas diferentes, ¡asegurándonos de que no se pierda información valiosa! ¡Visítenos en cualquier momento durante cualquiera de los eventos de puertas abiertas!

**¡Visítenos cuando pueda!**  
Jueves, 13 de julio, 2023, 5 p. m. – 8 p. m.  
O  
Sábado, 15 de julio, 2023, 10 a. m. – 1 p. m.  
Centro Comunitario Ship Shape  
850 Avenue I, San Francisco



Se ofrecerán refrescos.

Para obtener más información o si no puede asistir, comuníquese con su Asesor de TI al (415) 650-6078 o [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

TREASURE ISLAND DEVELOPMENT AUTHORITY



# Director Beck Letter with invitations delivered to Legacy and Vested Households

- Delivered to Door (156) on July 11
- Portal (434) on July 12



London N. Breed  
Mayor

Robert Beck  
Treasure Island Director



Robert Beck  
Treasure Island Director



Dear Legacy Residents,

Unlock your permanent housing opportunities on the Island!

TI Advisors are available to help you understand all of the housing opportunities coming your way as a Legacy Household!

Staying involved and informed is critical! We hope that you were able to join us at either the Juneteenth event hosted by One Treasure Island or the TIDA Board Meeting on June 14. Please contact your TI Advisor today to schedule a time to talk about your future housing options! Below are additional opportunities to stay up to date to help unlock your housing opportunity!

<b>ASAP</b>	<ul style="list-style-type: none"> <li>→ Contact your TI Advisor to be sure we have your current information</li> <li>→ Sign up for Premarketing Notices to stay up to date on all new housing opportunities on Treasure Island</li> </ul>
<b>JULY</b>	<ul style="list-style-type: none"> <li>→ Schedule a meeting with your TI Advisor to discuss your Individual Housing Plan</li> <li>→ Join us for a Star View Court Open House Event!                             <ul style="list-style-type: none"> <li>• July 13 Evening Open House</li> <li>• July 15 Saturday Open House</li> </ul> </li> <li>→ Volunteer for a Star View Court Transition Unit! The Volunteer Window will be open from July 17, 2023 to September 1, 2023</li> </ul>
<b>AUGUST</b>	<ul style="list-style-type: none"> <li>→ The window to Volunteer for a Star View Court Transition Unit will close September 1st. If you didn't Volunteer in July, August is your chance!</li> </ul>
<b>SEPTEMBER</b>	<ul style="list-style-type: none"> <li>→ TIDA will award Transition Units at Star View Court to Volunteers!</li> <li>→ TIDA will begin to match Legacy Households with remaining Star View Court Transition Units</li> </ul>
<b>OCTOBER &amp; NOVEMBER</b>	<ul style="list-style-type: none"> <li>→ Sign-up for premarketing notices and be on the lookout for information about additional housing opportunities on the Island!                             <ul style="list-style-type: none"> <li>• Privately developed rental properties                                     <ul style="list-style-type: none"> <li>◦ Tidal House (226 Market Rate &amp; 24 Affordable Rental Apartments)</li> <li>◦ Hawkins (169 Market Rate &amp; 9 Affordable Rental Apartments)</li> </ul> </li> <li>• Privately developed condominiums                                     <ul style="list-style-type: none"> <li>◦ Portico (142 condominiums and 7 For-Sale BMR condominiums)</li> </ul> </li> </ul> </li> <li>→ If you are interested in purchasing a Below Market Rent condominium at Portico, begin your Homebuyer Education to prepare to become a homeowner</li> </ul>
<b>DECEMBER</b>	<ul style="list-style-type: none"> <li>→ Register for the Star View Court Affordable Housing Lottery through DAHLIA. The Mayor's Office of Housing Development anticipates conducting the DAHLIA Lottery for the Star View Court Affordable Housing Units in late January 2024</li> </ul>

We encourage you to take advantage of these upcoming housing opportunities to secure a solid future on the Island. Please contact your TI Advisor today if you have any questions.

Robert Beck, TIDA Director

Contact Your TI Advisor at (415) 650-6078 | [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

Treasure Island Development Authority | One Avenue of Palms, Suite 241, San Francisco, CA 94130 | [www.sftreasureisland.org](http://www.sftreasureisland.org)

idades de vivienda que se le ofrecerán

do unirse a nosotros en el evento DA el 14 de junio. Por favor contacte a opciones de vivienda! ¡A continuación a aprovechar su oportunidad de

gamos su información actual enerse al día con respecto a todas nd obre su Plan Individual de Vivienda purt!

en Star View Court! El período para ° de septiembre de 2023.

de Transición en Star View Court oluntario en julio, agosto es su

urt a voluntarios! fogares con Legado y las

anto de información sobre

iculares cio del mercado y 24 apartamentos

o del mercado y 9 apartamentos

venta por debajo del precio del

o del precio del mercado en a convertirse en dueño de vivienda

iew Court por medio de DAHLIA. realizará la lotería de DAHLIA court a fines de enero de 2024.

gararse un futuro sólido en la Isla.

Contacte a su Asesor de TI a (415) 650-6078 | [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

Treasure Island Development Authority | One Avenue of Palms, Suite 241, San Francisco, CA 94130 | [www.sftreasureisland.org](http://www.sftreasureisland.org)

## July 1 – 12

Advertise and Prepare  
for SVC Open House  
Events

## July - August

Individual Meetings with Residents

Legacy Household Transition Unit  
Volunteer Period  
Jul 17 to Sep 1, 2023

Sep  
1

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Two Open House Events  
July 13 Thursday Evening Event  
July 15 Saturday Event

## September

Assess Volunteer  
Applications for SVC

Volunteers meet with SVC management

## November/ December

Continue to Assign  
Matched Legacy  
Households

## October

Send Preliminary Award Notice to  
Volunteers

Begin to Assign Matched Legacy  
Households with Transition Units

Many Legacy Household Meetings

Advertise and engage  
households to sign up for  
DAHLIA for SVC Affordable Units  
(Lottery in late January)



# Star View Court Open House Events at Ship Shape!

Thursday 5:00 p.m. to 8:00 p.m.

Saturday 10:00 a.m. to 1:00 p.m.

## Staffed by 20+ Team Members!

TI Advisors

Catholic Charities

Mercy Housing Management Team

Director Beck and Staff

One Treasure Island

Snacks from Aracely Café!

- ✓ Posters
- ✓ Handouts
- ✓ One-on-One Discussions
- ✓ Sign up for TI Advisor Meeting
- ✓ Sign up for Portal
- ✓ Refreshments



# Continued Engagement



Tour of Maceo May  
July 19 at 10:00

See what Affordable Buildings can  
offer on Treasure Island!

Register at for a tour at



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# Volunteer Legacy Households

Volunteer Period: July 17 to September 1, 2023

- ① Legacy and Mixed Households should contact their TI Advisor to discuss housing options this Summer!
- ② Residents should visit the Star View Court website for additional property information: [www.starviewcourt.org](http://www.starviewcourt.org)
- ③ Volunteer Legacy Households need to submit a Volunteer Legacy Household application for Star View Court by Sept 1, 2023.
- ④ Volunteer Legacy Households will need to meet with the Star View Court Management Team to finalize their application.
- ⑤ TIDA will consider each Volunteer Legacy Household application and will award Star View Court Transition Units in order to the Legacy Household Ranking. Homes that will be offered include:

**Transition Units:** Volunteer Legacy Households will be offered Transition Units based on eligibility as determined by the Transition Regulations and available units.

**Early Affordable Units:** Volunteer Legacy Households may be eligible for affordable units based on household income, household size, and available units.

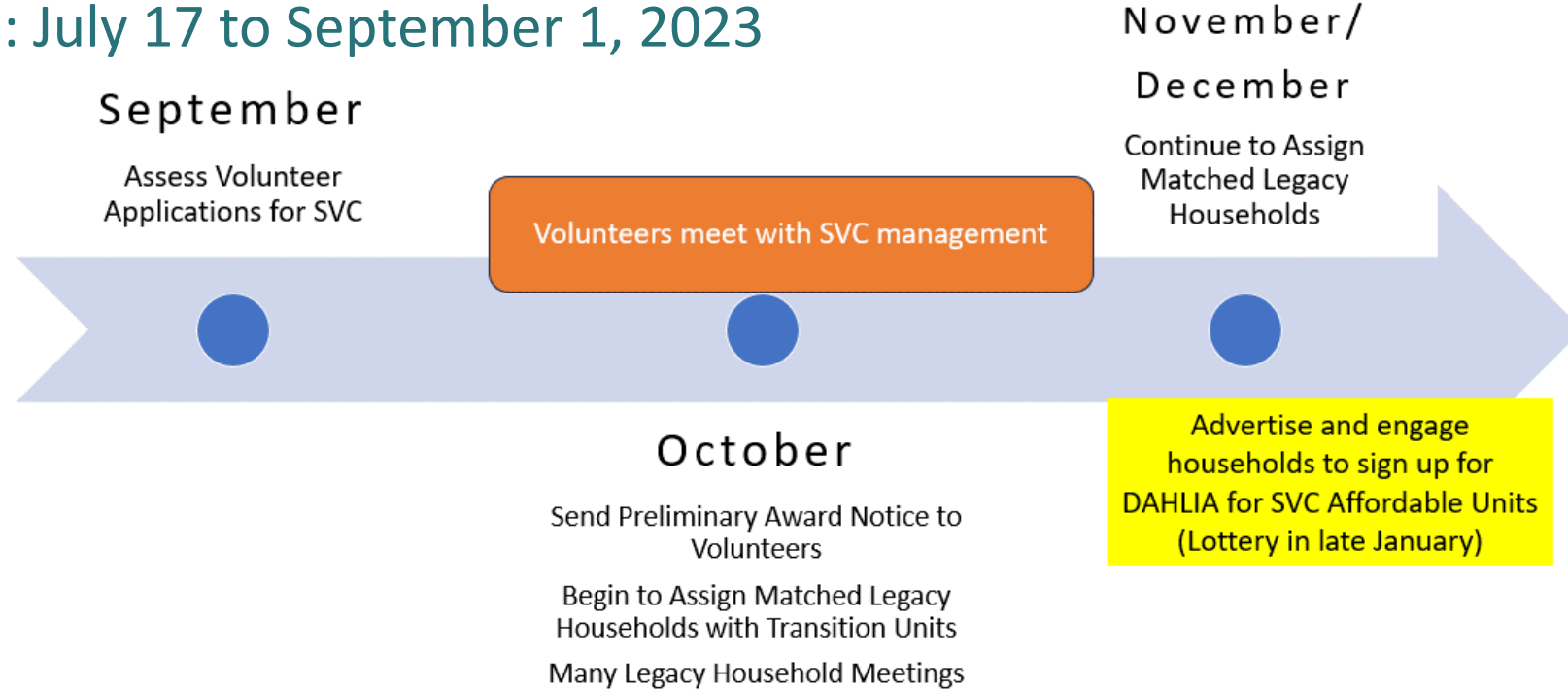
- ⑥ TIDA will issue Initial Move Notices to successful Volunteer Legacy Households!





# Volunteer Legacy Households

Volunteer Period: July 17 to September 1, 2023

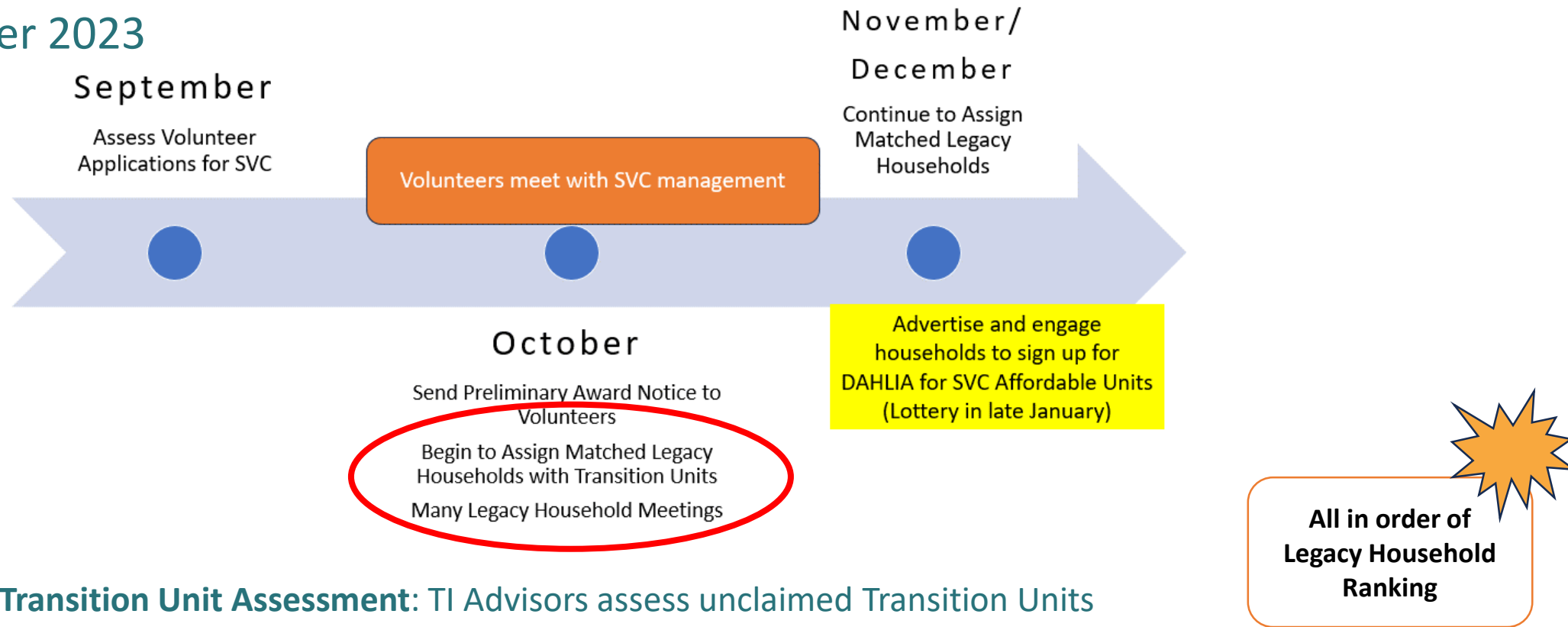


- ① **Individual TI Advisor Meetings:** Volunteer Legacy Households and TI Advisors
- ② **Individual SVC Meetings:** Volunteer Legacy Households and Star View Court Management Team
- ③ **Initial Move Notices:** TIDA will award Transition Units to Volunteer Legacy Households



# Assigning Remaining Transition Units at Star View Court

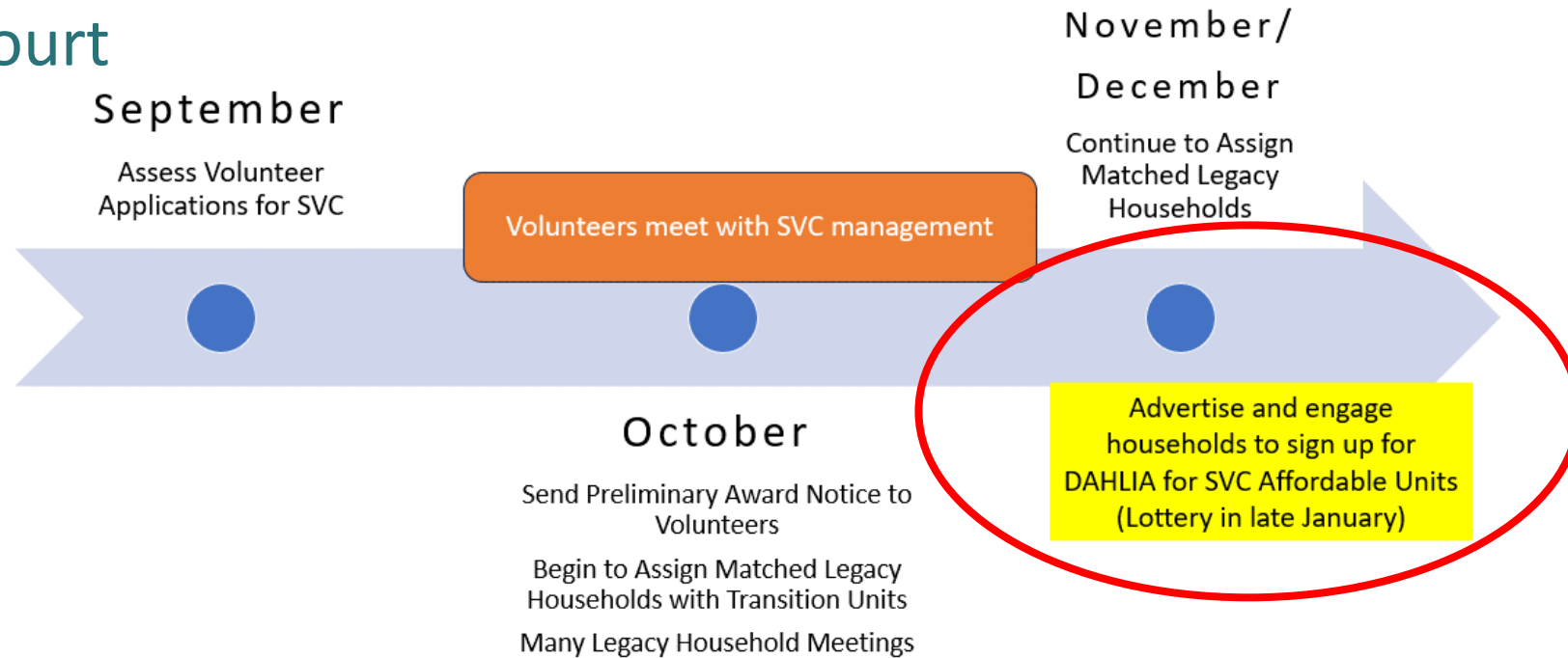
Beginning October 2023



- ① **Remaining Transition Unit Assessment:** TI Advisors assess unclaimed Transition Units
- ② **Matching Transition Units:** TI Advisors match Legacy Households and unclaimed Transition Units
- ③ **Deliver Initial Move Notices:** TIDA issues Move Notices to Matched Legacy Households
- ④ **Individual Meetings:** Matched Legacy Households meet with TI Advisors and Star View Court Management Team



# Encouraging Residents to Apply for Affordable Units at Star View Court Fall 2023



Getting the word out to Legacy and Vested Residents about Affordable Units!

Helping residents sign up for TI Advisor Portal and Premarketing Notices!

Helping residents register for DAHLIA!

DAHLIA lottery for Affordable Units in early 2024!



# Encouraging Residents to Apply for Affordable Units at Star View Court Fall 2023

Legacy and Vested Residents can use their  
**Treasure Island Resident (TIR) Preference Certificate Number**  
to win a chance to rent an Affordable Unit at Star View Court!

Getting the word out to Legacy and Vested Residents about Affordable Units!

Helping residents sign up for TI Advisor Portal and Premarketing Notices!

Helping residents register for DAHLIA!

DAHLIA lottery for Affordable Units in early 2024!



# Star View Court Affordable Units: How to Apply!

## Register NOW to have the opportunity to rent an Affordable Unit at Star View Court!

1 Visit the Star View Court website for additional property information: [www.starviewcourt.org](http://www.starviewcourt.org)



2 Register for the lottery by January 30, 2024. Go to MOHCD's DAHLIA website [housing.sfgov.org](http://housing.sfgov.org) and register using your Treasure Island Resident (TIR) Certificate Number or your other housing preference(s). Be sure to click the box asking for notification as additional properties become available.

3 Meet with Star View Court Management Team to finalize your application. The team will be able to discuss your bedroom count options and the unit selection process.

Contact your TI Advisor or submit an application directly to DAHLIA at [housing.sfgov.org](http://housing.sfgov.org)



# Star View Court Affordable Unit Income and Rent Estimates

## One-Bedroom Affordable Apartment

	1 Person	2 People	3 People
Minimum Income Required (2.5x rent)	\$48,630	\$48,630	\$48,630
Maximum Income is <b>50%</b> Area Median Income (AMI)	\$60,500	69,200	\$77,800
<b>Estimated Rent</b>	<b>\$1,621</b>		
Minimum Income Required (2.5x rent)	\$59,460	\$59,460	\$59,460
Maximum Income is <b>60%</b> Area Median Income (AMI)	\$75,650	\$86,500	\$97,300
<b>Estimated Rent</b>	<b>\$1,982</b>		

## Two-Bedroom Affordable Apartment

	3 People	4 People	5 People
Minimum Income Required (2.5x rent)	\$58,110	\$58,110	\$58,110
Maximum Income is <b>50%</b> Area Median Income (AMI)	\$84,300	\$93,650	\$101,150
<b>Estimated Rent</b>	<b>\$1,937</b>		
Minimum Income Required (2.5x rent)	\$70,650	\$70,650	\$70,650
Maximum Income is <b>60%</b> Area Median Income (AMI)	\$103,750	\$115,300	\$124,500
<b>Estimated Rent</b>	<b>\$2,355</b>		



# Star View Court Affordable Unit Income and Rent Estimates

Three-Bedroom Affordable Apartment				
	4 People	5 People	6 People	7 People
Minimum Income Required (2.5x rent)	\$66,480	\$66,480	\$66,480	\$66,480
Maximum Income is <b>50%</b> Area Median Income (AMI)	\$100,850	\$108,950	\$117,000	\$125,100
<b>Estimated Rent</b>	<b>\$2,216</b>			
Minimum Income Required (2.5x rent)	\$80,970	\$80,970	\$80,970	\$80,970
Maximum Income is <b>60%</b> Area Median Income (AMI)	\$122,500	\$132,300	\$142,100	\$151,900
<b>Estimated Rent</b>	<b>\$2,699</b>			

Four-Bedroom Affordable Apartment						
	4 People	5 People	6 People	7 People	8 People	9 People
Minimum Income Required (2.5x rent)	\$73,440	\$73,440	\$73,440	\$73,440	\$73,440	\$73,440
Maximum Income is <b>50%</b> Area Median Income (AMI)	\$100,850	\$108,950	\$117,000	\$125,100	\$133,150	\$141,250
<b>Estimated Rent</b>	<b>\$2,448</b>					
Minimum Income Required (2.5x rent)	\$89,610	\$89,610	\$89,610	\$89,610	\$89,610	\$89,610
Maximum Income is <b>60%</b> Area Median Income (AMI)	\$122,500	\$132,300	\$142,100	\$151,900	\$161,650	\$171,500
<b>Estimated Rent</b>	<b>\$2,987</b>					

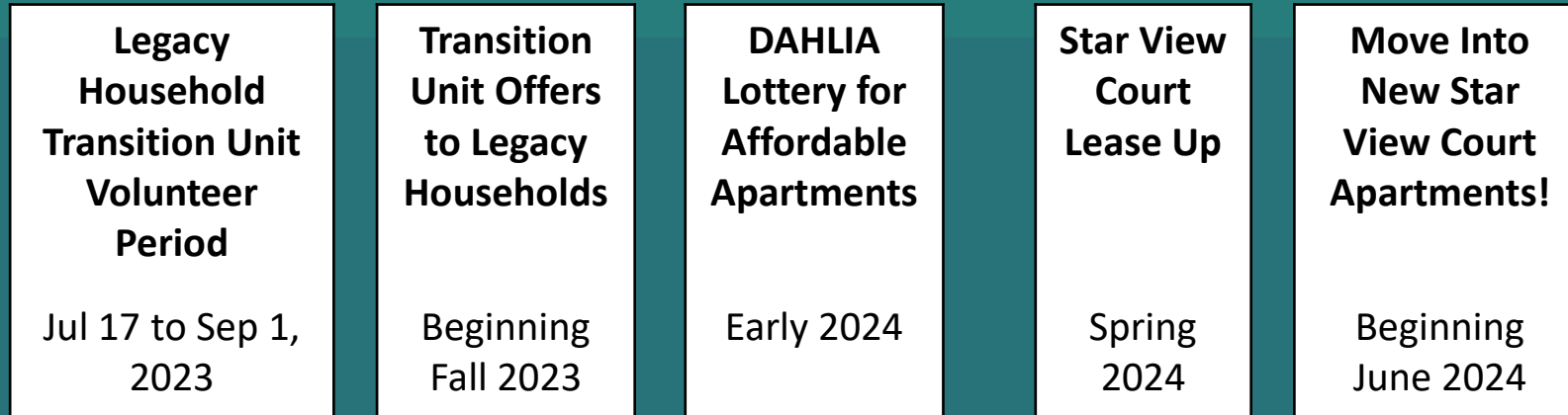


# Star View Court Housing Timeline

2023

2024

2025



## 137 + Manager Unit

- 71 units for current Catholic Charities Households
- 23 Transition Units for Legacy Households
- Up to 42 Affordable for income qualifying applicants





# Housing Opportunities for All

TI Advisors spreading the word about additional housing options in 2024!

- ✓ Individual TI Advisor Meetings
- ✓ Community Events
- ✓ TI Advisors will help Legacy and Vested Residents register for
  - TI Advisor Portal (Sharefile Account)
  - Premarketing Notices
  - DAHLIA
  - First Time Homebuyer Programs through MOHCD

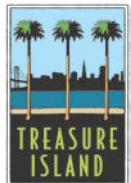


**Contact Your TI Advisor Today!**

**Phone:** (415) 650-6078 or  
**E-Mail:** [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

**And check your ShareFile Account to access all of your documents from TIDA.**

**Legacy and Vested Residents can use their  
Treasure Island Resident (TIR) Preference Certificate Number!**



# Housing Opportunities for All

Rent a Market Rate or Below Market Rate Apartment in 2024!



## Star View Court

Apartments for Rent 2024

- Up to 42 Affordable Apts.



## Tidal House

Apartments for Rent

- 226 Market Rate Apts.
- 24 Below Market Rate Apts.



## Hawkins

Apartments for Rent

- 169 Market Rate Apts.
- 9 Below Market Rate Apts.

Treasure Island Resident (TIR) Preference Certificate Number  
for Legacy and Vested Residents



# Housing Opportunities for All

Purchase a Market Rate or Below Market Rate Condominium!



## Portico

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

- First Time Homebuyer Education Available
- Downpayment Assistance for Legacy Residents
- Treasure Island Resident (TIR) Preference Certificate Number for Legacy and Vested Residents

TI Advisors have additional details about TIDA's Premarketing Notices and Inclusionary Affordable Units.

Contact your TI Advisor Today!

[TIAdvisor@arws.com](mailto:TIAdvisor@arws.com) or 415-650-6078

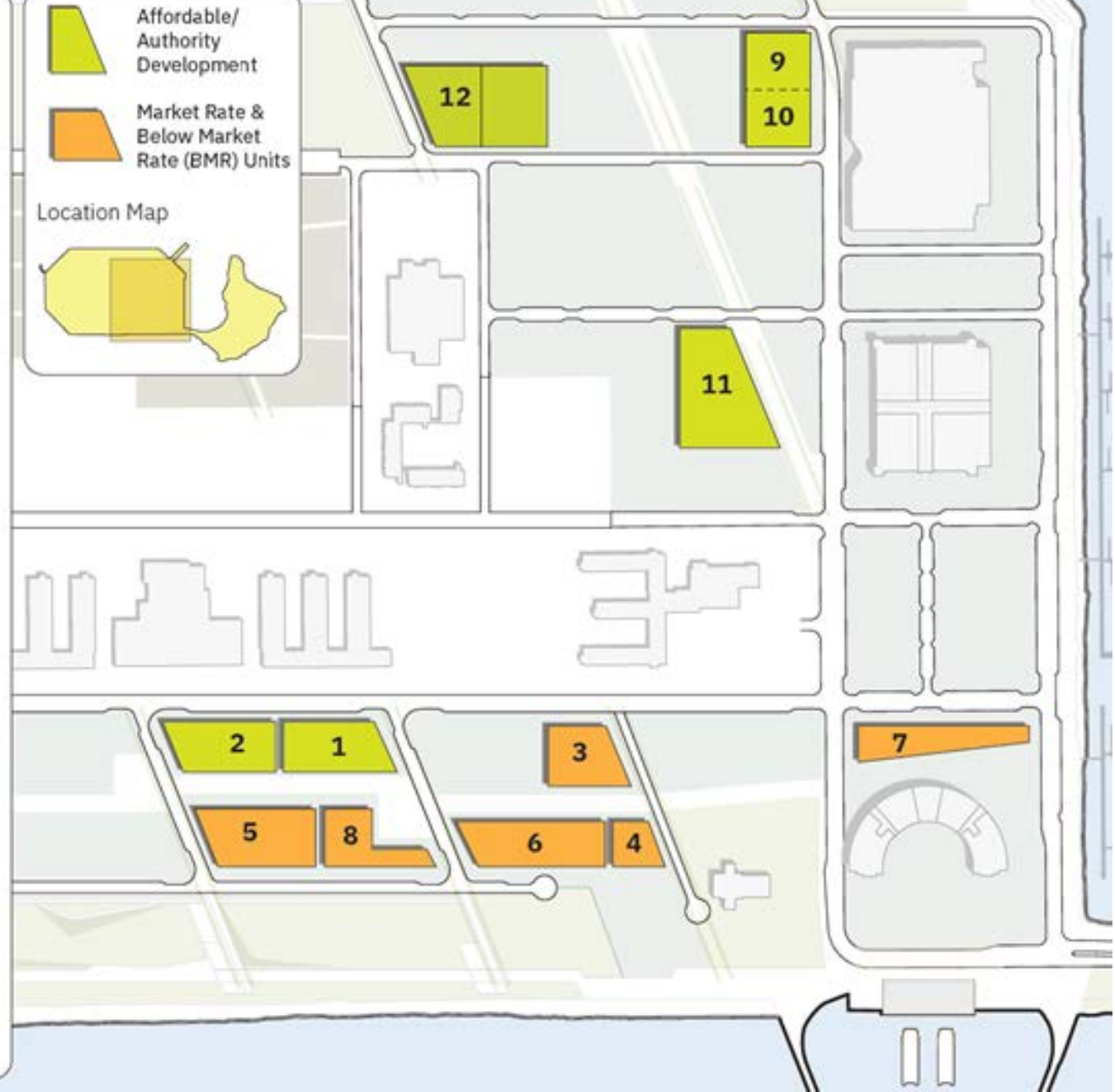
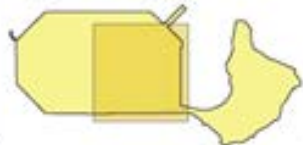


# TREASURE ISLAND HOUSING PIPELINE - PHASE I

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  
Includes 9 BMR units  
Completion: 2024\*
4. **Tidal House** 250 homes - Rental  
Includes 24 BMR units  
Completion: 2024\*
5. **Portico** 148 homes - For Sale  
Includes 7 BMR units  
Completion: 2025\*
6. **C2.3** 83 homes - For Sale  
Includes 4 BMR units  
Completion: 2026\*
7. **B1** 117 homes - Rental  
Includes 6 BMR units  
Completion: 2026\*
8. **C3.5** 160 homes - For Sale  
Includes 8 BMR units  
Completion: 2026\*
9. **E1.2 - Behavioral Health Building** ~250 beds - Rental  
Includes One TI replacement beds  
Completion: 2026\*
10. **E1.2 - Senior** ~100 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2026\*
11. **IC4.3** ~150 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2026\*
12. **E2.3/2.4** ~155 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2028\*

-  Affordable/  
Authority  
Development
-  Market Rate &  
Below Market  
Rate (BMR) Units

Location Map



# Housing Opportunities 2024-2026

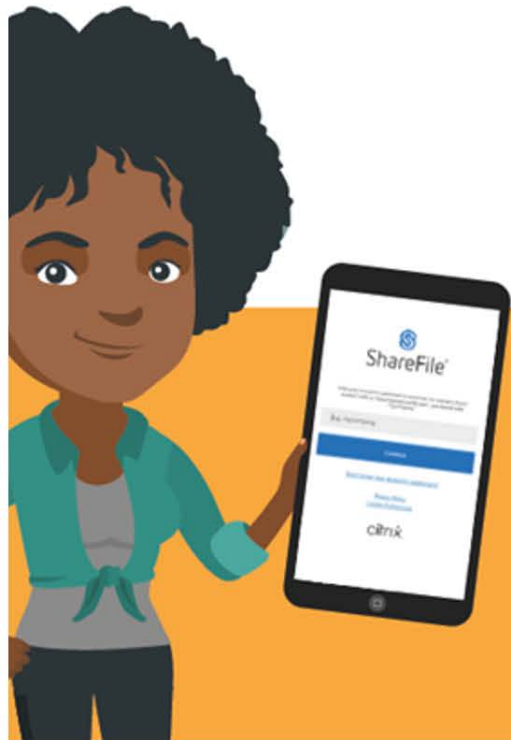
<i>Parcel</i>	<i>Estimated Availability</i>	<i>Total Units</i>	<i>Transition Units</i>	<i>Affordable Units</i>	<i>One TI Units</i>	<i>Inclusionary For Rent</i>	<i>Inclusionary For Sale</i>
<b>Star View Court</b>	2024	137*	23	43	71		
<b>Hawkins</b>	2024	177*				9	
<b>Tidal House</b>	2024	249*				24	
<b>Portico</b>	2025	143					7
<b>B1.2</b>	2026	116*				6	
<b>C2.3</b>	2026	83					4
<b>C3.5</b>	2026	160					8
<b>E1.2 Senior</b>		100	~10	~90			
<b>E1.2 Behavioral Health</b>		Will Transition HealthRight 360 Programs					

\*Plus an additional manager unit



# Thank you for your time this afternoon.

## Contact Your TI Advisor Today!



**Phone:** (415) 650-6078 or  
**E-Mail:** [TIAdvisor@arws.com](mailto:TIAdvisor@arws.com)

**And check your ShareFile Account to access  
all of your documents from TIDA.**



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