

Treasure Island COMMUNITY MEETING



Please join One Treasure Island as we provide this opportunity for information sharing and communication amongst the Treasure Island community about community engagement activities/events and the island development.

Wed April 17 @ 6:00-7:30pm

Meetings will occur every other month on ZOOM.



No registration needed.
Just scan this QR code to
join the meeting.



<https://us02web.zoom.us/j/81056789872>

Reunión de la Comunidad de Treasure Island



Por favor únete a One Treasure Island mientras ofrecemos la oportunidad de compartir información y comunicarnos entre la comunidad de Treasure Island acerca de actividades y eventos que relacionan a la comunidad y el desarrollo de la isla.

miércoles 17 de abril entre 6:00 pm y 7:30 pm

Las reuniones son mensuales vía zoom



No es necesario registrarse. Sólo escanee el código QR para unirse a la reunión



<https://us02web.zoom.us/j/81056789872>

金銀島 社區會議



請加入 One Treasure Island 社區會議，我們在此提供機會分享資訊和互相溝通有關社區參與活動／事件，以及金銀島的發展。

4 月 17 日星期三 · 下午 6 時至 7:30

會議每隔一個月用 Zoom 在網上舉行

無須登記。只掃描此 QR 二維碼即可加入會議



<https://us02web.zoom.us/j/81056789872>

Join us for the 7th Annual Yerba Buena Island Bioblitz!

Friday, April 26, 2024
9am-12pm

WHAT IS A BIOBLITZ?

We will explore Yerba Buena Island (YBI) with local naturalists and identify and photograph flora, fauna, and fungi using the iNaturalist app. Our observations can be viewed online by the global community and are incorporated into a worldwide database!

Visit [iNaturalist.org](https://www.inaturalist.org) for more info and download the app on your smartphone before the bioblitz. No smartphone? No problem, you can team up with a local naturalist!

Visit the [YBI Bioblitz project page](#) to learn more and then **PLEASE REGISTER.**

For the first time ever, this event will be part of the global **City Nature Challenge**. Visit <https://www.sfenvironment.org/find-wild> for more information.

The 7th Annual YBI Bioblitz starts at 9AM, 4/26 in the Building 1 lobby at 1 Avenue of the Palms, Treasure Island, San Francisco.



Event Sponsors/Partners



TREASURE ISLAND NURSE CLINIC

Consultations and services for Island residents by a DPH Registered Nurse. All services are free for Island residents and no health insurance is required.

Drop-ins welcome. Appointments only required for COVID-19 vaccines and boosters.

- **When:** Every Tuesday, 2:00 p - 6:00 p (excluding holidays)
- **Where:** 800 Avenue H (between 9th St and 11th St, next to Island Cove Market)
- **Phone:** 415-874-9910
 - Island residents can leave a message for a return call from the SF DPH RN



April 20th

SPRING Fling

Treasure Island Spring Fling
 April 20th 12pm to 3pm
 on the grassy area on
 Gateview ct. & Gateview ave.



Happenings:

- Spring Fling Dance Party
- Food Trucks
- Floral Headbands
- Rock Painting
- Scavenger Hunt
- Music
- Games
- Bouncy House
- Raffles
- Face Painting



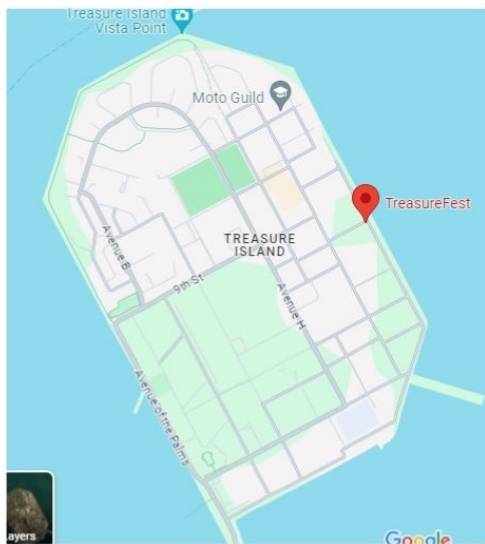
Treasure Fest

Every last (Sat & Sun) of the month

April 27th & 28th

11-5 PM

Residents may attend for FREE with proof of Treasure Island address



Attention Residents



Please expect heavy traffic on and off the island, March 30th and 31st via car, bus and ferry. Plan ahead!!

You are invited to the Treasure Island Healing Circle



A Project of Community Resource Initiative

- **What:** This is a weekly restorative justice circle for all Treasure Island residents and friends. We will discuss topics of justice, forgiveness, freedom, healing and hope.
- **Where:** One Treasure Island, Ship Shape Community Center
850 Ave I, SF CA 94130
- **Why:** To strengthen relationships, to tell our stories, to listen, and to build community
- **When:** Every Thursday, 6:00-7:00 pm

FREE All Treasure Island Residents are Welcome! ***Free***

Our Goals:

- *Increase Self Awareness and Strengthen Social Networks
- *Learn Amends Making and Problem-Solving Skills
- *Become a Restorative Justice Circle Keeper!

QUESTIONS? CONTACT: Craig: 415-574-7539 **or** Jo: 510-418-1959



TREASURE ISLAND

Art Survey

WE WANT TO HEAR FROM YOU
REGARDING FUTURE ART
PROGRAMMING ON TREASURE ISLAND.



HEALTH AND WELLNESS

April 11th

Zumba

6pm to 7pm

Join the fun and burn calories with Zumba! With its infectious Latin-inspired dance moves, you'll find yourself grooving to the rhythm in no time. The best part? You won't even realize you're working out!

ALL CLASSES WILL BE HELD AT THE

Ship Shape Community Center

850 Ave I, SF CA 94130

Arrive 30 minutes early for refreshments
and light snacks



How to sign up:

Scan QR Code or email

Cginochio@onetreasureisland.org





RESILIENCE

How the Redevelopment of Treasure Island Addresses Sea Level Rise

A FREE PUBLIC EXHIBITION
OPEN DAILY
10 AM to 7 PM
ONE AVENUE OF THE PALMS

Do you have questions about how the current redevelopment of the island has anticipated and prepared for climate change, earthquakes, and sea level rise? Our current exhibition has answers.

TREASUREISLANDMUSEUM.ORG

PET RESOURCES

FREE Online Dog Training



A first-of-its-kind online workshop that helps you to housebreak your dog, stop bad behaviors, and train them to become as obedient as service dogs, using the same secret methods used by service dog trainers.

Animal Support Services for Seniors and Adults with Disabilities

Our services are designed to reduce the cost of caring for a pet as well as navigate clients through systems of veterinary care and pet support resources. PAWS offers clients pet food and supplies; veterinary care services (including financial assistance); and supportive pet care services (such as dog walking, pet fostering, in-home cat care).



SPCA Community Clinic



Our Community Veterinary Clinic, located in San Francisco's Excelsior neighborhood, offers high-quality, low-cost preventative care to help companion animals live healthy lives and remain in their own loving homes.

Assisted Animal Therapy

For more than 40 years, the San Francisco SPCA Animal Assisted Therapy (AAT) program has facilitated communication and healing by sharing the love of companion animals with those facing mental, physical, or educational challenges.





WANT TO QUIT SMOKING?

UCSF offers a FREE, 4-week, virtual class to help you kick the habit!



*Next classes start:
June 26th
August 7th*

★
*Wednesdays
5:30-7:30pm
On Zoom*

**CALL TODAY FOR A FREE CONSULTATION!
415-885-7895**

★ *If you are just curious or ready to stop today,
this is a great place to start!*

CHECK OUT THE U.S. Coast Guard

Experience what it's like to be in the U.S. Coast Guard. Visit Sector San Francisco and see what the Coast Guard can offer you!

YOU'LL GET TO EXPERIENCE

- Watch a Helicopter Landing
- Tour of a 225ft Cutter
- Commissioning Ceremony
- Visit our Aids to Navigation Team
- Food, SWAG, and so much more !

11:30-14:00
April 3rd
1 Yerba Buena Island
San Francisco, CA



We're Hiring!

GET STARTED HERE

Please RSVP by
March 27th

jared.s.listek@uscg.mil

www.gocoastguard.com



**FAIR BALL: The San Francisco Seals at
the Golden Gate International Expo**

WITH PRESENTERS FRED KLINK & JOHN FORNBACHER

**10:30 AM SATURDAY, APRIL 6
AT TREASURE ISLAND MUSEUM**

This program will celebrate the history of baseball in San Francisco with a salute to the San Francisco Giants' minor league predecessor, the San Francisco Seals. Presenters will share their expertise, as well as photos, videos, and other artifacts from their unique, private collection.

A temporary exhibit of memorabilia will be open until 1:00 PM

**FOR MORE INFO OR TO RESERVE TICKETS, VISIT:
WWW.TREASUREISLANDMUSEUM.ORG
OR SCAN QR CODE**





Treasure Island



SOUL FOOD

MUSIC

DANCERS

DRUM CIRCLE

POETRY

VENDORS

Sat. June 15, 2024

12pm to 3pm

**Community lawn area
on Gateview ct. and Gateview Ave.**

ART ~ COULTURE ~ COMMUNITY



Treasure Island Museum

Report to TIDA ~ May, 2024



Since the last update, our staff and community volunteers have:

- opened **RESILIENCE: How the Redevelopment of Treasure Island Addresses Sea Level Rise**, a new exhibition in our free public gallery.
- selected summer interns, high school students and museum studies graduate students who will assist in the development of education programs and online content based on our current exhibition.
- posted videos and images from our collection on social media to build community and foster public interest in what the island offers today.
- sent representatives to community events, enrolling residents in our free “Island Neighbors” museum membership program.
- added recently acquired artifacts and models to what is displayed in our gallery.



RESILIENCE

How the Redevelopment of Treasure Island Addresses Sea Level Rise

A FREE PUBLIC EXHIBITION
OPEN DAILY
10 AM to 7 PM
ONE AVENUE OF THE PALMS

Do you have questions about how the current redevelopment of the island has anticipated and prepared for climate change, earthquakes, and sea level rise? Our current exhibition has answers.

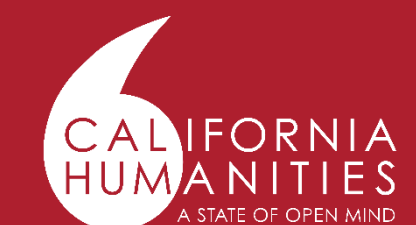
TREASUREISLANDMUSEUM.ORG

We opened a new exhibition in our free public gallery in Building One:

RESILIENCE illuminates how its current redevelopment anticipates and addresses climate change and sea level rise. Combining an exhibition in our gallery with online content and concurrent public programs, **RESILIENCE** highlights the extraordinary measures being taken to secure Treasure Island's future.

RESILIENCE features photographs and graphics that illustrate the large-scale geotechnical reengineering employed to fortify the land against any large seismic events and minimize long-term settlement of land above and below sea level to protect buildings and infrastructure.

RESILIENCE is funded in part by generous grants from California Humanities and PCL Construction.

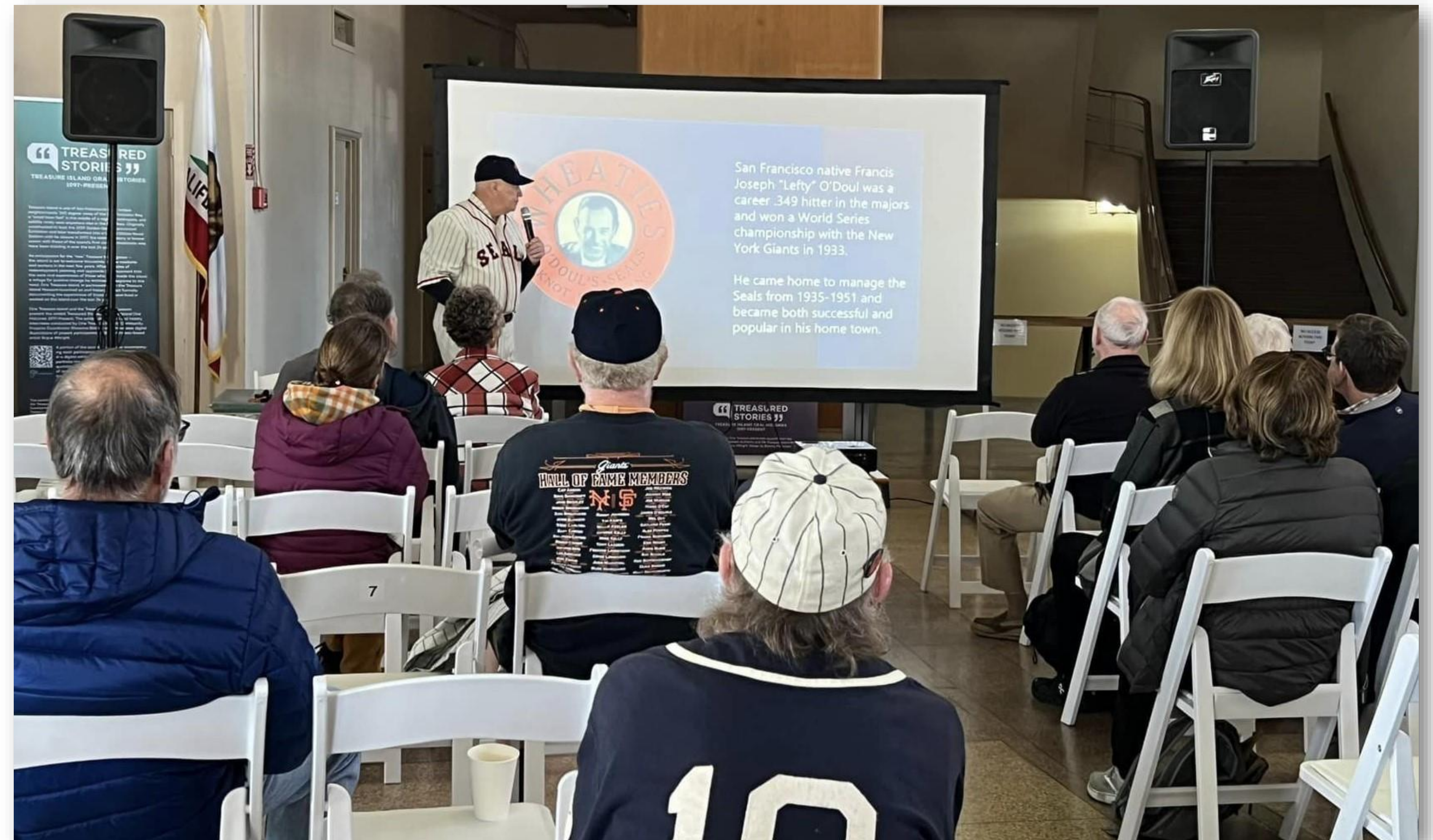


Our service to the Treasure Island Community continues:

Treasure Island Museum is proud to be among the cultural, intellectual, and artistic hubs on the revitalized island.

We host an ongoing series of community concerts and education programs, bringing musicians, artists, and writers to the island for pay-only-what-you-can-afford events.

Our organization's long history of community service and engagement, our open-access online content, and our free public gallery in Building One are all an integral part of what Treasure Island offers to both residents and tourists.



One of our recent public programs, FAIR BALL: THE SAN FRANCISCO SEALS AT THE GOLDEN GATE INTERNATIONAL EXPOSITION, recalled a bygone era on Treasure Island and celebrated the opening of the 2024 season.

TIDA IN THE NEWS

April 2024

Summary

- Over the past month, traditional news coverage surrounding the Islands were negative.
- A few local news outlets featured stories covering the Treasure Island/ Yerba Buena Island redevelopment lawsuit and the DDA focusing on its political impacts on the City.
- Hardships residents are dealing with on Treasure Island were reported in the local news.
- The Treasure Island Ferry continued to make national headlines.
- Last month, TIDA posted 2 tweets, 7 Nextdoor posts, and 1 Instagram posts totaling 1,115 views, 19 likes and 0 shares/retweets.
- Last month, TIDA received 0 media inquiries.

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Articles

HOUSING

See San Francisco's newest luxury homes on island in middle of bay with stupendous views

[The Sacramento Bee](#), April 1, 2024

Taking a page from classic San Francisco row homes, the first single-family residences on Yerba Buena Island have been unveiled.

The multi-story floor plans with bay windows and expansive terraces offer views of the Golden Gate Bridge, Marin Headlands, Angel Island and the Berkeley Hills. Called The Townhomes, public sales begin this spring with pricing starting at \$2.85 million.

The announcement means the island's residential development is now 50% complete. Meanwhile, the island's 124-condominium building called The Bristol is 40% sold.

In 2011, Yerba Buena Island, sitting between downtown San Francisco and the East Bay and accessible via the Bay Bridge, introduced a 20-year development to create two residential neighborhoods serving 8,000 people.

"With the arrival of the initial Townhomes within The Cove Residence enclave at Yerba Buena Island, our vision of an urban village is truly coming to life," Chris Meany, managing partner at Wilson Meany, said in a statement.

Meany is the visionary co-developer, with Stockbridge Capital Group, of Yerba Buena Island.

The architect of The Townhomes is Hart Howerton, known for its architectural work on premier resort and private club communities like Kukio in Hawaii, Santa Lucia Preserve in Carmel-By-The-Sea and Yellowstone Club in Montana. Interior concepts were done by Meyer Davis. A showcase home in the development was staged by BraytonHughes.

"Designed by Hart Howerton to integrate with both the natural landscape and the architectural context of the site, each townhome offers private outdoor spaces—from east-facing morning gardens to west-facing roof terraces—that capture the essence of the island's views, sounds, colors, and breezes," Meany said. "We're excited to invite people to experience a new way of living in San Francisco, where the thoughtful design and commitment to the environmental ethos of their homes enhance the natural setting."

Floor plans range from 1,956 square feet to 4,034 square feet. There are two-, three- and four-bedroom layouts. Each home provides distinct private entrances, attached garages, gourmet chef's kitchens with state-of-the-art appliances, spa-style bathrooms and expansive terraces "that provide seamless indoor-outdoor living," according to a news release.

Some residences have in-home elevators with private rooftop access, great rooms with high ceilings and gray-honed marble fireplaces. Every home has its own outdoor space.

The Townhomes have a goal of obtaining LEED Silver certification. Solar panels are integrated into the design.

"The Townhomes draw inspiration from the finely crafted building traditions of San Francisco coupled with the latest innovations of building materials and technology," Tim Slattery, a Partner at Hart Howerton, said. "The homes are organized in a series that steps with the terrain, creating a unique rhythm and identity for each home. This design approach embraces a variety of expressions that respond to both the island's natural and neighborhood settings."

Residents have access to 72 acres of parks, five miles of trails, a scenic dog park, public sculpture and Clipper Cove beachfront.

Yerba Buena Island is a quick eight-minute ferry ride away from downtown San Francisco.

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Yerba Buena Island sells secluded homes a mile from Downtown SF

[The Real Deal](#), April 22, 2024

When selling the first new townhomes on Yerba Buena Island this past month, developer Chris Meany of Wilson Meany discovered that one of the buyers was a couple who had very different ideas about where they wanted to live.

The wife was very tied into San Francisco's art scene and couldn't imagine living anywhere that felt removed from the action, while the husband wanted to follow his obsession with water sports and live further afield. They ended up compromising on Yerba Buena Island, a development of just 266 homes on a natural island in the middle of the San Francisco Bay between San Francisco and Oakland.

It is 75 percent public open space, with miles of hiking trails, a protected swimming cove and an aptly named Panorama Park at its peak. Yet it is less than 10 minutes, via ferry, to San Francisco's Embarcadero and a mere mile's drive over the Bay Bridge to downtown.

"This is the city's next district and we had an opportunity to try to conceive it and almost idealize it," Meany said. ([See accompanying video.](#))

When sales for the first product on the island, a condo building dubbed the Bristol, began in early 2021, there was a sales office in San Francisco's downtown. The sales team from Compass Development would start their pitch there and then take prospective buyers over to the island. But Meany said they closed that office after they realized that it was a better strategy to just get buyers out to the island and let the designer finishes and panoramic views sell themselves.

"We have some of the best views in San Francisco and San Francisco has some of the best views in the world," he said.

Meany described his biggest challenge as getting buyers to come to the island and get over their preconceived notions that living away from the majority of the city would deprive them of what the city has to offer. Using the development's private shuttle buses that pick up and drop off at every ferry on neighboring Treasure Island — where Wilson Meany is also leading a much larger development that will include 8,000 new homes — homeowners on Yerba Buena can be downtown faster than if they lived in Pacific Heights, he said.

"More often than not, when somebody comes to visit us, they say, 'We had no idea,'" he said.

Buyers on Yerba Buena are "shopping the other best buildings in the city" so the sales team at The Bristol has been "super aggressive about meeting the market," Meany added.

Prices start at \$800,000 for a studio and recently hit a high of \$3.23 million for one of the three-bed, three-bath penthouses. The 124 units in the Bristol are approaching the 50 percent sold point, Meany said.

Across the street, two of the 12 recently released townhomes, which cost around \$3 million, are in contract, with buyers “circling” on two more. There are also 14 one-floor flats that will come to market later this spring at prices starting around \$4 million for a 2,500-square-foot, three-bed, 3.5-bath, with the top-floor penthouses expected to be priced between \$8 million and \$9 million for more than 4,000 square feet plus views from the Bay Bridge to the Golden Gate.

The next phase of the development — more flats, townhomes and three lots for single-family homes — is years away from completion.

COVID curveball

COVID was a “curveball” for this project more than 20 years in the making, Meany said, but just how far off the sales figures will be from his pre-pandemic projections will be “easiest for me to answer when the dust settles in a few years.”

What is clear already is that the pandemic has impacted the expected buyer pool. Meany said he always considered Yerba Buena Island a one-of-a-kind development that would attract buyers from outside the region. But with San Francisco’s reputation diminished, the island has appealed largely to those who already live in the Bay Area and know that the city isn’t as bad as it appears in the headlines, he explained.

“People are choosing to live here for the San Francisco address,” Meany said. “People outside the area might wonder about that, but people who are here know this is the most blessed place on earth.”

A sales rep for the island said that so far, local buyers fall into three main camps. There’s the East Bay empty nesters looking to downsize into something that allows a “lock and leave” lifestyle, the Peninsula single-family owners who want a second-home pied a terre near the city, and those who work downtown but don’t want to live there.

“You’re as connected to the city as you want to be and when you’re here you’re connected to nature and water,” the rep said.

The rep noted an uptick in showings that started in the fourth quarter of 2023 and has accelerated this year to an average of 20 tours a week.

Island amenities

Meany thinks another big differentiator for the island is its amenities package, including the Island Club, a 10,000-square-foot fitness and entertainment building with an outdoor pool that will start construction next year. The club, private security, shuttles to the Treasure Island Ferry Terminal and 24-hour attendants are all covered by the island’s HOAs.

There are even individualized dog treats at the lobby’s front desk so each dog can have its favorite when they come back from “maybe the world’s best view dog park” just up the hill from the Bristol, Meany said.

The project’s design team has steered away from the design center concept where owners choose their finishes in favor of selling a “complete home.” Given the demand for turnkey, no-hassle properties, Meany said he wouldn’t be surprised to see more developers go the same route.

“People want to know that they do not have to deal with anything but maybe choosing their curtain color,” he said.

As for the development’s social aspect, Meany has been “incredibly gratified” to see walking groups form, cookouts on the rooftop terrace of the Bristol and the first kid’s birthday party on the island.

“Frankly there’s a sense of let’s actually live in a place where the city’s beautiful again, where it feels really safe and protected,” he said. “I think all of those things play in here.”

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ISLAND EVENTS

47 Epic Bay Area Music Festivals You Can’t Miss This Year

[Secret San Francisco](#), April 23, 2024

It’s hard to beat the SF arts and culture scene, especially when it comes to Bay Area music festivals. There are dozens of diverse events to keep track of, ranging from famous names like Outside Lands and Hardly Strictly Bluegrass to smaller niche celebrations like Jerry Day and Yerba Buena Night. Read on for our running list of the best 2024 music festivals in the Bay Area or nearby.

Fall 2024 music festivals in the Bay Area

6. Day to Night Festival – TBA 2024 – Treasure Island, San Francisco

Read article for full list of events.

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Music festival season kicks off—and keeps on kickin’

[48 Hills](#), April 29, 2024

A fantastic wave of musical diversity is about to wash over the Bay Area (and surrounds) with loaded lineups from How Weird Street Faire, Yerba Buena Gardens Festival, Outside Lands, and more. Check it all out, and happy listening:

TREASUREFEST, MAY 25-26

Want to take part in a monthly, locally curated festival that features the best of the Bay Area? Treasurefest, located on Avenue N on Treasure Island and happening 11am to 5pm is for you. 300+ vendors of antiques, and crafts, 35+ top-rated food trucks and eateries, a vast amount of local libations, live music, and games and entertainment.... Welcome to your new last weekend of the month obsession.

Find out more here.

Read article for full list of events.

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ISLAND PARTNERS

Audit Finds SF Homeless Housing Provider Misspent Taxpayer Money

[KQED](#), April 3, 2024

A leading developer of housing for people exiting homelessness in San Francisco has been “careless and irresponsible” with taxpayer money, according to a report released Tuesday by the city controller.

The report details mismanagement and wasteful spending by the nonprofit, HomeRise, including \$12,500 spent on a social event and \$200,000 in bonuses, and comes amid rising scrutiny of the city’s nonprofits in recent years.

HomeRise operates almost a third of city-funded units that serve formerly unhoused people — some 1,500 units across 19 properties, financed by \$200 million in public grants and loans.

The organization brought in new senior leadership last year and has begun addressing the issues, according to city officials and HomeRise leaders.

The nonprofit called many of the audit’s findings factually incorrect or misleading. It “presents a false picture,” they said in a formal response to the audit. “We fear that it threatens to inflict great harm on the organization.”

But rather than cut the organization off from future city funding, the controller urged city agencies to strengthen oversight of their contracts with HomeRise and directed HomeRise to improve how it manages city funds. The city has a “vested interest” in ensuring HomeRise remains viable, the controller wrote in his report.

“If the city chooses to reduce or rescind HomeRise’s city grants and agreements, there is much at stake,” the controller’s report reads. “HomeRise has a critical role as part of San Francisco’s safety net for formerly homeless residents as well as providing affordable and supportive housing units.”

The Department of Homelessness and Supportive Housing and Mayor’s Office on Housing and Community Development requested the audit in 2022 after flagging issues with the nonprofit’s finances that had been going on for several years. The Controller’s Office hired Sjoberg Evashenk Consulting Inc. to undertake the audit.

“We are working to provide transparency and oversight with our contracting partners to better deliver services for our residents and city,” Mayor London Breed said in a statement. “This is how we work to improve how we provide services and support and to improve how our city functions.”

In addition to the staff bonuses and an expensive social event, the audit found widespread financial mismanagement, fueled in part by high turnover among its senior staff and high vacancy rates at its properties.

“This organization seems to have all the issues that other providers are having, but on steroids,” said Christin Evans, who serves on the Homeless Oversight Commission that oversees the Department of Homelessness and Supportive Housing.

Among its key findings, the audit determined:

- In 2022, revenue plunged at 10 of 16 HomeRise properties reviewed by between \$13,000 and \$917,000, while expenses spiked, rising between 16% to more than 50% over the four-year audit period.
- HomeRise lost about \$6.3 million because of vacancies during the four-year audit period. Most properties had vacancies, for a vacancy rate of 14.6 percent. More than \$1.7 million in rent was more than 90 days late and remained unpaid.
- The nonprofit spent money on fundraising, staff bonuses, lunches and gifts for staff. The expenses reviewed showed “unallowable, imprudent, or questionable spending that did not meet the intent of the City’s grant agreement.”
- As of January 2023, HomeRise had 118 credit cards in use. Over a third had credit limits of \$10,000 or higher, while 21 cards had limits between \$15,000 and \$70,000. Many of the credit cards didn’t require approval of purchases and the nonprofit didn’t have protocols governing their use.
- HomeRise’s Finance Department had extremely high turnover; only 5 positions out of 14 were filled by February 2023.
- The nonprofit promoted employees to high level positions with salary bumps ranging from \$22,000 to \$72,000. One salary increased more than \$87,000 (74%) in nine months.
- HomeRise handed out bonuses of \$1,000 to \$10,000 per employee. HomeRise gave staff “signing” bonuses even though they’d been working there for years.
- HomeRise held meetings focused on finding corporate expenses that could be paid for with any city grant funds that remained at the end of the year.
- To cover payroll, the nonprofit borrowed \$2.5 million from a property’s operating account to. HomeRise’s leaders said this was repaid as of October 2023.

Employee turnover and trouble filling housing vacancies are the chief problems dogging all the city’s homeless housing providers, Evans said. She pointed out that the HomeRise building with the highest level of vacancies is an SRO that doesn’t have kitchens or private bathrooms, making those units less attractive.

“As the Homeless Oversight Commission looks to identify ways to ensure that we’re spending our money and resources appropriately, we really need to look at repurposing the buildings that have high vacancy rates, because they really don’t meet people’s long term needs,” she said.

Jennifer Friedenbach, executive director of the Coalition on Homelessness, which helped found the nonprofit and still appoints members to its board, cited senior staff turnover as a major contributor to HomeRise’s troubles.

“When you have folks who are doing really advanced jobs and then their salaries aren’t competitive, there’s a lot of turnover,” she said. “This combination of underfunding of wages that lead to turnover and the empty units, all of this kind of spells disaster. It’s a very difficult situation.”

In a March 15 response to the controller’s findings, HomeRise CEO Janéa Jackson, who took over in mid 2023, and board president Gregg Miller assured the city that the organization is on its way to remedying the issues identified by the audit.

Under new leadership, they said HomeRise has, among other things, overhauled its budgeting process, slashed the number of credit card users to 30 and steeply reduced the credits limits on those cards,

updated its policies on evictions for nonpayment and is working with city agencies to fill vacancies, cutting them by 33% over the past nine months.

The leaders point out that the instances of improper spending called out in the audit represent only 1.3% of the nonprofit's \$130 million operating budget over the four-year period scrutinized.

They criticize the audit for ignoring the "immense operational challenges" the organization faced between 2019 and 2022, including a major leadership change, the chaos of the COVID-19 pandemic, and rising inflation. The audit acknowledges these headwinds, but traces the problems back further than 2019.

"No matter the extenuating circumstances, HomeRise had an obligation to ensure public funds were managed appropriately," controller Greg Wagner said in a statement.

The city is already seeing improvements in the nonprofit's management practices, according to a press release from the mayor's office.

"I have full confidence in the new HomeRise leadership to fully implement the audit recommendations, strengthen their organization, and ultimately improve services for tenants in permanent supportive housing," said Shireen McSpadden, Executive Director of the city's Department of Homelessness and Supportive Housing (HSH).

The audit calls for the Mayor's Office of Housing and Community Development and HSH to work with HomeRise to create a plan to address its financial issues and bring the organization into compliance with city agreements.

"They are an incredibly important homeless housing provider that does really tremendous work, especially around eviction prevention and keeping people in housing," Friedenbach said. "So, I'm hoping they get the support they need to turn things around and get back in good standing, because we definitely don't want to lose this housing."

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ISLAND RESIDENTS

The poisoned people of Treasure Island need gutsy lawyers

[San Francisco Bay View](#), April 19, 2024

My name is Carol Harvey, Bay Area investigative reporter. I'm taking advantage of this bully pulpit on the San Francisco Bay View National Black Newspaper to reach out to lawyers and law firms on behalf of everyone who ever lived or worked on former Naval Station Treasure Island in San Francisco Bay. This is a case you'll be glad you took because it's a great and winning case with extremely sympathetic plaintiffs. These are people that everybody from the judge on down are going to love, want to fight for and want justice for.

It's also a tough case, and I am one of several researchers, advocates and environmentalists seeking tough lawyers with the courage to take on a human rights case involving all levels of government – federal, state and city – and some corporations.

We are seeking legal action to obtain justice for thousands of individuals and families who have suffered grievous harm through deception, lies, fraud, collusion and multiple violations of federal and state laws by the powerful US Navy, the City and County of San Francisco, The John Stewart (property management) Co., the California Environmental Protection Agency, the San Francisco Department of Public Health, the California Department of Public Health, Lennar Corp. and other developers.

True story: An 11-year-old girl who lived on Treasure Island asked her mom if she could have a pet bird. Her mother drove to San Francisco, bought a parakeet, brought it home and put it in a cage. It tweeted away, but shortly, they found it on the bottom of the cage with its little feet up in the air.

They wondered why this happened. But, this little girl really wanted a parakeet. So, they drove to San Francisco twice more and brought home two more parakeets they soon found dead on the bottom of the cage.

This family loved and respected animals. So, all three times a parakeet died, they held a ceremony. They put the little birds in a box, went to the Treasure Island shore, lit the box on fire, and floated it out into the Bay.

A year later in 2013, people on Treasure Island read articles by two investigative reporters who went to Treasure Island with geiger counters, dug a hole and pulled out dirt that spiked dangerously high radiation levels.

The little girl's mother was shocked and upset. The small Treasure Island community that currently occupies Navy townhouses suddenly knew the truth: that Treasure Island soil and groundwater is heavily contaminated with radioactive and hazardous waste deposited through sloppy mishandling of toxic material during Naval operations in the 56 years Treasure Island was an administrative and training base.

Treasure Island soil and groundwater is heavily contaminated with radioactive and hazardous waste deposited through sloppy mishandling of toxic material during Naval operations in the 56 years Treasure Island was an administrative and training base.

Since before 1999, when civilians from the City of San Francisco were first brought to the island, the Navy told residents there was radioactive contamination, but the levels weren't high enough to hurt anybody, and they were cleaning it up. This claim is provably false and may constitute fraud.

The US Environmental Protection Agency classified Treasure Island as a Superfund Site with ID number CA71700233330. This qualified the former Naval base to be placed on the National Priorities List. The Navy pressured the EPA to keep the island off the NPL saying they and the State EPA would collaborate to clean the toxins quickly.

The Navy along with the state EPA have conducted a cleanup for the past 30 years, and they still aren't finished. Between 2014 and 2024, the Navy has dug over 1,289 radioactive objects from Treasure Island soil – in peoples' yards, at bus stops and in parks.

Exhibiting willful disregard for the public's health and safety and despite laws stating people cannot live within 10 feet of toxic material, the Navy has placed former enlisted personnel and current civilian residents in housing mere feet away from – and on top of – deadly contamination. The Navy also employed people to clean up toxins inside hazardous waste sites.

The Navy has held years of meetings explaining how they made Treasure Island radioactive and what they're doing about it, issuing documents in 2006, 2012, and 2014. But, more keeps coming out. In 2024, the Navy is still cleaning PFAS (per and polyfluoroalkyl) "forever chemicals" from Treasure Island soil.

Starting in 1998, low income people, people of color and homeless people were brought by the City of San Francisco to live on Treasure Island. Like sailors before them, they have developed a wide range of profound ill health aftereffects – strokes, heart attacks, tumors, radiation burns, cancers, seizures, tremors, skin sores, crusty painful rashes, pustules, hair and tooth loss, breaking bones, amputations, miscarriages, birth defects and blood disorders.

Due to the Bay Area's out-of-control rents, islanders fear eviction if they come forward. Many are formerly homeless mothers of color, for whom nothing is worse than living on the street.

Some of those moms' kids who are trapped on Treasure Island know about the toxins. During an April 22, 2022 Earth Day rally in San Francisco, two teenage African-American boys, Twan and Angel, stood on City Hall steps telling the crowd, "Hunters Point and Treasure Island have radioactive dirt. If I play in that dirt, I DIE and 'that's NOT OKAY.'"

These boys' fears are not unfounded. Since 1941, when the Navy took Treasure Island for a base, they brought in an estimated 380,000 sailors with their families. According to reports, many have gotten sick. Thousands of children of Navy and civilian mothers have been exposed to toxins on the island. The little girl with the parakeet became ill soon after her pet birds died, and a 10-year-old boy died of a brain tumor after living on Treasure Island.

Creative intelligent people apparently want to live on an island. Trelease Miller and Sammy Johnson were remarkable former Treasure Island residents. Both carried unusual wisdom, magnetism and love that drew people inexorably to them. After exposure to radiation, these staggeringly beautiful people died. Their loss left a gaping hole.

Trelease and Sammy died very young. Trelease had lived near several radiation cleanup zones. Toxins affect the heart. She suffered a stroke, a heart attack, and underwent bypass surgery. This beloved community leader was only 50 in 2020 when she died.

Sammy was 10. In 2021, a malignant brain tumor, a kind of cancer called a glioma, killed Sammy. Animals and people exposed to ionizing radiation have an increased risk of developing malignant tumors. Sammy's death could have been caused by contact with his dog, who died of a large mass on its side after digging in toxic dirt behind Sammy's Mariner Drive townhouse.

For Sam's memorial, Nancy Riddle, one of his teachers wrote: "Every one of his classmates has a story about how Sam made them feel loved and special. Sam just had a way of lighting up a space with his generous kindness, positivity and friendship."

Sam's fourth grade teacher, Becky Wilson's time with Sam was precious to her. Sam couldn't play outside because of medications that required he avoid the sun. During recess Sam stayed in her classroom. She was impressed that he was so independent, worked on his own, reading books and letting her do her work. But, they both loved Star Wars, so they would end up talking about it endlessly. He gave her a Star Wars trinket that she treasures.

Sam was such a handsome kid that when his family hired a photographer to shoot his baby picture, it led to modeling gigs. His mother told me the modeling agency “adored Sam. They couldn’t believe he was talking so clearly at 2 years old.” They signed him on the spot.

Sam could present himself professionally. “My name is Samuel Johnson. I’m from Walnut Creek, California. And, I’m two-and-a-half years old.”

Sam was a star in the making. His studio photos led to professional modeling, shooting spots with Pottery Barn, Xfinity Cable and Target, and a runway show for Zulily Kids. He did voiceovers and acted in an award-winning film, “One, Two, Three, All Eyes on Me!” that was picked up by HBO.

According to his mom, her little boy enjoyed having fun being a kid in front of flashing lights and cameras! These sessions ended with Sam saying, “It’s a wrap!” Sam’s agent always said, “He’s so advanced for his age. Sam is one in a million.”

Sam’s glioma gave him terrible headaches, nausea and memory loss. Facial weakness made it difficult for him to chew, swallow and talk. Unable to balance, stand or walk, Sam was confined to a wheelchair full time. But, as one of his teachers observed, Sam never complained or let the battles he faced slow down or weaken his spirit. He had the hope and faith that gave him strength to fight to his last breath.

Grieving terribly, after Sam died, Sam’s agent called Lucas Films, and they arranged a special tribute for Sam’s funeral. Sam’s Memorial had a Star Wars theme. Lucas Films hired people to wear professional Star Wars costumes. Chewbaka, Princess Leia, Darth Vader, the Storm Troopers and the original R2D2 from the ’80s Star Wars series marched to the burial site, and while the theme song played, they saluted Sam as his casket was lowered into the ground.

The City and County of San Francisco bought the island back from the Navy and is constructing highrises on piles of dirt intended to “cap” the island’s earthquake-vulnerable toxic fill. We are concerned that future condo and home owners who are not told about the radiation, weapons grade chemicals and heavy metals will come into contact with them in uncovered dirt and be poisoned too.

Because they want to sell million dollar condos on redeveloped Yerba Buena and Treasure Islands, the Navy and the City and County of San Francisco have colluded for years to conceal from the public the presence of the toxins. They pump up mainstream media to glorify the islands as a “sustainable Eco-Village.”

Because it is a crime to place valuable unsuspecting people in harm’s way for money, we are seeking lawyers to defend with courage and determination these islanders’ human rights. No one is ever informed of the toxins before they sign leases.

To speed things up we can offer a large cache of documentation, and we shot 10 years of videos covering Navy meetings and toxic cleanup fieldwork.

Despite sovereign immunity, the success of the LeJeune lawsuit gives us hope. Taking on this case is crucial, especially considering that the violations at Treasure Island are replicated worldwide. The Navy has similarly toxified all 5,000 of its international bases, 600 in the United States.

The California Environmental Protection Agency’s Department of Toxic Substances Control and Regional Water Quality Control Board are the lead agencies responsible for remediating the contamination.

Information on Treasure Island is quite extensive on DTSC's Envirostor website:
<https://www.envirostor.dtsc.ca.gov/public>

I can email you articles by Reuters, Business Insider and myself presenting documented evidence that will verify island-wide contamination. Much of the research and background needed for discovery is finished and available to you.

If and when you agree to represent these beleaguered people, we will leave you to fashion the cases yourselves. We will honor and respect your legal expertise and your final authority. We humbly hope and pray that you will consider our request.

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Saturday Links: Fire Breaks Out On Treasure Island

[SFist](#), April 6, 2024

- Board of Supervisors President Aaron Peskin made his run for mayor official Friday, signing paperwork at the city registrar's office. Peskin was holding his first campaign event Saturday morning in Portsmouth Square after telling the press he was running earlier this week. [KPIX]
- The victim in Friday's fatal shooting on Mission Street was a Venezuelan national who had just started work at the barbershop next door to the El Capitan Hotel. It was reportedly his first day on the job. [KTVU]
- A fire that could be seen from the Bay Bridge broke out on Treasure Island Friday evening. The fire occurred in an abandoned building that was apparently being occupied by squatters. [NBC Bay Area]
- There are significantly more Waymo autonomous vehicles on the street in San Francisco now compared to last fall. Waymo vehicles have been transporting around 3,500 passengers per day since December, which is up 42% over the prior quarter. [Chronicle]
- Tesla is allegedly going to roll out its own line of robotaxis in August. In typical fashion, CEO Elon Musk announced this in a one-line tweet, and one can only assume that the rollout won't be in SF since he hates it here so much. [Chronicle]
- PG&E executives are raking in huge salaries all while the utility continues to raise rates on customers and reap major profits. CEO Patricia Poppe took in just shy of \$17 million in direct compensation last year. [SiliconValley.com]
- The SamTrans bus agency is cracking down on violent riders after a significant uptick in the number of assaults on drivers last year. [Bay Area News Group]

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Woman dies at facility run by S.F.'s largest drug treatment provider hit by recent fatal overdoses

[San Francisco Chronicle](#), April 19, 2024

A woman died Thursday at a sober living facility run by HealthRight 360, San Francisco's largest addiction treatment provider.

The woman, who was in treatment at the program, is the fifth person in the past 13 months to die in a facility run by HealthRight 360. Four men in the nonprofit's programs died of overdoses from March 2023 through February 2024. The woman's cause of death was not immediately known Friday.

Gary McCoy, spokesperson for HealthRight 360, said that staff and clients were "heartbroken" by the news.

"This type of thing came out of nowhere," McCoy said, adding that the organization is "doing our due diligence to find out what happened."

The woman was found dead in her room at a transitional housing complex on Treasure Island, a site for women who have gone through HealthRight's 90-day treatment program.

HealthRight 360 alerted the California Department of Health Care Services and San Francisco Department of Public Health, as regulations require. The state department will investigate the death, as it does with all fatalities at inpatient addiction treatment programs. Failure to address any deficiencies discovered by state officials could result in fines or the suspension or revocation of the nonprofit's certification.

Two young men fatally overdosed earlier this year at Walden House, a 90-day residential treatment program run by HealthRight at 890 Hayes St. And last year, two men fatally overdosed while at one of the organization's sober living facilities at 214 Haight St. One of those men was an employee, David Hamilton Jr., who overdosed on fentanyl and cocaine in his office, according to records from the San Francisco medical examiner.

In response to the two previous deaths this year, the Department of Public Health said in a statement Friday that it required HealthRight to review its policies and strengthen patient safety protocols, including improved client screening upon entering and exiting treatment facilities and a tighter approval process for offsite social excursions. The result of the state oversight body's investigations are still pending.

The Office of the Chief Medical Examiner could not release the woman's identity Friday afternoon, citing a pending notification to next of kin.

Supervisor Matt Dorsey said Friday that his "heart goes out to loved ones and friends" of the woman, as well as the staff at HealthRight 360.

"The reality is this can happen to any facility out there," said Dorsey, who is in recovery for abusing crystal meth. "These are certainly the deadliest times for those of us who struggle with addiction because of the risk of overdose."

HealthRight 360 is not the only addiction treatment provider in San Francisco where clients have fatally overdosed in recent years. According to data from the medical examiner, one person fatally overdosed at Salvation Army Harbor Lights in April 2022 and two people fatally overdosed at Minna Project, a dual diagnosis transitional housing program for formerly incarcerated adults, in 2020. Additionally, three people have died from overdoses at the city's Managed Alcohol program since 2020.

The deaths within HealthRight programs come as San Francisco struggles to contain its worsening opioid epidemic. They highlight the challenges of treating drug addiction even among those who want to reach sobriety, as relapse can be a common step in the process.

Despite efforts by local and state officials to crack down on the city's illicit drug market, San Francisco saw a record 810 accidental overdose deaths last year, the majority of which were fueled by the powerfully addictive opioid, fentanyl.

Frustration with the epidemic has driven Mayor London Breed and some other elected officials to call for harsher policies to deal with those struggling with addiction. Hundreds of drug users have been arrested in recent months and Breed pushed a successful March ballot measure to mandate drug screenings for welfare recipients. Those deemed to have a substance use disorder will be required to enter a treatment program or face losing their cash assistance from the city.

Gov. Gavin Newsom last year brought in the California National Guard and state police to partner with San Francisco police to curb fentanyl trafficking downtown. Breed and Newsom created a task force to begin investigating opioid-linked deaths similarly to homicides. Newsom also proposed a ban on xylazine, a veterinary tranquilizer turned street drug known as "tranq."

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TRANSPORTATION

Skip the traffic: Commuters turn to ferries to get around

[New York Times](#), April 8, 2024 | [Seattle Times](#), April 14, 2024

As remote work reshapes the way people live and travel around cities, Americans are taking to the waterways not only as part of their commute but also as part of their daily lives.

Some coastal cities are seeing ferry ridership bounce back after a decline during the pandemic, and growing interest in water transit is spurring both new types of ferry services and waterfront development.

In Bremerton, a \$141 million development opened less than 100 yards from a high-speed passenger ferry that travels to downtown Seattle in 30 minutes; its older car ferry service takes an hour. Carteret, N.J., is launching a ferry service to Manhattan, adjacent to a waterfront film and television production complex. Ferry service is also central to the development of a new community on a former naval base off San Francisco.

The ferry boom comes as municipal governments are trying to address a variety of social, economic and environmental challenges, and as some of the country's largest cities look to water transport to ease traffic, connect communities and meet housing and commercial development goals. Last year, the Federal Transit Administration announced grants totaling \$220.2 million for ferry systems. And local governments are offering tax incentives to redevelop industrial zones.

Ferry systems are expanding beyond traditional commuter and tourist routes to meet the "discretionary travel patterns" of remote workers and retirees, said Ryan Avery, interim director of the Washington

State Transportation Center at the University of Washington. “They’re doing it for shopping, going to a football, soccer or baseball game,” he said.

“The market changed,” he continued. “People also want faster service.” He noted that the changes were also opening up opportunities for new types of terminal designs — as mixed-used hubs offering other transit connections, rather than as a single-use building surrounded by a parking lot.

In Bremerton, the ferry and the nearby Marina Square apartment complex are part of a third wave of waterfront development, said Wes Larson, founder and CEO of the Sound West Group, which qualified for an eight-year property tax exemption on improvements for Marina Square. The area’s population has increased 6% since 2020, driven in part by Seattle’s high housing costs. (The average rent for a one-bedroom apartment is \$1,997 in Seattle and \$1,447 in Bremerton, according to Apartments.com.)

Marina Square has 270 apartments, a waterfront park, a restaurant and a market; a YMCA is also planned. The complex includes studios and furnished, extended-stay suites for workers at Naval Base Kitsap, the region’s largest employer, four blocks away.

Over the past seven years, the transit agency in Kitsap County, which includes Bremerton, has opened three passenger-only fast ferry routes to Seattle, which can carry 120 to 350 people. The operation had more than 1 million riders in 2023, up 37% from the year before.

Last summer, the Washington State Ferries system reopened its primary ferry terminal in Seattle after a \$467 million renovation. The city is developing a new waterfront that will reconnect downtown with Puget Sound.

The terminal, called Colman Dock, features public space, retail and food vendors, outdoor plazas and a site for charging electric ferries. The ferry agency is aiming for an emissions-free electric fleet by 2050.

In Carteret, Mayor Daniel J. Reiman is close to seeing his 15-year effort to launch a ferry service realized, with operations expected to start next year.

Carteret does not have a rail station, and local highways are overwhelmed by traffic, Reiman said. The ferry, he said, will provide “a much-needed alternate mode of transport to New York City, and gives the opportunity to redevelop an older urban community.”

The borough recently approved a \$1 billion waterfront project that will include Carteret Stages, a 15-story movie and television production studio, hotel and retail and restaurant pavilion, to be built on a former DuPont Chemical site that has been vacant for almost 60 years. The site will also include a ferry terminal offering 20-minute service to Manhattan.

In San Francisco, a new neighborhood with retail, commercial space, parks and 8,000 apartments, condos and town homes is taking shape on Treasure Island, a former naval base that is a 10-minute ferry ride from downtown. The project is a partnership between the city and a private development group, Treasure Island Community Development.

“There is no more direct way to connect a resident on the island to the beauty of the bay than having a ferry service,” said Chris Meany, principal at Wilson Meany, the group’s lead developer. “The ferry also keeps you from ever having to be in a traffic jam.”

Treasure Island Community Development is funding the ferry operations, which started in 2022, for the first few years. The Water Emergency Transportation Authority, a public agency that operates the San Francisco Bay Ferry system, will take over.

The authority's ferry system, which includes 15 passenger boats, has recovered around 90% of its pre-pandemic ridership, partly by cutting fares and adding more service, said Jim Wunderman, the agency's chair.

The agency is also working on an expansion plan to ensure reliable transportation in the aftermath of an earthquake, he said. One strategy is to team up with local communities and developers to build ferry terminals in new neighborhoods.

"We're advocating for ferries as a missing transit link, but also to create opportunities for development on the waterfront," said Wunderman, who is also CEO of the Bay Area Council, an economic development group.

Treasure Island will include housing for workers and homes and services for people who have been homeless, Meany said. Buildings will be 300 feet from the water's edge to account for storm surges.

Even seasonal ferry service is attracting development. Last year, a new ferry in Lynn, Mass., offered a 35-minute passage to Boston's Central Wharf from June to October. A development firm purchased an adjacent property that had been vacant for 40 years and built the Breakwater North Harbor complex with 331 apartments, said Jim Cowdell, executive director of the Lynn Economic Development and Industrial Corporation, the city's economic development agency.

"The property was sold because of the ferry," Cowdell said. "It's a two-minute walk: You hop on the ferry and go into Boston."

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TREASURE ISLAND PROJECT

Big Treasure Island developers seek \$115 million city bailout

[48 Hills](#), April 14, 2024

The Treasure Island/Yerba Buena Island development is in trouble. Don't take our word for it, see the Stockbridge/Wilson Meany v. Kenwood lawsuit where the members of the development group are suing each other for position in the cue to claim their share of the project's shrinking profits.

The nearly 30-year history of this redevelopment project has been plagued by incompetent planning, lack of accountability and more Mulligans than a Trump golf tournament.

So now the developer consortium, known as Treasure Island Community Development LLC, and the Treasure Island Development Authority—the independent agency overseeing the economic redevelopment of the former Naval Station Treasure Island—with the political backing of Mayor London Breed and Supervisor Matt Dorsey (District 6 includes Treasure Island) have agreed to change the terms of the Disposition and Development Agreement of 2011, the contract between the city and the developer group that delineates each sides' obligations in completing the project.

The new arrangement (dubbed “Alternative Financing” — think Kellyanne Conway’s “Alternative Facts”)—is so unusual and complex even the professional staff presenting it to the Planning Commission struggled to answer questions.

But the key elements are a direct result of money shortages for the developers and include a \$115 million bailout “loan” backed by the city’s general fund, letting the TICD off the hook to cover shortfalls in the operation budget required by the original DDA, and pushing back the construction of needed facilities by seven years.

The proposed plan’s considerable costs would shift from the TICD to the current and future residents the island, and ultimately to the residents and businesses of the City and County of San Francisco, rewarding the developers with a bailout required by their failures.

“It is not a good deal for the city,” Sup. Connie Chan, who heads the Budget and Finance Committee, told us.

That committee will hear the proposal Wednesday/17.

Of course, in the story that the developers and TIDA officials are telling, the culprits are “this challenging economic period,” “the constraints of the project,” and “the difficulty to secure traditional financing,” that is, causes without human agency — certainly not them.

The proposed changes

These consequential decisions are embedded in a series of changes, being referred to as “updates” as if they were just minor tweaks to the Disposition and Development Agreement of 2011 and not major changes to who pays for it.

Among the details:

- The proposed DDA Amendment (you can read the Budget and Legislative Analyst report [here](#)) has the city providing \$115 million from Certificates of Participation—a type of bonds backed by the General Fund— to finance the second phase of the island’s infrastructure buildout.

This was originally to be financed by TICD with proceeds from selling vertical development rights to other developers.

After multiple attempts to do so by TICD, the market reaction was – no thanks! Savvy investors wanted no part of it. This new bailout loan is proposed to be paid back by offering to investors COPs that unlike municipal bonds, don’t need voter approval, as well as some already approved Infrastructure and Revitalization Financing District, and CFD Community Financing District bonds estimated to generate only \$550,000 a year.

However, the new COP “bond” offerings by the city will have to cover the remaining 20 years of payments at \$11.7 million a year (assuming interest rates remain at current levels). The total the city will have to pay will reach \$245.9 million over 20 years.

Among other things, this will use up all of the city’s borrowing capacity for the next three years. “So if you have a leaking firehouse roof or the lights go out in a rec center, there’s no money to pay for it,” Chan told us.

- The DDA amendment relieves the developer team of the obligation to cover shortfalls in TIDA operation budget required by the original DDA, currently \$5 million a year. This turns the relations of TICD and TIDA on its head: TICD had to cover TIDA’s shortfall. Now TIDA has to cover TICD’s shortfall. Without that backfill, TIDA is in even more financial peril because it has lost much of its commercial lease revenue due to demolition of existing buildings. There is also a gradual exodus of east side residents as TIDA makes the future of current resident housing options uncertain, further reducing TIDA’s residential lease revenue.
- The DDA amendment pushes back by seven years the construction of what is referred to as “the community benefits” that home buyers and renters have long been promised would be included in the price of their residency. These include a new police/fire station, as well as a K-5 school. Their absence will not only make the community less safe, less desirable and less valuable to potential home buyers and renters on the island for the foreseeable future, it will extend the many car trips island parents make taking their kids back and forth on the bridge to school on the city mainland every day. And one of the lessons of the last decade of delays has shown us is that it makes everything — materials, labor and interest rates — more expensive and possibly prohibitive.
- The amendment proposes to push out the building of more of the affordable units into the 2030s. With the projected 8,000 total units, to meet city’s mandated affordable goal (27.2 percent of the total housing units) requires 2,175 affordable units to be built. Currently, there only has been 290 units built with another 200 projected in the next couple years.

This is classic YIMBY policy a la state Senator Scott Weiner— give developers free rein and kick the affordable housing can down the road with no guarantees that the city will not then be required to bail out the developers again if and when they claim they cannot afford to build the affordable housing at the end of the development.

Why the rush to bailout the developers? Well, Mayor London Breed is unlikely to want to admit that one of the biggest housing developments in the city might fail in an election year where she’s facing serious opposition.

The root of the problem started more than 20 years ago. The initial TI/YBI reuse committee appointed by then-Mayor Willie Brown and the Board of Supervisors in 1996 recommended no residential housing, citing the problem of access on and off the island via the Bay Bridge. Then the developers, using the argument over and over again that more residential units were needed for the project to pencil out, got the city to amend the plan in 2002 to build 2,800 housing units on the island.

Then, using their same profitability argument, TICD and TIDA agreed to increase that to 5,500 units in 2006 and then to 8,000 units in 2010. This begat the proposal to deal with auto congestion on the island and the bridge by putting a toll on the island, a fundraising gimmick to make island residents, business owners and visitors pay for local improvements instead of the developers.

Incredibly, as an additional gift to the developers, Breed and Supervisor Matt Dorsey (who represents District 6 which includes Treasure Island) are now proposing to raise the number of units to 9,000 (most of them expensive luxury housing).

There is still no feasible transportation plan.

Doubling down

These changes are a road map of some of the biggest blunders the developers and the city made together and a continuation of them, a “doubling down” (the gambling term developer Chris Meany of TICD developer Wilson Meany used to describe the risk involved in the DDA amendment) on the mistakes they keep making that are costing the city hundreds of millions of dollars.

The amendments are also an admission of their previous errors, and the prevailing arrogance of these “professional” planners and politicians that don’t feel as if they have to or should listen to the real experts on creating a livable neighborhood — the residents and business owners who have been living, and eking out a living, on the island for 20 years or more.

From the beginning, when in 1996 the military base closure policy then sweeping the country, or at least by 1997 when newly elected Mayor Brown took over City Hall and the development, community participation has been discouraged. City leaders were led around by the developers Brown chose, and those people determined the project’s direction.

They have maintained control by holding the majority of the meetings of TIDA at City Hall during the afternoon in the middle of the work week. Only one or two of the monthly meetings each year are held in the evening and on TI where residents can walk to them instead of having to cross the bridge. Those are usually the only ones attended by more than a smattering of the affected residents.

The meetings are made unwelcoming. Residents only get two minutes to speak on agenda items, and if a speaker goes just a couple seconds past the two minute buzzer, their mic is cut off in mid-sentence. Agendas and voluminous supporting documents are not available till three days before the meeting, are often incomplete or missing, are filled with bureaucratic language and unexplained acronyms, and documents and exhibits are regularly not available. Lengthy Power Point presentations are soporific, testing your attention span and your coffee’s caffeine. To actually understand and participate in the future of the island requires a tremendous commitment.

You can watch the meetings on the SFgovtv channel, but recently the Board of Supervisors eliminated the remote telephone testimony, leaving you as only a passive observer if you can’t attend the meetings in person.

At the end of last February 14’s TIDA Board meeting, when board members discuss the next month’s agenda items, its president, Fei Tsen, informed the board it would be seeing and voting on these new “updates” for the first time at the March meeting. But the public would not get them until 72 hours before then.

The staff report presented to the Planning Commission for its April 4 hearing included an executive summary (usually a condensed version) with Planning Code, Design for Development and development agreement amendments that run 290 pages.

Still, in the Planning Commission’s report recommending approval of the DDA Amendments, it cited a “robust community outreach program” throughout the development of the Project. Tellingly, the report notes that the department has not received any letters in support or in opposition to the project.

When the Treasure Island Organizing Committee, a coalition of island residents and business people, proposed to the TIDA Board several years ago that the DDA should be changed so that it doesn’t

mandate the toll as TIDA Executive Director Bob Beck had insisted, Beck countered that it couldn't be done since the toll is "baked into" the DDA and can't be changed. The TIOC argued that, as a contract, it could be changed if both parties agreed. Beck said not this one. But he and the Breed administration are following their advice now that it suits them.

Likewise, when the TIOC proposed that the money the toll would have raised for other transportation needs should instead be taken out of the city's general fund since no other neighborhood in the city has had to pay for its own transportation infrastructure, Beck also said the arrangement with the city mandated that TI projects must pay for themselves, that no general fund money could be used. Again Beck, Breed and Dorsey are now echoing the TIOC position when it suits their program of using the general fund (or at least its bonding authority) to give hundreds of millions of dollars to the developers.

Note that while the city touts its "robust" community process, there hasn't been a single forum to inform island residents of the DDA amendment and how they will be affected by it, or to solicit their input. From the program's announcement in March to its projected vote at the Board of Supervisors May 7, the city has focused on jamming it through the process without informing islanders.

Held in bond-age

Fortunately, there are still some guardrails left.

Even if the DDA Amendment passes the BoS, bond underwriters likely would spend the next eight or nine months structuring the bonds, Lee Lewinsky of the City's Office of Employment and Workforce Development told the Planning Commission at its April 4 meeting.

Underwriters are separate, independent financial companies that actually evaluate the feasibility of the bonds. Since their business model is to receive a cut of the money raised through the sale of the bonds, they have a real incentive to make sure the funding mechanisms are sound, and assumptions are realistic as they calculate projections out 40 years into the future.

To convince the underwriters of their due diligence, city staff did a new Fiscal Impact Analysis two years ago. But those have been an eventful two years. Since then, the developers in TICD, through their lawsuits, have acknowledged their financial weaknesses. Inflation and spiking interest rates have taken a toll on the economy's stability. The city's deficit is approaching \$1.5 billion and counting. Property and transfer tax revenues are down sharply.

These could all affect the city's bond ratings negatively, increasing the city's debt service burden. Since the bonds are backed by the general fund, this could become a problem for all San Franciscans.

Among the guardrails are the anti-fraud provisions of the federal securities laws. The City and TIDA are "required to ensure that the POS (Preliminary Official Statement) and the final Official Statement must contain information that is accurate and complete in all material respects. This obligation attaches to the individual members of the governing bodies approving the document, as well as City staff charged with preparing the document."

This means that if there is a substantial likelihood that the information would have actual significance in the deliberations of the reasonable investor when deciding whether to buy or sell the bonds, all involved have an obligation to get it right.

This Alternative Financing could become a dangerous precedent. If the developers are struggling now, it could be only a matter of time before they come back again to the taxpayers of the San Francisco with hat-in-hand for another bailout.

“They will make their case on Wednesday,” Chan told us. “They will argue that the low-income residents of the island need more reliable electricity, and that’s true. But if I end up supporting this it will be with great trepidation.”

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Breed’s Treasure Island developer bailout is a serious problem

[48 Hills](#), April 22, 2024

The supes will consider Tuesday/23 a risky plan to bail out the developers of the Treasure Island housing development. This so-called “Alternative Financing” plan, embodied in the Disposition and Development Agreement amendment, could leave the city on the hook for more than \$200 million at a time when the city is already facing a huge deficit.

This should be taken seriously.

Alarming, many in the city, led by Mayor London Breed and Supervisory Matt Dorsey, have remained conspicuously silent about the plan’s obvious deficiencies, even in the face of the board’s own budget analyst’s dire warnings.

Instead, the mayor and the D6 supe are rushing to pass the plan without questioning if it constitutes an undeserved bailout that puts the city’s bank account and its future bond ratings, as well as the economic stability of the entire City and County of San Francisco, at risk.

Both the developers’ shortcomings and the legal dispute among the consortium’s own members, suing each other over a shrinking amount of profits they themselves project to be available, suggest they are a bad risk, not worthy of the “double down” gamble they seek from the city. Such an obvious omission would make any financial analyst nervous.

Compounding that anxiety is the testimony of the board’s own analyst at the Budget and Finance Committee’s meeting April 17. He informed the committee that he was unable to do his job of advising them on the proposal’s fiscal soundness since he had not been given a copy of the study that staff referred to in a couple of the committee hearings as proof of their due diligence in structuring the COPs. So that analysis is “unavailable” to the BoS, he told the committee.

“We consider approval [of the Alternative Financing plan] to be a policy matter,” he concluded.

Fortunately, Supervisor, Connie Chan, who chairs the committee, with the support of President Aaron Peskin, proposed amendments to the plan to deal with these issues. She said she had reservations about taking on the level of debt issuing COPs (Certificates of Participation, a form of city bonds) would entail — a \$115 million loan that when interest is added will leave the city with a \$235 million payment. Would this loan action set a precedent for when other projects get in trouble?

The amendments:

- 1) The COPs would be issued in three tranches, one per year (first year \$50 million, second year another \$50 million and third year \$15 million).
- 2) Issuance of the COPs wouldn't start until after the city revises its 10-year capital plan to hold the issuance of the COPs accountable to the city's long-term plan.
- 3) The city would defer debt service fees to the last year.
- 4) Before each of these three tranches are issued, a performance review and assessment must be done for transparency and accountability.

The city and the developers have not been transparent on when and how the development's promise of 27 percent affordable units will be finished.

The TI project was sold to the people of San Francisco as an affordable housing project, one that would have 27.3 percent of its units being affordable. That means of the 8,000 units planned, 2,175 must be affordable. When asked at the April 4 meeting when those units would come on line, TIDA Executive Director Robert Beck only mentioned that 290 units are currently built with another 200 projected in the next couple years. He gave no indication when the remaining 1,775 affordable units would be available.

This record leaves us with a lack of confidence in the program and wondering who is being held accountable, especially in a project that is more than \$1 billion over budget and eight years behind schedule, according to the BoS legislative analyst.

Chan's amendments to the financing plan are reasonable and rational, and should be adopted by the Board. In the meantime, a couple of other issues should be addressed now before the vote.

In accordance with the Sunshine Ordinance and the city's commitment to transparency, the board should demand the release of the fiscal impact study the staff has cited to assure board members that the numbers will all work out. If it proves it, prove it.

The supervisors need to take the legislative analyst's advice to "pause" the Alternative Financial Plan until that is done.

In the meantime, the board must demand a plan for when and how the promised affordable housing will be built, and tell anxious TI residents when it will be ready for occupancy.

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Supes put a hold on Breed's Treasure Island developer bailout plan

[48 Hills](#), April 25, 2024

Reason and rationality prevailed at the Board of Supes meeting Tuesday, when the seriously flawed proposal to bailout the Treasure Island developers hit the floor.

The "alternative financing" plan Mayor London Breed and Sup. Matt Dorsey sponsored would have had the city loaning the developers \$115 million at a time when the city has a projected deficit of \$245 million, ballooning to \$555 million next year.

With renewed scrutiny of the proposal's numbers, the Board had to face up to the reality that the city and the developer are in big financial trouble. They simply don't have the resources to risk the loan at this point. The cost of this fiscal prudence may be further delays, an embarrassing admission for those

who have been urging a strategy of “doubling down” on the project so as to “not lose momentum.” A Plan B is needed.

But the immediate next move was to save face.

Dorsey, who had previously stated multiple times that that his top priority was to pass the proposal and move the city closer to its state-mandated new housing construction goals, was given the first opportunity to walk it back. He implicitly recanted his pledge to see his proposal through. He expressed gratitude to Sup. Connie Chan for “her thorough review of these budget items and for her contribution to keep everything on track and as fiscally prudent as possible.” He went on to thank Board President Aaron Peskin “for his counsel as always and his support.”

In essence, he accepted a version of the bill, as amended by Peskin and Chan, that would put the bailout money on hold and might ensure that it never gets spent.

Still Dorsey, who for months had led the chorus urging everyone to not lose the project’s momentum, now said the amended proposal would “keep the TI project on track and moving forward” and the “project’s momentum continues to the next major development stage” without explaining how that will be done.

Peskin, ever gracious in victory, thanked Dorsey for all his work. Then Chan, to decrease the risks inherent in Dorsey’s original plan, proposed her and Peskin’s amendments to the Alternative Financing plan:

- That the COPs (Certificates of Participation, a form of city bonds) would be issued in three tranches, one per year (first year \$50 million, second year another \$50 million and third year \$15 million).
- That issuance of the COPs wouldn’t start until after the city revises its 10-year capital plan to hold the issuance of the COPs accountable to the city’s long-term plan. (That could take at least a year, maybe three.) The idea was to make sure that this bailout didn’t crowd out all other necessary spending.
- The city would defer debt service fees to the last year.
- Before each of these three tranches are issued, a performance review and assessment must be done for transparency and accountability.

Peskin said this all had the support of TIDA and the Mayor’s Office of Economic and Workforce Development.

The board passed the measure unanimously with all of Chan’s and Peskin’s amendments.

Peskin went on to emphasize that the board will vote in the future to issue the COPS only if and when there is sufficient capacity in the bond fund that doing so will not compromise the rest of the capital plan — once the board updates it and incorporates the Stage 2 Alternative Financing plan into the COP program.

All this begs the question: How will the Treasure Island housing development be finished? Some of the long-promised affordable housing is slated to be built in the Stage 2 area of the development. But before the buildings go up, the infrastructure to support it has to be installed. How will that be paid for? Who will do the work? And when?

The billions invested already in the project don't allow for it to be all mothballed. Nor do the plans of hundreds of residents and business owners who have invested years and their dreams in the island.

If the city was the investor of last resort, who do the developers turn to to get a loan for the next batch of infrastructure? It is a public secret — memorialized in the lawsuit among the members of the developer group and the failure of the city and the developers to sell the COPs on the market — that this is a bad investment.

So what is the next move?

Obviously a reassessment is in order. If both TIDA and the developers had agreed to Peskin and Chan's changes, they may have started an internal discussion of this and may have something to put on the table for discussion.

At the same time, TIDA is evicting residents in the old Navy housing Gateview area (the north and northwest part of the island) and is planning to demolish those buildings. As the production of new housing is stalled and the city and developers are figuring out the money, perhaps they should keep the old housing in the meantime. We don't know how long this will take, and keeping people where they are may be least disruptive option.

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SAFETY

Building engulfed in flames on Treasure Island

[KRON4](#), April 5, 2024

(KRON) — The San Francisco Fire Department responded to a large fire on Treasure Island on Friday night. Nobody was inside the building, SFFD said.

Video from the Citizen app (above) shows a building at 434 Howlett Court engulfed in flames with heavy smoke billowing out. Multiple fire trucks arrived at the scene.

The San Francisco Fire Department responded to the call of a fire at 7:40 p.m. Firefighters arriving on the scene saw fire blowing out of windows on the second floor of a two-story home.

The house was believed to be abandoned, but firefighters found evidence of squatting and hoarding.

One person was hospitalized for smoke inhalation. SFFD said this person was a bystander who was trying to help.

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TIDA IN THE NEWS

March 2024

Summary

- Over the past month, traditional news coverage surrounding the Treasure Island Development Authority was slightly more negative this month criticizing the island's development progress.
- The mayor and supervisor's legislation to accelerate development on Treasure Island made headlines on many local news outlets.
- Maceo May, The Bristol and The Cove's architecture and design was praised by national news outlets and shared stories of the island resident experience.
 - Some misconceptions about what residents have access to on the islands.
- A few local news outlets listed Treasure Island and Yerba Buena Island as a San Francisco neighborhood to visit for free outdoor scenic views of the Bay Area.

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HOUSING

In San Francisco, Maceo May Apartments by Mithun opens its doors to formerly homeless veterans and their families

[The Architect's Newspaper](#), March 29, 2024

To say that San Francisco has a housing crisis would be an understatement. The gilded tech capital fails to house thousands of people—7,754 in total according to recent numbers. It is estimated about 600 of those individuals are veterans.

Maceo May Apartments, a new building by Mithun's San Francisco office, recently opened to help buck this trend. The new building on Treasure Island at 55 Cravath Street offers 104 affordable units and one manager's unit in a six story, 104,500-square-foot building. It was designed for formerly homeless veterans and their families.

California-based nonprofit Swords to Plowshares, and the Chinatown Community Development Center, alongside the U.S. Department of Veterans Affairs, worked with One Treasure Island and Treasure Island Development Authority to bring Maceo May Apartments across the finish line. The building itself is named after Maceo May, a Vietnam War veteran who was Swords to Plowshare's first housing director.

"Maceo May Apartments is a historic step forward for Treasure Island and the city of San Francisco," said Michael Blecker, Swords to Plowshares' executive director. "It transforms a former military base into a restorative place for veterans. It is a fitting tribute to its namesake, Swords to Plowshares' first director of housing, Maceo May, who was a trailblazer for supportive housing."

The new \$55 million building contains 24 studios, 47 one-bedrooms, and 34 two-bedroom units. The structure marks the first residential and first 100-percent affordable development on Treasure Island—a 393-acre landmass between San Francisco and Oakland that city officials hope to transform into a thriving community.

Treasure Island itself is artificial: It was constructed by the U.S. Army Corps of Engineers in the early 1930s to help support operations of the Golden Gate Bridge. Later, it hosted pavilions at the 1939–40 World's Fair. Afterward, a naval base occupied much of Treasure Island, until that was decommissioned in 1994.

Amid the Bay Area's housing pandemic, city officials are looking at Treasure and Yerba Buena Islands for room to grow. SOM completed a master plan for Treasure Island in 2011, which features a variety of tall and low-rise buildings.

City officials hope to deliver 8,000 new homes at Treasure Island (2,200 of which will be affordable); and 300 acres of parks, trails, and open space. There will also be new restaurants, shops, public art installations, and event programming. The first of the art installations, a work by Hiroshi Sugimoto that acts as a sundial, completed last summer.

"Given that Treasure Island will be under construction for a long time, and that we're housing a population who bears disproportionate health issues such as compromised immune systems and other effects from having endured trauma, designing for good indoor air quality is paramount," said Hilary Noll, an associate principal at Mithun.

Mithun's overall design is thoughtful, colorful, and detail oriented. The white facade is amplified by red casings that surround each window. The volume is broken up between a series of townhouses and a mid-rise. This punctuation further embeds the building within its urbanizing landscape.

Moreover, the building itself offers a bevy of shared services. Its communal area contains backup power generators in the case of blackouts—essential for refrigerating medicine for elderly tenants. In between the mid-rise volume and the townhouses, a verdant garden connects residents with one another. The interior units feature modern appliances, and sweeping views out into the Bay Area.

“Having lived on Treasure Island myself, I understand firsthand what this community means for residents already living here,” said San Francisco Mayor London Breed in a statement. “We need to build more housing at different affordability levels in the City, and we need to build them now. The opening of this housing demonstrates the years of hard work by so many people who care deeply about this community and City, and shows us that if we work together, we can come up with bold ideas to create housing and communities for all San Franciscans,” Breed continued.

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In San Francisco, Two High-End Housing Projects Are Making a Long-Awaited Debut

[Mansion Global](#), March 19, 2024

Two new amenity-rich developments—Yerba Buena Island and Treasure Island—are redefining the luxury housing market in San Francisco, a space-limited city that has a reputation for making it exceedingly difficult to get projects approved.

A mile from downtown San Francisco, Yerba Buena Island and neighboring Treasure Island are the largest new development sites in the city. Decades in the making, the two-island, 500-acre development will have 8,000 houses, 1,000 of which are coming on the market over the next year.

The two developments “provide a lifestyle unlike anything else in the city, with nature, waterfront views, outdoor life and home combined all in one location,” said Krysen Heathwood, senior managing director, Western region, Compass Development Marketing Group. “There isn’t another offering like it in San Francisco.”

The dual developments place a priority on resort-style technologies and amenities, indoor-outdoor spaces and luxury experiences.

Yerba Buena Island, which is nearly 50% complete, has applied for LEED Platinum certification. The island's 72 acres of open space include several original Coast Guard houses and the 25-foot octagonal Yerba Buena Lighthouse tower, which is still operational.

Social life will center around the Island Club, a 10,000-square-foot venue for residents and guests that, when completed, will have a roster of weekly events. Other features will have an outdoor lounge, a terrace, an outdoor fireplace, a swimming pool, a fitness center, a sauna, a library lounge, a private dining room with a catering kitchen and a guest room with a lounge and bar.

Although sales at Treasure Island have not launched, the development is underway, with the first phase expected to be completed near the end of this year and the remainder coming to market over the next decade or so.

“While there are other developments in the pipeline in San Francisco, these two new neighborhoods will offer the majority of the new housing delivered in the coming years,” said Chris Meany, the managing partner of Wilson Meany, the developer of Yerba Buena Island in partnership with Stockbridge Capital Group. Meany is also co-CEO of Treasure Island Community Development, the Wilson Meany-Stockbridge Capital Group-Lennar Corp. partnership that is the master developer of Treasure Island.

Reached via ferry or the Bay Bridge, Yerba Buena Island has three types of residences that are being sold in phases; here are the latest updates on them as well as on the Napa Valley’s Stanly Ranch Residences, Auberge Resorts Collection.

The Cove Residences at Yerba Buena Island: The Townhomes, 37 and 38 Meadow Drive, Yerba Buena

Sales of the two-, three-, and four-bedroom homes, which are multistory, are launching in April.

Number of Units: 12 townhomes in two buildings were completed in the initial phase

Price Range: Pricing is not yet available

Developer/Architect: Stockbridge Capital Group and Wilson Meany/Hart Howerton (architect) and Meyers Davis (interiors)

Townhome Sizes: 2,108 to 2,518 square feet

Amenities: A California interpretation of a private townhouse, each residence has floor-to-ceiling windows, a garage, a private entry, a high-end kitchen and resort-style baths. Some homes have elevators, roof decks and double-height great rooms.

Website: yerbabuenaislandsf.com/the-residences

The Cove Residences at Yerba Buena Island: The Flats, 36 Meadow Drive, Yerba Buena

The homes are available in two design palettes; sales will launch in May.

Number of Units: 14

Price Range: Starting at more than \$3 million

Developer/Architect: Stockbridge Capital Group and Wilson Meany/Hart Howerton

Condo Sizes: 2,486 to 4,202 square feet

Amenities: Expansive windows and ceilings that are over 10 feet high bring in the light and Bay views to the California-inspired interiors that include spa bathrooms and gourmet kitchens. Each single-level home is accessed via an elevator. Sliding glass doors lead to terraces.

Website: yerbabuenaislandsf.com/the-residences

The Bristol’s Magnolia Collection at Yerba Buena Island, 1 Bristol Court, Yerba Buena

With 40% of the homes sold, the Bristol was named the top-selling new residential development in San Francisco in 2023 and started the new year with three sales in three weeks.

The Magnolia Collection is the latest offering. This section of the Yerba Buena Island development features a courtyard with a 25-foot-high Grandiflora Victoria Magnolia tree—a symbol of new beginnings and a homage to the collection's name.

The development also has a double-height lobby with an indoor-outdoor living room that has a fireplace and lounges. Other features include a rooftop terrace, a fitness studio and a playroom.

Sales are ongoing.

Number of Units: Seven homes in the collection, six are available

Price Range: \$1 million and higher

Developer/Architect: Wilson Meany and Stockbridge/Hart Howerton (Architect) / Edmonds + Lee (Interiors)

Condo Sizes: 898 to 1,402 square feet

Amenities: The homes have floor-to-ceiling windows, 9-foot to 10.5-foot ceilings and chef's kitchens.

Website: yerbabuenaislandsf.com/the-residences/

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SF Condos Are Starting to Sell Again, and the Twisty Mira Tower Is Almost Sold Out

[SFist](#), March 27, 2024

While condo sales, especially in downtown San Francisco high-rises, were sluggish at best through the pandemic, things appear to be turning around. And one notable tower only has a handful of units left to sell.

Mira, the 40-story tower at 280 Spear Street completed in 2019, was designed by Studio Gang — the firm of Chicago-based architect Jeanne Gang, which now has an office in San Francisco. It features a twisting pattern of bay windows that are meant to echo the bays of the city's many Victorian and Edwardian buildings, and it is now one of the most notable buildings in the city's skyline.

The 392-unit tower includes 147 designated affordable units, all of which went into the city's lottery five years ago. And as the Business Times reports this week, the remaining market-rate units have taken a while to sell out, but the pace of sales has picked up since the start of the year.

"I think we're seeing the beginning of the shift," says Matt Felt, managing director at Polaris Pacific, speaking to the Business Times.

The rise in interest rates in the last two years, combined with the ongoing "doom loop" narrative about downtown, served to depress sales of high-rise condos, but prices are stabilizing, Felt says.

There are just 12 units remaining to be sold at Mira, putting the building at 90% sold out, and 15 condos have sold in the tower in the last 60 days alone. One of those was a two-bedroom unit on the 34th floor that sold for \$1.75 million last month. A two-bedroom corner unit on the 19th floor is currently pending sale at \$1.45 million.

Some of the remaining units are in the upper-floor "Panorama Collection," which feature more open floor plans on the 36th through 40th floors. One of those, a three-bedroom on the 39th floor, is listed at \$3.75 million.

The Chronicle has a story today about condos starting sell at a faster clip over on Yerba Buena Island. The first upscale development completed on Yerba Buena and Treasure islands, The Bristol, has sold about 50 units so far, out of 124 in the building and 266 that will be on Yerba Buena Island once development is complete.

As the Chronicle notes, units in The Bristol are priced between \$550,000 to \$4.4 million, and six are currently under contract.

The Cove Residences are the development's next phase, which are 12 luxury townhouse units that hit the market this week. Prices for these start just under \$3 million, but go up to \$12 million for a 4,000-square-foot townhome with a private elevator.

Once development is complete on Treasure Island, sometime in the next decade or so, the area is set to have 8,000 new homes. But amenities are slim for now, and residents of The Bristol currently still need to ferry (or drive) over to San Francisco to do their grocery shopping.

Home prices have ticked slightly downward in San Francisco in recent weeks, with inventory levels on the rise. As Socketsite reports, the city just hit a 13-year seasonal high for the number of single-family homes and condos on the market. "As such there are nearly 50 percent more homes on the market in San Francisco than average for this time of the year, over 50 percent more homes on the market than there were prior to the pandemic, and nearly 150 percent more homes on the market than there were in March of 2015," Socketsite writes.

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This S.F. island has had a housing boom. Here's how the city plans to keep it going

[San Francisco Chronicle](#), March 7, 2024

The Tidal House, a 240-foot apartment building under construction, is the first high-rise on Treasure Island. San Francisco has crafted legislation to ensure the neighborhood's housing development continues.

The Tidal House, a 240-foot apartment building under construction, is the first high-rise on Treasure Island. San Francisco has crafted legislation to ensure the neighborhood's housing development continues.

The rapid development of housing and infrastructure on Treasure Island has been among the most unlikely storylines of post-pandemic San Francisco real estate.

And city officials want to keep it that way.

With 1,000 housing units on the island either completed, under construction or about to break ground, Mayor London Breed and Supervisor Matt Dorsey introduced legislation Tuesday that would speed up the financing of the next stage of infrastructure development.

The legislation would provide \$115 million in financing from the city's general fund for phase two of the development, which includes 1,300 units, 250 of which would be affordable housing, a 240-bed behavioral health building, the restoration of three historic buildings and two public parks. The money would be paid back through taxes generated from the development on the island.

"This is where housing production is happening," Dorsey said. "Things are moving forward. We can't have any delays."

In total, the plan for Treasure Island includes 8,000 units of housing, 140,000 square feet of retail, 100,000 square feet of office space and 300 acres of parks, along with a new marina, hotel, school and a joint police and fire station.

Dorsey said the 8,000 units planned for Treasure Island represents about 10% of San Francisco's state housing targets of planning for 82,000 units between now and 2031. Of the total units planned for the island, about 2,000 will be affordable to low-income families.

While other mega projects around the Bay Area have stalled — including the Shipyard, Pier 70 and Schlage Lock in San Francisco — activity on the 400-acre artificial island in the middle of the bay has exploded. In addition to the first 1,000 housing units, about \$800 million has been spent on infrastructure for utilities, streets, sidewalks, parks and a new ferry terminal.

The first \$800 million in infrastructure work — which included preparing the island for sea level rise by raising some of the land by several feet — was paid for by the developer, who then got reimbursed through the tax increment financing agreement. But, with high interest rates and a sluggish Bay Area recovery from the pandemic, it would be difficult to raise the \$115 million needed for the next infrastructure phase, according to Anne Taupier, director of development for Breed.

Instead, the money would come from the city's general fund and then get paid back by taxes generated by the development. Taupier said the first phase would be completed in the late fall of this year and work on phase two could start in 2025.

The Fontana East and Fontana West towers are seen along North Point Street and illustrate concerns Lori Brooke, not shown, and other residents have about the San Francisco height increase proposal about "walls" of buildings being built blocking views, casting shadows and impacting the culture of San Francisco neighborhoods on Monday, February 12, 2024 in San Francisco, Calif. Residents of the Marina district and Cow Hollow are upset over some of the proposed upzoning that is San Francisco's plan to add 82K housing units around the city.

Drew Warner poses for a portrait by Richardson Bay in Sausalito on Wednesday, Feb. 28, 2024. Warner has been a longtime live-aboard resident of Richardson Bay and has utilized a program to transition to housing on land.

Taupier said the development completed on the island thus far has "been an absolutely enormous undertaking" and that the city development team has been working with the developers "to make sure we are rolling into that next phase without a pause in construction, without losing the momentum we have."

“There was so much up front investment in phase one — so much money that went into the dirt — we don’t want to see any slowdown,” she said. “We want the evolution of the neighborhood to just keep going.”

Chris Meany, the managing partner of Wilson Meany, the lead developer of Treasure Island, said: “We really appreciate all the hard work the city has put into keeping this project on track. By updating this plan, we will be able to move efficiently from phase one to phase two and deliver the thousands of homes San Francisco needs,” he said.

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Yerba Buena Island Unveils a Collection of Luxury Townhomes in San Francisco

[Robb Report](#), March 26, 2024

If you frequent San Francisco’s Bay Bridge, you may already be familiar with one of the city’s most important redevelopments in history.

In 2011, Yerba Buena Island, the land mass that the bridge touches down on as it crosses San Francisco Bay, was announced to undergo a 20-year development that would create two new residential neighborhoods with room for up to 8,000 residents, Mercury News reports. Following evictions in 2015, names like Wilson Meany and Stockbridge Capital Group joined forces to develop the island enclave, which saw the launch of The Bristol condominium in 2023. Now, new images of The Townhomes within The Cove Residences have been revealed, with calming views of the bay and all the ingredients for sustainable living.

The architecture firm Hart Howerton created the exclusive collection of 12 single-family townhomes, which were designed as a nod to a classic San Francisco row home.

What makes the townhouses unique is that each build features integrated solar panels for prioritizing your well-being as well as preserving the island’s natural landscape. The residences range from 1,956 to 4,034 square feet, with two- to four-bedroom layouts and interior concepts by Meyer Davis, plus a host of posh amenities.

Each townhome has a distinct private entrance, a gourmet chef’s kitchen, and spa-style bathrooms. Select homes feature elevators with private rooftop access, double-height great rooms, and lead gray-honed marble fireplaces. A private outdoor space also comes with each home, offering views of east-facing gardens along with the island’s sun-soaked vistas.

For the best view, look into the BraytonHughes-designed showcase townhome that offers views of the Golden Gate Bridge, Angel Island, and Clipper Cove from its 2,253 square feet layout. The home also includes three bedrooms, three-and-a-half baths, and a modern art collection that was curated by the Jessica Silverman Gallery.

As a Cove Residences townhome owner, you’ll also have exclusive access to The Bristol’s LEED-certified amenities that includes a rooftop terrace and a modern fitness center. The forthcoming Island Club, a private sanctuary designed by Aidlin Darling Design, allows you access to a 10,000 square feet space dedicated to wellness and community that will include a massage room, outdoor pool, hot tub, and

sauna facilities. The club also features a private dining room, game room, and outdoor fireplace to help you relax.

Yerba Buena Island is a short eight-minute ferry ride away from downtown San Francisco. But if you're not up for the trip, the village-like enclave offers 72 acres of parks within walking distance, plus five miles of trails and a dog park. The monumental Point of Infinity sculpture by Hiroshi Sugimoto is another site to see.

Sales for The Townhomes at Yerba Buena Island are now open, with prices starting at \$2.85 million. Visit the Yerba Buena Island website to inquire.

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PARKS AND OPEN SPACES

Top 9 Dog-Friendly Beaches in San Francisco, CA in 2024 (with Pictures)

[Dogster](#), March 22, 2024

San Francisco is always bustling with activity, whether on the streets, in restaurants, or at local attractions. The beaches are also popular destinations for locals and residents alike. As a dog owner, you likely want your pet to tag along when visiting the beach—at least occasionally. After all, it's the perfect place for them to run around and get exercise in the form of play! Fortunately, there are several dog-friendly beaches in San Francisco that you and your canine companion can enjoy. Here are our top nine picks.

8. Treasure Island Dog Park

Address:	San Francisco, CA 94130
Open Times:	24 hours
Cost:	Free
Off-Leash allowed?:	Yes

- Beach is extremely rocky and not suitable for dog swimming
- Rocks offer an agility challenge for most dogs
- Playground for the kids located on site
- Pack a picnic to enjoy on the grassy park area
- Park can get busy in the afternoon and on the weekends

Visit article for full list of parks.

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ENVIORNMENT

The List Of US Cities At Risk Of Destruction Because Of Rising Sea Levels Is Frightening to Contemplate

[Yahoo! Finance](#), March 8, 2024

An interactive map made using Climate Central's Coastal Risk Screening Tool to rank the global cities most at risk because of climate change-driven sea-level rise is equal parts shocking and terrifying. The data, compiled by analytic research firm The Swiftest, shows 10 American cities are among the first 36 cities around the globe that face the most immediate risk of being rendered unrecognizable if global sea levels rise by 1.5 meters.

Included on the list are some of the country's largest population centers and most important economic hubs. Benzinga looks at the most at-risk American cities.

No. 6: San Francisco

San Francisco is one of America's most beautiful and historic cities. San Francisco and the surrounding Bay Area are home to nearly 8 million people. That's in addition to being the epicenter of America's tech industry, a major entry point to the United States for imports and real estate with a combined value almost too high to calculate.

San Francisco attractions and infrastructure at the most immediate risk would be San Francisco International Airport, Treasure Island and the Ferry Building Marketplace. Additionally, port operations all around the San Francisco and San Pablo bays would be adversely affected. Portions of Oakland, Alameda County, Foster City, San Mateo, Richmond and San Rafael would all be at high risk.

Visit article for full list of cities and their risk.

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INFRASTRUCTURE

Breed, Dorsey push for 1,000 more Treasure Island homes

[San Francisco Business Times](#), March 11, 2024

San Francisco Mayor London Breed and Supervisor Matt Dorsey introduced legislation last week to bring 1,000 homes, as well as public amenities and parks, to the former U.S. Naval Base on Treasure Island. City officials said the project will add to the more than 8,000 units of new housing in the works. "Treasure Island, and the thousands of new homes being built there, is key to San Francisco's economic recovery," Breed said in a statement.

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Mayor Breed and Supervisor Dorsey Introduce Legislation to Spur Development on SF's Treasure Island

[Hoodline](#), March 8, 2024

In a decisive move to keep San Francisco's housing objectives on target, Mayor London N. Breed and Supervisor Matt Dorsey unveiled legislation to accelerate development on Treasure Island, the site earmarked as the city's burgeoning new neighborhood. The legislative push seeks to ensure the island's transition into a vibrant community with over 8,000 planned homes does not stall amidst the current economic landscape, as reported by the city's official news release.

The proposal's main thrust includes maintaining the 2011 agreement's public benefits package and the mandate for affordable housing, which rings in at 27.2%. It also proposes tuning up certain project timelines and economic strategies, such as expediting Treasure Island-generated tax revenues and tweaking permit processes to align with today's economic climate. According to the official news release, this legislative package poses an opportunity for San Francisco to push forward with housing and economic revitalization.

Circling back to the city's overarching housing mission, Mayor Breed's 'Housing for All' initiative faces the daunting challenge of creating over 80,000 new homes by 2030. Treasure Island's role in this plan is significant, with nearly 1,000 homes sprouting up in just three years. Added to this are the new seawall, ferry terminal, and green spaces laying the groundwork for the island's metamorphosis, as highlighted in the official news announcement.

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Breed-backed bill would add 1,000 more homes to Treasure Island

[San Francisco Examiner](#), March 11, 2024

One thousand homes are coming to Treasure Island, which San Francisco officials are calling the single largest source of new housing in The City.

San Francisco Mayor London Breed and Supervisor Matt Dorsey introduced legislation earlier this week that will bring 1,000 homes, as well as public amenities and parks, to the former U.S. Naval Base. City officials said the project will add to the more than 8,000 units of new housing in the works, making this the largest amount of The City's efforts to meet its housing goal.

Under its state-approved Housing Element adopted last year, San Francisco is required to build more than 82,000 new homes by 2031. Nearly 1,000 new homes have already been built, opened or are under construction on Treasure Island over the past three years, city officials said.

In a statement, Breed said, "Treasure Island, and the thousands of new homes being built there, is key to San Francisco's economic recovery."

"We need to advance as much housing as possible, so we can create jobs, new homes and a new neighborhood to keep our city moving forward," she added.

The legislation would bring Treasure Island's redevelopment into its second phase. The first phase, which began in 2015, included the construction of a new seawall and ferry terminal, as well as the opening of various businesses. City officials have also opened public parks to give residents greater access to green spaces.

"Treasure Island is The City's largest housing project under way in a moment where there is a tremendous push, not only to build new housing, but to boost economic activity, in San Francisco," Dorsey said in a statement.

Chris Meany, principal of the private master developer behind the Treasure Island project, said the Treasure Island Community Development and local officials' efforts affirmed a "mutual commitment to Treasure Island's next chapter."

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SF could provide \$115M for housing infrastructure on Treasure Island

[The Real Deal](#), March 11, 2024

Home construction is at a general standstill in San Francisco, but not on Treasure Island.

With 1,000 homes on the island either finished, under construction or about to break ground, Mayor London Breed and Supervisor Matt Dorsey have launched legislation to hasten financing for infrastructure to support another 1,000, the San Francisco Chronicle reported.

The legislation would provide \$115 million for the next phase of the development, which includes 1,300 homes, 250 of which would be affordable; a 240-bed behavioral health building; restoration of three historic buildings; and two public parks.

The money would be repaid through taxes generated from development on the 400-acre man-made island beneath the San Francisco-Oakland Bay Bridge.

“This is where housing production is happening,” Dorsey told the Chronicle. “Things are moving forward. We can’t have any delays.”

Plans for Treasure Island include 8,000 homes, including 2,000 set aside as affordable housing for low-income families.

They also include 140,000 square feet of shops and restaurants, 100,000 square feet of offices, 300 acres of parks, plus a new marina, hotel, school and a joint police and fire station.

The proposed homes make up 10 percent of the city’s state-mandated housing goal of planning for 82,000 units through 2031, Dorsey said.

While developers have hit pause on such large San Francisco developments as the Shipyard, Pier 70 and Schlage Lock, development on Treasure Island has boomed.

In addition to the first 1,000 homes, \$800 million has been privately spent on infrastructure for utilities, streets, sidewalks, parks and a new ferry terminal.

With high interest rates and a slow Bay Area rebound from the pandemic, it would be hard for a developer to raise the \$115 million needed for the next infrastructure phase, according to Anne Taupier, director of development for Breed.

Instead, the money would come from the city’s general fund and then get paid back by taxes generated by the development. Taupier said the first phase would be completed in late fall and the next phase would break ground next year.

“We really appreciate all the hard work the city has put into keeping this project on track,” Chris Meany, managing partner of locally based Wilson Meany, the lead developer of the \$6 billion Treasure Island project, told the newspaper.

“By updating this plan, we will be able to move efficiently from phase one to phase two and deliver the thousands of homes San Francisco needs.”

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What's happening in the SF Treasure Island construction maze?

[KRON4](#), March 8, 2024

SAN FRANCISCO (KRON) — San Francisco's Treasure Island has looked like a maze of construction zones for years. More than 1,000 union workers are transforming the former U.S. Naval Base into the Bay Area's single largest source of new housing.

With 8,000 new homes, hundreds of parks, and revamped infrastructure in the construction pipeline, Mayor London Breed dubbed the island, "San Francisco's newest neighborhood."

Breed and Supervisor Matt Dorsey introduced legislation earlier this week to ensure that Treasure Island, as well as adjacent Yerba Buena Island, stay on track and continue to deliver new homes at all income levels.

According to state housing officials, San Francisco is required to build more than 80,000 new homes by 2030. "Treasure Island, and the thousands of new homes being built there, is key to San Francisco's economic recovery," said Breed, who once lived on the island.

The new legislation is designed to ensure the redevelopment of Treasure Island undergoes a smooth transition from Phase 1, which began in 2015, to Phase 2.

Over the past three years, nearly 1,000 homes have been built, opened, or are under construction. A new seawall and ferry terminal were built, and regular daily ferry service is ongoing from Downtown San Francisco. New businesses are also opening as the new neighborhood evolves.

"Treasure Island is the city's largest housing project under way in a moment when there is a tremendous push, not only to build new housing, but to boost economic activity," said Supervisor Matt Dorsey.

The city's private sector partner, master developer Treasure Island Community Development, has already built hundreds of millions of dollars' worth of new infrastructure and homes, the mayor's office said.

There are 24 construction trades currently working on Treasure Island and Yerba Buena Island.

"Treasure Island is a crucial part of San Francisco's post-pandemic recovery," said Rudy Gonzalez of the San Francisco Building and Construction Trades Council. "We are proud of the work these skilled and trained craftsmen and craftswomen in bringing housing on-line and rebuilding Treasure Island for the 21st century."

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ART

John Chiara's 'Sea of Glass' reframes nature on Treasure Island

[San Francisco Examiner](#), March 28, 2024

Ever since Ansel Adams started taking pictures in and around San Francisco roughly 100 years ago, the cityscape and its surroundings have remained a popular muse for photographers. By now, it feels overdone. Can photographers still find new ways of looking at such familiar sights?

John Chiara has an answer. The local photographer's latest exhibition — "Sea of Glass," at Haines Gallery at Fort Mason Center — includes landscape photographs highlighting the relationship between nature and humans.

Chiara shot most of these pictures during a recent residency as part of the Treasure Island Photo Documentation Project, an initiative by the San Francisco Arts Commission tapping five local photographers to document the ongoing redevelopment of the island.

Chiara's photographic process makes use of a large, handmade camera obscura — a big wooden box with a camera lens attached to it. Rather than shooting his pictures on film and printing them later, Chiara shoots directly onto photosensitive paper taped to the interior wall of the camera opposite the lens. This results in traces of tape and other detritus around the edges of the one-of-a-kind images, emphasizing their physicality.

"Sea of Glass" opens with a diptych of the SF Fire Department building at 10th Avenue on Treasure Island. The graffitied industrial structure is separated from a bank of palm trees by only a fragile chain-link fence, playing into the theme of boundaries between nature and infrastructure continued throughout the show.

The horizon line features prominently throughout the work shot on Treasure Island, often splitting the subjects of the pictures between natural and manmade.

"Navy Mound, Center of Treasure Island" is split between a metallic tarpaulin-covered pile and a large swath of sky; "Avenue of the Palms, South Treasure Island," is half iridescent bay, half San Francisco skyline. In "Perimeter at Westside, Treasure Island" we get three layers: a small rock outcropping along the shoreline, a strip of ocean, and Alcatraz distantly visible atop the horizon line.

Chiara's visual symbolism alludes to the split between humans and nature, but Treasure Island is itself artificial, created in 1930s as the site of the Golden Gate International Exposition.

In another series of pictures, Chiara utilizes the technique of double exposure to create his own manmade landscapes. Shots of trees on Yerba Buena Island — Treasure Island's naturally formed neighbor — and shots of trees throughout Golden Gate Park are layered on top of each other.

Human interventions in the landscapes are also present in the pictures, each with a familiar structure included in the background. The composition of trees in "Carolina: Traverse: John F. Kennedy," is interrupted by the presence of a light post. In "Coral and Martin Luther King Midway," Sutro Tower snags the eye.

These intrusions call attention to what doesn't belong in these pictures — the trees themselves. Eucalyptus trees, abundant on Yerba Buena Island and in Golden Gate Park, were planted by settlers throughout the 1800s, symbolic of the kind of colonialism as itself a form of urban development.

There's no telling what the finished development project on Treasure Island will look like, but it certainly won't look the same again. By exploring how certain elements of nature are manmade, Chiara also urges us to view the manmade as akin to nature — ever-evolving and temporary.

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ISLAND RESIDENTS

Condos on this S.F. island are as high as \$4.4 million. What life is like for the first residents

[San Francisco Chronicle](#), March 27, 2024

From his sixth-floor condo on Yerba Buena Island, Michael Lee looks out at the idling freighters and crisscrossing ferries, the Port of Oakland's white cranes, and Berkeley's green hills.

Occasionally, San Francisco-bound friends will hit him up from the Bay Bridge as they are about to motor into the tunnel far below. "My friends will call and say, 'Hey, I'm about to pass your place,'" said Lee, who works as a senior director at Electronic Arts. "I'll look out the window and wave."

For most Bay Area residents, like Lee's friends, the new neighborhood on Yerba Buena Island is a curiosity glimpsed from a car whizzing westbound. But for Lee, and the other 50 people who have bought condos at the island's first development, the Bristol, it is quickly becoming a tight-knit community of pioneering folks willing to take a chance on a redevelopment that has been talked about for two decades, but is just starting to take shape.

"It's like I'm always on vacation," said Bristol homeowner Rosanne Soto, an accountant who commutes to downtown San Francisco by ferry. "It's so relaxing. It's so clean. It's away from the city, but you have the ZIP code of the city."

Yerba Buena Island is a natural, 147-acre rocky outcropping connected by a short causeway to the 403-acre man-made Treasure Island. Development over the next 20 years on the two islands is scheduled to total 8,000 units, with 266 condos on Yerba Buena Island and the rest on Treasure Island. Currently, there are about 1,000 units completed or under construction on the two islands, including the 105-unit affordable Maceo May Apartments, which opened last year on Treasure Island.

About 27% of the housing in the entire redevelopment will be below market rate, although 10% of the units on Yerba Buena Island are affordable.

The first phase of development on Yerba Buena Island couldn't have come at a worse time. The developer, Wilson Meany and Stockbridge Capital Group, opened a sales office in early 2020 in San Francisco's Jackson Square neighborhood, with the expectation that prospective buyers could be wined and dined in the city and then whisked by Jeep to check out the island, where construction had just started.

But the pandemic foiled that plan, and rising interest rates, inflation and the Bay Area's rocky recovery from the pandemic lead to sluggish sales well into 2023. That is starting to change, according to the sales team. So far, 51 of the condominiums in the 124-unit Bristol building have now sold, with prices ranging from \$550,000 to \$4.4 million. Another six are under contract.

The development's next phase, the Cove Residences, hits the market this week, with 12 townhomes completed and an additional 14 flats ready for occupancy in April. The townhomes, which developer Chris Meany compared to Presidio Heights row houses, are not cheap. They start at just under \$3 million, and some — with private elevators and marble fireplaces and multiple terraces and decks — are priced as high as \$12 million. They range from 2,000 square feet to more than 4,000.

While the new ferry service takes about six minutes from Treasure Island to San Francisco's Ferry Building, the impression that the island is isolated and difficult to get to by car is hard to shake, Meany said.

"People think this is far away, but it turns out to be closer (to downtown) than Sea Cliff," Meany said. "Almost everyone we get over here, who actually come to visit, say, 'I had no idea.' Our challenge is talking people into coming over here. People say, 'No, no, no, we know Treasure Island.' We are like, 'Just come and see it.' "

Despite the fact that there are fewer than 100 people living on Yerba Buena, a busy social scene has developed, according to residents. There are Thursday night happy hours, movie and game nights, community dinners, and excursions to the symphony or to play pickleball at nearby Bay Padel.

A retired surgeon, Jack Lease lived in Chicago for 31 years before retiring to Napa in 2013. After eight years in Napa, he decided he no longer wanted to take care of a big house with a yard and swimming pool. He bought a place at the Bristol for about \$1.8 million, including parking and a storage space.

"Friends say, 'How does it feel to live on an island?' " he said. "You would think I was taking a canoe across the bay or something."

Four or five times a week Lease catches the ferry to downtown San Francisco, where he frequents restaurants and does his shopping at the Woodlands Market at 203 Folsom St. With a six-minute ferry ride followed by a 10-minute walk, it takes him less time to grocery shop than it did when he lived in Napa and had to drive to St. Helena, he said.

Lease lived in high-rises in Chicago for years and never knew his neighbors. The Bristol is the opposite. He lists the neighbors on his floor: Next door is an intensive care nurse, then a robotics engineer for Amazon, then a real estate broker, then an aerospace engineer.

"Here, I know at least 80% of the people in the building," he said. "It's like having a family that you actually like."

Lease bought his condo after renting in NEMA, the 40-story rental tower at 10th and Market streets. He said he wasn't looking to buy a place when he got a postcard advertising the Bristol.

"I received the postcards in the mail all the time," he said. "I usually just tossed them. For some reason, I didn't toss that one. I think it's because it said Yerba Buena Island. I was like, 'Where is that?' "

He said he never knew his neighbors at NEMA. "For the most part, everyone ignored each other, which I'm not a big fan of. Here, we have curated a great group of residents that are friendly and engaging."

Even with the new developments, more than 75% of Yerba Buena Island will remain open space. Residents have access to 72 acres of parks, 5 miles of trails, a dog park and Clipper Cove Beach. The hilltop park, with the "Point of Infinity" sculpture by Hiroshi Sugimoto, opened in late March.

On Saturday mornings, Soto and her Yorkie, Duke, join a pack of dogs and their owners on a hike from their hillside condo building to the flats of Treasure Island. There they have brunch at Aracely Cafe before trekking back to the Bristol, where the receptionist keeps a labeled tray containing each dog's preferred treat. Along with the doggie snacks, hot towels are distributed — for the people and the dogs, she said.

"I wake up every morning feeling like I am in a seven-star hotel," Soto said.

Project architect Tim Slattery, a partner at Hart Howerton, liked the project so much he bought a studio.

"For us, the island was always the main story line — the architecture was there to frame the views," he said. "It is classic and quiet, but it has a lot of movement to it. Shadows bounce all over the facades."

The Bay Bridge, he said, is "both a connector and a separator," and the coming and going of the ships and sailboats and fog rolling across the bay creates "real drama."

Slattery doesn't even mind looking at the bridge traffic. "If you are not in it, it's kind of nice to watch."

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OTHER

Treasure Island charter school helping at-risk teens transform their lives

[CBS News Bay Area](#), March 18, 2024

[[VIDEO](#)] A woman with a difficult past has made it her mission at a Treasure Island charter school to keep troubled teens from going down the same path.

Without hesitation, Nathan Pittman flows freely among classmates in a theater class he once never would have joined.

"It's about being open, being your true self, being comfortable with being your true self," said Pittman.

It's a very different side of the 18-year-old, who not long ago, was quickly spiraling down a dark path.

"Some of the fights I ended up hurting the kids real bad, and I was arrested for it," said Pittman.

But persistent pleas to change course, and a timely introduction to Teri Delane, the founder of Life Learning Academy on Treasure Island became a turning point.

"I knew he had some challenges from his past, but he has this leadership warmth," said Delane.

"The truth hits you hard when somebody notices your path and where you're going before you're there," said Pittman.

The ongoing impacts of COVID in a city trying to address the fentanyl crisis, homelessness, and student absenteeism in San Francisco public schools can be demoralizing.

Delane and her charter school is trying to make a difference and continues to pave the way for other like-minded schools to follow suit. She knows what it's like living on the streets and where that often leads.

"I was running away at 13. At 14 I had a needle in my arm. From 14 to 20 I was a heroin addict," said Delane.

She turned her life around through recovery at the Delancey Street Foundation in San Francisco. Her focus now centers around at-risk high school students.

"Basically, what you will find in their background is a youth life, full of trauma violence, running away, etc.," said Delane.

The on-campus dorm is home to those in dire need of a safe, supervised space.

She initiated the years-long endeavor after a student died off-campus of a burst appendix, with no medical attention and no parents in her life, like many students at the school.

"They can have this beautiful environment, live with a bunch of other kids who all get along. They cook together and they eat together. We have created a family environment," said Delane.

Its culinary class brings some 60 students together for daily meals, as they take turns in the kitchen.

"Through that pressure comes out a diamond. You put pressure, and at the end of it after two hours, it's beautiful, a beautiful meal," said Life Learning Academy culinary arts instructor Derrek Brown.

The public charter school under San Francisco Unified School District has also added three new apartments to its transitional housing program for graduates.

"It's really important to me not to just give all these kids everything. We will give you anything you need, but you're going to earn it. And when you earn, it you're going to feel proud of yourself and that's what will make you want to keep it," said Delane.

Instead of paying rent, graduates are required to deposit a third of their paycheck into a savings account. That's what Pittman will soon do later this year.

"I've had a hard upbringing, but I'm glad I've turned it around," said Pittman.

But it's not just a dorm or an apartment that has changed his path.

"Love. That's what I felt when I got here. Love," said Pittman.

It's a word everyone knows but so many are searching to experience and change the course of their lives.

Delane said it has added a phone service for alumni so that graduates who need help can call whether it's for a drug program needed or counseling.

She said enrollment is capped at 60, but she is hoping other organizations will adopt a similar model to address the needs of hundreds, if not thousands, of "at risk students".

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