

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: Robert Beck, Treasure Island Director
From: Peter Summerville
Date: February 3, 2022
Re: Clipper Cove – No Wake Zone buoy

In January, 2022 TIDA installed a buoy reading "Slow No Wake" in the eastern end of Clipper Cove. The buoy currently sits just off the existing informal navigation channel into the Cove, visible to all vessels entering the Cove.

In addition to enforcing the Clipper Cove Rules and Regulations prohibition on motorboat wake in Clipper Cove, the buoy and the no wake zone also serve to protect the existing Site 27 remedies put in place by the US Navy along northern floor of Clipper Cove.

A locational diagram and images of the buoy are attached to this memo.



Summary of January 2022 Engagement and Preparation Effort

BMR Outreach Campaign

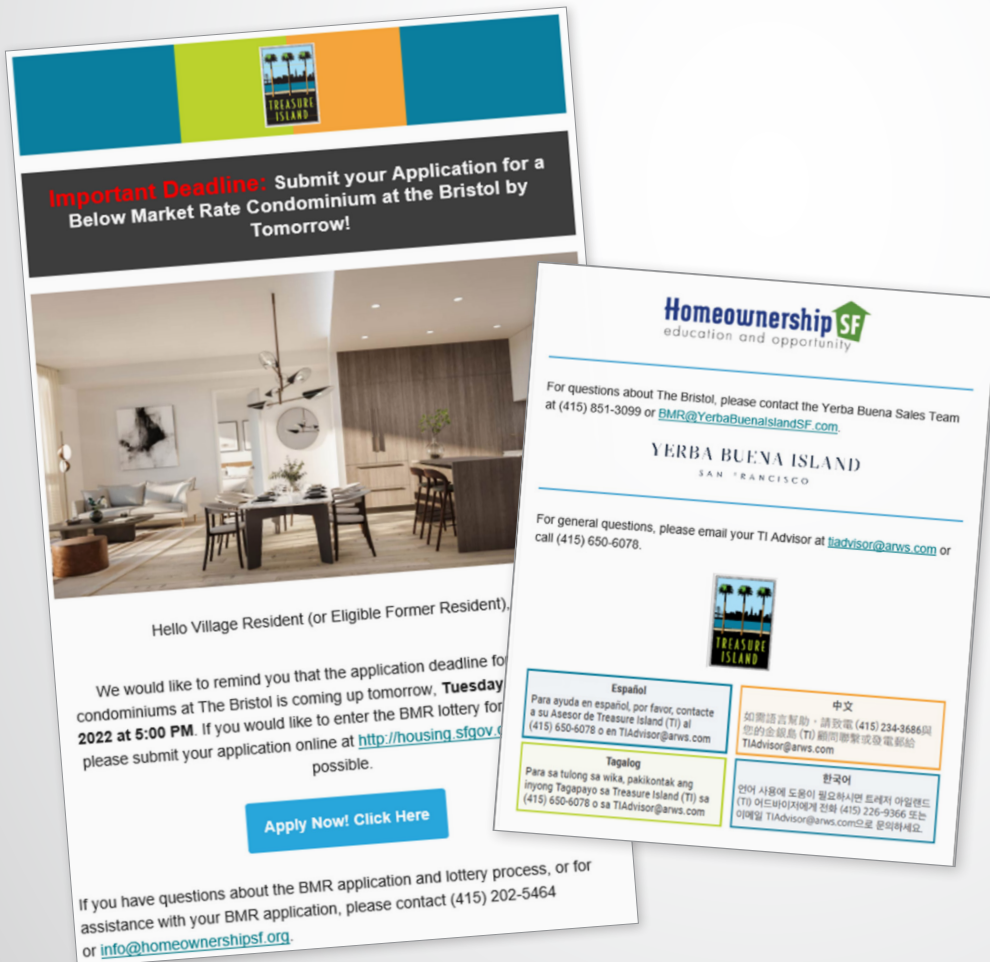
The Bristol on YBI: Continued Community Engagement for Homebuying Opportunities

We are excited to announce that Legacy and Vested Residents of The Villages have submitted applications to purchase the BMR condominiums at The Bristol on YBI!

9 Separate Applications Submitted with TIR Preference!

- A total of 15 Treasure Island Residents will use their TIR Preference to attempt to purchase 9 separate BMR condominiums.
 - 6 Applications Using TIR Preference #1
 - 3 Applications Using TIR Preference #2

TI Advisors reached out to Legacy and Vested Residents, Former YBI residents, and all persons who have registered for the Premarketing Notice to encourage them to take part in this amazing opportunity. On January 17, a final reminder was sent via electronic mail to 808 people to ensure that this opportunity was not missed.



	Recipients
Pre-DDA	302
Post-DDA	455
BE Spouse	12
In-Lieu	14
Former YBI	25
Total	808

TI Advisors will continue to work with applicants and MOHCD to provide support for the purchase of the BMR units. In addition, TI Advisors will support Legacy Residents to claim Down Payment Assistance and Moving Payments.



TIDA has actively engaged residents and former residents to share information about the BMR opportunities and homebuyer education. TIDA has posted banners at the Island Cove Market. Information has been available at the TIDA offices, various community events, and has been presented at Treasure Island Board Meetings. In addition, TI Advisors have sent electronic mail to reach residents and encourage homeownership at The Bristol. A brief summary of TIDA's specific outreach campaign for The Bristol on YBI is presented below.

Date	Outreach Event
10/16/2020	Email: Premarketing Notice #2 for Market Rate Townhomes, Condominiums, and Flats on YBI
6/30/2021	Delivered Be on the Lookout Door Hangers to all Legacy and Vested Households
7/1/2021	Email: Be on the Lookout
8/2/2021	Email: Letter from Director Beck: Make 2021 Your Best Year!
8/3/2021	Community Event: National Night Out TI Advisor Table
8/19/2021	Email: Premarketing Notice #3 for BMR Condominiums at The Bristol on YBI
8/26/2021	Email: Premarketing Notice #3 for BMR Condominiums at The Bristol on YBI resent to those who did not open 8/19 email
8/31/2021	Email: Invitation to the Bristol Island Resident Information Session #1
9/1/2021	Virtual Meeting: BMR at The Bristol Island Resident Information Session #1
10/2021	Mail and Email: Treasure Island Resident (TIR) Resident Preference Certificates with individual Resident TIR Preference Numbers sent
10/5/2021	Virtual Meeting: BMR at The Bristol Island Resident Information Session #2
11/8/2021	Email: Bristol BMR Application Time Extension
12/22/2021	Email: Update on BMR Bristol Application
1/17/2022	Email: Bristol BMR Application Reminder

Program Refinement and Coordination with MOHCD

TIDA staff and the TI Advisor team have been working diligently to create the infrastructure to support the first lotteries for the Pre-DDA Legacy Household Transition Unit Ranking Lottery and the first Below Market Rate properties for sale at the Bristol on YBI. This coordinated effort allows the team to work out program details and procedures for a seamless launch of TIDA's lotteries.

In-Lieu Cash Payments

- 51** Signed MOU's for In-Lieu Cash Payments
- 52** Leaseholders Have Vacated
- 0** Leaseholders Will Vacate Soon
- \$566,263** In-Lieu Cash Payment Claims



Summary Records of Community Engagement for January 2022

Since mid-2017, TIDA has worked with its TI Advisor team to actively engage and build relationships with Pre-DDA Legacy Households and Households with both Pre-DDA and Post-DDA members (Mixed Households). Earlier this year, the TI Advisor team expanded its outreach to include Post-DDA Vested Tenants. The team has been working diligently through the Shelter-In-Place order engage all households in Homebuyer Education and the Market-Rate Premarketing campaign for The Bristol on YBI. The MY TI Advisor Account Tool allows seamless communication and access to all households benefit information!

Date	Engagement
1/28/2022	Engaged a Legacy Resident for an update on the status of her In-Lieu Payment check.
1/26/2022	Spoke with 7 Legacy Households and 2 Vested Households who qualified to purchase a BMR on Yerba Buena Island. Offered congratulations and offered to provide assistance as needed. Inquired on their plans moving forward to the DAHLIA Lottery.
1/24/2022	Engaged a Legacy Resident regarding the BMR on Yerba Island and the need to complete her First Time Homebuyer classes to purchase a BMR.
1/20/2022	Engaged a Legacy Resident and provided an update on when the In-Lieu Payment new numbers will be released.
1/19/2022	Engaged a Legacy Resident who were inquiring about BMR's to purchase on Treasure Island.
1/18/2022	Spoke with a Legacy Resident who was concerned about future housing on Treasure Island and informed the Resident he would receive an update once the new unit are available. Spoke with former YBI resident regarding Bristol BMR purchase opportunity and future opportunities to purchase BMR condominiums.
1/17/2022	Sent 808 email notifications to remind occupants of The Bristol BMR application period on 1/18/2022.
1/05/2022	Engaged a Vested Resident regarding the completion of the First Time Homebuyer classes and assisted with contacting the organization he is working to complete the classes.
1/05/2022	Spoke with Legacy Resident and BE Spouse and provided the requirements needed to apply for In-Lieu Payment.
1/03/2022	Engaged a Vested Resident about the status of her back rent and who she should contact to resolve the matter.
1/03/2022	Spoke with a Legacy Resident regarding purchasing a BMR on Yerba Buena Island.
1/03/2022	Engaged Legacy Resident and addressed questions about future housing on Treasure Island.





**Record of Community Engagement
January 1 through December 31, 2022**



<i>Date</i>	<i>Outreach</i>
1/28/2022	Engaged a Legacy Resident for an update on the status of her In-Lieu Payment check.
1/26/2022	Spoke with 7 Legacy Households and 2 Vested Households who qualified to purchase a BMR on Yerba Buena Island. Offered congratulations and offered to provide assistance as needed. Inquired on their plans moving forward to the DAHLIA Lottery.
1/24/2022	Engaged a Legacy Resident regarding the BMR on Yerba Island and the need to complete her First Time Homebuyer classes to purchase a BMR.
1/20/2022	Engaged a Legacy Resident and provided an update on when the In-Lieu Payment new numbers will be released.
1/19/2022	Engaged a Legacy Resident who were inquiring about BMR's to purchase on Treasure Island. Spoke with Legacy Resident who called to thank us for the outreach work.
1/18/2022	MOHCD held lottery for Below Market Rate (BMR) Condominiums at The Bristol on YBI.
1/18/2022	Spoke with a Legacy Resident who was concerned about future housing on Treasure Island and informed the Resident he would receive an update once the new unit are available. Spoke with former YBI resident regarding Bristol BMR purchase opportunity and future opportunities to purchase BMR condominiums.
1/17/2022	Sent 808 email notifications to remind occupants of The Bristol BMR application period on 1/18/2022.
1/17/2022	Spoke with HomeRise resident interested in future housing on TI.
1/14/2022	Spoke with person interested in housing. Determined they were not a TI Resident. Encouraged them to visit MOHCD website for additional housing information and contact HomeOwnershipSF for educational opportunities.
1/05/2022	Engaged a Vested Resident regarding the completion of the First Time Homebuyer classes and assisted with contacting the organization he is working to complete the classes.
1/05/2022	Spoke with Legacy Resident and BE Spouse and provided the requirements needed to apply for In-Lieu Payment.
1/03/2022	Engaged a Vested Resident about the status of her back rent and who she should contact to resolve the matter.
1/03/2022	Spoke with a Legacy Resident regarding purchasing a BMR on Yerba Buena Island.
1/03/2022	Engaged Legacy Resident and addressed questions about future housing on Treasure Island.

Notes:

- Pre-DDA Households are defined in the Transition Housing Rules and Regulations. TIDA is referring to these households as Legacy Households.
- Post-DDA Occupants are defined in the Transition Housing Rules and Regulations. The Second Amendment to the THRR adopted by the TIDA Board in December 2020 prioritized income-qualifying Residents as of that date for placement in future affordable units. This created two classes of Post-DDA
- Occupants – those arriving prior to and subsequent to the amendment date. TIDA is referring to Residents arriving prior to the Amendment date as Vested Residents.

TIDA BOD Meeting

One Treasure Island Program Report

Nella Goncalves, Deputy Director

February 2022

- **COVID 19 Island-wide Services Coordination**

COVID testing and vaccines continue. DPH in coordination with RSC, TIDA and One TI are currently preparing and outreaching for another vaccine event on February 12th from 9:00 AM to 1:00 PM at the Gaelic Center. See flier attached.

- **Food Pantry**

We continue to operate the weekly Food Pantry on Tuesdays with an average of 130 households accessing the pantry.

- **Treasure Island Resource Line**

The Resource line continues to operate and will remain operational indefinitely.

- **One Treasure Island Programming:**

- CTP 11 will begin on February 7, 2022 with 15 candidates. This cohort we have added two new trainings; Construction Math and Behind the Wheel Driver's Training. We are excited as 46% of the cohort participants are Treasure Island residents!

The One TI VITA Tax site officially opened in late January and volunteers have begun to prepare tax returns.

- **Community Engagement**

- **Outreach & Social Media**

Community engagement continues through social media posts post, on the Treasure Island Next Door community board and via socially distanced events. Outreach for individuals to participate in the Oral History Project, a supplemental transportation study workgroup and to recruit island residents for focus groups to help inform One Treasure Island's strategic planning has begun. We are hoping to engage a cross section of the community in this work.

- **Community Events**

One TI will be hosting a small Valentines Day activity at the pantry on February 15, 2022, Salesforce will be sending out some volunteers to assist with the pantry and activities Elections will also be taking place that day at the Ship Shape.

We have begun planning for a Spring Fling; Health & Wellness Fair in April 2022.

- **Community Workshops**

Emergency Prep workshops will begin on March 7, 2022.

In partnership with Operation Hope, One TI will be hosting an 8 week entrepreneur workshop Series beginning February 9th through march 31, 2022 from 4:00 – 5:30 PM via zoom

- **Black History Month**

One TI has created multiple opportunities for island residents to celebrate Black History Month. We will be raffling off gift baskets from local bay area small businesses that are black owned every week at the food pantry, we will be hosting a social media campaign highlighting nonprofits ran by or who serve the African American community and we are hosting an end of the month Zoom celebration to provide a platform for the community to gather. Please see outreach flier attached to this report.

- **Nourish Treasure Island**

The One TI Nourish TI project is continuing to operate smoothly. We have served over 14,000 meals to date. We are planning to distribute food through the end of Q1 and plan to wind down the project the end of March 2022. We are currently exploring the possibility of continued/replacement funding through a partnership with HSA.

- **Back Up Batteries for residents with medical devices**

Backup batteries have been delivered to 90% of residents that requested one. We are slowly receiving more requests for batteries as residents learn more about the giveaway.

TI RESIDENT POP-UP VACCINE CLINIC

WHEN:

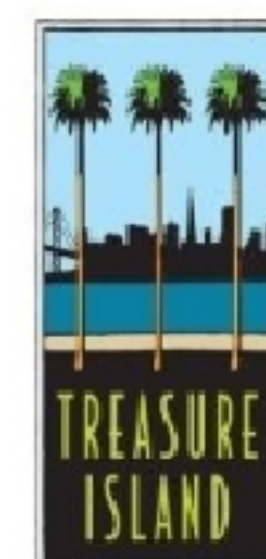
**Saturday, February 12th
9:00 am – 1:00 pm
(registration ends at 12:30)**

WHERE:

SF Gaelic Clubhouse
Building 33-G 401 13th Street

PRE-REGISTER AT:

<https://forms.gle/pYokesWsXjoQpqqN9>



AGES 5 YEARS & OLDER

Free
No insurance required

PRIMARY VACCINE SERIES & BOOSTER SHOTS

AVAILABLE

2nd shot and boosters
Bring your ID and vaccine
card.

VACCINES

Pfizer
Moderna

QUESTIONS:

“TEXT” (415) 349-0841

TI RESIDENT POP-UP VACCINE CLINIC

WHEN:

**Saturday, February 12th
9:00 am – 1:00 pm
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VACCINES

Pfizer
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QUESTIONS:

“TEXT” (415) 349-0841



Join us in celebrating...

MORE INFO TO COME!



✦ Black ✦ History Month

Get involved by emailing:
communityevents@onetreasureisland.org

- Weekly pantry giftbasket raffles!
- Nonprofit Social Media campaign!
- End of the month zoom gathering!

TREASURE ISLAND DEVELOPMENT AUTHORITY

Transition Housing Rules and Regulations for the Villages at Treasure Island (the “THRR”):

Interpretations and Implementation Procedures

TIDA THRR Memo No. 005-22

Issue:

Adopting naming distinctions based on December 2019 TIDA Board of Director’s Resolution 476-19¹

Background:

On April 21, 2011, the Treasure Island Development Authority (“TIDA”) Board of Directors took action on the Treasure Island/Yerba Buena Island Development Project final transaction and entitlement documents. Included in these approvals was TIDA Board Resolution 11-16-04/21 approving the Transition Housing Rules and Regulations for The Villages at Treasure Island for the Treasure Island/Yerba Buena Island Project (“THRRs”). On June 7, 2011, the San Francisco Board of Supervisors approved Resolution 241-11, which authorized the execution of the Disposition and Development Agreement (“DDA”) between Treasure Island Community Development, LLC and TIDA, to which the THRRs are attached as an exhibit. The THRRs set forth the specific standards and procedures by which eligible households residing in The Villages at Treasure Island who meet all the eligibility requirements of “Transitioning Household” under the THRRs will be offered transition benefits, including the opportunity to occupy new housing to be built on Treasure Island.

IIP 1 (1.9.2019) established the definitions of Pre-DDA and Post and BE Residents.

On December 31, 2019, the Treasure Island Board of Directors passed Resolution 476-19 to extend certain transition benefits to persons previously defined as Benefit Ineligible Residents who moved into The Villages as Treasure Island after June 29, 2011 and prior to December 19, 2019. The adoption of this Resolution 476-19 required that TIDA establish a third category of benefit eligible tenants and required a reframing of the categories further modifying IIP 1.

Interpretation:

Under the THRR, “**Household**” is defined as “an individual, or two or more individuals, related or unrelated, who live together in an Existing Unit as their primary Dwelling, or one or more families occupying a single Existing Unit as their primary Dwelling, including (i) all adult Household members who are named in the Residential Lease; (ii) minor children in the Household; and (iii) the spouse or registered domestic partner of a Household member.” Additionally, the definition of “Household” recognizes that a Household may include both Post-DDA Tenants and members of a Transition Household. (THRR II.A.1.c)

¹ Unless noted otherwise, all capitalized terms shall have the meaning given to such terms in the THRRs or as defined in this THRR Memo or other THRR Memoranda.

Further under the THRR, “**Transitioning Household**” means a Villages Household consisting of residents who:

- (i) lawfully occupied an Existing Unit in the Villages as a primary Dwelling on the DDA Effective Date as evidenced by each adult resident’s signature on the Residential Lease and each minor child identified as an occupant in the Residential Lease (“Pre-DDA Residents”);
- (ii) continue to live in an Existing Unit until the Household receives a First Notice to Move for a Long-Term Move or accepts an In-Lieu Payment or Down Payment Assistance; and
- (iii) remain in Good Standing under its Residential Lease until the Household receives a First Notice to Move for a Long Term Move or accepts an In-Lieu Payment or Down Payment Assistance. (THRR II.A.1.f)

All members of the Transitioning Household that are listed in the definitions above are eligible for Transition Benefits (the “Benefit Eligible Residents”). Members of a Household who do not qualify as Benefit Eligible Residents include Post-DDA Tenants and residents in Unlawful Occupancy of an Existing Unit pursuant to THRR Section II.B.

Implementation: During the Transition Notices and Procedures process as outlined in THRR Section III, TIDA will categorize Households by their move-in date and address them as “Legacy”, “Vested”, and “Post-Vested”.

- Legacy Households are Pre-DDA Household and Transitioning Household (THRR II.A.1.f) consisting of residents who:

:

- (i) lawfully occupied an Existing Unit in the Villages as a primary Dwelling on the DDA Effective Date as evidenced by each adult resident’s signature on the Residential Lease and each minor child identified as an occupant in the Residential Lease (“Pre-DDA Residents”);
- (ii) continue to live in an Existing Unit until the Household receives a First Notice to Move for a Long-Term Move or accepts an In-Lieu Payment or Down Payment Assistance; and
- (iii) remain in Good Standing under its Residential Lease until the Household receives a First Notice to Move for a Long Term Move or accepts an In-Lieu Payment or Down Payment Assistance. (THRR II.A.1.f)

Legacy Households consist of current Legacy Residents and may include Vested Residents of The Villages at Treasure Island, are tenants in good standing, and have continuously occupied a unit at The Villages at Treasure Island since prior to June 29, 2011.

- **Legacy Resident** (formerly defined as a Pre-DDA Resident in IIP1) is an eligible member of a Legacy Household. A Legacy Resident is a current resident of The Villages at Treasure Island, a tenant in good standing, and a tenant who have continuously occupied a unit at The Villages at Treasure Island since prior to June 29, 2011.
- **Vested Residents** are Post-DDA Tenants (THRR II.A.1.d) who are current residents of The Villages at Treasure Island, who are in good standing, and who moved in and continuously

occupied a unit at The Villages at Treasure Island after June 30, 2011 and prior to December 19, 2019.

- **Post-Vested Residents are** Ineligible Residents (THRR II.B.1) who are current residents of The Villages at Treasure Island who moved in after December 20, 2019.

- Vested and Post-Vested Residents continue to be ineligible for all other benefits extended to Legacy Households and Residents under the THRR, including:
 - THRR III: Notices
 - THRR IV: Interim Moves
 - THRR V: Transition Unit Options
 - THRR VI: In-Lieu Payment Options
 - THRR VII: Unit Purchase Assistance Option
 - THRR VIII.B: Moving Assistance
 - THRR VIII.C: Assistance to Force Majeure Households

- **Date of issuance:** _____

PRELIMINARY DRAFT

TREASURE ISLAND DEVELOPMENT AUTHORITY

Transition Housing Rules and Regulations for the Villages at Treasure Island (the "THRR"):

Interpretations and Implementation Procedures

TIDA THRR Memo No. 006-22

Issue:

Clarifying that Transition Unit Lease Terms will include a requirement to Certify Transitioning Household Income Annually and meet all other Lease Obligations for Transition Units

Background:

On April 21, 2011, the Treasure Island Development Authority ("TIDA") Board of Directors took action on the Treasure Island/Yerba Buena Island Development Project final transaction and entitlement documents. Included in these approvals was TIDA Board Resolution 11-16-04/21 approving the Transition Housing Rules and Regulations for The Villages at Treasure Island for the Treasure Island/Yerba Buena Island Project ("THRRs"). On June 7, 2011, the San Francisco Board of Supervisors approved Resolution 241-11, which authorized the execution of the Disposition and Development Agreement ("DDA") between Treasure Island Community Development, LLC and TIDA, to which the THRRs are attached as an exhibit. The THRRs set forth the specific standards and procedures by which eligible households residing in The Villages at Treasure Island who meet all the eligibility requirements of "Transitioning Household" under the THRRs will be offered transition benefits, including the opportunity to occupy new housing to be built on Treasure Island.

Interpretation:

THRR Section V.D provides for the calculation of household income for Transitioning Households. Section V.F provides for specific terms of occupancy for Transition Housing. This IIP seeks to clarify that Transitioning Households will be required to certify income annually as a lease requirement for continued occupancy of the Transition Unit at Base Monthly Rent (THRR V.E). This information will allow the building operator to limit potential property tax liabilities and assess whether the household might income-qualify for a lower rent under affordable housing guidelines. Additionally, Transitioning Households will need to meet all other Lease Obligations for occupying a Transition Unit.

Implementation:

THRR Section V.F lists certain requirements that will be placed upon Transitioning Households (reproduced in Attachment 1) including complying with "all other terms of the lease". This IIP is intended to document that one of those lease requirements will be an obligation for Transitioning Households to certify income annually.

Date of Issuance:

Lease Obligations for Transition Units (THRR V.F)

The following will apply to each Transitioning Household accepting a Transition Unit, except for Tax Credit Eligible Households and Households with Section 8 vouchers (whose leases will comply with applicable federal regulations):

- a. The Transitioning Household will enter into a lease containing the following key terms:
 - (i) an initial period of 12 months, with automatic renewal on a month-to-month basis;
 - (ii) a limitation on annual rent increases to the Rent Board Adjustment;
 - (iii) a statement that the Transitioning Household may remain in the Transition Unit as long as the Household remains in Good Standing under its lease, and a description of the events that will cause the Household to be in default of its lease; and
 - (iv) a prohibition against subleasing.

- b. Each lease for a Transition Unit will require the Transitioning Household to:
 - (i) identify each occupant of the Household by name;
 - (ii) acknowledge that subleasing is not permitted and that subleasing will be a default under the lease;
 - (iii) acknowledge that at least one member of the Transitioning Household must maintain the Transition Unit as his or her primary Dwelling;
 - (iv) cooperate fully with any subsequent occupancy verification; and
 - (v) comply with all other terms of the lease.