



Citizen Advisory Board  
Transition Housing Update

June 4, 2024



# Treasure Island Housing Providers



|                      |                     |
|----------------------|---------------------|
| Swords to Plowshares | <del>36 Units</del> |
| Catholic Charities   | 71 Units            |
| HealthRight 360      | 44 Units            |
| HomeRise             | 114 Units           |
| One TI Total         | <del>265</del>      |

|                    |     |
|--------------------|-----|
| Pre-DDA Households | 87  |
| Mixed Households   | 57  |
| Vested Households  | 127 |
| Post-Vested        | 22  |
| Commercial Leases  | 31  |
| Villages Total     | 324 |



# Transition Housing Plan

- TIDA is partnering with One Treasure Island Agencies to develop the initial five projects
- All One Treasure Island programs and households in good standing will be transitioned to replacement units or facilities
- Housing providers will manage all communications with residents, issue notices to move, etc.
- Buildings will include Transition Units for Villages Households where it is compatible with program requirements.
- Villages residents will have a priority for new affordable units
- By 2030, all One Treasure Island and most, if not all, Pre-DDA and Mixed Households will be accommodated in new housing.



# 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. Hawks** 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\*

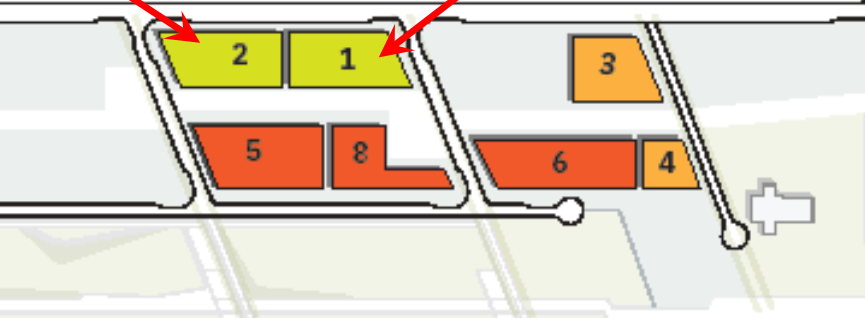
**12. E2.3/2.4** ~155 homes - Rental  
Includes One TI & Legacy Household replacement units  
Completion: 2029\*

**Affordable/ Authority Development**

**RENTAL Market Rate & Below Market Rate (BMR) Units**

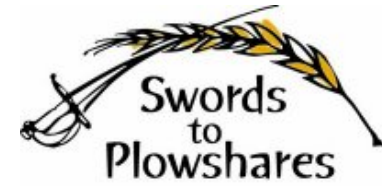
**FOR SALE Market Rate & Below Market Rate (BMR) Units**

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.



VETS HELPING VETS SINCE 1974

# One Treasure Island Program Transition

## Swords to Plowshares

- Replacement units provided in Maceo May Apartments
- Relocations began in February 2023

Catholic Charities 71 Units

HealthRight 360 44 Units

HomeRise 114 Units



# One Treasure Island Program Transition

|   |                  |
|---|------------------|
| <b>Swords to Plowshares</b>   |                  |
| <b>Catholic Charities</b>   | <b>71 Units</b>  |
| <ul style="list-style-type: none"> <li>• Replacement units provided in Star View Court</li> <li>• Relocations to begin in July</li> </ul> |                  |
| <b>HealthRight 360</b>  | <b>44 Units</b>  |
| <b>HomeRise</b>   | <b>114 Units</b> |







# One Treasure Island Program Transition

**Swords to Plowshares**

**Catholic Charities**

**HealthRight 360**

**HomeRise**

**114 Units**

- Replacement housing for HomeRise households residents will be provided in two buildings
- IC4.3 is in pre-development
  - Operator will be Catholic Charities with property management by the John Stewart Company
  - Transition 60 HomeRise households
  - Completion projected in 2028
- E2.3/2.4, projected to be completed in 2029, will transition remaining HomeRise households





# One Treasure Island Transitions

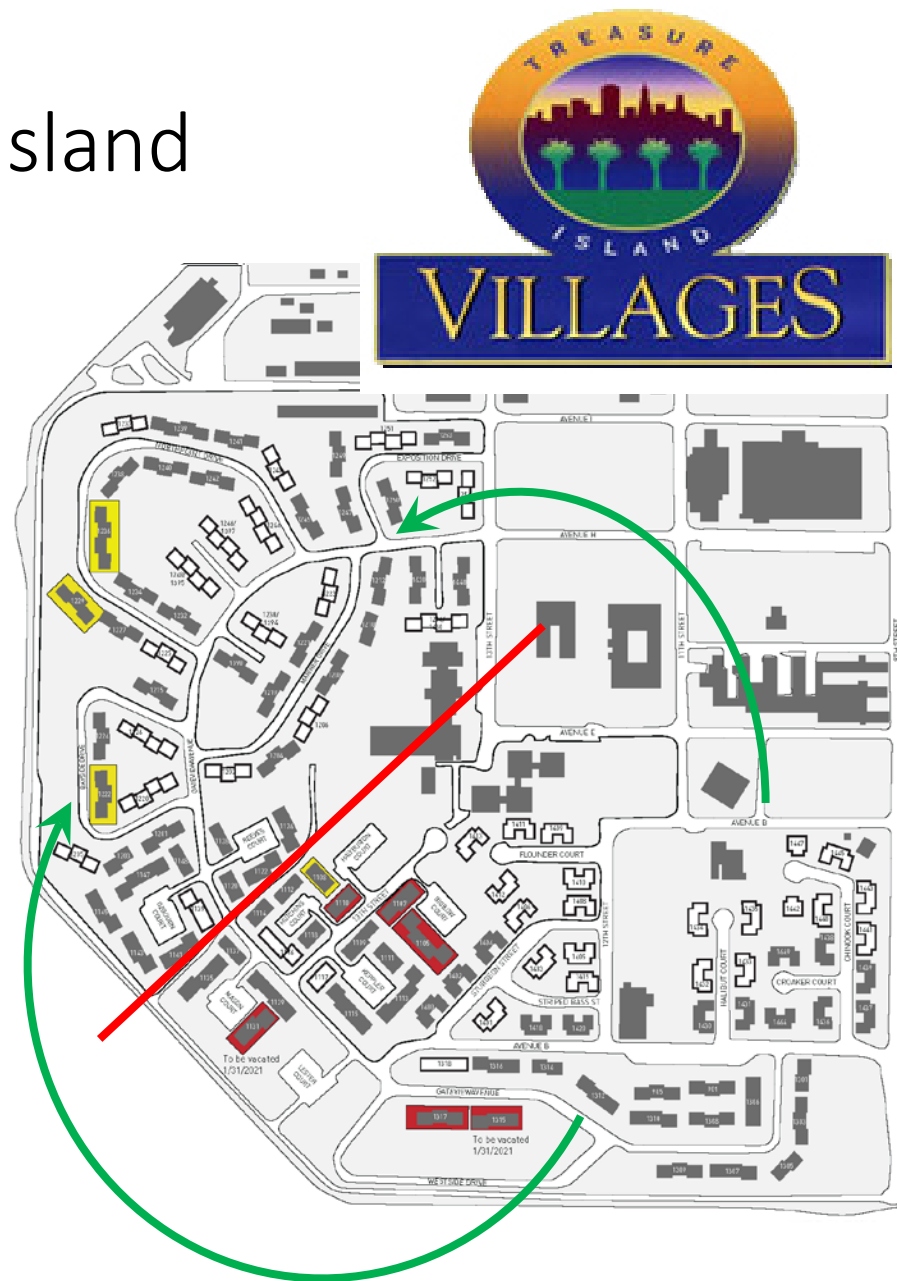


- 40% of Treasure Island Households
- Transitions typically encompass a providers' entire leasing operation
- All households in good standing relocate to the new building\*
- No one stays in Navy Housing
- Vacated properties returned to TIDA



# The Villages at Treasure Island

- With the completion of the One Treasure Island transitions we will have transitioned at least 100 Pre-DDA and Mixed households
- Less than half of Villages Households are promised a Transition Unit option
  - Perhaps half of remaining residents could qualify for some form of affordable housing
  - Attrition will shrink the population to some extent
- Strategizing to maintain leasing program as long as permissible and practical
- Half of vacated One Treasure Island Units will be on the eastern side of the existing residential neighborhood
  - Over time, migrate Vested, Post-Vested and Commercial households from the west side of the island into vacant units on the east side



# Welcome to Star View Court!



First Notices to Move  
have been issued to  
71 Catholic Charities Households  
and 31 Villages Households

**Leasing Underway!!**  
Move-ins begin in July and  
continue through the summer

37 Villages residents registered for  
the Star View Court DAHLIA Lottery  
Including 11 Legacy and  
26 Vested residents

| <u>Unit</u> | <u>Affordable</u> | <u>Transition</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          |





# Housing Opportunities for All

Rent a Market Rate or Below Market Rate Apartment in 2024!



## Isle House

Apartments for Rent

- 226 Market Rate Apartments
- 24 Inclusionary Affordable Apartments

- ✓ Premarketing begins this weekend
- ✓ DAHLIA Application Period Imminent; will close in early July
- ✓ MOHCD holds DAHLIA Lottery for Inclusionary Affordable Apartments in late July
- ✓ Lease Up in Summer 2024

Inclusionary Affordable Apartments are priced for Households earning 60% of Area Median Income (AMI)

Legacy and Vested Residents have the Highest Priority using their Treasure Island Resident (TIR) Preference Number



# Housing Opportunities for All

Rent a Market Rate or Below Market Rate Apartment in 2024!



## Hawkins

Apartments for Rent

- 169 Market Rate Apartments
- 9 Inclusionary Affordable Apartments

- ✓ Premarketing & DAHLIA Application Period Open in Early Fall 2024
- ✓ MOHCD holds DAHLIA Lottery for Inclusionary Affordable Apartments Fall 2024
- ✓ Lease Up in Winter 2024

Inclusionary Affordable Apartments are priced for Households earning 60% of Area Median Income (AMI)

Legacy and Vested Residents have the Highest Priority using their Treasure Island Resident (TIR) Preference Number



# Housing Opportunities for All

Purchase a Market Rate or Below Market Rate Condominium!



## 490 Avenue of the Palms

(formerly “Portico”)

Condominiums for Sale

- 141 Condominiums for sale at Market Rate
- 7 Condominiums for sale at Below Market Rate

Lottery Anticipated in Early 2025

- Priced for households earning 80-120% of Area Median Income (AMI)
- Treasure Island Resident (TIR) Preference Certificate for Legacy and Vested Residents
- Down Payment Assistance for Legacy Residents
- First Time Homebuyer Education Available
- Studio, 1-, 2-, and 3-Bedroom Condominiums for Sale

Residents should contact their TI Advisor for the latest information and additional details about Premarketing Notices and DAHLIA Lottery Schedules for Inclusionary Affordable Units.

[TIAdvisor@arws.com](mailto:TIAdvisor@arws.com) or 415-650-6078





# Applying for a Below Market Rate Apartment

- Use the DAHLIA website to understand your household income.  
<https://housing.sfgov.org/income-calculator/rental/intro>
- Register for DAHLIA now for affordable housing at <https://housing.sfgov.org/>
- Apply on DAHLIA when the property is advertised for rent. <https://housing.sfgov.org/>
- If you win the DAHLIA lottery, work with MOHCD and the property manager to complete your application.

## How to apply for an Inclusionary Condominium at Below Market Rate

- Determine if you can buy a Below Market Rate condominium  
<https://sf.gov/determine-if-you-can-buy-affordable-housing-program>
- Complete all First Time Homebuyer Education and Obtain a Certificate  
<https://www.homeownerspsf.org/homebuyer-education/>
- Register on DAHLIA: <https://housing.sfgov.org/>
- Apply on DAHLIA when the property is advertised for sale: <https://housing.sfgov.org/>
- If you win the DAHLIA lottery, work with MOHCD and your lender to complete the purchase of your condominium

# Encouraging Villages Residents to Act Now!

Legacy and Vested Residents can use their  
**Treasure Island Resident (TIR) Preference Certificate Number**  
to secure a chance to rent or own an Affordable Unit!

Contact your TI Advisor to learn more about qualifying for these affordable units!

TI Advisors can assist you in signing up for TI Advisor Portal and Premarketing Notices!

TI Advisors will help you register for DAHLIA!

DAHLIA lotteries for Affordable Units in 2024!



Contact Your TI Advisor Today!

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

And check your ShareFile Account to access  
all of your documents from TIDA.



TREASURE ISLAND DEVELOPMENT AUTHORITY

