

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS
SUITE 241, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG



To: Treasure Island Development Authority Board of Directors
From: Peter Summerville
Date: May 2, 2024
Re: Unplanned Power Outages – April, 2024
Cc: Robert Beck, Treasure Island Director

On April 5th at approximately 5:18 AM a portion of Treasure Island experienced a power outage. SFPUC dispatched crews, issued an I-Info Alert and notified TIDA and DEM. Service was restored to the outage area at approximately 6:57 AM. Cause was not immediately identified on site by field crew.

On April 15th at approximately 2:01 AM a portion of Treasure Island experienced a power outage. SFPUC dispatched crews, issued an I-Info Alert and notified TIDA and DEM. Service was restored to a majority of the outage area at approximately 5:50 AM, and all impacted areas were restored to grid power at approximately 12:08 PM. Cause was identified as a faulted transformer that was feeding an abandoned unit.

**Treasure Island Development Authority
 Subleases and Permits Executed
 Pursuant To Leasing Policy
 As of May 3, 2024**

1,513	Land at Avenue H and 3rd	New	Thompson Builders Corporation	5/1/24	Fabrication and Storage	60,000 sf	\$180,000.00
E- 424	B-260	New	Sclera Pictures LLC	4/15/24	Storage	N/A	\$14,000.00
E-425	Forrest Road Detour	New	Matthew Lavin DBA Aerography	5/5/24	Filming	N/A	\$500.00

CITY & COUNTY OF SAN FRANCISCO

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ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG



ROBERT P. BECK
TREASURE ISLAND DIRECTOR

-To: Treasure Island Development Authority Board of Directors
From: Bob Beck, Treasure Island Director
Date: May 3, 2024
Re- : Use Permit and Film Permit Waivers

No waivers issued in April.

TI Advisor Board Review

April 2024

TIDA Support

- **Working with the Team:** MOHCD, One Treasure Island, Catholic Charities, Mercy Housing, and the Star View Court Management Team, Treasure Island Development Group, Greystar, Wilson Meany, and Lennar
- **Key Activities:** Star View Court Volunteer Support, Inclusionary Housing Information Session, Online Resource Folder, Email Notices, one-on-one office hour sessions, sending Preliminary Award Notices to SVC Volunteers, SF Housing Authority Briefings, and Tours of Star View Court.

Resident Engagement

This month, TI Advisors continued working to ensure residents are well-informed about upcoming housing opportunities. Through informative events, personalized support, and targeted outreach, TI Advisors continue to empower residents to make well-informed decisions about their future housing. Below is a summary of the key activities this month to further these objectives.

Tour Star View Court. TI Advisors responded to the growing anticipation for Star View Court by hosting three additional tour dates with the support of Nibbi Brothers General Contractors. As move-in dates get closer, residents express excitement and eagerness to see the units, and the need for more tour opportunities is evident. TI Advisors have coordinated three tours through the end of March. Over 10 residents have joined those tours. Three additional tours are scheduled for April, all of which were fully booked within minutes of their announcement.

Meet with a TI Advisor. TI Advisors continued their commitment to providing in-person availability and support to residents by maintaining weekly office hours every Wednesday on the island at Aracely Café. With an average of 2 to 3 residents per session, TI Advisors have seen consistent attendance and ongoing gratitude for the access to guidance and information in person. More than 50 island residents spoke with TI Advisors in March!

To accommodate residents with scheduling constraints, TI Advisors continue offering virtual 1-1 sessions; these offer much more flexibility while maintaining a personalized experience. The number of scheduled sessions has notably increased, with up to ten sessions held in a single week, many of which are in languages other than English. Although some questions were redirected to resident housing providers, the sessions remain open to all residents regardless of their housing provider. TI Advisors held over 30 virtual meetings with island residents in March.

Learn About Housing Opportunities. TIDA, TI Advisors, Treasure Island Development Group, Lennar, Wilson Meany, and Greystar hosted an informational open house to educate residents about Treasure Island's inclusionary and below-market-rate housing opportunities. Over 70 residents attended the event, which highlighted the community's strong interest in the upcoming housing opportunities. Based on the event's feedback, TI Advisors plans to offer an additional date for this event in the coming weeks.



Resident Engagement

Island Wide Outreach. TI Advisors conducted an extensive outreach effort to prepare for the upcoming DAHLIA Applications. Strategically placed 11 x 17 posters at every bus stop on the island and community locations such as the Ship Shape and the YMCA. The posters included QR codes for easy access to the application once it opens. This proactive approach ensures residents are well-informed and equipped to apply for housing opportunities.

What information is available?

All informational documents are easily accessible online: TI Advisors gathered all future housing information and have included it in every digital communication from TI Advisors. Residents also have access to an online resource folder in their preferred language where they can access this information at their convenience.

TI Advisors have an electronic calendar link: Using this link and including it in all communications makes it easy and convenient to schedule a meeting time with a TI Advisor: <https://calendly.com/tiadvisor/meeting>

TI Advisors have standing office hours at Aracely Café every Wednesday. While walk-ins are welcome, TI Advisors encourage residents to schedule sessions to ensure dedicated time with an advisor. To schedule an in-person session, residents may use this link: <https://calendar.app.google/zaFBvLNAExi45zPN7>

Monthly Summary

March marked an important shift in planning for Star View Court, as TIDA closed the volunteer period for Legacy Households. To support TIDA's issuing of the First Notices to Move in April, TI Advisors worked with residents to collect Certifications of Occupancy to assess resident eligibility for Transition Housing at Star View Court. Most resident engagements focus on helping residents to understand housing options at Star View Court, Isle House, Hawkins, and 490 Avenue of the Palms (formerly Portico). TI Advisors support resident registration through MOHCD DAHLIA and help residents understand income eligibility for the affordable housing options on the island. TI Advisors seek to meet with households one on one to provide housing information, receive copies of TIDA documents, and understand the next steps in their housing transition process.

As April begins, the focus has shifted towards the allocation of Transition Units at Star View Court. TI Advisors and many vested and post-vested residents are now eagerly preparing for the long-awaited launch of the DAHLIA application in early April, following its postponement from March. TI Advisors meet with residents to help them to register on DAHLIA for affordable housing, call residents and send outreach materials to advise of affordable housing application dates to facilitate a smooth application process.

In response to resident demand, TI Advisors will continue to advocate for increased Star View Court tours to accommodate the growing interest in viewing the units. Additionally, in our ongoing commitment to support residents, TI Advisors are organizing a session tailored explicitly for Section 8 Voucher holders on April 20th.



Monthly Summary

This session aims to provide crucial information and guidance to voucher holders navigating the relocation process, ensuring a seamless transition for all eligible residents. This will be the third session hosted by TIDA and the San Francisco Housing Authority to help voucher holders have access to SFHA staff and information about transferring vouchers to new housing.

As TI Advisors work to navigate these developments, TI Advisors look forward to connecting with every resident, ensuring they feel confident and well-informed when making their decisions.

Challenges faced:

TI Advisors faced significant challenges with the DAHLIA application process this month. Despite preparing for this launch, including scheduling 1-1 in-person sessions for residents, the application did not go live as expected, leading to understandable frustration and a loss of trust among residents. In response, our office hours remained the same, and TI Advisors showed up to assist residents in creating DAHLIA accounts and addressing any questions or concerns they had.

A look at the numbers as of April 1, 2024:

Island Households

224	One Treasure Island Partner Households
326	The Villages at Treasure Island (737 Leaseholders)
86	Legacy Households
59	Mixed Households (with Legacy, Vested and/or Post Vested Residents)
127	Vested Households
23	Post Vested Households with No Legacy or Vested Residents
31	Corporate Leaseholders

A breakdown of the 737 leaseholders on record, and their DDA status is as follows:

- 291 Legacy leaseholders.
- 335 Vested leaseholders.
- 111 Post-Vested leaseholders.
- 63 Corporate lease occupants (no leaseholders).

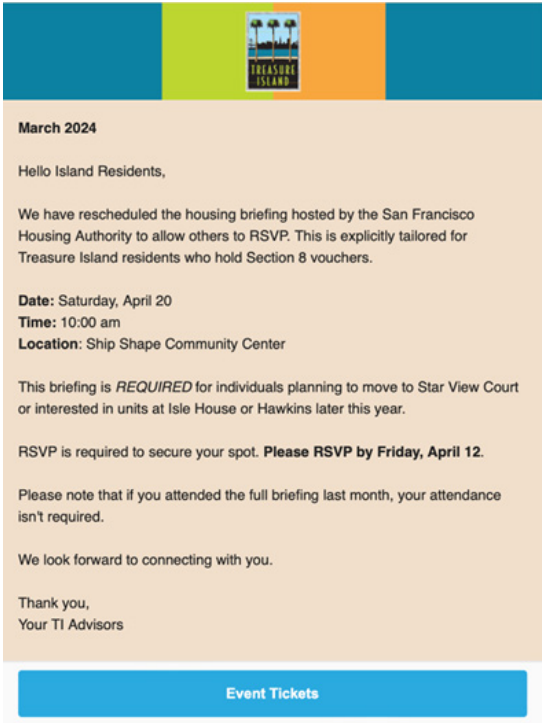


Star View Court Updates

<p>April 2024</p>	<ul style="list-style-type: none"> • TIDA issues First Notices to Move to Legacy and Mixed Households to support the move of 23 households to Star View Court in August of 2024 • MOHCD holds DAHLIA Lottery for remaining Affordable Units at Star View Court • MOHCD holds DAHLIA Lottery for 24 Affordable Apartments at Isle House • Inclusionary Units Informational Session • Star View Court Tours
<p>June – September 2024</p>	<ul style="list-style-type: none"> • Goal date for Star View Court move in!

Community Engagement Record

The TIDA Board has requested that TI Advisors demonstrate that resident engagement is tracked to demonstrate TI Advisor engagement efforts and responsiveness. A sample of a TI Advisor Resident Engagement Record was included in the October Board Report. All personal resident data has been removed from this sample record. TI Advisor Resident Engagement Records are updated regularly and are stored electronically by AR/WS.



March 2024

Hello Island Residents,

We have rescheduled the housing briefing hosted by the San Francisco Housing Authority to allow others to RSVP. This is explicitly tailored for Treasure Island residents who hold Section 8 vouchers.

Date: Saturday, April 20
Time: 10:00 am
Location: Ship Shape Community Center

This briefing is **REQUIRED** for individuals planning to move to Star View Court or interested in units at Isle House or Hawkins later this year.

RSVP is required to secure your spot. **Please RSVP by Friday, April 12.**

Please note that if you attended the full briefing last month, your attendance isn't required.

We look forward to connecting with you.

Thank you,
 Your TI Advisors

[Event Tickets](#)



Inclusionary Affordable Apartments

priced for Households earning **60%** of Area Median Income (AMI)

Isle House



Hawkins



Apartments for Rent

- 226 Market Rate Apartments
- 24 Inclusionary Affordable Studio, 1- and 2-Bedroom Apartments

- 169 Market Rate Apartments
- 9 Inclusionary Affordable Studio, 1-, 2-, and 3-Bedroom Apartments

What were the CTCAC* income limits in 2023?

60% Area Median Income (AMI) for Inclusionary Units:

One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person
\$78,080	\$89,220	\$100,380	\$111,480	\$120,420	\$129,360	\$138,240

What are the estimated 2023 Inclusionary Rents? (Subject to change)

Studio Apartment	1-Bedroom Apartment	2-Bedroom Apartment	3-Bedroom Apartment
\$1,951	\$2,091	\$2,509	\$2,898

Important Dates

	Earliest Potential DALHIA Open Application Period	Earliest Potential DAHLIA Lottery Date	Earliest Potential Resident Move In Date
Isle House	April 2024	May 2024	May 2024
Hawkins	October 2024	November or December 2024	January 2025

Legacy and Vested Residents have the highest priority using their Treasure Island Resident (TIR) Preference Number when they apply for a DAHLIA Lottery on Treasure Island!

* California Tax Credit Allocation Committee



TREASURE ISLAND HOUSING PIPELINE - PHASE I

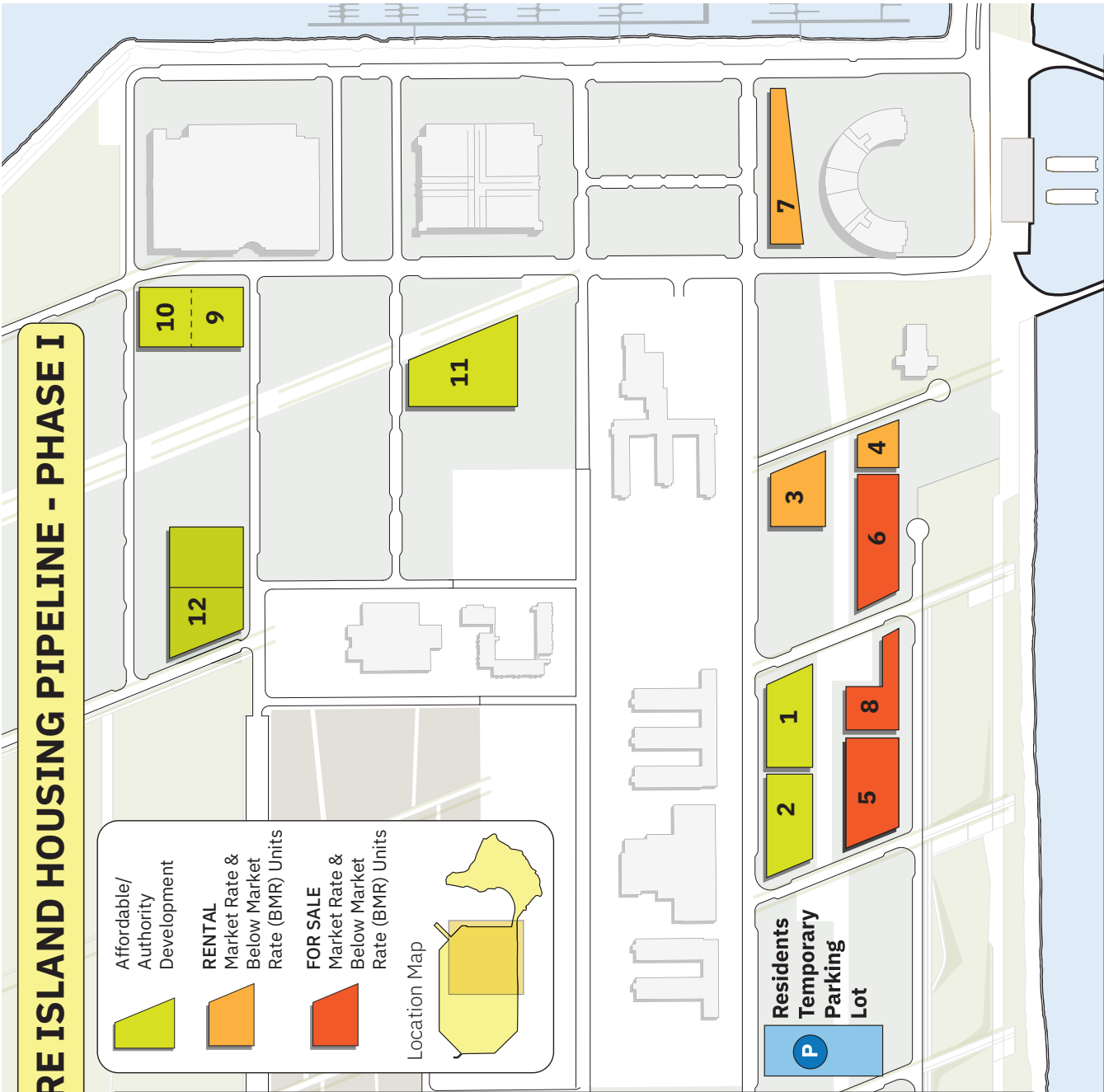
1. **Maceo May** 105 homes - Rental
Includes One TI replacement units
Completed: 2023
2. **Star View Court** 138 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2024*
3. **Hawkins** 178 homes - Rental
Includes 9 BMR units
Completion: 2024*
4. **Isle House** 250 homes - Rental
Includes 24 BMR units
Completion: 2024*
5. **Portico** 148 homes - For Sale
Includes 7 BMR units
Completion: 2025*
6. **C2.3** 83 homes - For Sale
Includes 4 BMR units
Completion: 2026*
7. **B1** 117 homes - Rental
Includes 6 BMR units
Completion: 2026*
8. **C3.5** 160 homes - For Sale
Includes 8 BMR units
Completion: 2026*
9. **E1.2 - Behavioral Health Building** ~240 beds - Rental
Includes One TI replacement beds
Completion: 2026*
10. **E1.2 - Senior** ~100 homes - Rental
Includes Legacy Household replacement units
Completion: 2027*
11. **IC4.3** ~150 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2028*
12. **E2.3/2.4** ~155 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2029*

Affordable/ Authority Development

RENTAL Market Rate & Below Market Rate (BMR) Units

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

Location Map



All One Treasure Island replacement homes and homes for Legacy Households living at The Villages at Treasure Island are intended to be provided within the first Major Phase of development. Each site will also include new affordable housing units for which qualifying residents of The Villages will receive a preference.

*Completion dates are approximate.



DON'T MISS OUT

on Treasure Island's Affordable Housing!

Many new affordable apartments on Treasure Island will be available soon!

Contact your TI Advisor for information on how to apply!

Apply via SF MOHCD's DAHLIA program
at housing.sfgov.org



Star View Court



APARTMENTS FOR RENT:

- 23 Transition Units
- 43 Affordable Apartments

Apply for the Star View Court Lottery by
Spring, 2024!

Isle House



APARTMENTS FOR RENT:

- 226 Market Rate Apartments
- 24 Inclusionary Affordable Studio,
1- and 2-Bedroom Apartments

Apply for the Isle House Lottery in April 2024!

Hawkins



APARTMENTS FOR RENT:

- 169 Market Rate Apartments
- 9 Inclusionary Affordable Studio, 1-, 2-, and
3-Bedroom Apartments

Apply for Hawkins Lottery in October 2024!

490 Avenue of the Palms



CONDOMINIUMS FOR SALE:

- 141 Market Rate Condominiums
- 7 Inclusionary Affordable 1-, 2-, and 3-Bedroom
Condominiums at Below Market Rate

Complete your First Time Homebuyer
Education and apply for the 490 Avenue of the
Palms Lottery in December 2024!

Contact your TI Advisor today!

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



TREASURE ISLAND DEVELOPMENT AUTHORITY

PLEASE JOIN US

GREETINGS, ISLAND RESIDENTS!

Join Us to Explore Treasure Island's Exciting New Housing Opportunities in 2024!

Discover Below Market Rate (BMR) opportunities on Treasure Island! Join us Thursday evening to explore inclusionary rental and purchase options. Don't miss valuable insights on both market rate and BMR housing!

WHEN: Thursday, March 14th
between 6pm and 7:30pm
Drop-in anytime

WHERE: Ship Shape Community Center
850 Avenue I, San Francisco

Light refreshments will be served.



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

TREASURE ISLAND DEVELOPMENT AUTHORITY

ÚNASE A NOSOTROS

¡SALUDOS, RESIDENTES DE LA ISLA!

¡Únase a nosotros para descubrir las nuevas y emocionantes oportunidades de vivienda en la Isla para el 2024!

Aprenda más sobre las oportunidades de alquiler por debajo del precio de mercado (BMR) en Treasure Island. Únase a nosotros el jueves por la noche para conocer las opciones de compra y alquiler a precios bajos. ¡No se pierda información valiosa sobre las viviendas a precio de mercado y BMR!

CUANDO: Jueves 14 de marzo

Visítenos el
entre las 6pm y las 7:30 pm

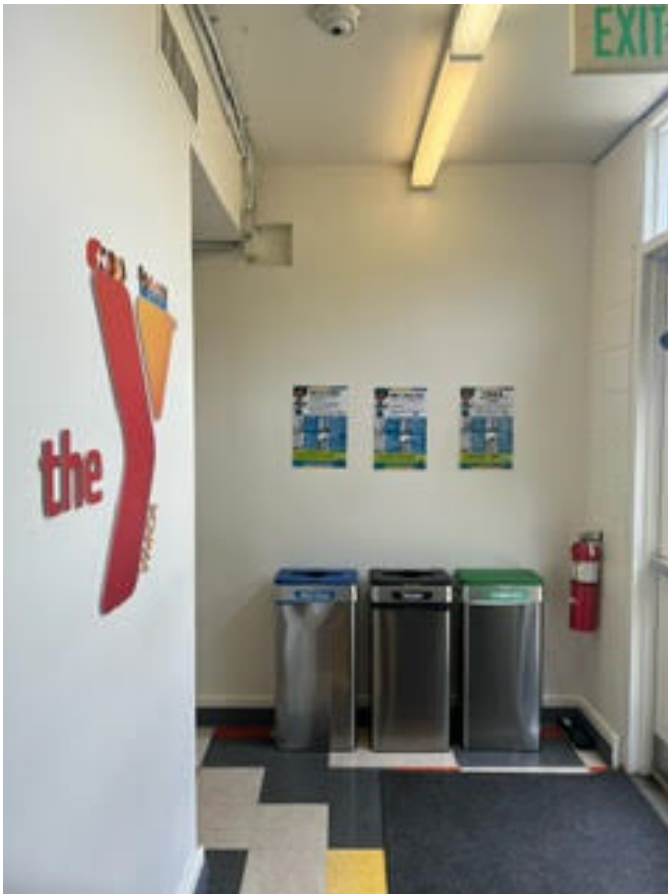
DÓNDE: Centro Comunitario Ship Shape
850 Avenue I, San Francisco

Se servirá un refrigerio ligero.



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

TREASURE ISLAND DEVELOPMENT AUTHORITY



TI Advisor Board Review

May 2024

TIDA Support

- **Working with the Team:** MOHCD, One Treasure Island, Catholic Charities, Mercy Housing, the Star View Court Management Team, Treasure Island Development Group, Greystar, Wilson Meany, and Lennar
- **Key Activities:** First Move Notices (120 Day Notice), Online resource folder, email notices, one-on-one office hour sessions, Preliminary Award Notices (PAN) to Star View Court Volunteers, DAHLIA application launch, SF Housing Authority briefings, and tours of Star View Court.

Resident Engagement

TIDA met significant milestones in April as it issued 31 First Notices to Move to Legacy and Mixed Households. TI Advisors supported residents through crucial next steps including understanding their First Move Notices and navigating the Star View Court application launch on DAHLIA. TI Advisors worked diligently to ensure residents received immediate support throughout these significant milestones.

First Notice to Move to Move (120-Day Notice to Vacate):

TI Advisors supported TIDA as it engaged those Legacy and Mixed Households with Legacy Household Numbers 1 to 69. TI Advisors engaged these households to confirm occupancy status of each resident on the lease and to present future housing options on Treasure Island. A total of 31 were matched with an available Transition Unit at Star View Court and received a First Notice to Move giving them 120 days to vacate their apartment at The Villages. Notices were delivered via email, USPS mail, and were uploaded to the TIDA portal.

31 were matched with an available Transition Unit at Star View Court

TI Advisors have been meeting with these Residents to help them understand their housing options, arrange tours of Star View Court, and to share information about housing timelines, moving options, and Inclusionary Housing currently under construction.

As these initial households make future housing selections, if some households choose to move to housing other than Star View Court Transition Units, TIDA will issue additional First Notices to Move in Legacy Household Rank order until all Transition Units at Star View Court are occupied by Legacy Households.

An example of a First Notice to Move is attached to this report, please note that this is a non-volunteer, non-Section 8 household as an example.



DAHLIA Application Assistance:

On April 10th, MOHCD opened the DAHLIA application period for Star View Court. The application period will close on May 1st, and MOHCD will hold the lottery on May 16 at 10:30 a.m. As of the writing of this report, MOHCD has received over 3,000 applications! Many Legacy and Vested Residents have applied using their Treasure Island Resident Preference for a better chance to win a unit.

TI Advisors helped Legacy, Vested, and Post-Vested Treasure Island residents apply for Star View Court via the DAHLIA application. TI Advisors produced marketing materials in English, Spanish, and Chinese. TI Advisors called residents with limited tech proficiency or have expressed interest in applying. Over 25 DAHLIA applications were submitted with TI Advisors' support, and additional residents applied directly without assistance.

Translation Support for Mercy Housing Flyer:

TI Advisors translated Mercy Housing's Star View Court marketing flyer into Spanish and Chinese. By providing these materials in languages other than English and distributing them to community sites like The Ship Shape, TI Advisors broadened accessibility and awareness of the DAHLIA application process.

Additional Star View Court Building Tours:

TI Advisors continued to organize Star View Court building tours throughout April. To support the progress of the Nibbi team, group tours are temporarily paused. Tours will resume in May when the additional floors are safe to walk through.

On-Island Office Hours:

Each Wednesday in April TI Advisors hosted drop-in and appointment-based office hours on Treasure Island in both English and Spanish. On April 17th alone, TI Advisors saw high resident engagement, with 12 appointments scheduled in advance and 14 walk-ins totaling 26 residents meeting with TI Advisors in one day. More than 30 Residents met with TI Advisors during office hours in April.

TI Advisors saw high resident engagement with 12 appointments scheduled in advance.

To accommodate residents with scheduling constraints, TI Advisors continued offering virtual meetings, offering greater flexibility while maintaining a personalized experience. The number of scheduled sessions has notably increased, with up to ten sessions in a single week, many of which are in languages other than English. Although some questions were redirected to resident housing providers, the sessions remain open to all residents regardless of their housing provider. TI Advisors held over 50 virtual meetings with Island Residents in April.

Briefing with San Francisco Housing Authority:

TI Advisors worked with TIDA, San Francisco Housing Authority, and staff from The Villages to host several briefings for Households holding Section 8 Housing Vouchers. The most recent briefing held on April 20 was attended by 11 Households. The events were intended to establish a connection between residents and the Housing Authority to address questions about the transition process or their voucher eligibility and to inform residents of resources and options available to them.

Inclusionary Housing:

TI Advisors continued to engage residents interested in Inclusionary Housing opportunities at Isle House, Hawkins, and 490 Avenue of the Palms (formerly Portico). TI Advisors met with many residents who made appointments in response to flyers posted throughout the Island to promote Affordable and Inclusionary housing options coming to the Island.



What information is available?

All informational documents are easily accessible online: Residents have access to an online resource folder where they can find this information at their convenience.

TI Advisors have an electronic calendar link: this link is included in all communications making it easy and convenient to schedule a meeting time with a TI Advisor: calendly.com/tiadvisor/meeting

Monthly Summary

In April, the relocation timeline accelerated with the issuance of First Notices to Move and the opening of the DAHLIA Application window for Star View Court. The move notices in particular prompted significant response from recipients and their neighbors, evident from the overwhelming response to scheduled 1-1 advising sessions. April saw a record-breaking number of 45 virtual sessions scheduled, reflecting the increased need for guidance and support. Every TI Advising session was summarized in detailed conversation notes and resources for the household. Through these interactions, TI Advisors helped address concerns and empowered residents to make informed decisions regarding their housing transition.

April saw a record-breaking number of 45 virtual sessions scheduled, reflecting the increased need for guidance and support.

Throughout April, TI Advisors' primary objective was to ensure all Residents were well-informed about the long-awaited DAHLIA application window for Star View Court apartments. TI Advisors prioritized meeting with mixed households (with Legacy and non-Legacy Residents) who received First Notices to Move. In addition, many meetings were held with Vested and Post-Vested Residents to provide information and support to apply for Affordable Units through MOHCD's DAHLIA application system. While many residents submitted applications for Star View Court, other residents were concerned that they did not qualify for affordable units in Star View Court which require a household income between 50% and 60% of Area Median Income (AMI). TI Advisors encouraged these residents to apply for inclusionary housing opportunities such as Isle House and Hawkins, which will allow a slightly higher AMI, or to consider the purchase of an affordable unit at 490 Avenue of the Palms which will be accessible to households making up to 120% of AMI.

Other residents voiced concerns that they did not qualify for Affordable Units, nor could they afford what they anticipated to be high rents for the new market-rate housing being constructed on the island. Director Beck has noted that Vested and Post-Vested residents will not be required to vacate their units soon giving them time to plan for when and how they find alternative housing.



Challenges faced:

TI Advisors had many conversations with island residents in March and April. A summary of Resident concerns is captured here.

Fourteen Legacy and Mixed Households volunteered for Transition Units at Star View Court and have actively engaged in selecting their unit and touring the building. TI Advisors have connected these Households with the Star View Court management team (Mercy Housing) to complete their formal application. The Mercy team is concurrently working with the Catholic Charities households that have also received Notices to Move, and Villages residents have requested TI Advisor support in engaging the Star View Court team, lengthy rental applications, and income documentation requirements. TIDA is working to ensure that only required documentation is included in the lease process with the transitioning Villages households. TI Advisors are making every effort to support residents as they engage with the Star View Court Management Team to improve the resident experience whenever possible.

Legacy Residents face frustration with lengthy applications and income documentation requirements.

In addition to the 14 households who volunteered for housing at Star View Court, an additional 17 Legacy and Mixed Households received a First Notice to Move in early April. Some of these households expressed their opinion that the Transition Units at Star View Court do not meet what they believe should be standards for Transition Housing. Residents have expressed displeasure with the square footage of the units, limited parking, that the property is a high-rise rather than a townhome, and that the property is an affordable development.

Others expressed concerns about the number of bedrooms Legacy Households were offered in a Transition Unit or that the loss of square footage and bedrooms created a hardship for them. Others noted that the loss of easily accessible, multi-vehicle parking would be a significant challenge for them as they relied upon their vehicles for commuting to jobs, schools, health care, and shopping.

Legacy Households express concerns with the transition unit size and parking access.

TI Advisors listened to all concerns and addressed any immediately solvable issues. TI Advisors directed residents to Star View Court property management to address any Reasonable Accommodation Requests related to bedroom count, unit modifications, and parking priorities. TI Advisors provided information about TIDA's interim parking option available at cost for one vehicle. TI Advisors also provided information on the in-lieu payment option should they ultimately conclude that the Transition Unit doesn't meet their future housing needs and preferences.



A look at the numbers as of May 1, 2024:

Island Households

- 224** One Treasure Island Partner Households
- 326** The Villages at Treasure Island (740 Leaseholders)
 - 86** Legacy Households
 - 59** Mixed Households (with Legacy, Vested, and Post Vested Residents)
 - 126** Vested Households
 - 24** Post Vested Households with No Legacy or Vested Residents
 - 31** Corporate Leaseholders

A breakdown of the 740 leaseholders on record, and their DDA status is as follows:

- 292 Legacy leaseholders.
- 333 Vested leaseholders.
- 115 post-vested leaseholders.
- 63 Corporate lease occupants (no leaseholders).

Housing Updates

April	<ul style="list-style-type: none"> • TI Advisors Meet with Residents • TIDA issued 31 First Notice to Move (120-Day Notice to Vacate) • Star View Court Application Period Opened • San Francisco Housing Authority Event for Households Holding Section 8 Housing Vouchers
May	<ul style="list-style-type: none"> • Star View Court Application Period Ends May 1 at 5:00 p.m. • Star View Court Lottery May 16 at 10:30 a.m. • TI Advisors Meet with Residents • Isle House Premarketing Notices • Isle House DAHLIA Application Period Begins
June	<ul style="list-style-type: none"> • Isle House DAHLIA Lottery Date • TIDA Sends 60 Day Notice to Vacate and Termination of current Lease as follow up to 120-Day Notice to Vacate • TIDA sends new series of First Notices to Move for unclaimed Transition Units at Star View Court
July	<ul style="list-style-type: none"> • Star View Court Household Moves Can Begin • TIDA Sends 30 Day Notice to Vacate




Community Engagement Record

The TIDA Board has requested that TI Advisors demonstrate how resident engagement is tracked to demonstrate TI Advisor engagement efforts and responsiveness. A TI Advisor Resident Engagement Record is included with this report. All personal resident data has been removed from this record. TI Advisor Resident Engagement Records are updated regularly and are stored electronically by AR/WS.

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March 2024

Hello Island Residents,

We have rescheduled the housing briefing hosted by the San Francisco Housing Authority to allow others to RSVP. This is explicitly tailored for Treasure Island residents who hold Section 8 vouchers.

Date: Saturday, April 20
Time: 10:00 am
Location: Ship Shape Community Center

This briefing is **REQUIRED** for individuals planning to move to Star View Court or interested in units at Isle House or Hawkins later this year.

RSVP is required to secure your spot. **Please RSVP by Friday, April 12.**


Please note that if you attended the full briefing last month, your attendance isn't required.

We look forward to connecting with you.

Thank you,
Your TI Advisors

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April 2024

Dear Treasure Island Residents,

Tomorrow, April 17, TI Advisors will be available in person at Aracely Cafe from 9:30 am to 3:30 pm.

This is an excellent opportunity for you to **drop off your required completed certification of occupancy**. If you still need to submit yours, please take advantage of this opportunity to do so and to ask any questions you may have. We'll also have copies available if you want to fill them out on the spot.

We'd also like to remind you that the **Star View Court application is open on DAHLIA!** If you want to apply for an affordable apartment at Star View Court, we're here to help! Visit us tomorrow from 9:30 am to 3:30 pm at Aracely Cafe for assistance with your application. For this application, please bring a current utility bill, internet, or cell phone bill with your name and current address.

Please schedule an appointment using the link below to ensure we can support you.

Remember, TI Advisors are always accessible via phone call, text, or email:
✉ **Email:** TIAAdvisor@arws.com
☎ **Phone Number:** (415) 650-6078

We look forward to connecting with you.

Best regards,
TI Advisors

Office Hours Appointments



Inclusionary Affordable Apartments

priced for Households earning **60%** of Area Median Income (AMI)



Isle House



Hawkins

Apartments for Rent

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Studio Apartment	1-Bedroom Apartment	2-Bedroom Apartment	3-Bedroom Apartment
\$1,951	\$2,091	\$2,509	\$2,898

Important Dates

	Earliest Potential DALHIA Open Application Period	Earliest Potential DAHLIA Lottery Date	Earliest Potential Resident Move In Date
Isle House	April 2024	May 2024	May 2024
Hawkins	October 2024	November or December 2024	January 2025

Legacy and Vested Residents have the highest priority using their Treasure Island Resident (TIR) Preference Number when they apply for a DAHLIA Lottery on Treasure Island!

* California Tax Credit Allocation Committee



TREASURE ISLAND HOUSING PIPELINE - PHASE I

1. **Maceo May** 105 homes - Rental
Includes One TI replacement units
Completed: 2023
2. **Star View Court** 138 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2024*
3. **Hawkins** 178 homes - Rental
Includes 9 BMR units
Completion: 2024*
4. **Isle House** 250 homes - Rental
Includes 24 BMR units
Completion: 2024*
5. **Portico** 148 homes - For Sale
Includes 7 BMR units
Completion: 2025*
6. **C2.3** 83 homes - For Sale
Includes 4 BMR units
Completion: 2026*
7. **B1** 117 homes - Rental
Includes 6 BMR units
Completion: 2026*
8. **C3.5** 160 homes - For Sale
Includes 8 BMR units
Completion: 2026*
9. **E1.2 - Behavioral Health Building** ~240 beds - Rental
Includes One TI replacement beds
Completion: 2026*
10. **E1.2 - Senior** ~100 homes - Rental
Includes Legacy Household replacement units
Completion: 2027*
11. **IC4.3** ~150 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2028*
12. **E2.3/2.4** ~155 homes - Rental
Includes One TI & Legacy Household replacement units
Completion: 2029*

Affordable/ Authority Development

RENTAL Market Rate & Below Market Rate (BMR) Units

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

Location Map

Residents Temporary Parking Lot

All One Treasure Island replacement homes and homes for Legacy Households living at The Villages at Treasure Island are intended to be provided within the first Major Phase of development. Each site will also include new affordable housing units for which qualifying residents of The Villages will receive a preference.

*Completion dates are approximate.

Star View Court

Nuevos apartamentos a precios asequibles en Treasure Island
para personas y familias



78 Johnson Street

San Francisco, CA 94130

Teléfono: 628.400.0437

TTY: 800-877-8973 o 711

[www.mercyhousing.org/
california/star-view-court](http://www.mercyhousing.org/california/star-view-court)



Se darán facilidades razonables a
las personas que lo soliciten.



**Hay solicitudes y
más información disponibles
en el portal de DAHLIA,
San Francisco
housing.sfgov.org**

**Las solicitudes estarán disponibles
del 10 de abril de 2024
hasta el 1.o de mayo de 2024**

(El plazo límite para solicitudes es el 1.o de
mayo de 2024 a las 5 p. m. SIN EXCEPCIONES)

Sólo se aceptarán las solicitudes en línea en
housing.sfgov.org

Se realizará la lotería en línea el 16 de
mayo de 2024 a la 1:00 p. m.

Se publicarán los resultados de la
lotería en housing.sfgov.org

Star View Court

在金銀島上為個人和家庭新建的可負擔公寓



78 Johnson Street

San Francisco, CA 94130

電話：628.400.0437

TTY: 800-877-8973 或 711

[www.mercyhousing.org/
california/star-view-court](http://www.mercyhousing.org/california/star-view-court)



我們將為提出請求者提供
合理的通融措施。



有關申請和更多資訊請瀏覽

DAHLIA

三藩市住房門戶網站

housing.sfgov.org

申請期為2024年4月10日至
2024年5月1日

(申請截止日期為2024年5月1日下午5點
絕無例外)

申請表只在線上受理：
housing.sfgov.org

將於2024年5月16日下午1點
在線上進行抽籤

抽籤結果將在
housing.sfgov.org公布



EQUAL HOUSING
OPPORTUNITY

This event has ended. ✕

Need to make some updates? [Edit event](#)



 Sales Ended 

Wednesday, April 17

Star View Court Tour: Wednesday 4/17/24 at 4:00pm

Join us for a tour of the Star View Court units! Please note that this is an active construction site and safety precautions are required.





London N. Breed
Mayor

Robert Beck
Treasure Island Director



_____, 2024

Sent via USPS First Class and Certified Mail and via
electronic mail to _____

San Francisco, CA 94130-1428

RE: First Notice to Move for a Long-Term Move
(120-Day Notice to Move)

The Treasure Island Development Authority (TIDA) is now issuing the formal notices required by the terms and provisions of the Transitional Housing Rules and Regulations (THRR) to implement the replacement housing program. This First Notice to Move for a Long-Term Move (First Notice to Move) is provided to inform you of your potential rights and next steps for you to move from your current apartment as described in the THRR.

TIDA has reached out to you on many occasions to provide information about your rights under the THRR and to help you understand your replacement housing options. In this document the phrase "Transition Housing" refers to your permanent move from your current apartment. Eventually your current apartment will be demolished as Treasure Island is developed. The THRR provide options that will allow you to remain on the Island in new housing.

This is your notice that a Transition Unit is available for your household at Star View Court and that you will be required to move from your current apartment in approximately 120 days. You will receive a Second Notice to Move no less than 60 days before you are required to move. The Second Notice to Move will terminate the lease for your current apartment and will include a specific date by which your move must be completed. All members of your household will be required to vacate your current apartment on that date.

Eligible Household Members. Records on file with The Villages indicate that the following persons reside in your household:

<i>Name</i>	<i>Year of Birth</i>	<i>THRR Eligibility Status</i>

According to The Villages' records, all members of your household are Legacy residents (comprising a Transitioning Household) entitled to Transition Benefits under the THRR including a replacement unit within the new development on Treasure Island.

Verification of Eligibility. You will need to meet with your TI Advisor prior to _____, 2024, to verify the residency and eligibility of each household member. Please bring the following documentation to verify that each Transitioning Household member resides at the Village Apartment and is eligible to receive assistance under the THRR:

Treasure Island Development Authority | One Avenue of Palms, Suite 241, San Francisco, CA 94130 | 415-274-0660 | www.sftreasureisland.org





DON'T MISS OUT

on Treasure Island's Affordable Housing!

Many new affordable apartments on Treasure Island will be available soon!

Contact your TI Advisor for information on how to apply!

Apply via SF MOHCD's DAHLIA program at housing.sfgov.org



Star View Court



APARTMENTS FOR RENT:

- 23 Transition Units
- 43 Affordable Apartments

Apply for the Star View Court Lottery by Spring, 2024!

Isle House



APARTMENTS FOR RENT:

- 226 Market Rate Apartments
- 24 Inclusionary Affordable Studio, 1- and 2-Bedroom Apartments

Apply for the Isle House Lottery in April 2024!

Hawkins



APARTMENTS FOR RENT:

- 169 Market Rate Apartments
- 9 Inclusionary Affordable Studio, 1-, 2-, and 3-Bedroom Apartments

Apply for Hawkins Lottery in October 2024!

490 Avenue of the Palms



CONDOMINIUMS FOR SALE:

- 141 Market Rate Condominiums
- 7 Inclusionary Affordable 1-, 2-, and 3-Bedroom Condominiums at Below Market Rate

Complete your First Time Homebuyer Education and apply for the 490 Avenue of the Palms Lottery in December 2024!

Contact your TI Advisor today!

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



PLEASE JOIN US

GREETINGS, ISLAND RESIDENTS!

Join Us to Explore Treasure Island's Exciting New Housing Opportunities in 2024!

Discover Below Market Rate (BMR) opportunities on Treasure Island! Join us Thursday evening to explore inclusionary rental and purchase options. Don't miss valuable insights on both market rate and BMR housing!

WHEN: Thursday, March 14th
between 6pm and 7:30pm
Drop-in anytime

WHERE: Ship Shape Community Center
850 Avenue I, San Francisco

Light refreshments will be served.



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

TREASURE ISLAND DEVELOPMENT AUTHORITY

ÚNASE A NOSOTROS

¡SALUDOS, RESIDENTES DE LA ISLA!

¡Únase a nosotros para descubrir las nuevas y emocionantes oportunidades de vivienda en la Isla para el 2024!

Aprenda más sobre las oportunidades de alquiler por debajo del precio de mercado (BMR) en Treasure Island. Únase a nosotros el jueves por la noche para conocer las opciones de compra y alquiler a precios bajos. ¡No se pierda información valiosa sobre las viviendas a precio de mercado y BMR!

CUANDO: Jueves 14 de marzo

Visítenos el
entre las 6pm y las 7:30 pm

DÓNDE: Centro Comunitario Ship Shape
850 Avenue I, San Francisco

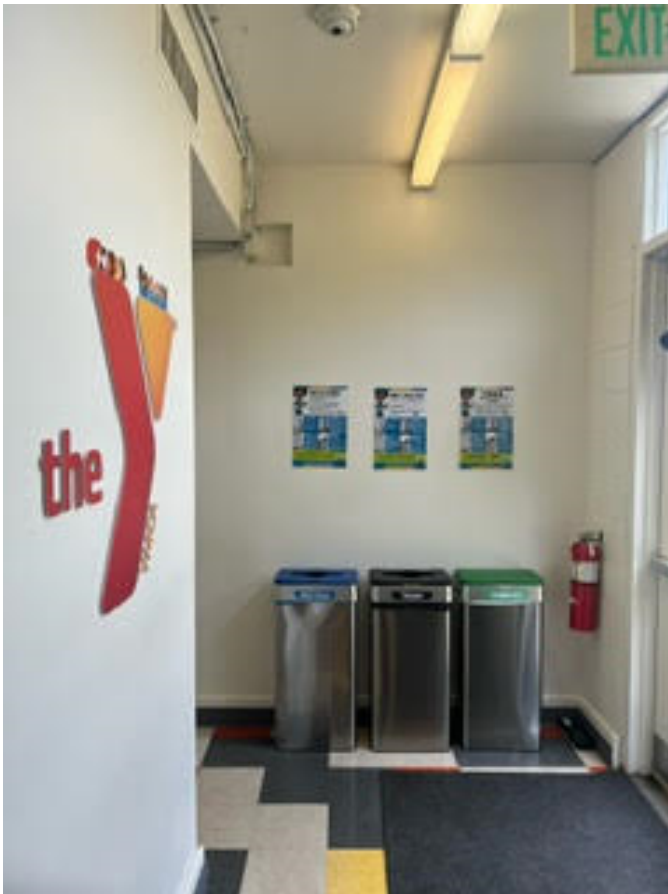
Se servirá un refrigerio ligero.



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

TREASURE ISLAND DEVELOPMENT AUTHORITY





Type of Interaction	Unit	Housing Provider
Scheduled 1-1 In-Person S	1221	The Villages
Scheduled 1-1 Calendly S	1442	The Villages
Scheduled 1-1 Calendly S	1122	The Villages
Scheduled 1-1 Calendly S	1245	The Villages
Scheduled 1-1 In-Person S	1444	The Villages
Scheduled 1-1 Calendly S	1141	The Villages
Scheduled 1-1 Calendly S	1241	The Villages
Scheduled 1-1 Calendly S	1203	The Villages
Scheduled 1-1 Calendly S	1307	The Villages
Scheduled 1-1 Calendly S	1141	The Villages
Scheduled 1-1 Calendly S	1247	The Villages
Scheduled 1-1 Calendly S	1247	The Villages
Scheduled 1-1 Calendly S	1238	The Villages
Scheduled 1-1 Calendly S	901	The Villages
Scheduled 1-1 In-Person S	1444	The Villages
Scheduled 1-1 In-Person S	1449	The Villages
Scheduled 1-1 In-Person S	1141	The Villages
Scheduled 1-1 In-Person S	1431	Five Keys Home Free
Scheduled 1-1 In-Person S	1316	The Villages
Scheduled 1-1 In-Person S	1147	N/A
Scheduled 1-1 In-Person S	1314	The Villages
Scheduled 1-1 In-Person S	1227	N/A
Scheduled 1-1 In-Person S	1307	The Villages
Scheduled 1-1 In-Person S	1245	The Villages
Scheduled 1-1 In-Person S	1227	The Villages
Scheduled 1-1 In-Person S	1218	The Villages
Scheduled 1-1 Caldendly S	1316	The Villages
Scheduled 1-1 Calendly S	1305	The Villages
Scheduled 1-1 Calendly S	1238	The Villages
Scheduled 1-1 Calendly S	1306	The Villages

Scheduled 1-1 Calendly S	1250	The Villages
Scheduled 1-1 Calendly S	1242	The Villages
Scheduled 1-1 Calendly S	1141	The Villages
Scheduled 1-1 Calendly S	1145	The Villages
Scheduled 1-1 Calendly S	1305	The Villages
Scheduled 1-1 Calendly S	1440	The Villages
Scheduled 1-1 Calendly S	1147	The Villages
Scheduled 1-1 Calendly S	1240	The Villages
Scheduled 1-1 Calendly S	1112	The Villages
Scheduled 1-1 Calendly S	1307	The Villages
Scheduled 1-1 Calendly S	1141	The Villages
Scheduled 1-1 Calendly S	1312	The Villages
Scheduled 1-1 Calendly S	1109	The Villages
Scheduled 1-1 Calendly S	1302	The Villages
Scheduled 1-1 Calendly S	1149	The Villages
Scheduled 1-1 Calendly S	1141	The Villages
Other	1302	The Villages
Other	1306	The Villages
Other	1436	The Villages
Other	1147	The Villages
Other	1241	The Villages
Other	1245	The Villages
Other	1312	The Villages

TIDA BOD Meeting

Program Report

Nella Goncalves, Co-Executive Director

April/May 2024

- **Food Pantry**

One TI continues to serve an average of 200 households weekly. We will continue to monitor our numbers as more housing developments come online.

- **One Treasure Island Programming:**

CTP 18 will begin on May 6, 2024. We are excited to announce we have 22 candidates that have been accepted into the program.

The 2023 Tax Season ended on April 15th. One TI completed over 260 tax returns.

- **Outreach & Social Media**

Community engagement continues through social media posts, posts on Next Door Treasure Island, fliers on the community boards, weekly pantry bags, mass emailing, and partnerships with the TI housing providers.

- **Community Engagement & Events**

The Island-wide Community Meeting was held on April 17th via Zoom. 13 individuals attended and agenda items included One TI and TIDA updates as well as a Q & A session.

The Spring Fling was a big success with over 275 attendees. A good time was had by all! Face painting, rock painting the jump house, DJ and line dancing was big fun!

The 6-week Health and Wellness Series ended on April 25th and was a big success again. A total of 78 island residents attended the series. Sound and Art Therapy were the most popular and requested to be repeated.

One TI rolled out a Ticket & Fine Forgiveness Referral Program to assist residents with reducing and resolving tickets and fines that present a barrier to car registration in April.

One TI has begun planning for Juneteenth on June 15th. We will work with community members and housing providers to plan the event. We have rolled out an art survey and are excited to begin planning some art programming soon.