

Treasure Island Development Authority Sustainability Committee Meeting

Legacy Household Ranking

April 21, 2022



Agenda

- Legacy Household Ranking
- Recent Community Engagement Efforts

Definitions

A **Legacy Household** is a current household of The Villages that has continuously occupied a unit at The Villages since prior to June 29, 2011 and is in good standing. Legacy Households were formerly referred to as Pre-DDA Households. A Legacy Household may also include Benefit Eligible Residents.

A **Transition Unit** is a non-income restricted apartment within a newly developed affordable housing building on Treasure Island. TIDA will not required a Legacy Household to move from The Villages until it can offer the Legacy Households a Transition Unit. Rent and bedroom count are governed by the Transition Regulations.

What are Transition Benefits for Legacy Households?

Transition Benefits for Legacy Households include:

- Offer of a Transition Unit
- Advisory Assistance
- Moving Payment
- Premarketing Notice

Alternatives to a Transition Unit Include

- In Lieu Cash Payment **OR** Down Payment Assistance

Additional Decisions Documented in IIP's include:

- Early In Lieu Cash Payments
- Affordable Housing Options for Legacy & Vested Residents
- Splitting Households
- TIR Preference Certificate for Affordable Housing
 - Including inclusionary affordable units

What is the Legacy Household Ranking?

On May 5, 2022 TIDA, in partnership with the Mayor's Office of Housing and Community Development, will conduct a one-time lottery to determine the order in which Legacy Households will be offered a Transition Unit. This is referred to as the "Legacy Household Ranking".

- No Household action is required before the Legacy Household Ranking
- No Household action or decision is necessary immediately after the Legacy Household Ranking

The first 23 Transition Units will be ready for occupancy in 2024.

- Mid 2023 TIDA will first seek volunteers for the units
- Late 2023: TIDA will offer any remaining Transition Units to Legacy Households in the order of the Legacy Household Ranking, based on corresponding availability of appropriately sized Transition Units.

Prioritizing Ranking for Legacy Households

Legacy Households will be prioritized as follows:

Group 1: Legacy Households living at 901 or 905 Avenue B, or 1301-1316 Gateview Avenue

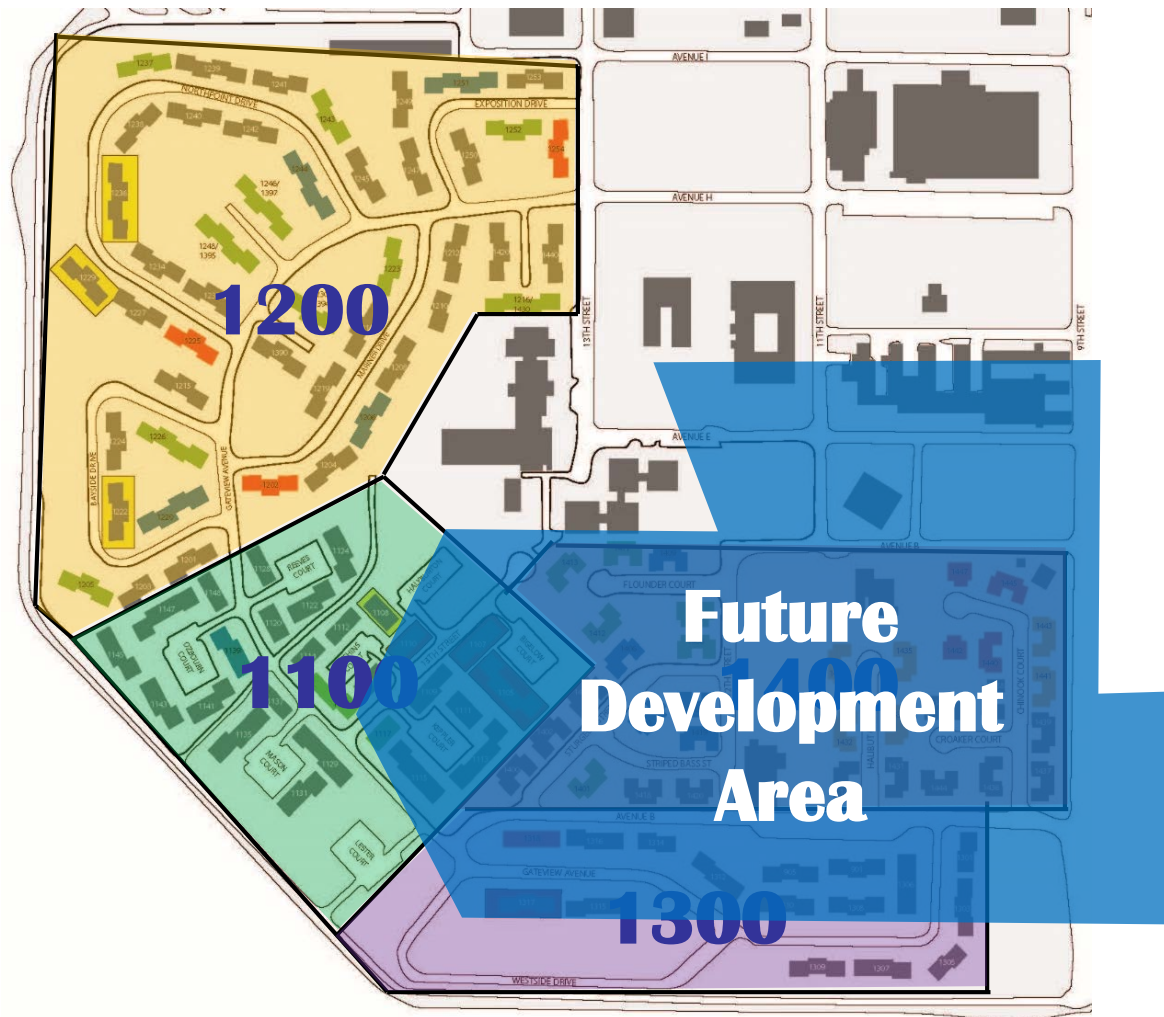
Group 2: All other Legacy Households

Apartments at 901 and 905 Avenue B and 1301 to 1316 Gateview Avenue will be the first apartments in The Villages that will be impacted by future development.

These households will receive a higher ranking to increase the probability that they can select a Transition Benefit prior to their current unit being impacted.

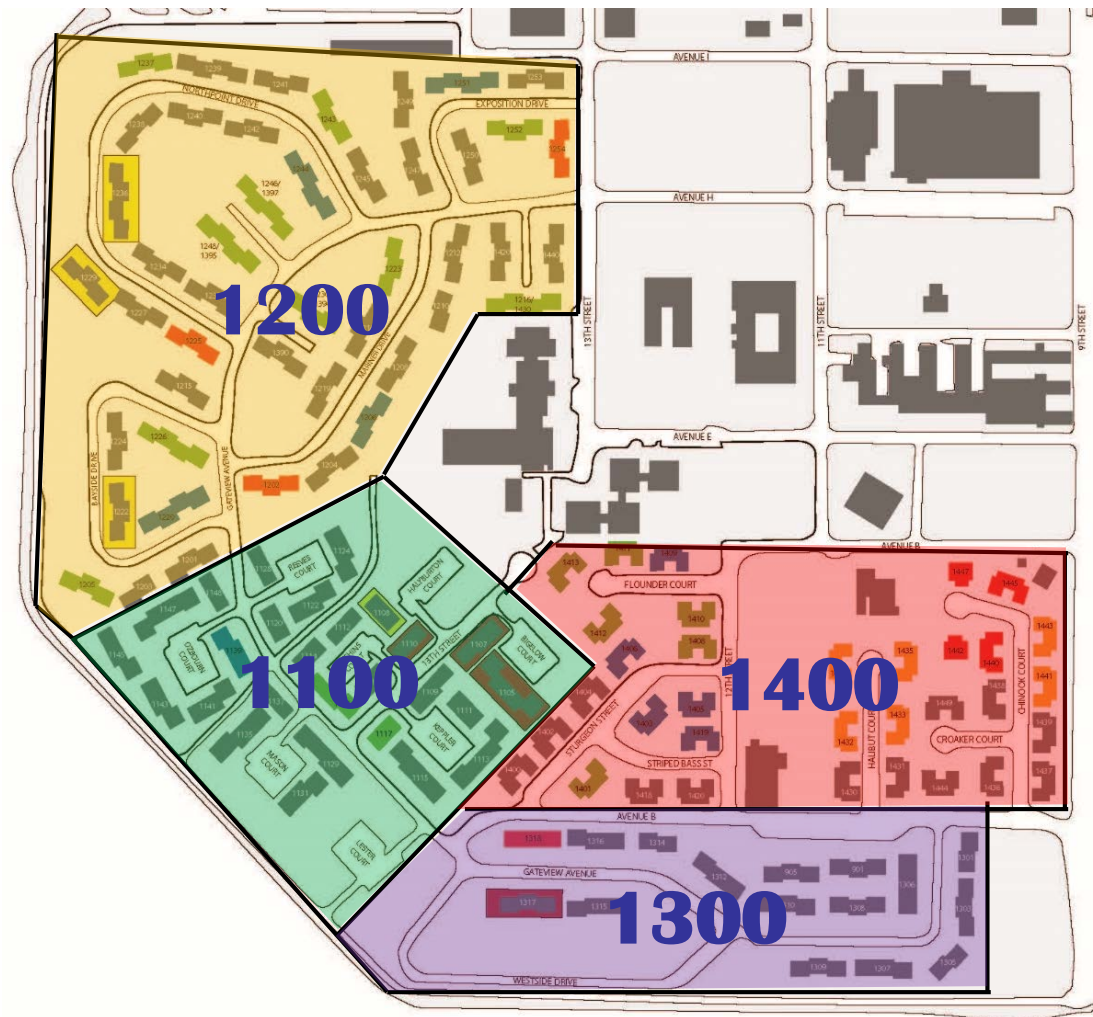
2. The Legacy Household Ranking

Why will Group 1 be ranked higher than Group 2?



Why will Group 1 be ranked higher than Group 2?

- The existing housing was constructed in four distinct phases over 20+ years
- 901 and 905 Avenue B and 1301 - 1316 Gateview Avenue will be the first existing apartments at The Villages that will be impacted by future development.



What if a Legacy Households doesn't want to move into a Transition Unit when it is offered?

When a Legacy Household is offered a Transition Unit the household will need to:

- a. Accept the Transition Unit offer, complete a new rental agreement when requested, request a moving payment, and move from The Villages into the Transition Unit; or,
- b. Decline the Transition Unit and claim an In-Lieu Payment and move from The Villages.

Do Legacy Residents Have Other Options?

An individual Legacy Resident or an entire Legacy or Mixed Household can:

- **Rent an Affordable Unit.** Use their TIR Preference to Rent an affordable unit if they income qualify, or
- **Purchase a Below Market Rate Condominium.** If they income qualify, use their TIR Preference to Purchase a Below Market Rate Condo and use their Down Payment Assistance, or
- **Buy a Market Rate Condominium** and use their Down Payment Assistance, or
- **Request an Early In Lieu Cash Payment**

When will new apartments be available for rent?

By the end of 2024 we anticipate that up to 683 new rental units will be available for move-in in four developments on Treasure Island. Specifically:

Number of Transition Units	23	} Parcel C3.1
Number of Affordable Housing Units	43	
Number of One Treasure Island Units	71	
Number of Below Market Rate Rental Units	39	
Number of Market Rate Units	506	
Total Number of Units in Four Developments	<hr/> 683	

When will New Condominiums and Townhomes be Available for Sale?

By the end of 2025 we anticipate that up to 550 new condominium and townhomes units will be available for move-in in seven new developments on Treasure Island and Yerba Buena Island.

Specifically:

Number of Below Market Rate Units	33
Number of Market Rate Units	517
Total Units in Seven New Developments	550

Outreach to Legacy Residents

March 23: Outreach to CAG Members

March 25: Sent to 270 Legacy Residents

	Sent	Opened
English	270	162
Spanish	42	20

March 28: Delivered 164 Door Hangers (Eng/Span)

April 5: Sent Reminder to 270 Legacy Residents

	Sent	Opened
English	270	150
Spanish	42	18

April 6 & 9: 66 Attendees



Greetings,
Legacy Household Members!

PLEASE JOIN US

Join us to learn about future housing opportunities and the Legacy Household Ranking.

For your convenience, we are offering you two virtual meeting dates. Each meeting will contain the same information. Please choose the meeting time that works best for you.

- April 6 @ 7:00 pm:
Legacy Household Ranking Virtual Meeting #1,

or

- April 9 @ 10:00 am:
Legacy Household Ranking Virtual Meeting #2

The Legacy Household Ranking will determine the order in which Legacy Households are offered Transition Units.

Stay tuned for more information about the Legacy Household Ranking that will take place on May 5, 2022, at 12:00 pm.

For more information or if you are unable to attend either of these sessions, please contact your TI Advisor at (415) 650-6078 or TIAdvisor@arws.com.

[CLICK HERE TO JOIN OUR VIRTUAL MEETING!](#)

Save the date!

Please refer to this email message and use the link above to join the meeting at either:

April 6th 7:00 pm OR April 9th 10:00 am

Follow Up With Legacy Residents

April 1-9: Provided Meeting Information/Links, Sent FAQs

April 6-Present: Phone Discussions, Emails, Meetings with 22 Legacy Residents

- Sent Power Point, FAQs, Recorded Meeting Links
- Discussed Legacy Ranking Date and Date of First Offer for Transition Units (2023)
- 120 Residents Logged into Portal to View Documents

April 18, 2022: Sent Email/Portal with Links to Power Point, FAQs, Recorded Meeting Links to all Legacy Residents

Documents Available on TI Advisor Portal



787 Residents Have Portal Accounts

120 Residents accessed accounts since April 6

- ✓ Preliminary Notice of Eligibility
- ✓ Transition Housing Rules and Regulations (THRRs)
- ✓ Implementation and Interpretation Procedures (IIPs)
- ✓ Premarketing Request Form
- ✓ Bristol Premarketing Notices
- ✓ TIDA Letter August 2021
- ✓ BMR Homeownership Worksheet Checklist
- ✓ FAQ: Future Housing Benefits for Supportive Housing Tenants
- ✓ FAQ: Legacy Household Ranking
- ✓ Legacy Household Ranking PowerPoint

Documents Available on TI Advisor Portal



787 Residents Have Portal Accounts
120 Residents accessed accounts since April 6

THRRs

Premarketing Request

Bristol Premarketing Notices

IIPs

Letter from B. Beck 8.2021

BMR Homeownership Worksheet
Checklist

FAQ: Legacy Household Ranking

Legacy Household Ranking
Power Point

FAQ: Future Housing Benefits for TI
Supportive Housing Tenants

Preliminary Notice of Eligibility

Legacy Household Ranking Schedule

April

- Host Virtual Community Meetings
- Outreach Campaign for Legacy Ranking Live Presentation

May

- May 5, 2022: MOHCD holds live Legacy Household Ranking
- Second week of May: TIDA sends Legacy Household Ranking Letter to all Legacy Households
- May/June: Meet with Legacy Households



Please contact your TI Advisor today!
(415) 650-6078 | TIAdvisor@arws.com



Number of Legacy Households, Legacy Residents, and Vested Residents Living at The Villages Today

- 164 Legacy Households and Mixed Households
- 339 Legacy Residents
- 441 Vested Residents

