

Implementing the Transition Regulations

Agenda Item 11 Transition Housing Update

January 12, 2022



Agenda

- Advisory Services Contract
- The Villages Transition Benefit Demographics
- The Bristol
- Mercy Housing/Catholic Charities
 - Ranking for Transitional Units
- Transitional Housing Opportunity Pipeline

The Villages Transition Benefits

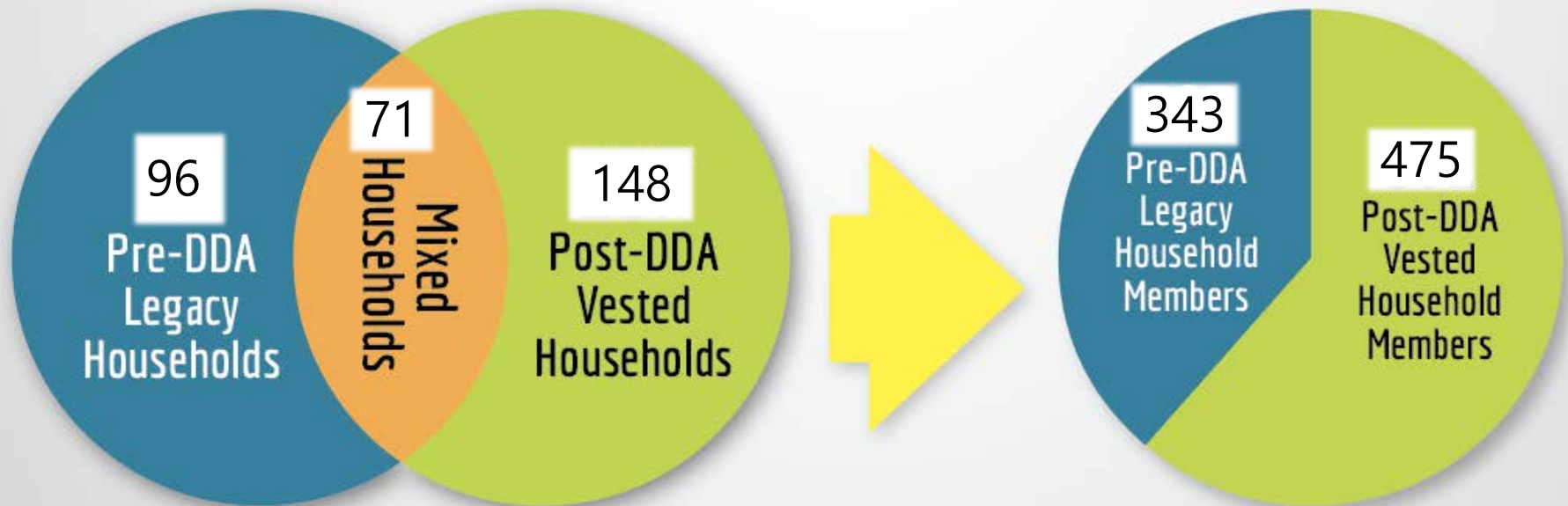
Transition Benefits for Residents of The Villages

1. Legacy Households (Pre-DDA Households, pre-2011)
 - a. Transition Units
 - b. Preference for Affordable Housing on the island
 - c. Opportunity for In Lieu Payment if relocating off the island or down payment assistance on the island
 - d. Moving costs
 - e. Premarketing Notice

2. Vested Households (Post-DDA Households, 2011-2019)
 - a. Preference for Affordable Housing on the island
 - b. Premarketing Notice

Current Residents of The Villages

- Pre-DDA



The Bristol

The Bristol BMR Units

- 124 total condo units; 14 Inclusionary Affordable Units
- Residents of The Villages at Treasure Island will receive a preference for Affordable Units in the DAHLIA lottery
- Units priced at 80%, 100% and 120% of Area Median Income (AMI)
- Buyers must earn between 70%-130% of AMI to qualify
- Applications close January 18th
- DAHLIA Lottery to be held February 8th



Bristol Maximum AMI Levels to Purchase BMR Housing

Applicants must be first-time homebuyers and earn no more than the income levels listed below. Different BMR condos have different income limits, divided into three groups based on how a household's income compares to the Area Median Income (AMI):

HOUSEHOLD SIZE	ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON
Maximum Income at 89% of AMI	\$83,000	\$94,850	\$106,700	\$118,550	\$128,050	\$137,500	\$147,000
Maximum Income at 112% of AMI	\$104,450	\$119,350	\$134,300	\$149,200	\$161,100	\$173,050	\$184,950
Maximum Income at 134% of AMI	\$124,950	\$142,800	\$160,650	\$178,500	\$192,750	\$207,050	\$221,300

The Bristol BMR Unit Sizes & Pricing

Unit No.	Bedroom Count	Bath Count	Square Feet	Floor #	Price w/o Parking	Price w/ Parking	Income Maximum	HOA Dues w/o Parking	HOA Dues w/Parking
104	2	2.5	1,329	1	\$336,243	\$451,243	112% of AMI	\$1,573.58	\$1,573.58
108	2	2.5	1,310	1	\$472,176	\$587,176	134% of AMI	\$1,572.06	\$1,572.06
114	3	2.5	2,325	1	\$386,613	\$501,613	112% of AMI	\$1,688.89	\$1,688.89
123	0	1	745	1	\$100,276	\$215,276	89% of AMI	\$1,505.61	\$1,505.61
207	1	1	898	2	\$274,027	\$389,027	112% of AMI	\$1,522.98	\$1,522.98
215	1	1	920	2	\$153,064	\$268,064	89% of AMI	\$1,526.59	\$1,526.59
222	2	2.5	1,347	2	\$335,730	\$450,730	112% of AMI	\$1,576.38	\$1,576.38
226	1	1	886	2	\$394,860	\$509,860	134% of AMI	\$1,521.46	\$1,521.46
319	1	1	936	3	\$273,835	\$388,835	112% of AMI	\$1,524.03	\$1,524.03
321	2	2.5	1,402	3	\$334,749	\$449,749	112% of AMI	\$1,581.74	\$1,581.74
328	2	2.5	1,340	3	\$200,476	\$315,476	89% of AMI	\$1,575.56	\$1,575.56
409	1	1	898	4	\$274,027	\$389,027	112% of AMI	\$1,522.98	\$1,522.98
415	1	1	920	4	\$273,367	\$388,367	112% of AMI	\$1,526.59	\$1,526.59
425	0	1	749	4	\$310,932	\$425,932	134% of AMI	\$1,505.61	\$1,505.61

*Mercy Housing
Catholic Charities Building*

Mercy/Catholic Charities Building

Developers:

Mercy Housing California

Unit Count:138

Target Population:

Will transition 71 current Catholic Charities households and include 23 Transition Units for Villages residents. Income qualifying residents of The Villages will be prioritized for the remaining units



Mercy/Catholic Charities Building

<u>Unit Size</u>	<u>Affordable Units</u>	<u>Transition Units (Over-Income Units)</u>	<u>Total</u>
1-BR	23	0	23
2-BR	57	4	61
3-BR	26	14	40
4-BR	<u>9</u>	<u>5</u>	<u>14</u>
Total	115	23	138

- Existing Catholic Charities Households are expected to occupy 71 affordable units and a manager's unit. The balance will be available for income qualifying residents of The Villages

Mercy/Catholic Charities – Transition Units

- The Transitional Housing Rules and Regulations (THRR) provide that qualified Pre-DDA Households will be offered a Transition Unit and may select:
 - A Transition Unit
 - An affordable unit (if income-qualified)
 - An in-lieu payment
 - *When offered a Transition Unit, households are required to make an election and vacate their existing unit*
- Need to establish a list of Pre-DDA/Legacy Households to establish the order in which households will be offered a transition unit

Mercy/Catholic Charities – Transition Units

- Before offering Transition Units to existing households, we intend to allow any qualified Pre-DDA/Legacy Household wishing to relocate into the new building to volunteer
- Placements in remaining income-qualified units will be made via DAHLIA Lottery
 - Treasure Island Resident Preference will apply

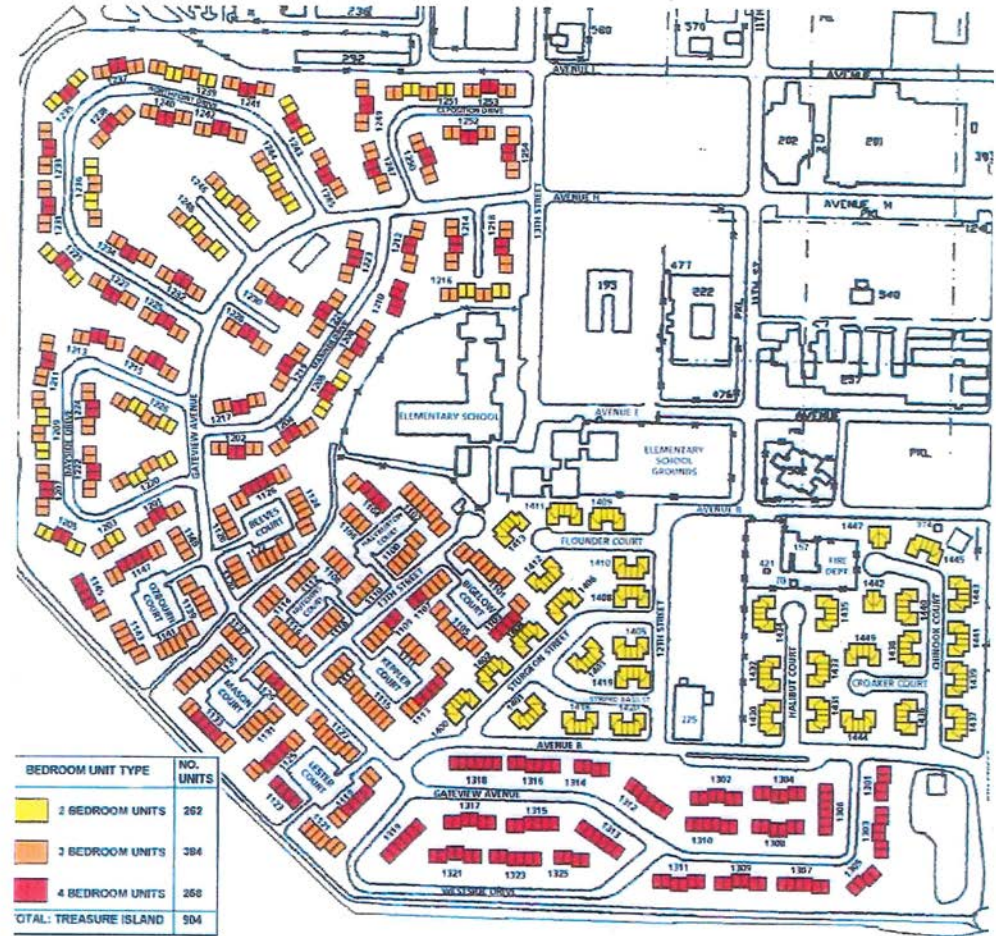
Future Development Within Existing Neighborhood

- The 2nd Major Phase will intrude into the existing 1400 series housing area
- Development will eventually require all 1400 and 1300 series housing and several 1100 series courts to be vacated
- At least 60% of 1400 series residents will be relocated into the first four affordable buildings



Existing Housing Sites by Unit Size

- Transition will be the complicated by mix of existing unit sizes
- 1300 series housing are entirely 4BR units
- New buildings will skew towards smaller unit sizes
- Conversely, not all existing 4BR households will be entitled to 4BR Transition Units



Available Villages Units Households Over Time

- The first affordable housing building will relocate Swords to Plowshares residents from the 1400 Series housing in Q2 2022



Available Villages Units Households Over Time

- If the third affordable housing building is constructed in partnership with Community Housing Partnership, it will relocate 114 households from 10 buildings
- Relocation of residents from the 1300 and 1400 Series housing into vacated units in the 1100 and 1200 series housing would be a priority



Available Villages Units Households Over Time

- With completion of the HealthRIGHT 360 building, residential treatment and transitional housing programs would be relocated from eight existing buildings
- Would attempt to vacate any remaining 1300 and 1400 Series households into vacated 1100 and 1200 series units



Pre-DDA/Legacy Household Ranking

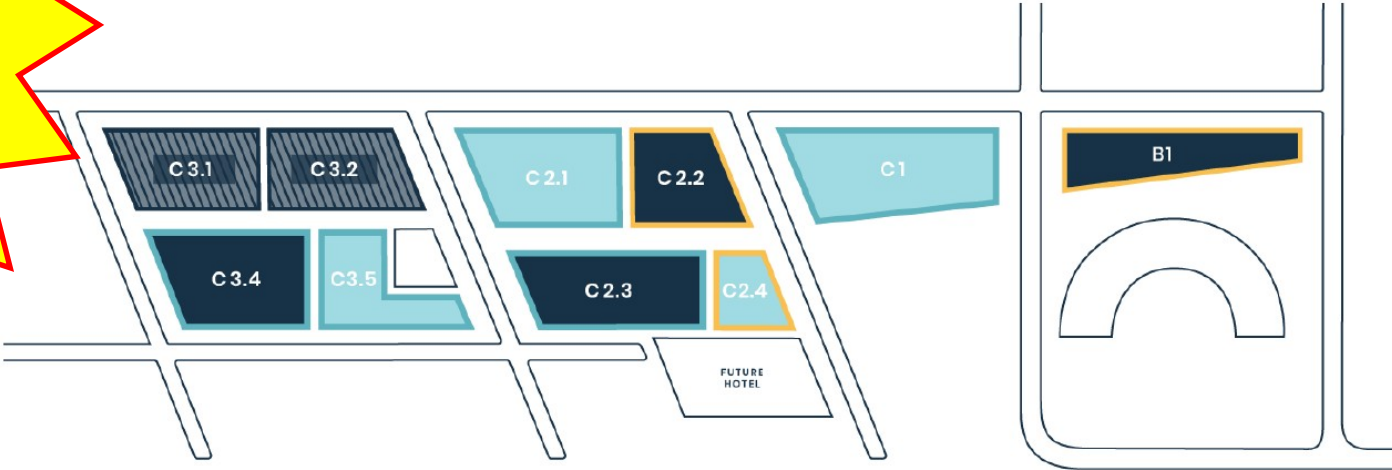
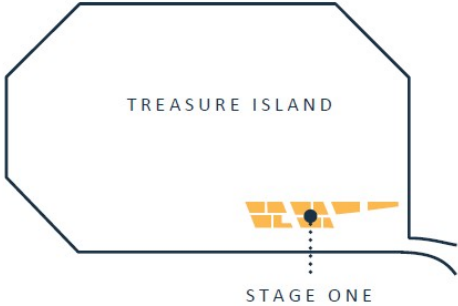
- Will need to conduct a randomized ranking to determine which households will be the first to be offered transition units
 - Prioritize 1300 Series households in the ranking
 - Conduct outreach to residents before conducting
 - Perform ranking in April/May and advise residents of results
- Any qualified Legacy Household wishing to move into a Transition Unit in the Mercy Housing/Catholic Charities building may volunteer to relocate before units are offered
- Process of filling/assigning units will not begin before late 2023

Additional Transition Opportunities

Transition Pipeline

2022 Vertical Starts

- 3Y – Q2
- 4Y – Q1
- B1 – Q2
- C2.2 – Q3
- C2.3 – Q3
- C2.4 – Q1
- C3.1 – Q2
- C3.4 – Q2



- MIDRISE
- FOR SALE
- AUTHORITY AFFORDABLE LOTS
- TOWER
- RENTAL

Potential Transition Opportunities 2022-2024

Authority Sites

TICD Developments

Parcel	Projected Completion	Total Projected Units	Maximum Affordable Units in Authority Developments (DAHLIA)	Transition Units in Authority Developments (Outside of DAHLIA)	One TI Units in Authority Developments (Outside of DAHLIA)	Inclusionary For Rent (DAHLIA)	Inclusionary For Sale (DAHLIA)	Total Units Potentially Available for Transition Households
Maceo May	2022 – Q3	105	0	0	104	0	0	0
Bristol/ YBI	2021 - Q4	110	0	0	0	0	14	14
C2.2	2024 – Q2	176	0	0	0	9	0	9
C2.3	2024 – Q2	114	0	0	0	0	6	6
C3.4	2024 – Q2	160	0	0	0	0	8	8
B1-2	2024 – Q1	120	0	0	0	6	0	6
C2.4	2024 – Q2	248	0	0	0	24	0	24
C3.1/ MHC+CC	2024 – Q4	<u>138</u>	<u>43</u>	<u>23</u>	<u>71</u>	<u>0</u>	<u>0</u>	<u>66</u>
Totals		1,171	43	23	175	39	28	133

