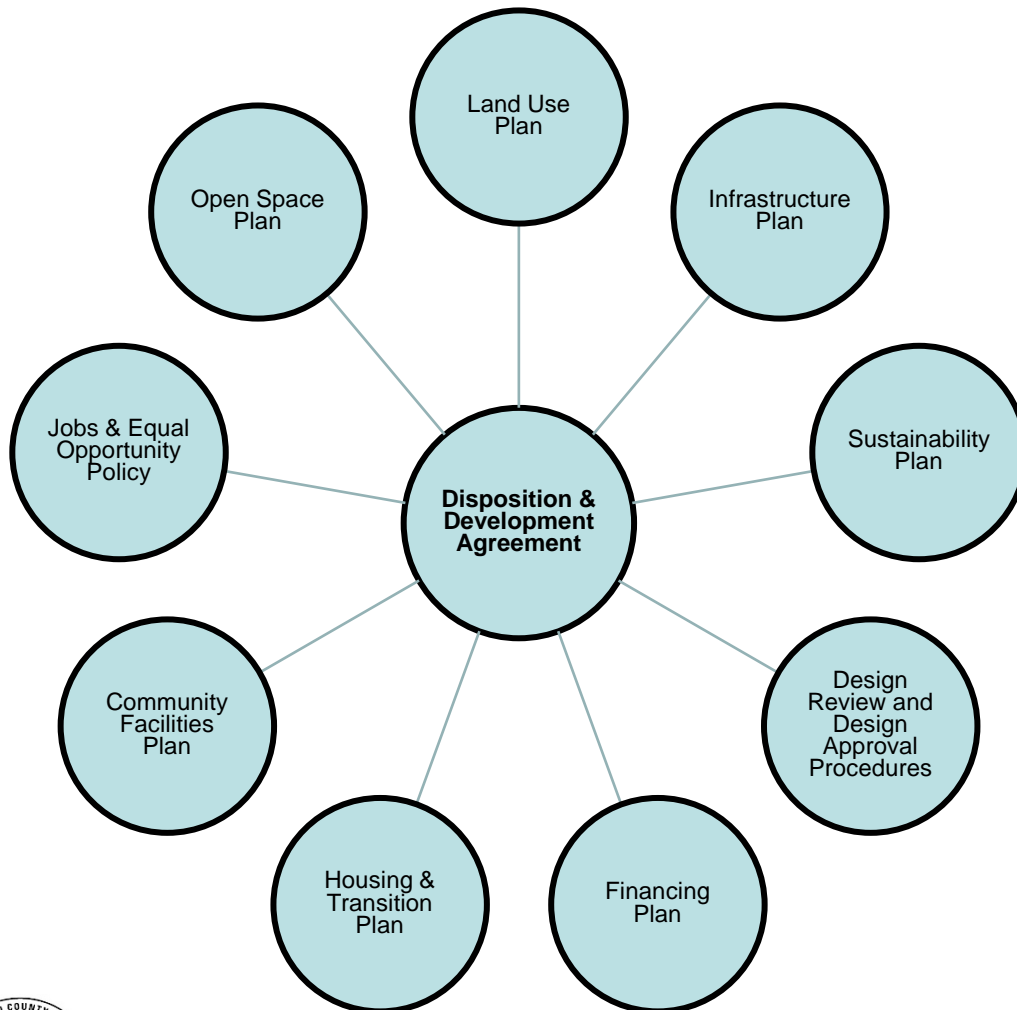




Advancing Treasure Island

February 2024

2011 Entitlement and Transaction Documents



Other Project Documents

- Development Agreement
- Environmental Impact Report
- Special Use District
- Design for Development
- Base Closure Homeless Assistance Agreement
- Transportation Implementation Plan
- Interagency Cooperation Agreement

Subsequent Agreements

- Navy Conveyance Agreement
- Trust Exchange Agreement

2011 Entitlement and Transaction Documents

Disposition and Development Agreement

- Agreement between the Authority and Treasure Island Community Development
- 33 Exhibits including Financing Plan, Housing Plan, Infrastructure Plan, Parks and Open Space Plan, Schedule of Performance, etc.

Development Agreement

- Agreement between the City and Treasure Island Community Development
- 6 Exhibits, including Financing Plan, Project Site, and Legal Description in common with DDA

Other 2011 Project Document Approvals

- General Plan, Planning Code, Subdivision Code, and Zoning Map Amendments
- Design For Development
- Environmental Impact Report



Proposed DA-Related Amendments Timeline

Timeline

- March 1st – TIDA Housing, Infrastructure, Transportation & Sustainability Committee
- March 5th – Board of Supervisors introduction
- March 13th – TIDA Board approval of DDA amendments
- April 4th – Planning Commission hears DA and D4D amendments
- April 14th and April 22nd – BOS B&F and Land Use Committee Hearings
- May 7th – Board of Supervisors approve DDA/DA amendments
- Fall 2024 – Board of Supervisors hear and approve bond authorization for Stage 2 infrastructure
- Late 2024/early 2025 – Stage 2 infrastructure commences

TIDA Board action must precede Planning Commission action. Both TIDA and Planning Commission action are required prior to Board of Supervisors consideration

Policy Goals to Build on Project Success



The first stage of TI/YBI, with nearly 1,000 homes, is almost complete and a new neighborhood is growing.

Policy Goals to Build on Project Success

Stage 1
Nearing Completion



Key Program Elements

- 2,000 residential units total (991 units complete or in construction)
- 16 acres of parks
- 10,000 square feet of retail space
- Ferry service to downtown SF
- Marina and water access

Proposed DA-Related Amendments

Objectives

- Keep the existing public benefits package as approved in the 2011 DDA
- Do not reduce affordable housing requirement (27.2%)
- Defer costs where possible to improve financial feasibility; does not result in reduced public benefits
- Modernize sections/provisions in the DDA that are not comparable to other existing development agreements in the City and do not align with the project's current schedule
- Accelerate Treasure Island-generated revenues to finance project through challenging economic period
- Where possible, implement process improvements and reaffirm City commitments to permit review process and timelines



DDA Amendments Highlights

Schedule of Performance Changes - To improve the financial feasibility of the project in the near term, certain costs are being delayed for cash flow relief:

- Delay requirement to build the Police/Fire Station
- Delay requirement to commence building the K-5 SFUSD campus and payment of subsidy
- Delay and reallocate 27 inclusionary units from Stage 2 to future stages
- Build in more flexibility for the developer-funded transportation to assist TIMMA

Fiscal Changes - To accelerate project funding for Stage 2 Infrastructure:

- Remove developer obligation to back-fill TIDA operating costs
- \$115 million in City-supported capital funds (e.g. Certificates of Participation or "COP") to accelerate funding for Stage 2 infrastructure



DDA Amendments

Financing Plan (Exhibit EE)

- Build upon the Alternative Financing section to include reference to “Stage 2 Alternative Financing” in the amount of \$115 million to be delivered across 3 tranches based on performance milestones
- Stage 2 Alternative Financing can be in the form of Certificates of Participation (COPs) or other form of debt
- For COPs secured by the General Fund, the City shall create a budgetary reserve to offset the cost of debt service to the City if the project generates more TI-related revenues than anticipated
- State provision that all developer Parcel Sale revenues shall be dedicated to funding Project Costs, including funding for Stage 2, until Stage 2 is substantially complete; ensure that all developer revenues are being reinvested into completing Stage 2 or reserved for funding of future stages
- Update Acquisition & Reimbursement Agreement to allow for expedited review and payment of costs related to the Stage 2 Alternative Financing
- Miscellaneous updates for clarification at the advice of bond counsel and City Attorney



DDA Amendments

Housing Plan (Exhibit E)

- Retain & Affirm 27.2% affordable housing
- Increase average median income limit of Rental Inclusionary Units from 60% to 80%; recommendation by MOHCD and housing consultants
- Amend Inclusionary Milestones to reallocate 27 inclusionary units from Stage 2 to pro-rata share across future stages (no change in # of units)
- Extend the Developer Housing Subsidy payment call-period from 45 days to 90 days



250 Apartments, Under Construction



178 Apartments, Under Construction



31 Townhomes and Condos, Under Construction



DDA Amendments

Transportation Plan (Exhibit N)

- Confirm the list of eligible expenses under Transit Operating Subsidy
- Allow TIMMA to access Transportation Operations Subsidy faster to help with upstart costs to transit services
- Add more flexibility in Transportation Capital Subsidy; set subsidy amount to \$13.9 million (not including MTA or bikeshare services)
- Allow TICD to credit public interim ferry and/or public shuttle service against Transportation Operating Subsidy beginning 1/1/25
- For interim service delivered by TICD, required TICD to align with public transit service parameters (e.g. frequency, stops, and fares)



DDA Amendments

Community Facilities Plan (Exhibit E) and Other Subsidies

- Reconfirm DDA Subsidies that TICD has fulfilled and/or is still obligated to fulfill
- Delay Police/Fire/School requirement from 2,500 dwelling unit to 4,000 dwelling unit (~2031)
 - Police/Fire departments confirm the need is closer
 - SFUSD confirms more time makes an island-service school more viable



DDA Amendments

General Updates

- Term extended from 30 to 40 years
- Where applicable, updated sections related to met obligations
- Expand upon TICD's right to lease historical buildings (Buildings 1, 2, 3) to allow TIDA or a third-party to develop
- Upon mutual agreement with the Navy, allow changes for sale of Market Rate/Residential Auction Lots for greater flexibility and efficient processing
- Set Dept. Building Inspection as collection agency for 1% Art Fee
- Update forms (Ground Lease, LDDA, and VDDA to clarify existing provisions; add Master CC&Rs exhibit)
- Update references to City's general contracting and Ethics Code provisions



D4D Amendments

Design For Development Changes: Minor changes to form controls, such as matching/responding to Code changes post-2011 and lessons learned from first subphase.

Building Form

- 5' increase to ensure gracious ceiling to floor heights, without adding floors.
- Roof top allowances for elevator overruns for modern elevators, mechanical screening & windscreens.
- Floor plate calculations changed to reflect Fire Code changes, between 2007-2023. No change to max plan length, max apparent face, or max diagonal dimensions.
- Stoops changed to accommodate programming needs of affordable housing.
- Mid-block fenestration flexibility to address conflicting state code requirements.

Miscellaneous

- Allow temporary irrigation for plant establishment.
- Unforeseen Circumstances: to be allowed by the Planning Director tor in instances of unforeseen circumstances or changing technological paradigms, as long as overall gross floor area remains constant.



Timeline

March 5th – Board of Supervisors introduction

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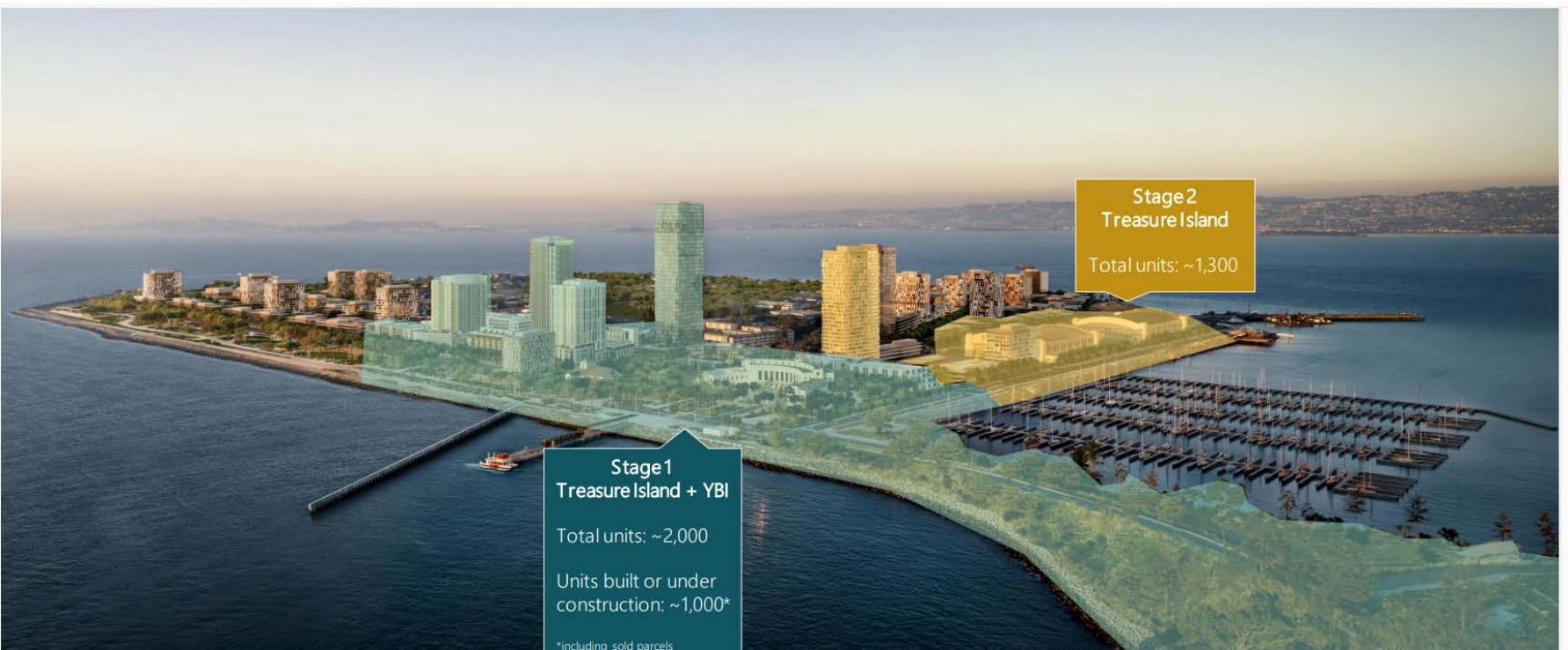
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Thank you!

