

Treasure Island Development Authority

Housing, Infrastructure, Transportation and Sustainability

Item 5: Transition
Housing Programs

February 2, 2024



February

- Community Meetings for HomeRise Residents
- Star View Court Informational Poster Session for Catholic Charities and Villages Residents who Volunteered for Units
- Star View Court Unit Tours
- Informational Meeting with SF Housing Authority for Section 8 Voucher Holders
- Publicize Affordable Housing Opportunities and Assist with DAHLIA Registrations
- Catholic Charities and TIDA/Villages issue Notices to Move



Treasure Island Housing Providers



Swords to Plowshares	36 Units	Pre-DDA Households	90
Catholic Charities	66 Units	Mixed Households	58
HealthRight 360	44 Units	Post-DDA Households	154
HomeRise	114 Units	Commercial Leases	31
One TI Total	260	Villages Total	333



One Treasure Island Transition Plan



- TIDA is partnering with One Treasure Island Agencies to develop the initial five projects
- All One Treasure Island programs and households in good standing will be transitioned to replacement units or facilities
- Housing providers will manage all communications with residents, issue notices to move, etc.



One Treasure Island Outreach Materials

Treasure Island Information Session



1 Avenue of the Palms, Room 166, San Francisco, CA 94130 • ph: 415.274.0311 • OneTreasureIsland.org

Future Housing Benefits for TI Supportive Housing Tenants

FREQUENTLY ASKED QUESTIONS

For Treasure Island residents living in permanent supportive housing operated by Swords to Plowshares, Catholic Charities and HomeRise (formerly Community Housing Partnership)*

**Please note that ONE TI partner HealthRIGHT 360 will continue to operate their residential programs and provide services to program participants in existing residential facilities until new program space is constructed. New HealthRIGHT 360 facilities are not anticipated until 2024 or later.*

Background

As you may know, the City of San Francisco has embarked on a 20-year development process for Treasure Island that will create up to 8,000 units of housing (over 2,000 of which will be affordable housing units), new parks/open space, improved infrastructure and roads, greatly increased retail and commercial activities, a Ferry terminal with service to San Francisco and other parts of the Bay Area, and many other changes and amenities. As part of that effort, the Treasure Island Development Authority (TIDA), One Treasure Island (One TI), and ONE TI's housing partner agencies, which include Catholic Charities, HomeRise, HealthRight360 and Swords to Plowshares, are working together to create new affordable housing units and greatly increase the availability of affordable housing on the Island.

Timeline

Existing buildings will not be removed and households will not be moved until new housing has been constructed. The first building, which will be operated by Swords to Plowshares, is currently anticipated for 2022. Other properties will be completed in 2024 and later.

How will the development of Treasure Island affect my household?

As various parcels of land on Treasure Island are ready for new development and new housing becomes available, residents will need to move out of the current residential areas and into newly constructed buildings.



February 1 and February 3, 2024



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. Hawks 178 homes - Rental
Includes 9 BMR units
Completion: 2024*

4. Isle 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 ~240 beds - Rental
Includes One TI replacement beds
Completion: 2026*

10. E1.2 - Senior ~100 homes - Rental
Includes Legacy Household replacement units
Completion: 2027*

11. IC4.3 ~150 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2028*

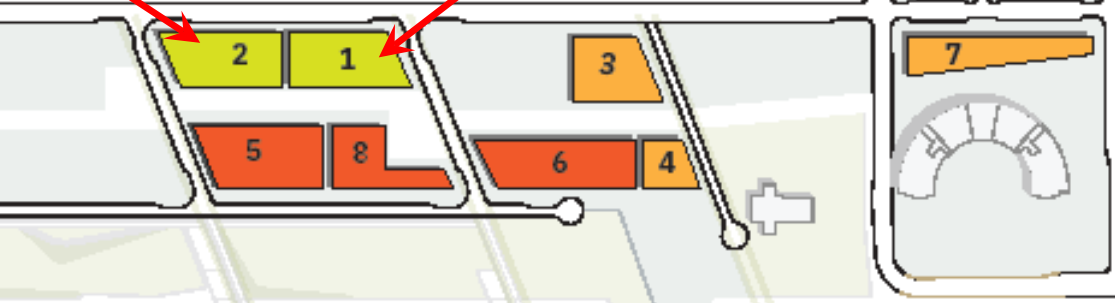
12. E2.3/2.4 ~155 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2029*

Affordable/ Authority Development

RENTAL Market Rate & Below Market Rate (BMR) Units

FOR SALE Market Rate & Below Market Rate (BMR) Units

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.



VETS HELPING VETS SINCE 1974

One Treasure Island Program Transition

Swords to Plowshares

- Replacement units provided in Maceo May Apartments
- Relocations began in February 2023

Catholic Charities 66 Units

HealthRight 360 44 Units

HomeRise 114 Units



One Treasure Island Program Transition



Swords to Plowshares	
Catholic Charities	66 Units
<ul style="list-style-type: none"> • Replacement units provided in Star View Court • Relocations to begin Summer of 2024 	
HealthRight 360	44 Units
HomeRise	114 Units



One Treasure Island Program Transition

Swords to Plowshares

Catholic Charities

HealthRight 360

44 Units

- Operate Transitional Housing Programs (no permanent residents)
- Replacement program space to be provided in DPH Behavioral Health Building
- Project is in pre-development
- Completion projected in 2026

HomeRise

114 Units



One Treasure Island Program Transition

Swords to Plowshares

Catholic Charities

HealthRight 360

HomeRise

114 Units

- Replacement housing for HomeRise households residents will be provided in two buildings
- IC4.3 is in pre-development
- Operator will be Catholic Charities with property management by the John Stewart Company
- Will bring Option to Ground Lease and project team to March meeting
- Completion projected in 2028
- E2.3/2.4, projected to be completed in 2029, will transition remaining HomeRise households



One Treasure Island Transitions



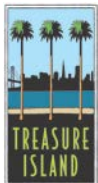
- 40% of Treasure Island Households
- Typically encompasses a providers' entire leasing operation
- All households in good standing relocate to the new building
- No one stays in Navy Housing
- Vacated properties returned to TIDA



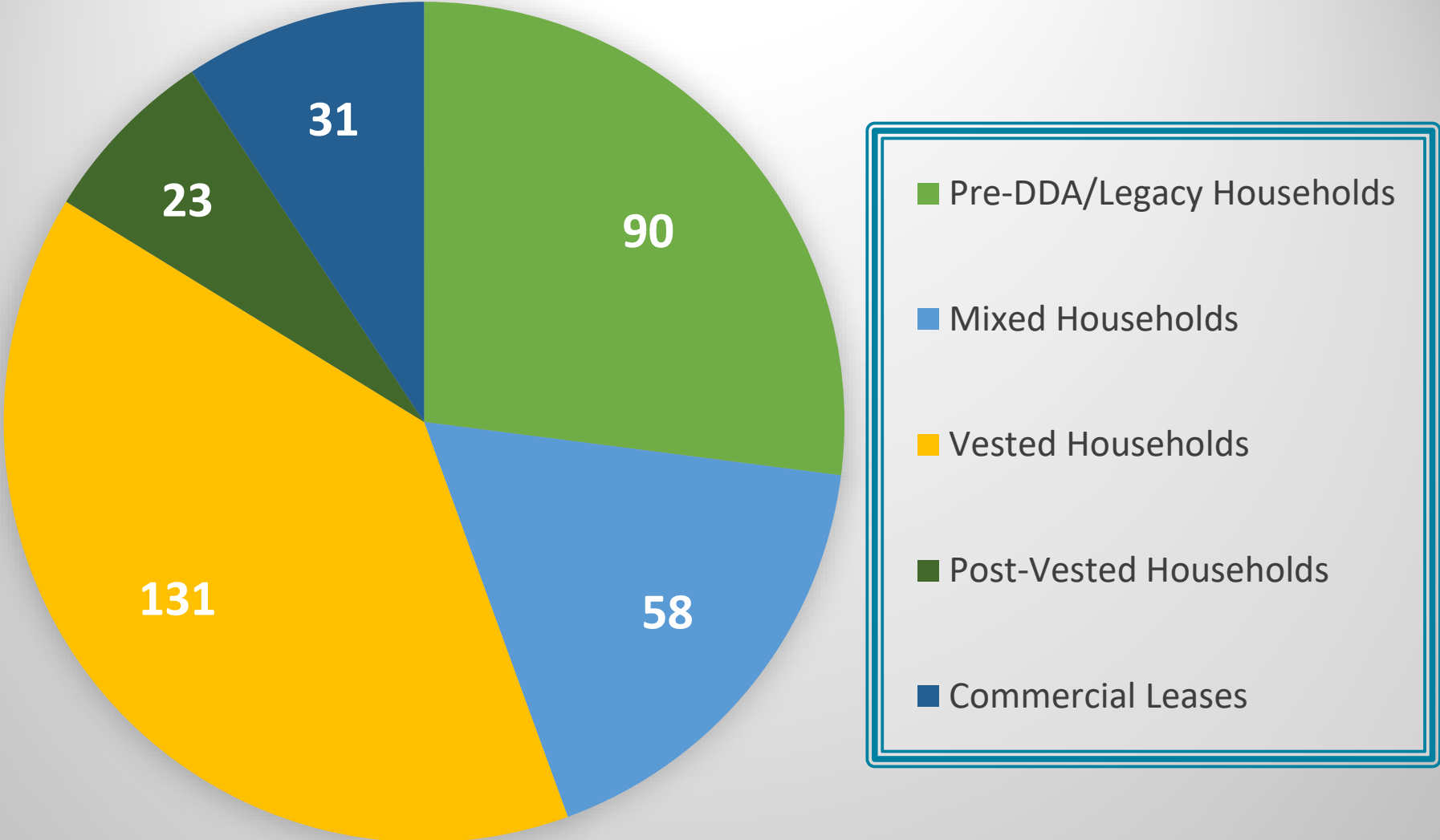
The Villages at Treasure Island



- Transition benefits were established under the Transition Housing Rules and Regulations
- Tiers of eligibility; advisory services available to all residents of The Villages
- Multiple options for the longest-term households
- Households' rights and eligibility change over time with changes in the household composition
- Only advisory services provided for newest island residents and residential leases with commercial entities



Villages at Treasure Island Households



Transition Unit Offers

- The THRR promise Legacy Households the offer of a Transition Unit
- When offered a Transition Unit, the Pre-DDA or Mixed Legacy Household must select a Transition Benefit (either the Transition Unit, in-lieu payment, or down payment assistance) and vacate their existing Villages unit
 - If they income-qualify, they may select an affordable unit within the same development as the Transition Unit
- As Transition Units are constructed, the first effort has been to seek volunteer 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



Transition Units

Transition Units provide Pre-DDA or Mixed 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

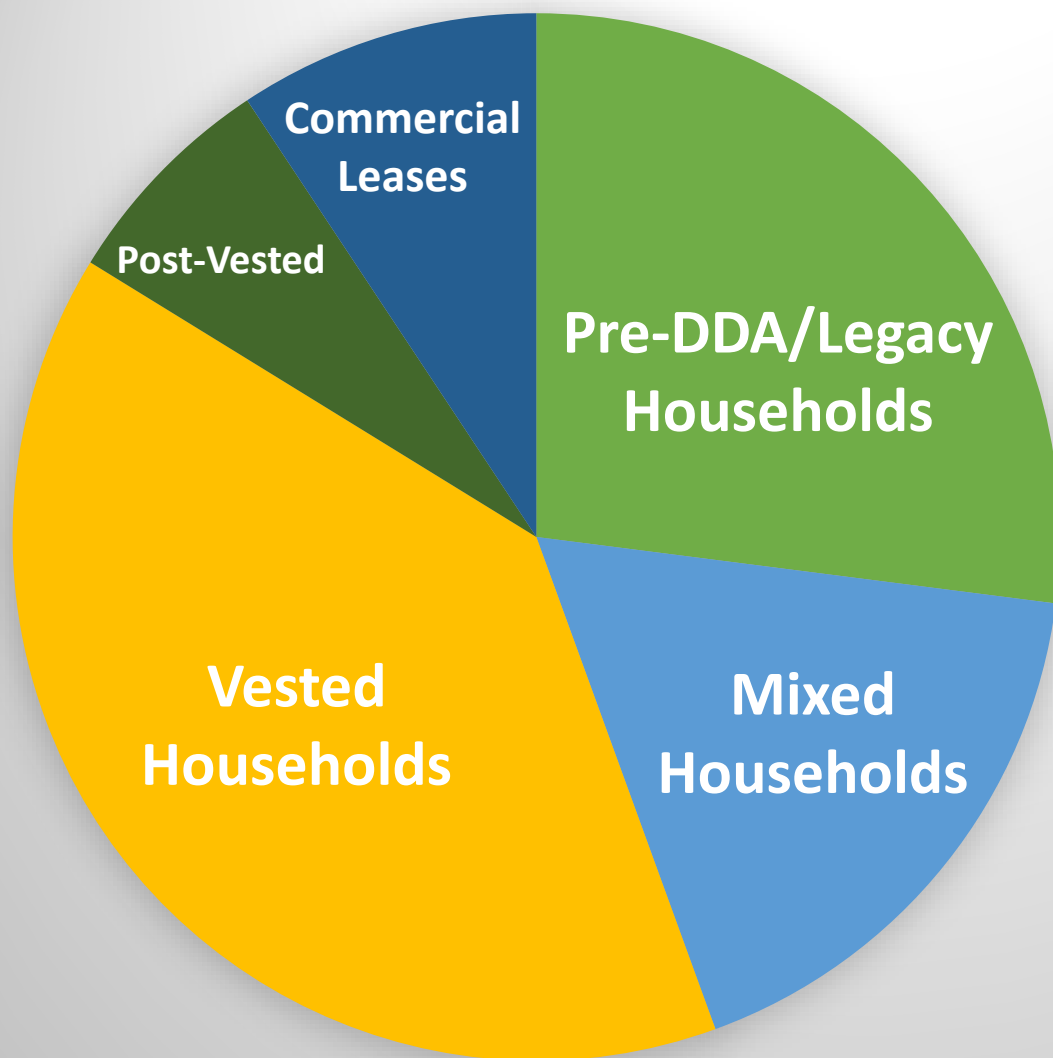
TIDA is responsible for delivering Transition Units within new affordable housing developments

Where the size of the Legacy Household has decreased since 2011, household will be offered a Transition Unit with one bedroom for each adult Legacy or Benefit Eligible household member

When a Transition Unit is smaller than the existing unit, the rent for the Transition Unit will be decreased by 10% for each bedroom lost



Villages at Treasure Island Households



Pre-DDA Households

192 leaseholders in 90 units

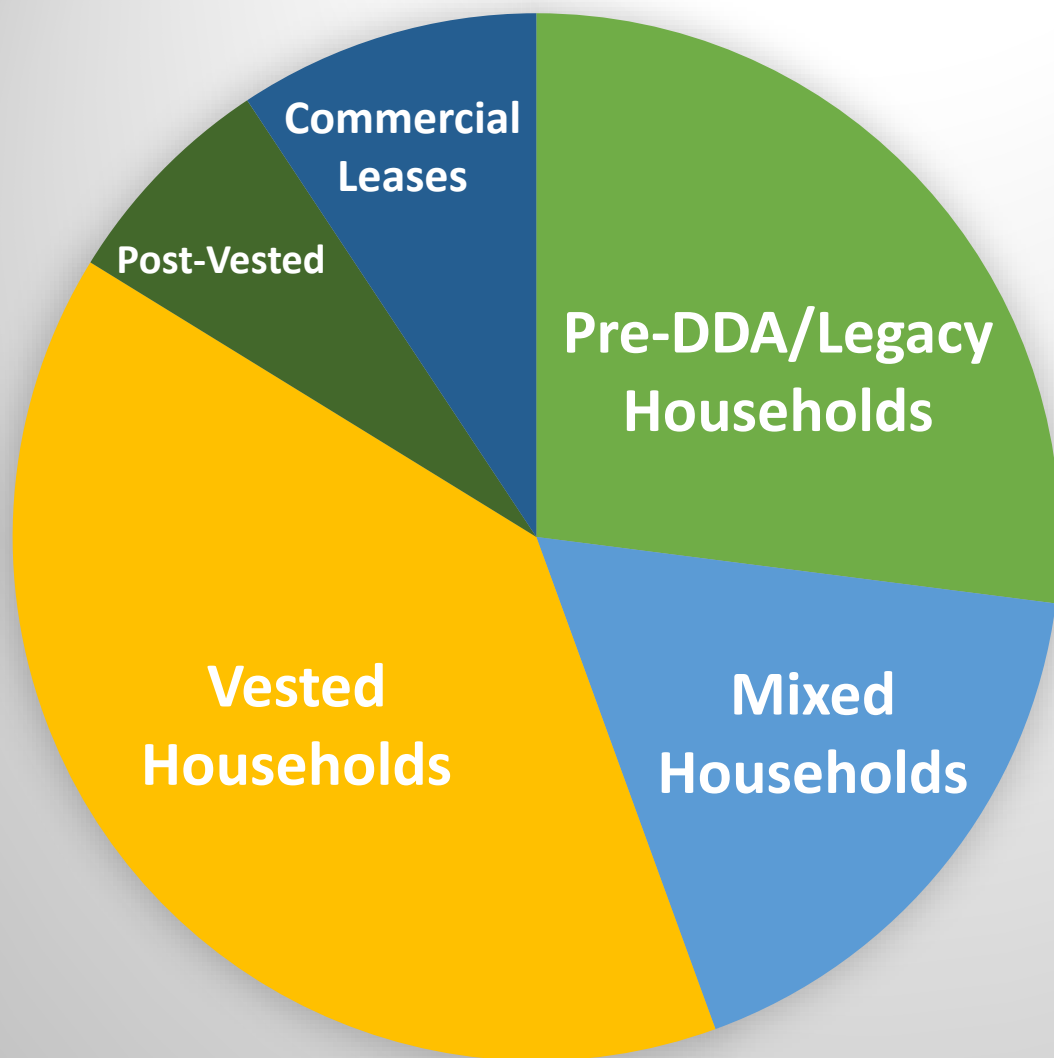
Eligible for a Transition Unit in a new Authority Building

May elect to take an in-lieu payment and move off of Treasure Island

May use Treasure Island Resident Preference number to pursue a new Affordable Unit on Treasure Island

With Mixed Households, a primary target of TI Advisors

Villages at Treasure Island Households



Mixed Households

107 Legacy leaseholders, 76 Vested leaseholders and 24 Post-Vested leaseholders in 58 households

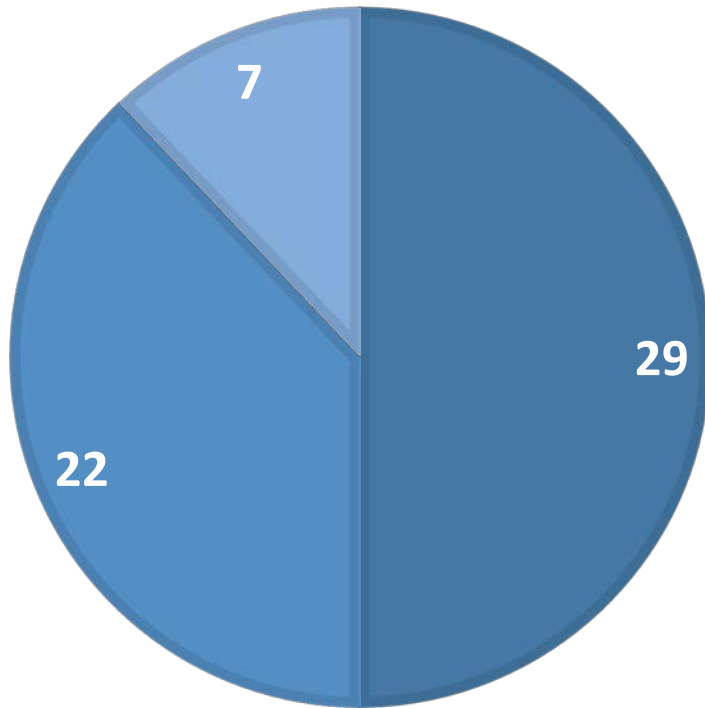
The Legacy Household is eligible for a Transition Unit in a new Authority Building

Legacy Household may allow Vested housemates to move into the Transition Unit, but they are not considered in Transition Unit sizing

Mixed Households

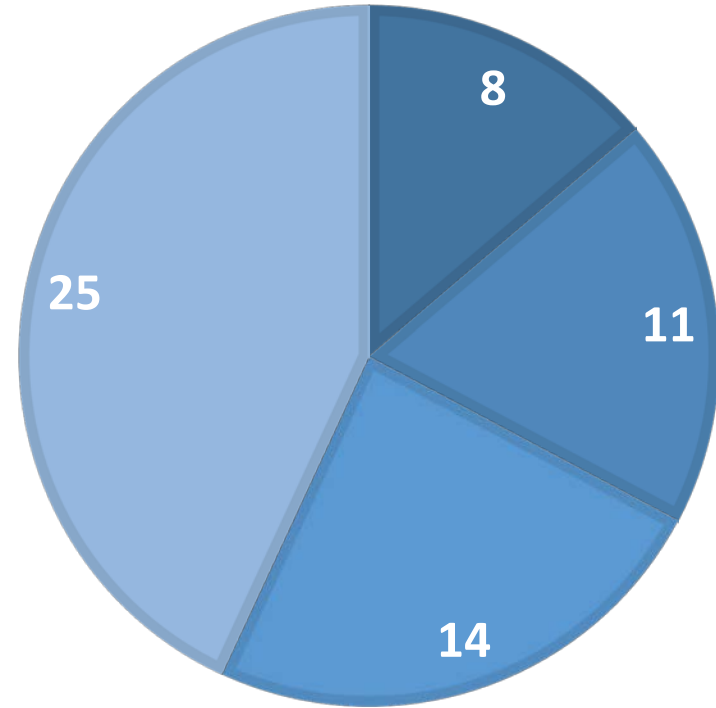
CURRENT UNIT SIZE

■ 4 Bedroom ■ 3 Bedroom ■ 2 Bedroom ■

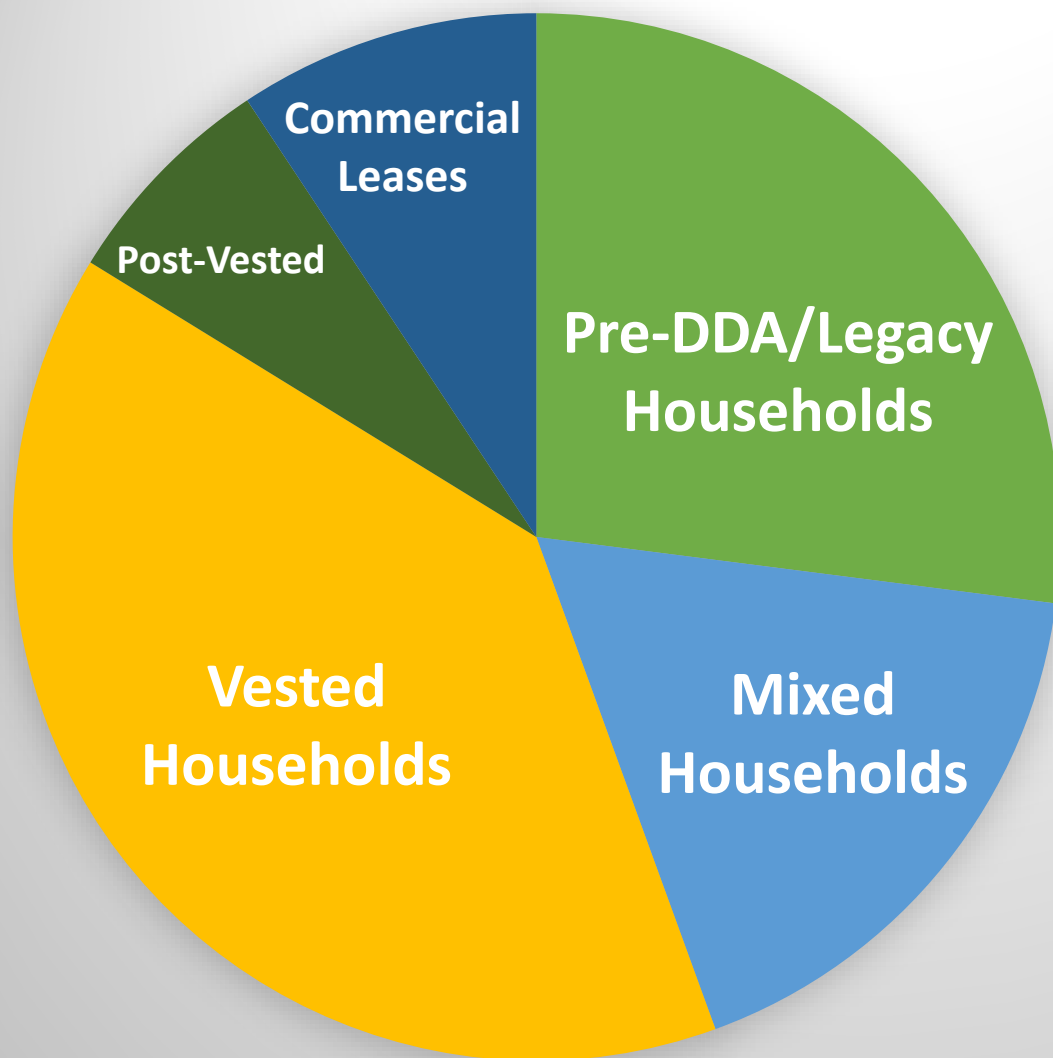


TRANSITION UNIT ENTITLEMENT

■ 4 Bedroom ■ 3 Bedroom ■ 2 Bedroom ■ 1 Bedroom ■



Villages at Treasure Island Households



Vested Households

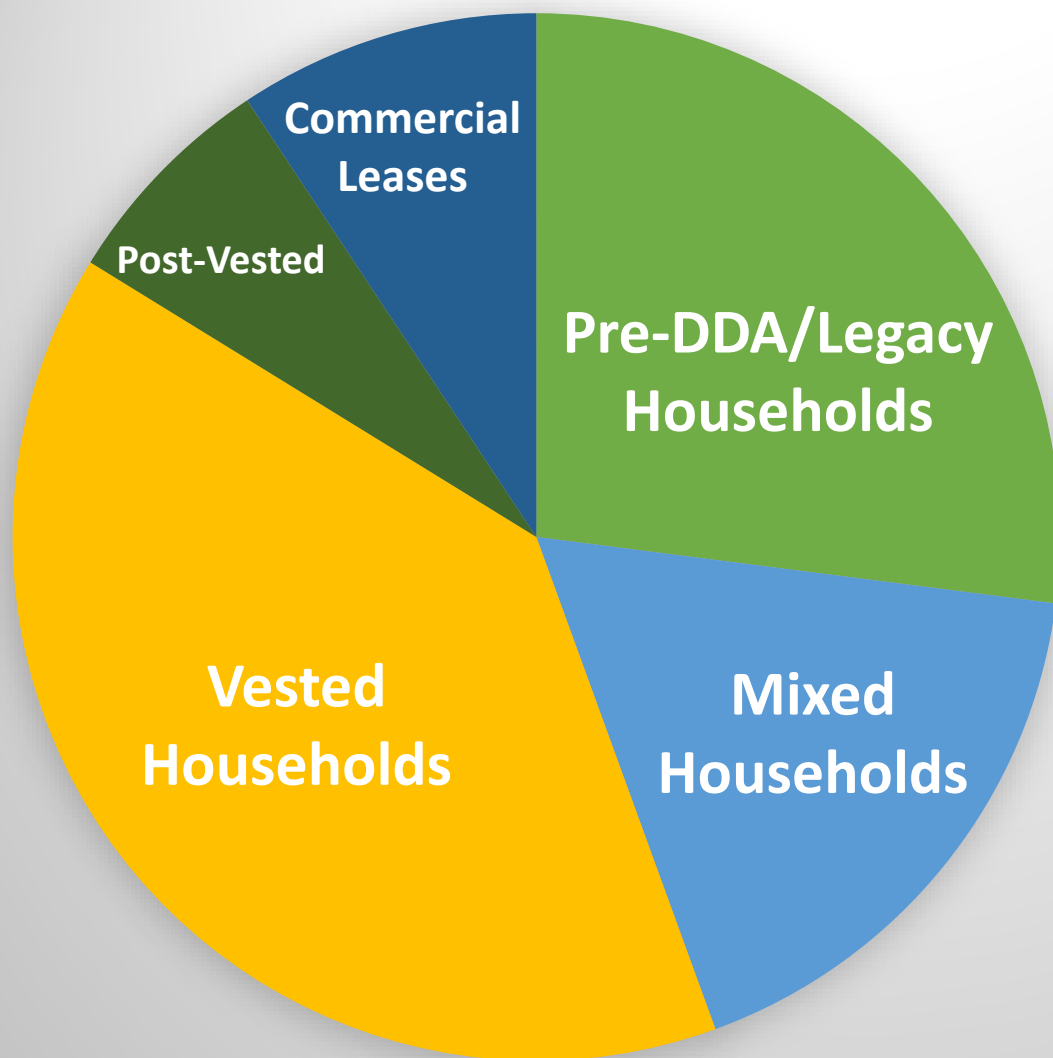
273 Vested and 43 Post-Vested leaseholders in 131 units

Vested leaseholders receive a Treasure Island Resident Preference number for new affordable units on the island

Must income qualify and meet other program eligibility requirements

Almost one quarter of all current island households

Villages at Treasure Island Households



Post-Vested Households

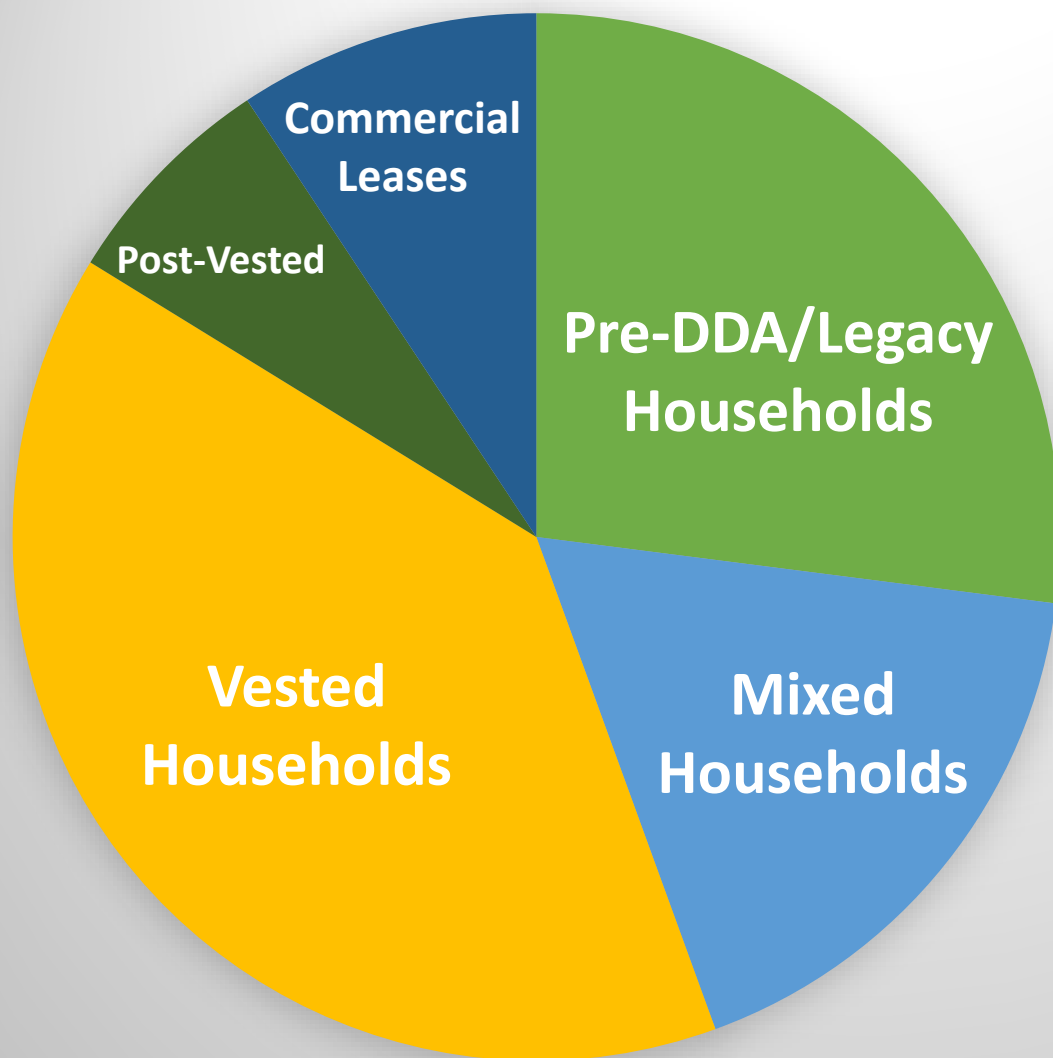
44 leaseholders in 23 units

Everyone in these households has moved in since Jan. 2020

Eligible only for advisory services under the THRR

May apply for affordable housing on Treasure Island using District 6 neighborhood preference

Villages at Treasure Island Households



Commercial Leases

66 residents in 31 households

Leaseholders and residents are ineligible for benefits

Limited interface between residents and TIDA or TI Advisors

Residents could potentially apply for affordable housing using District 6 neighborhood preference

Advisory Services Provided by TI Advisors

- Describe and explain any applicable eligibility requirements for the specific Transition Benefits available to the Transitioning Household
- Advise and assist the Transitioning Household in evaluating its housing needs
- Identify any special needs for that Transitioning Household
- Assist each Transitioning Household to complete applications for Transition Benefits
- Ensure that no Transitioning Household will be required to move from an Existing Unit without an opportunity to relocate to a Transition Unit



Implementation Hurdles

- Change can be difficult
- Life in new housing will be different
 - Unit square footage will generally be smaller
 - Units will not have the same amenities – in-unit laundry facilities, storage, parking, etc.
- 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 unique choices
- In non-familial households, splitting the rent in an existing unit may result in a lower individual housing cost than any potential transition option
- The First Notice to move must be issued at least 120 days before household is required to move triggering mandatory engagement with TI Advisor
- No household is required to make a final decision unless a Notice to Move has been made; Transition Benefit Selection is required 45 days before expiration of the Notice to Move
- Nothing compels households to share financial information with TIDA unless they apply for an affordable unit or TIDA issues a Notice to Move



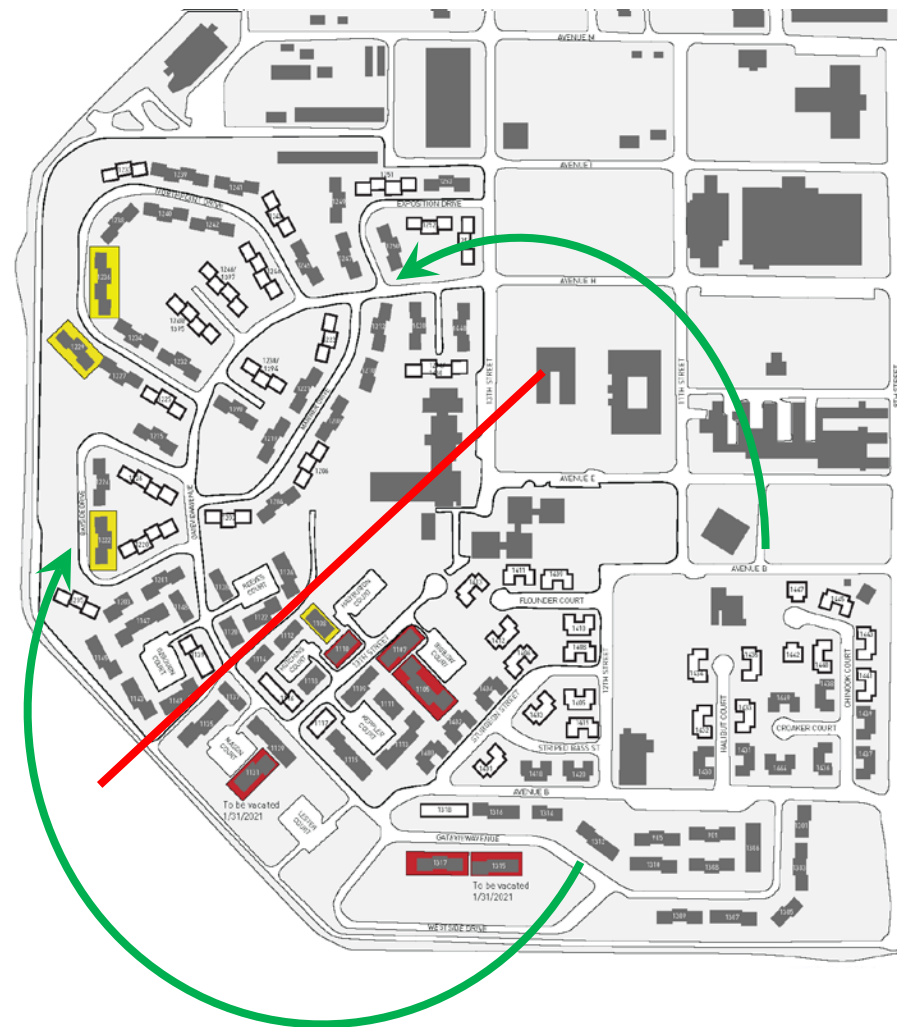
Promoting Affordable Housing Opportunities

- Households are not required to engage with TI Advisors until they receive an Initial Notice to Move
 - Until a Notice to Move is made, we must entice engagement from residents
- Transition Planning and focused resident outreach is based on information on file with The Villages unless a household has met recently with TI Advisors
 - Information on file with The Villages may not be current and may not reflect actual household residents, contact information, or current/accurate income information
- Through outreach campaigns, open house events, notices, door hangers, and posters in community spaces, TIDA has reached out to residents of The Villages to encourage them to meet with TI Advisors to engage, learn, prepare for and volunteer for new housing options.
 - During initial outreach campaign we reached 100% of Pre-DDA and Mixed Households
- Some great Inclusionary Housing opportunities will only be available during initial occupancy and may not be available to residents if they wait until they receive a Notice to Move
 - Working to instill a sense of urgency to secure permanent housing solutions amongst residents with a Treasure Island Resident Preference



The Villages at Treasure Island

- With the completion of the One Treasure Island transitions we will have transitioned at least 100 Pre-DDA and Mixed households
- Less than half of Villages Households are promised a Transition Unit option
 - Perhaps half of remaining residents could qualify for some form of affordable housing
 - Attrition will shrink the population to some extent
- Strategizing to maintain leasing programs as long as permissible and practical
- Half of vacated One Treasure Island Units will be on the eastern side of the existing residential neighborhood
 - Over time, migrate Vested, Post-Vested and Commercial households from the west side of the island into vacant units on the east side



Affordable Housing Opportunities at Star View Court



One, two, three and four-bedroom affordable units available for income qualifying applicants

DAHLIA Lottery Registration Opens in March!!

Any Villages Resident or group of Villages Residents can apply for an affordable unit in Star View Court!





Isle House
24 Studio, One- and
Two-Bedroom
Affordable Apartments

**Inclusionary Affordable
Units are targeted at
Households at 60% of
Area Median Income
(AMI)**

**Legacy and Vested
Residents have the
Highest Priority using
their Treasure Island
Resident (TIR)
Preference Number**



Hawkins
9 Studio, One-, Two-, and
Three-Bedroom Affordable
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



- **Priced for households earning 80-120% of Area Median Income (AMI)**
- **Legacy and Vested Residents can use their Treasure Island Resident (TIR) Preference Certificate Number in housing lotteries on Treasure Island**
- **Downpayment Assistance for Legacy Residents**
- **First Time Homebuyer Education Available**

Portico

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

**Contact your TI Advisor Today
for the latest information and additional details about
Premarketing Notices and DAHLIA Lottery Schedules
for Inclusionary Affordable Units.
TIAAdvisor@arws.com or 415-650-6078**

Discussion

