

# TI Advisor Board Report



October 11, 2023

Presented By  
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AR/WS, Inc.



# TI Advisor Resident Support September 2023

- ✓ Respond to TIDA Directors' request for **documentation of support offered to Residents**
- ✓ Support of Director Beck and staff to **communicate and implement the THRRs**
- ✓ Community engaged and Resident support for the first **Transition Units at Star View Court**
- ✓ Individual meetings with Residents to develop **Individual Housing Plans** reflecting future housing opportunities



# Documentation of Support Offered to Residents

## TI Advisor Record of Engagement



- Record of Individual Resident Contact
- Community Engagement Tracking
- Resident Documentation of Household Residents and Income
- Details of Resident Future Housing Options
- Resident Contact Preferences
- All Correspondence
- My TIDA Portal Documents

# Communicate and Support the Implementation of the THRRs

## Treasure Island Interim Residential Leasing Program



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.

- 260 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)



# Communicate and Support the Implementation of the THRRs

## The Villages at Treasure Island - Governing Regulations

- 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**      The THRRs 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



# Communicate and Support the Implementation of the THRRs

## One Treasure Island Member Organization Housing Development



One Treasure Island member organizations have operated **260 units** of housing for formerly homeless households.

Residents in good standing should be offered housing in a new building as they are completed.

Maceo May	105 Rental Homes	Feb 2023
Star View Court	138 Rental Homes	Jun 2024
E1.2 Behavioral Health Building	Up to 250 Beds	2026 (estimated)
E1.2 Senior Housing	100 Rental Homes	2026 (estimated)
IC4.3	150 Rental Homes	2027 (estimated)
E2.3/2.4	155 Rental Homes	2028 (estimated)



# Communicate and Support the Implementation of the THRRs

## 342 Households Renting at The Villages on Treasure Island

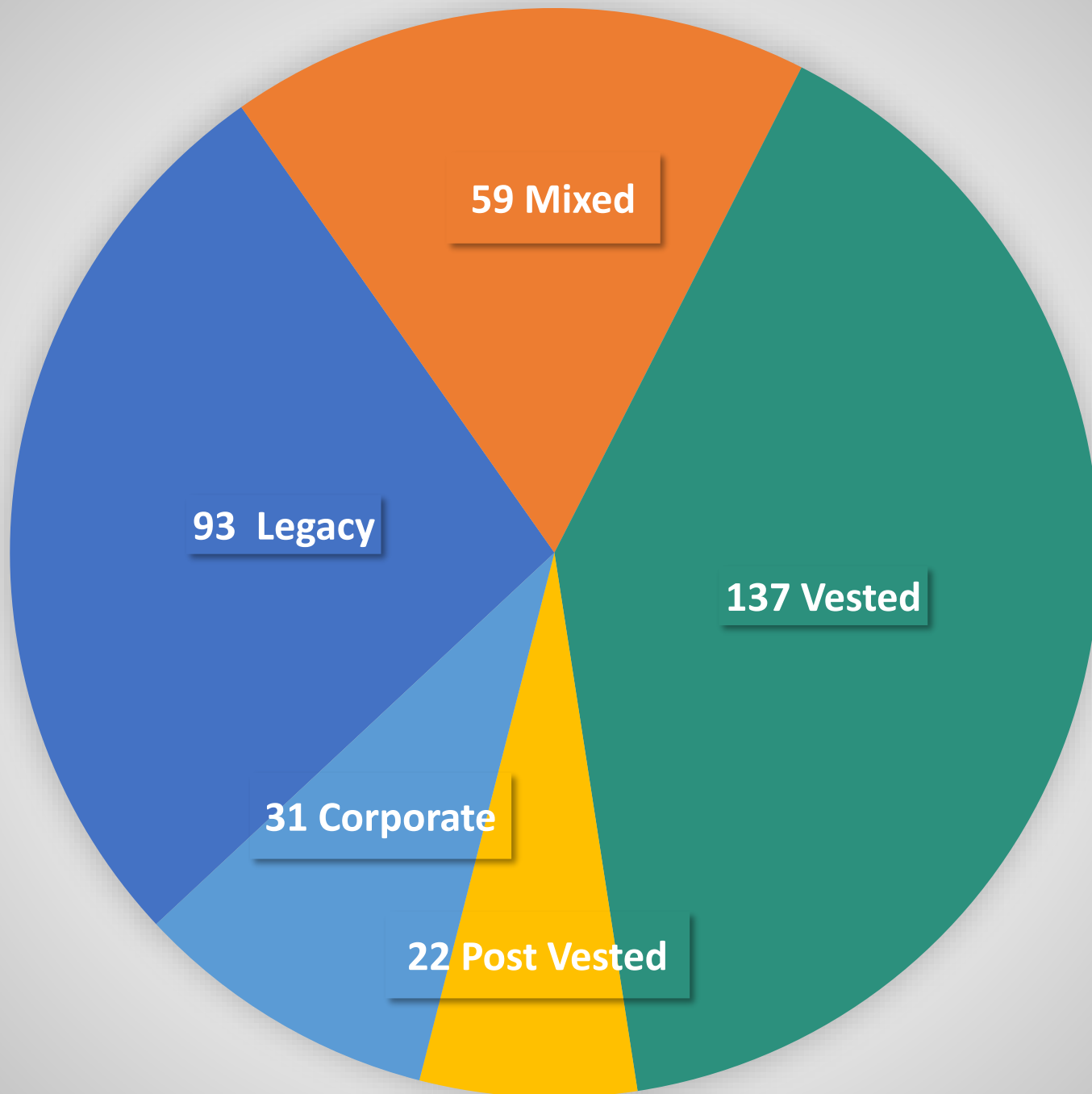


	<i>Move In Date</i>
<b>Legacy Resident Household</b>	Before 6.29.2011
<b>Vested Resident</b>	Between 6.30.2011 and 12.11.2019
<b>Post Vested Resident</b>	After 12.12.2019
<b>Corporate Leaseholders</b>	Any Time

### *Notes:*

- *A Mixed Household contains both Legacy Residents and Non-Legacy Residents.*
- *A Vested Household may contain Vested and Post-Vested Residents.*





## 342 Households at The Villages

93 Legacy Resident Households

59 Mixed Resident Households

137 Vested Resident Households

22 Post Vested Resident Households

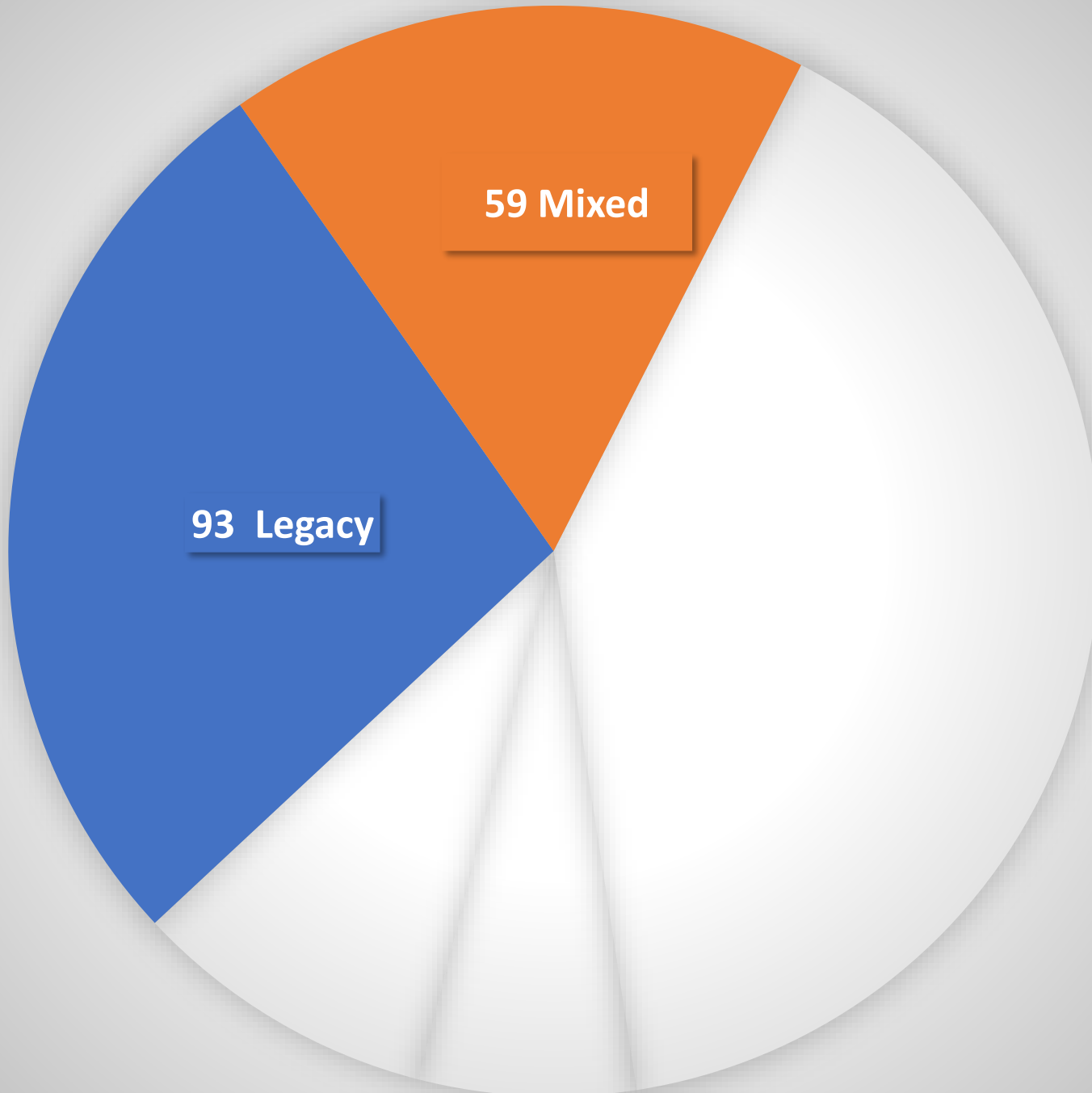
31 Corporate Leaseholders

### Notes:

- A Mixed Resident Household contains both Legacy Residents and Non-Legacy Residents.
- A Vested Resident Household may contain Vested and Post-Vested Residents.



# Legacy Residents



93 Legacy Resident Households

59 Mixed Resident Households

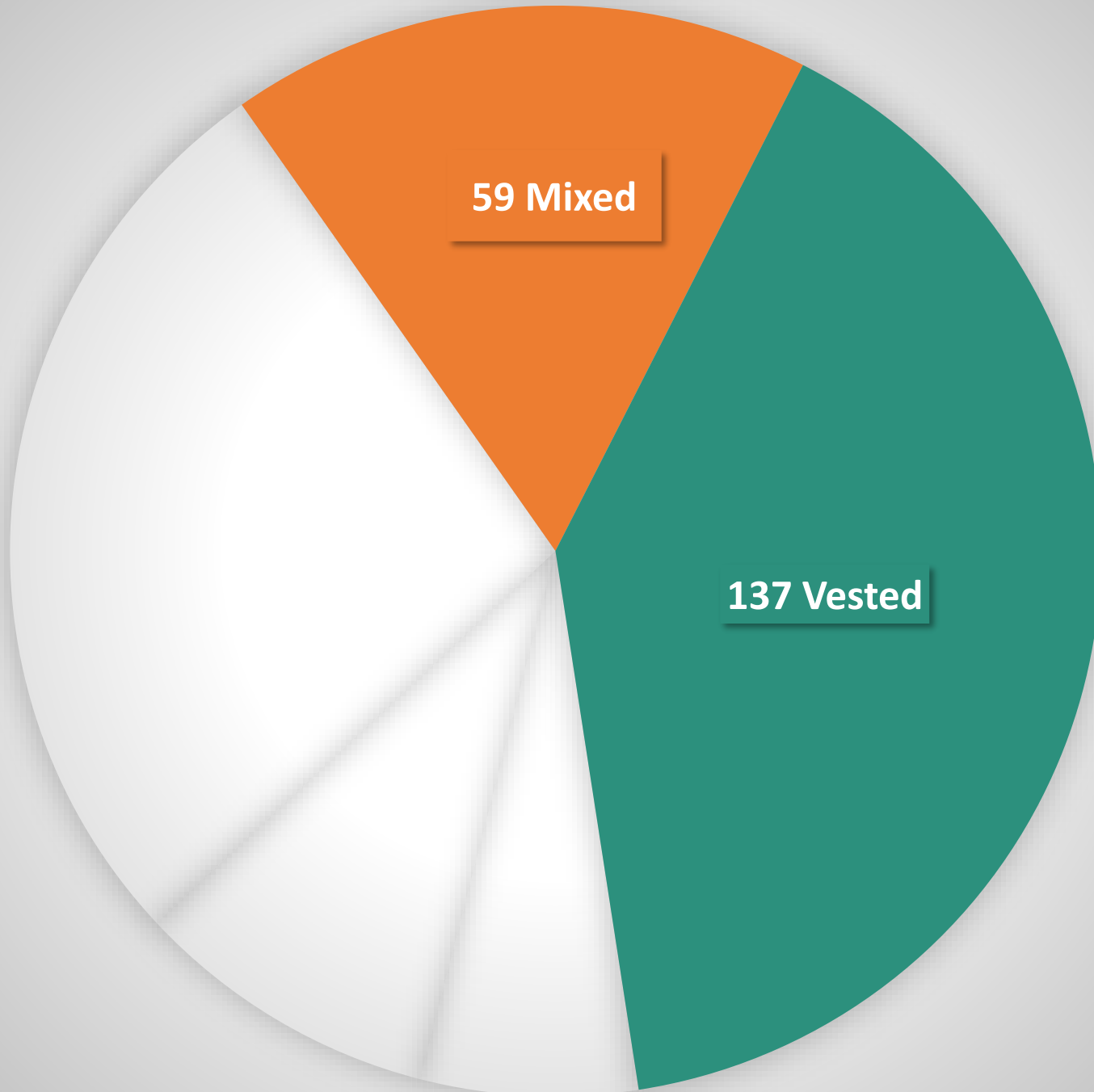
152 Total Households

- TI Advisor Support
- Moving Payments
- Transition Unit in New Building
- Treasure Island Resident Preference for Affordable and Inclusionary Housing on TI/YBI
- Premarketing Notices
- Down Payment Assistance
- In-Lieu Payment

*Note:*

- *A Mixed Resident Household contains both Legacy Residents and Non-Legacy Residents.*

# Vested Residents



**59 Mixed Resident Households**

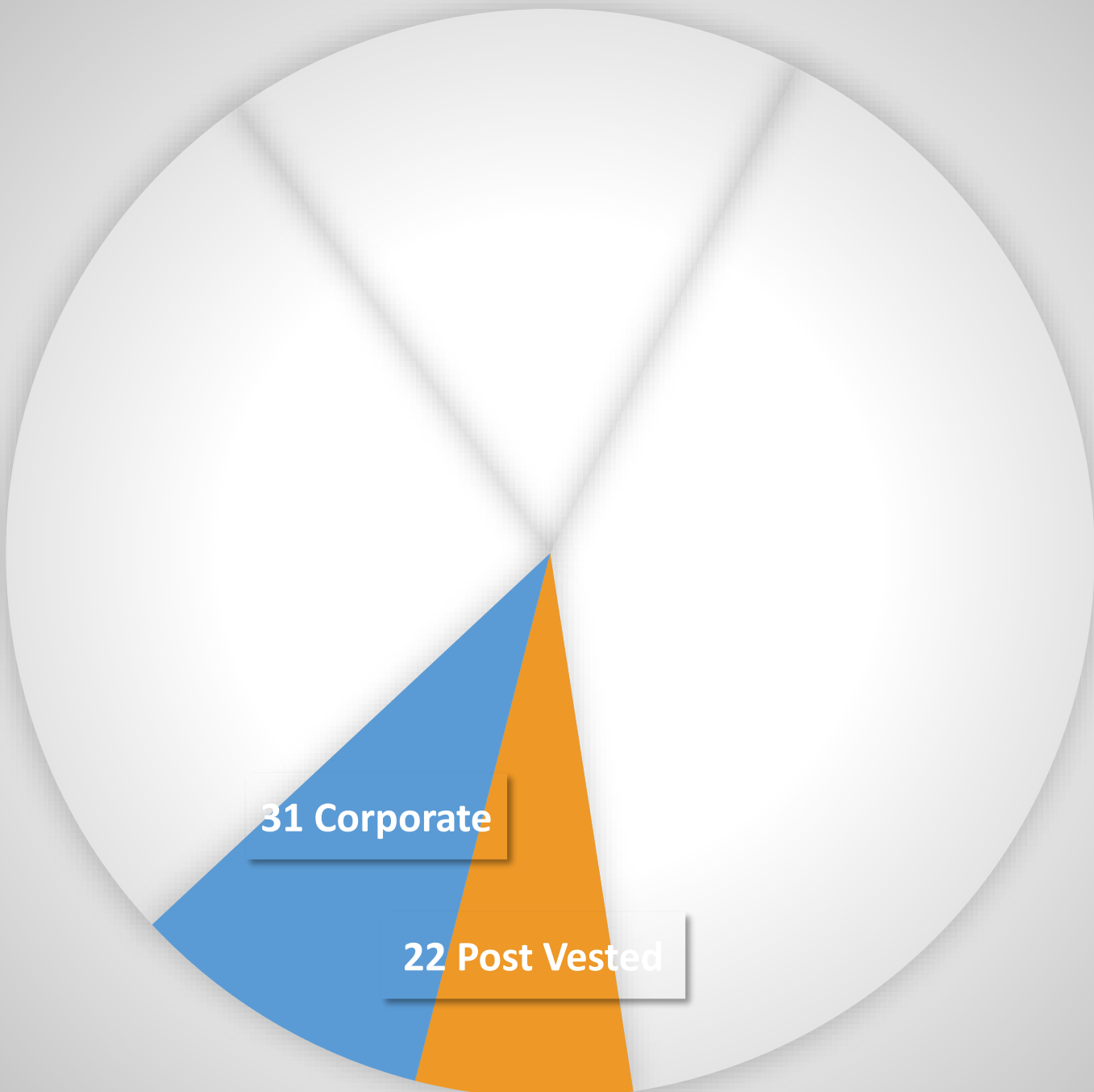
**137 Vested Resident Households**

**196 Total Vested Resident Households**

- TI Advisor Support
- Treasure Island Resident Preference for Affordable and Inclusionary Housing on TI/YBI
- Premarketing Notices
- Support with First Time Homebuyer Education

## Notes:

- *A Mixed Resident Household contains both Legacy Residents and Non-Legacy Residents.*
- *A Vested Resident Household may contain Vested and Post-Vested Residents.*



## Other Households

22 Post Vested Households

31 Corporate Leaseholders

53 Other Households

- TI Advisor Support
- Assistance with DAHLIA Registration
- Support with First Time Homebuyer Education

# Transition Housing Support

## 21 Early Volunteer Applications for Transition Housing at Star View Court

TI Advisors worked diligently to engage **Legacy and Mixed Households** to discuss future housing opportunities at Star View Court.



- Intense outreach to inform and engage Legacy and Mixed Resident Households
- One-on-one Resident/TI Advisor meetings
- Close coordination with Residents and the Star View Court Management Team to support meetings and apartment preference selection
- The Star View Court Management Team met with each household in September and early October to answer questions and allow households to indicate their apartment unit preferences.
- The Star View Court Management Team is assessing volunteer applications and apartment choices and will provide Preliminary Award Notices to applicants later this month.

Next Steps...



# Transition Housing Support

## Assigning Transition Units at Star View Court

- TI Advisors continue to meet with Legacy and Mixed Households to clarify eligibility for housing opportunities.
- TI Advisors will match Legacy and Mixed Households to available Transition Units at Star View Court.
- In early 2024, TIDA will issue Initial Move Notices to Households whose Transition Unit Eligibility matches an available Transition Unit at Star View Court.
- Households who receive an Initial Move Notice may choose to accept or decline the Transition Unit. Those Households will be required to vacate their current apartment at The Villages in the summer of 2024.

Individual Housing Plan Meetings...



# Transition Housing Support

## Providing Individual Planning for Future Housing Options

**Fall Outreach Efforts:** One-on-one meetings with all **Legacy and Mixed Households** to develop an **Individual Housing Plan** around future housing opportunities on the Island. Focusing on Transition Housing at Star View Court.

- ✓ Best source of information for future housing options
- ✓ Confirmation of Household Residents and Resident eligibility
- ✓ Understanding of Household income as it relates to future housing opportunities
- ✓ Understanding special housing needs (Reasonable Accommodation Requests)
- ✓ Confirmation of Transition Unit Bedroom Count and Rent
- ✓ Access to housing information and resources to support Individual Housing Plans
- ✓ Clarification of Legacy Housing Ranking Number and TIDA's offer for Transition Housing
- ✓ Updates on housing opportunity timelines

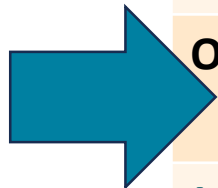
*Individual Housing Plan options are based on Resident eligibility for THRR benefits.*



# Transition Housing Support

## Future Housing Opportunities: Star View Court

<b>July 17 to September 1, 2023</b>	Star View Court Early Volunteer Period for Legacy and Mixed Households
<b>September 2023</b>	Legacy Resident Volunteers Meet with the Star View Court Management Team for initial meeting and unit choice selection
<b>October 2023</b>	<b>Star View Court Management Team Issues Preliminary Award to Star View Court Early Applicants</b>
<b>January 2024</b>	TIDA issues Initial Move Notices for Star View Court in order of Legacy Household Ranking
<b>March 22, 2024</b>	MOHCD holds DAHLIA Lottery for Remaining Affordable Units
<b>Spring 2024</b>	Final Application and Resident/Manager Lease Up Meetings
<b>June 2024</b>	Residents Begin to Move into Star View Court



# TI Advisor Engagement with ALL Households at The Villages

Providing Individual Planning for Future Housing Options

Residents are encouraged to schedule a time to meet with their TI Advisor to develop an **Individual Housing Plan** around future housing opportunities on the Island.

Rent  
Transition Housing\*Legacy

Rent  
Affordable Housing

Rent  
Market Rate Housing

Purchase  
Affordable Housing

Purchase  
Market Rate Housing

Request an  
In-Lieu Payment\*Legacy

Legacy and Vested Residents can use their Treasure Island Resident (TIR) Preference Number for affordable housing opportunities!

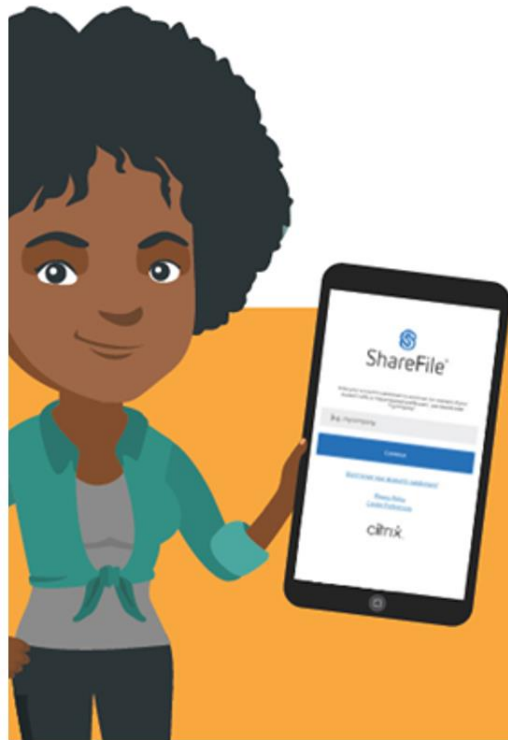
*Individual Housing Plan options are based on Resident eligibility for THRR benefits.*





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.**



TREASURE ISLAND DEVELOPMENT AUTHORITY

