

1 (Transition Housing Rules and Regulations)

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3 Resolution Approving the Second Amendment to Amend and Restate the Transition  
4 Housing Rules and Regulations in Order to Provide Post-DDA Households  
5 Premarketing Opportunities for Market-Rate Housing and Receive Priority in Newly  
6 Constructed Affordable Housing Opportunities When Income-Qualified but Subordinate  
7 to Pre-DDA Households' Housing Benefits (Action Item)

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9 WHEREAS, In early 2000, the Authority initiated a master developer selection process  
10 culminating in the selection of Treasure Island Community Development, LLC ("TICD") as the  
11 Master Developer and whose Disposition and Development Agreement (the "DDA") for the  
12 Redevelopment of Naval Station Treasure Island was approved on June 7, 2011 by the Board  
13 of Supervisors (the "BOS") which authorized the Treasure Island/Yerba Buena Island  
14 Development Project (the "Project"); and

15 WHEREAS, The DDA includes a Housing Plan component that is specific to  
16 constructing approximately 8,000 residential units of which approximately 2,173 are intended  
17 to be developed as affordable housing to a variety of income levels; and

18 WHEREAS, The Housing Plan, amongst other matters, granted certain housing  
19 opportunities and benefits as part of the Project to residents of affordable and market units on  
20 the island; and

21 WHEREAS, The benefits available to residents of market rate units leased to and  
22 operated by the John Stewart Company were enumerated in the Transition Housing Rules  
23 and Regulations (the "THRR") for the Villages at Treasure Island ("The Villages") and is an  
24 attachment to the Housing Plan; and

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1           **WHEREAS**, The THRR was created to give certain housing opportunities and  
2 transition benefits as part of the Project to those households who were living in The Villages at  
3 the time of the approval of the DDA in June 2011 and these residents are identified as Pre-  
4 Development and Disposition Agreement ("Pre-DDA") households; and

5           **WHEREAS**, The benefits available to residents of housing units leased to and operated  
6 by affordable housing providers under by One Treasure Island (formally Treasure Island  
7 Homeless Development Initiative ("TIHDI")) were enumerated in the TIHDI Transition Housing  
8 Plan, and

9           **WHEREAS**, On November 5, 2019, the Board of Supervisors approved Resolution  
10 190936, introduced by Supervisor Matt Haney, that urged TIDA to expand relocation and  
11 transition benefits to "Post-Development and Disposition Agreement" ("Post-DDA")  
12 households; and

13           **WHEREAS**, Treasure Island has approximately 189 Pre-DDA households and 153  
14 Post-DDA households currently residing in The Villages; and

15           **WHEREAS**, Consistent with and in response to the BOS Resolution 190936, TIDA  
16 Staff proposes the Second Amendment to the THRR to specifically allow Post-DDA  
17 households residing in The Villages as of the effective date of this Second Amendment to:

- 18           1. Receive premarketing opportunities for market-rate housing; and
- 19           2. Receive priority in newly constructed affordable housing opportunities (affordable for-  
20 rent or BMR for-sale) when income-qualified; and

21           **WHEREAS**, In implementing the Second Amendment, Post-DDA households housing  
22 opportunities are subordinate to Pre-DDA households' housing benefits; and

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1       **WHEREAS**, Implementing the THRR will require engaging with Post-DDA eligible  
2 households to explain the benefits available to them and gather information necessary to plan  
3 for the construction of the appropriate number and size of housing unit; and

4       **WHEREAS**, The Second Amendment to the THRR will not materially impact the  
5 Project budget and the TIDA FY2019-20 Budget has sufficient funding to initiate  
6 implementation of the Second Amendment; Now, therefore be it

7       **RESOLVED**, That Authority Board approves the Second Amendment to amend and  
8 restate the Transition Housing Rules and Regulations in order to provide Post-DDA  
9 Households premarketing opportunities for market-rate housing and receive priority in newly  
10 constructed affordable housing opportunities when income-qualified but subordinate to Pre-  
11 DDA Households' housing benefits; and be it

12       **FURTHER RESOLVED**, To authorize the Treasure Island Director or his designee to  
13 execute letter agreements with the Master Developer codifying the Second Amendment in the  
14 Housing Plan; and be it

15       **FURTHER RSOLVED**, That the Authority Board of Directors authorizes the Treasure  
16 Island Director or his designee to enter into any additions, amendments or other modifications  
17 to the Transition Housing Rules and Regulations that the Director determines in consultation  
18 with the City Attorney are in the best interests of the Authority, do not materially increase the  
19 obligations or liabilities of the Authority, do not materially reduce the rights of the Authority,  
20 and are necessary or advisable to complete the tasks contemplated by the Transition Housing  
21 Rules and Regulations, such determination to be conclusively evidenced by the execution and  
22 delivery by the Director or his designee of the documents and any amendments thereto.

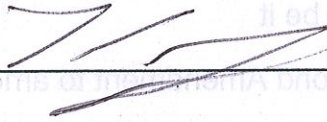
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1 **CERTIFICATE OF SECRETARY**

2 I hereby certify that I am the duly elected Secretary of the Treasure Island  
3 Development Authority, a California nonprofit public benefit corporation, and that the  
4 above Resolution was duly adopted and approved by the Board of Directors of the  
5 Authority at a properly noticed meeting on December 11, 2019.

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7 **Mark Dunlop, TIDA Board Secretary**