

File No. 190936 Committee Item No. 10
 Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 28, 2019

Board of Supervisors Meeting
 Cmte Board

Date November 5, 2019

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Erica Major Date October 24, 2019
 Completed by: Erica Major Date 10/31/2019

[Urging Treasure Island Development Authority to Expand Treasure Island Resident Relocation and Transition Benefits]

Resolution urging the Treasure Island Development Authority to expand relocation and transition benefits for "Post-Development and Disposition Agreement" households.

WHEREAS, The City of San Francisco has embarked on a 20-year development process for Treasure Island that will create up to 8,000 units of housing, of which approximately 2,173 will be affordable rental housing units and at least 435 will be reserved for formerly homeless households; and

WHEREAS, On June 29, 2011, a Development and Disposition Agreement (DDA) was executed outlining the development framework for Treasure Island; and

WHEREAS, As part of that effort, the Treasure Island Development Authority (TIDA) has prioritized increasing the availability of affordable housing on the Island; and

WHEREAS, The DDA included transition plans for leaseholders as of June 29, 2011; and

WHEREAS, At the time the DDA was executed, the development was slated to begin by 2014; and

WHEREAS, Residents on the Island are classified as "Pre-DDA Households" if all household members were leaseholders prior to the eligibility date of June 29, 2011; as "Post-DDA Households" if all household members became leaseholders after June 29, 2011; or as "Mixed Households" if household members are a mix of "Pre-DDA" and "Post-DDA"; and

WHEREAS, Approximately 1,800 residents in 650 households currently live on the Island; and

WHEREAS, Of those households, approximately 250 households live in supportive housing operated by Swords to Plowshares, Catholic Charities, HealthRight360 or Community

1 Housing Partnership, hereby referred to as "One Treasure Island" households; of the
2 remaining households, approximately 200 are "Pre-DDA" and approximately 150 are "Post-
3 DDA" households; and

4 WHEREAS, After more than two decades of planning, construction has begun on
5 Yerba Buena Island and Treasure Island; and

6 WHEREAS, As various parcels of land on Treasure Island become ready for new
7 development and new housing becomes available, all residents will need to move out of the
8 current residential areas; and

9 WHEREAS, The first new TIDA building is anticipated to open in 2022, with additional
10 buildings expected every two to three years as funding and other factors permit; and

11 WHEREAS, All "One Treasure Island" households in good standing will be offered a
12 replacement unit; and

13 WHEREAS, "Pre-DDA" households will be able to choose one of the following options:
14 the opportunity to rent a newly constructed unit in a building constructed by TIDA and receive
15 moving assistance if/when they move to the new units; the opportunity to receive down
16 payment assistance to purchase a newly constructed unit on the Island on the open market;
17 or the opportunity to receive an in-lieu payment and move off the Island; and

18 WHEREAS, TIDA will be constructing affordable and replacement housing on various
19 parcels of land on Treasure Island; and

20 WHEREAS, In addition to counseling, current options for "Post-DDA" households are
21 limited to renting or purchasing a newly constructed unit on the open market; and

22 WHEREAS, Unlike "Pre-DDA" Households, "Post-DDA" households are not currently
23 eligible to be included on the Pre-Marketing Notice List to purchase newly constructed For-
24 Sale units on the Island; and

1 WHEREAS, Initial For-Sale unit pre-marketing notices are planned to begin in 2020;
2 and

3 WHEREAS, The development timeline has changed significantly since the DDA was
4 executed and as of 2019, many "Post-DDA" households have now lived on the Island for eight
5 years; by the time the last of the Island residents will have to move out, many "Post-DDA"
6 residents may have lived on the Island for 20 or more years; now, therefore, be it

7 RESOLVED, That the Board of Supervisors urges the TIDA Board of Directors to
8 expand transition benefits for eligible "Post-DDA" residents by December 31, 2019, including,
9 but not limited to, participating in the Pre-Marketing Notice List; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors urges TIDA to develop a
11 communication plan to "Post-DDA" households to communicate any adopted changes.

Treasure Island Development Program

Transition Housing Benefits

1799

Land Use Committee

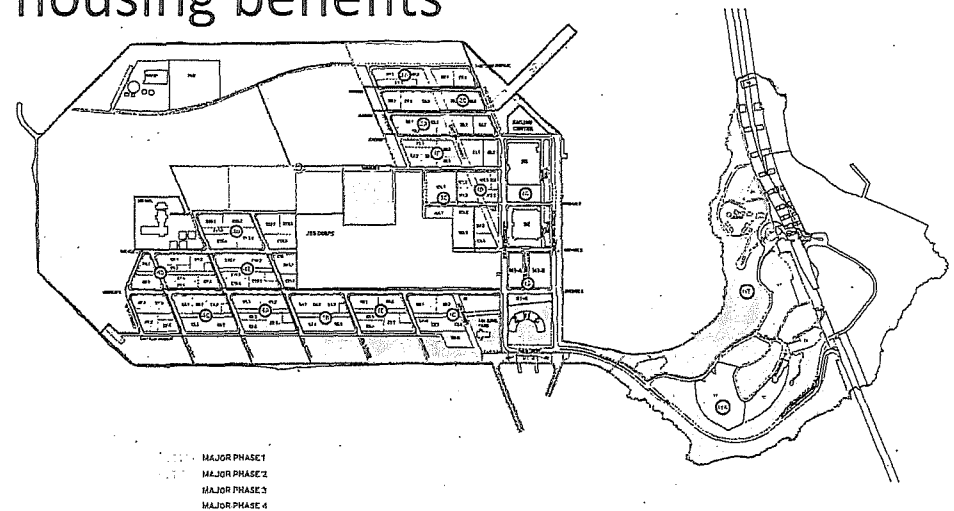
October 28, 2019



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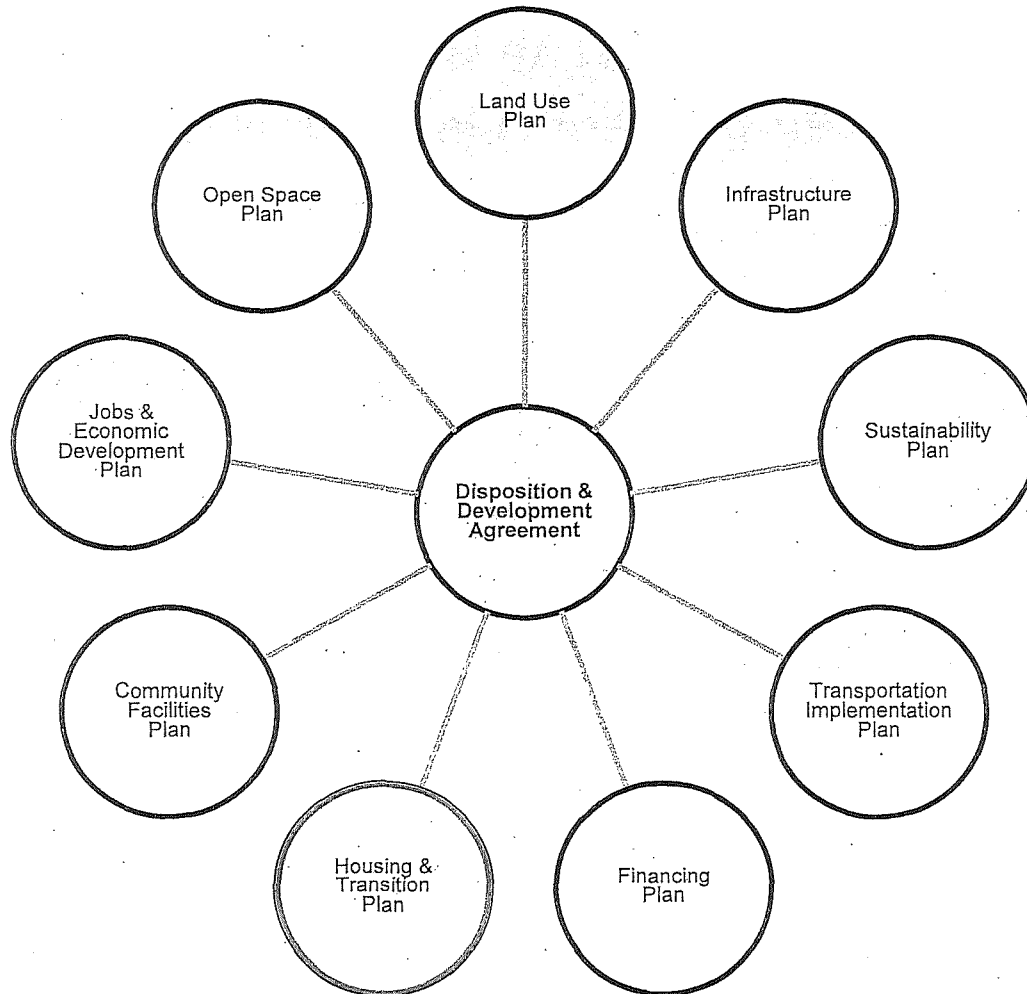
Housing & Transition Plans

- Neither State or Federal Relocation Law required residents of the former Navy housing on Treasure Island and Yerba Buena be provided with relocation benefits
- In endorsing the 2006 Development Plan and Term Sheet the Mayor and Board of Supervisors directed that plans be developed to provide residents *at the time of program entitlement* with transition housing benefits



Disposition and Development Agreement & Supporting Documents

1801



Other Project Documents

- Redevelopment Plan
- Development Agreement
- Design for Development
- Trust Exchange Agreement
- Design Review and Document Approval Procedure
- Interagency Cooperation Agreement
- Technical Memoranda
- Navy Conveyance Agreement

Housing Plan and Transition Commitments

- Housing Plan
 - Guiding document agreement for market-rate and affordable housing development
 - Affordability up to 120% of Area Median Income
 - Average Affordability below 50% of AMI
- One Treasure Island Transition Housing Plan
 - Provides for future transition of affordable housing residents
- Transitional Housing Rules and Regulations for The Villages at Treasure Island (THRR)
 - Covers market-rate residents
 - Benefits extended to Pre-DDA Households only; Post-DDA Households provided only advisory services

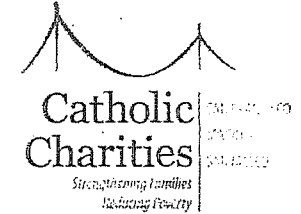
Housing Plan and Transition Commitments



One Treasure Island Residents



- The Housing Plan provides that the member agencies of One Treasure Island shall have the right to develop not less than 435 units

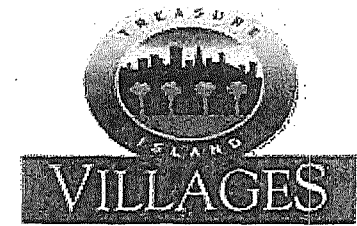


- May propose to develop additional sites
- These agencies currently lease 250 units
 - Community Housing Partnership 110 Units
 - Catholic Charities 66 Units
 - Swords to Plowshares 36 Units
 - HealthRight 360 38 Units
- Transition Housing Plan provides households in good standing will be offered replacement units in new buildings constructed by member agencies

Villages at Treasure Island Residents

- Transitional Housing Rules and Regulations (THRR) developed in conjunction with the Disposition and Development Agreement (DDA) and project entitlements
- Extends Transition Benefits to Households established before the development agreements were adopted in July 2011 (Pre-DDA Households)
 - Households established after July 2011 (Post-DDA Households) are provided only advisory services.

1805



Transitional Housing Rules and Regulations

- Transition Benefit Options for Long Term Move
 - New Rental Unit
 - In-Lieu Payment
 - Pre-Marketing Opportunity
 - Purchase Assistance
- Replacement units are to be provided within TIDA/City developed 100% affordable buildings
 - Because initial occupants are not income-qualifying, cannot finance construction of these units using affordable housing tax credits and some other sources
 - Units are deed restricted and become affordable units upon vacancy
 - Bedroom count and rent to consider original unit size and rent, changes in household size, household income, program requirements (if an affordable unit)

Post-DDA Residents

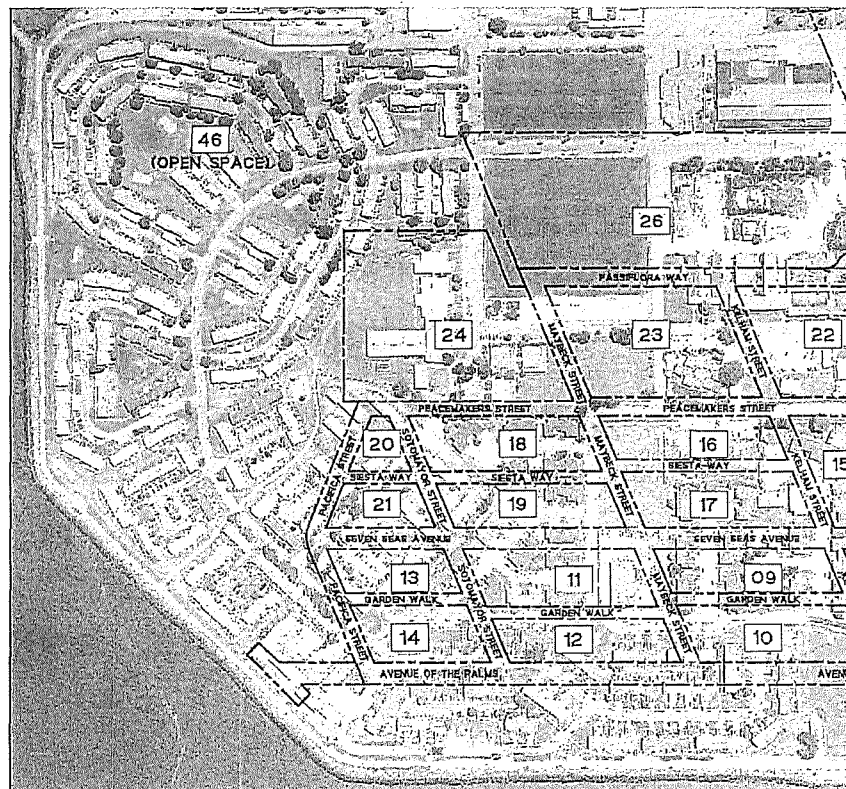
File No. 190936

Resolution urging the Treasure Island Development Authority to expand relocation and transition benefits for “Post-Development and Disposition Agreement” households

1808

Post-DDA Residents

- Under THRR, Post-DDA residents are currently entitled only to advisory services
- All Post-DDA leases disclose that housing is interim and without relocation benefits
- We do not anticipate requiring any of existing housing to be vacated in the next five years
- For any buildings vacated within the next 10 or more years, we anticipate being able to offer replacement units within The Villages inventory



Potential Post-DDA Benefits

- In consultation with City Attorney and MOHCD any new benefit must be provided to a date-defined population
 - e.g., residency established after July 2011, but prior to January 2020
- Would mean that there will be some future population not addressed by measures we implement today

Proposal

1. Including Post-DDA residents in pre-marketing opportunities for market rate housing
 - Would require TICD concurrence
2. Prioritize income qualifying Post-DDA residents for placement in newly constructed affordable units
 - Benefits extended to Post-DDA residents would be subordinate to benefits of Pre-DDA residents
 - These amendments to the Housing Plan, because they do not materially increase TIDA or the City's obligations, could be made with TIDA Board Approval

Proposal

- These changes:
 - Would not extend the In-Lieu benefit to Post-DDA residents
 - Would not offer replacement units in the new development to Post-DDA residents unless they qualify for affordable housing
 - Would not extend to commercial leaseholders

Next Steps

- Discussion at November On-Island TIDA Board Meeting
- Develop Post-DDA outreach plan
- Present changes to Housing Plan at December TIDA Board Meeting for adoption
- Expand coordination with TICD in preparation for the initial pre-marketing window in 2020 to include Post-DDA residents



BOARD of SUPERVISORS



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TDD/TTY No. 554-5227

MEMORANDUM

TO: Robert P. Beck, Treasure Island Director, Treasure Island Development Authority

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: September 17, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Haney on September 10, 2019:

File No. 190936

Resolution urging the Treasure Island Development Authority to expand relocation and transition benefits for "Post-Development and Disposition Agreement" households.

If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.


c: Kate Austin, Treasure Island Development Authority
Nikki Ivey, Treasure Island Development Authority

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 SEP 10 PM 4:33
Time stamp

BY  or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee: (An Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning: "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Supervisor Haney

Subject:

Expanding Treasure Island Resident Relocation Benefits

The text is listed:

Resolution urging the Treasure Island Development Authority to expand transition benefits for "Post-DDA" households.

Signature of Sponsoring Supervisor:



For Clerk's Use Only