



Transition Housing Update

Treasure Island Development Authority
Board of Directors Presentation

October 9, 2024

Star View Court:

✓ Achieved 90% Lease Up on October 1st

Thirty initial 120-Day First Notices to Move

- ✓ Final move-ins of Catholic Charities Households to be completed this week
- ✓ 17 of 23 Transition Units occupied
 - ✓ Additional 120-Day First Notices to Move were issued on August 20th
- ✓ 2 Transitioning Households placed in affordable units
 - ✓ 3 additional placements pending
- ✓ 10 DAHLIA Units secured by Villages residents
- ✓ 6 households applied for Payment In-Lieu of Transition Unit and moved off of the island



Isle House

- 24 Inclusionary Affordable Apartments
- 7 approved applications from current residents pending lease signing
- 5 applications under review or appeal with Mayors Office of Housing



Treasure Island Housing Providers



Swords to Plowshares	36 Units
Catholic Charities	66 Units
HealthRight 360	44 Units
HomeRise	114 Units
One TI Total	260

Pre-DDA Households	68
Mixed Households	50
Post-DDA Households	145
Commercial Leases	36
Villages Total	299

158



Why do DAHLIA applicants drop pursuits?

- Failure to meet income qualification requirements
 - Earn too much or don't earn enough
- Own income property
- Affordable Unit rent versus rent or share of rent in their existing Villages unit
- Timing is not convenient
- Challenges of providing required documentation
- Assume there will always be future opportunities



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

- ✓ **Hosting Open House for residents on October 10th and 12th**
- ✓ **Premarketing & DAHLIA Application Period Open in Oct/Nov 2024**
- ✓ **MOHCD holds DAHLIA Lottery for Inclusionary Affordable Apartments in December 2024**
- ✓ **Lease Up in January 2025**

Inclusionary Affordable Apartments are priced for Households earning 60-100% of Area Median Income (AMI)

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

Now is the time to secure your affordable housing opportunity!!



Housing Opportunities for All

How to apply 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.



Housing Opportunities for All

Purchase a Market Rate or Below Market Rate Condominium!



490 Avenue of the Palms

(formerly “Portico”)

Condominiums for Sale

- 141 Market Rate Condominiums for Sale
- 7 Below Market Rate Condominiums for Sale, including Studio, 1-, 2-, and 3-Bedroom units

Construction Completion delayed to May 2025

Premarketing and DAHLIA Application window expected to open in Feb/Mar 2025

Move-ins beginning in June 2025

- Priced for households earning 80-120% of Area Median Income (AMI)
- Legacy and Vested Residents have the highest priority using their (TIR) Preference Certificate
- Down Payment Assistance for Legacy Residents
- First Time Homebuyer Education Required

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 or 415-650-6078



Housing Opportunities for All

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.homeownersf.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 lottery for Affordable Units in 2024!



Contact Your TI Advisor Today!

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

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



TREASURE ISLAND DEVELOPMENT AUTHORITY

