

CITY & COUNTY OF SAN FRANCISCO



ROBERT P. BECK
TREASURE ISLAND DIRECTOR

TREASURE ISLAND DEVELOPMENT AUTHORITY
ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
SAN FRANCISCO, CA 94130
(415) 274-0660 FAX (415) 274-0299
WWW.SFTREASUREISLAND.ORG

To: Treasure Island Development Authority Board of Directors

From: Bob Beck, Treasure Island Director

Date: January 9, 2026

Re: Use Permit and Film Permit Waivers

- No waivers issued this month

Treasure Island Development Authority
Subleases and Permits Executed
Pursuant To Leasing Policy
As of January 9, 2026

E-453	New	Building 1	Nexstar Media Group Inc.	12/31/25	Filming	NA	\$500.00
E-460	New	Ferry Dock	Red and White Fleet	1/10/265	Docking	NA	\$500.00

To: Treasure Island Development Authority Board of Directors
From: Peter Summerville
Date: January 6, 2026
Re: Treasure Island legacy utility systems interruptions – December 2025
Cc: Robert Beck, Treasure Island Director

Planned interruptions:

Natural gas system:

Date/scheduled duration: Wed., December 10, 2025, 8:00 AM to 4:00 PM

Affected area: Treasure Island legacy housing

Background: Outage required to safely install new valve on residential main for improved future isolation of outage areas within legacy housing. Due to unforeseen circumstances during installation, interruption lasted until 9:00 PM with unplanned additional service impacts to Treasure Island Job Corps campus and Building 33.

Unplanned system interruptions:

None

TI02 - Summary of Cases in TIDA Jurisdiction

OPEN

ID	Opened Date	Type	Category	Nature of Request	Location	Description	Agency
101001498179	2/20/2025 10:43:33 AM	General Enforcement	cs_block_street_sidewalk	other_illegal_parking	1413 FLOUNDER CT, SAN FRANCISCO, CA 94130	Vehicle with missing tires	PE
101001656148	3/23/2025 9:08:46 PM	General Enforcement	cs_block_street_sidewalk	blocking_driver_cite_tow	1210 MARINER DR, SAN FRANCISCO, CA 94130	Someone blocked my car in my parking spot, and I can't get out to go home. The address is about 100 feet from 1221 mariner Dr, on Treasure island	PE
101001755821	4/12/2025 10:26:55 AM	General Enforcement	cs_block_street_sidewalk	other_illegal_parking	680 AVENUE I, SAN FRANCISCO, CA 94130	There are no parking signs posted along the fence line.	PE
101002002323	5/29/2025 6:25:48 PM	Request for City Services	request_for_city_service	fire_department	INTERSECTION 9TH TI ST, AVENUE B, SAN FRANCISCO, CA 94130	Call box is making long beeping sounds and the box mentions to contact the SFFD if it's long beeps and not short ones, please respond to inspect.	Administration
101002130515	6/21/2025 6:32:45 PM	General Enforcement	cs_block_street_sidewalk	parking_on_sidewalk	332 AVENUE OF THE PALMS, SAN FRANCISCO, CA 94130	Car parked on sidewalk	PE
101002400612	8/8/2025 6:17:35 PM	General Enforcement	cs_block_street_sidewalk	parking_on_sidewalk	332 AVENUE OF THE PALMS, SAN FRANCISCO, CA 94130	Car on sidewalk	PE

101002425429	8/13/2025 10:19:43 AM	Internal SR				INTERSECTION 6TH TI ST, AVENUE M, SAN FRANCISCO, CA 94130	black metal phone company box fell off wire and is on the ground	BSES
101002456525	8/18/2025 8:00:31 PM	General Enforcement	cs_block_street_sidewalk	other_illegal_parking	1128 REEVES CT, SAN FRANCISCO, CA 94130	parked illegally in ADA spot	PE	
101002653751	9/22/2025 3:23:08 AM	Request for City Service- Street lane markers/wording	request_for_city_service	municipal_transporation_agency	Missing paint on speed bumps where people walk and roll with strollers, walkers and canes, plus cyclists and pedestrians. Please paint these speed bumps for disability and awareness that they are here	Treasure Island Development Authority	TIDA	
101002653751	9/22/2025 3:23:08 AM	Request for City Services	request_for_city_service	municipal_transporation_agency	600 AVENUE OF THE PALMS, SAN FRANCISCO, CA 94130	Missing paint on speed bumps where people walk and roll with strollers, walkers and canes, plus cyclists and pedestrians. Please paint these speed bumps for disability and awareness that they are here	TIDA	
101002720343	10/3/2025 2:16:39 AM	Streetlights	puc_streetlights	light	51 MACALLA RD, SAN FRANCISCO, CA 94130	37.812652,-122.370377 streetlight out on mcCalla rd pole number unmarked ybip0005	Power	
101002724739	10/3/2025 2:49:29 PM	General Enforcement	cs_block_street_sidewalk	other_illegal_parking	1128 REEVES CT, SAN FRANCISCO, CA 94130	Vehicle parked in handicap spot without a placard	PE	

101002816063	10/18/2025 3:00:48 PM	Graffiti Public	pw_graffiti	not_offensive	1400 STURGEON ST, SAN FRANCISCO, CA 94130	Tagging on large sidewalk utility signal box; please remove graffiti. Reported with Solve SF.	BSES
101002824278	10/20/2025 10:44:28 AM	Damage Property	pw_damaged_property	fire_police_callbox	INTERSECTION AVENUE OF THE PALMS, 9TH TI ST, SAN FRANCISCO, CA 94130	caller reports that the fire call a long beeping noise	DT
101002878100	10/28/2025 4:48:56 PM	Streetlights	puc_streetlights	light	1307 GATEVIEW AVE, SAN FRANCISCO, CA 94130	2 streetlights are burnt out	Power
101003083523	12/4/2025 10:24:03 AM	Noise	cs_noise	other_excessive_noise	336 AVENUE OF THE PALMS, SAN FRANCISCO, CA 94130	Recology pickup at 1:45am, 3:45am, banging container on truck	311 - Internal
101003205782	12/26/2025 12:30:15 AM	Streetlights	puc_streetlights	light	1201 BAYSIDE DR, SAN FRANCISCO, CA 94130	Streetlight out	Power
101003205784	12/26/2025 12:32:11 AM	Streetlights	puc_streetlights	light	1202 MARINER DR, SAN FRANCISCO, CA 94130	Streetlight burnt out on a wooden pole 20	Power
101003223694	12/29/2025 4:29:29 PM	Request for City Services	request_for_city_service	public_utilities_commission	1135 MASON CT, SAN FRANCISCO, CA 94130	Caller is requesting PUC come to check the building. This building is reading at 280 voltage. There is a high voltage here. The transformer is feeding higher to the building.	Power
101003228578	12/30/2025 2:42:27 PM	Street and Sidewalk Cleaning	pw_street_cleaning	garbage_and_debris	INTERSECTION 9TH TI ST, AVENUE H, SAN FRANCISCO, CA 94130		BSES

TI Advisor Board Review

January 2026

AR/WS and InterEthnica began serving as TI Advisors in 2017. TI Advisors worked with Director Beck and his team to bring the Transition Housing Rules and Regulations (THRRs) to life and helped to create implementing policies and procedures while implementing a community engagement campaign to help residents understand their future housing options on Treasure Island and Yerba Buena Island. Housing options for Legacy Households include:

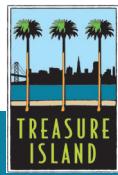
- Transition Housing
- Moving Payments
- Payments In Lieu of Transition Units or Downpayment Assistance
- Early In Lieu Payments
- Treasure Island Resident (TIR) Preference for Affordable Housing
- Premarketing Notices

In late 2019, under the direction of the TIDA Board of Directors, the program grew to include housing opportunities to Vested Residents that include Treasure Island Resident (TIR) Preference for affordable housing on Yerba Buena and Treasure Island and Premarketing Notices.

The Villages at Treasure Island		
Overview of 2017 to 2025		
	Jun 2017	Dec 2025
Legacy and Mixed Households	212	96
Vested Households	160	106
Post-Vested Households	0	24
Corporate Lease Households	32	35
	404	261

Resident Moves Since 2017

- 24 Legacy Households moved to Transition Units at Star View Court. Thirteen of these households were early volunteers for the Transition Units.
- 3 Legacy and Vested Residents purchased Below Market Rate condominiums at The Bristol on YBI. Legacy households received Downpayment Assistance to support their purchase.
- 20 Legacy and Vested Residents used their Treasure Island Resident (TIR) Preference to move to affordable apartments on Treasure Island at Star View Court, Isle House, and Hawkins.
- 45 Legacy Households or portions of those households received In Lieu Payments and moved to affordable housing on the island or have moved from the island.



Housing Options on Yerba Buena Island and Treasure Island through 2025

The Bristol on YBI 9 DAHLIA Inclusionary Below Market Rate Condominiums For Sale	
Condominiums Purchased by Legacy and Vested Residents	3

Two condominiums continue to be available for purchase at The Bristol in 2025!

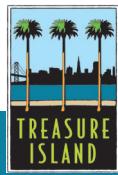
Star View Court 137 Units			
TIDA Transition Units		DAHLIA Affordable Units	Catholic Charities Households
Leased	23	Legacy	4
Pending Leases	5	Vested	6
		Others	28

Isle House 24 DAHLIA Inclusionary Affordable Units Leased 2024/2025	
Units Leased to Legacy and Vested Residents	9
Hawkins 9 DAHLIA Inclusionary Affordable Units Leased 2025	
Units Leased to Legacy and Vested Residents	1

Resident MOUs for Early In Lieu Payments and Payments In Lieu of Transition Units	
2019 to 2024	34
2025	11

This reflects a count of unique households rather than individual Legacy Resident claims.

The Villages Interim Moves
2025
11



2026 Community Engagement

TI Advisors continue to provide support to the Director and TIDA as it implements the Transition Housing Rules and Regulations (THRRs) to offer Transition Units and other future housing opportunities. TI Advisor focus includes:

- Preparing new Preliminary Notices of Eligibility to all Legacy and Vested Households in January 2026
- Continuing to work with Legacy Households who request MOUs for In Lieu Payments
- Supporting TIDA's offering of Transition Units at Star View Court to complete the lease of 5 Transition Units and support households as they consider their future housing options.
- Supporting residents seeking to purchase Below Market Rate Inclusionary Housing at The Bristol and 490.
- Supporting TIDA's efforts to engage residents interested in new senior housing in 2028.
- Serving as a resource to TIDA and residents of The Villages to understand future housing options on Treasure Island.
- Informing policy and program implementation to support the THRRs.
- Supporting residents in the appeal process under the THRRs.
- Providing translation and interpretation services to successfully communicate with residents of The Villages.
- Supporting engagement with residents through electronic and physical outreach and resident portal tools.
- Creating engagement materials to inform residents of future housing opportunities.



One Treasure Island

Program Report

Nella Goncalves, Executive Director

January 2026

Food Pantry:

The last pantry of 2025 served over 250 households. Residents received supplemental food including either a turkey or ham, toilet paper, laundry detergent and served hot coco during the pantry experience. Residents were very grateful, and the pantry atmosphere was festive and bright.

One Treasure Island Programming:

We are currently recruiting for CTP 22, and there are 20 candidates participating in pre-selection activities.

Outreach & Social Media

Outreach and social media activities resumed in January. We currently have over 1,375 TI and SF residents subscribed to the mass texting platform.

Community Engagement & Events

- **Health and Wellness Hub Survey:** One TI is distributing a survey to the TI Community about helping us learn what services the TI community would like to see offered at the health and wellness hub! Anyone who takes the survey is entered to win a \$50 gift card as an incentive.
- One TI is seeking members of the YBI/TI community to assist with the planning of the **Black History Month Celebration and Chinese New Year Celebrations**
- **Free Tax Help:** One TI will officially open our VITA Tax site on February 12th. Residents can sign up now for a free tax appointment to file taxes with us at Sherry Williams Community Center (SWCC).
- **NERT Training:** NERT training began in January 2026, and 88 participants attended the first day of training. We are pleased to report that Job Corps students showed up in force to learn about disaster preparedness and gain crucial skills in the event of an emergency.

Special Programming & Projects

One TI is finalizing interviews for the Ambassador Program and is planning on rolling out Health & Wellness Programming in the first quarter of the year.

Treasure Island Museum

Report to TIDA ~ End of Year, 2025



In 2025, our staff and community volunteers have:

- **broadened our membership and donor base significantly** by appealing directly to the community and local businesses; funds raised offset the cost of rehabilitating and revitalizing a room in historic Treasure Island Building One, creating a new well-appointed public space that will open in early 2026.
- **published monthly e-newsletters** that encourage visitorship by promoting Treasure Island's many attractions, neighborhood businesses, and new outdoor spaces.
- **expanded our collection by accessioning Pan American Airways memorabilia**, as well as primary sources and original works of art from the Golden Gate International Exposition.
- **joined One Treasure Island staff at their community celebrations**; the museum typically hosts the youth activity table, installs decorations, and contributes historic context for each event.

Treasure Island Museum's reputation continues to expand:

As the island's redevelopment sparks renewed interest in its unique history, the museum has become a trusted source of information, as well as a repository of images to illustrate its past.

In addition to our museum education programs and tours, our staff and volunteers regularly assist historians, educators, as well as local television and radio stations.

The museum ensures that island visitors leave with a deeper appreciation for the layers of meaning that underlie this unique neighborhood.





Our museum education programs engage diverse audiences of lifelong learners:

Our ***Little Island, Big Ideas*** series features education programs on a wide range of topics, presented live and virtually.

Docent-led tours of historic Building One and points of interest on the island are offered on a regular basis, as well as on request.

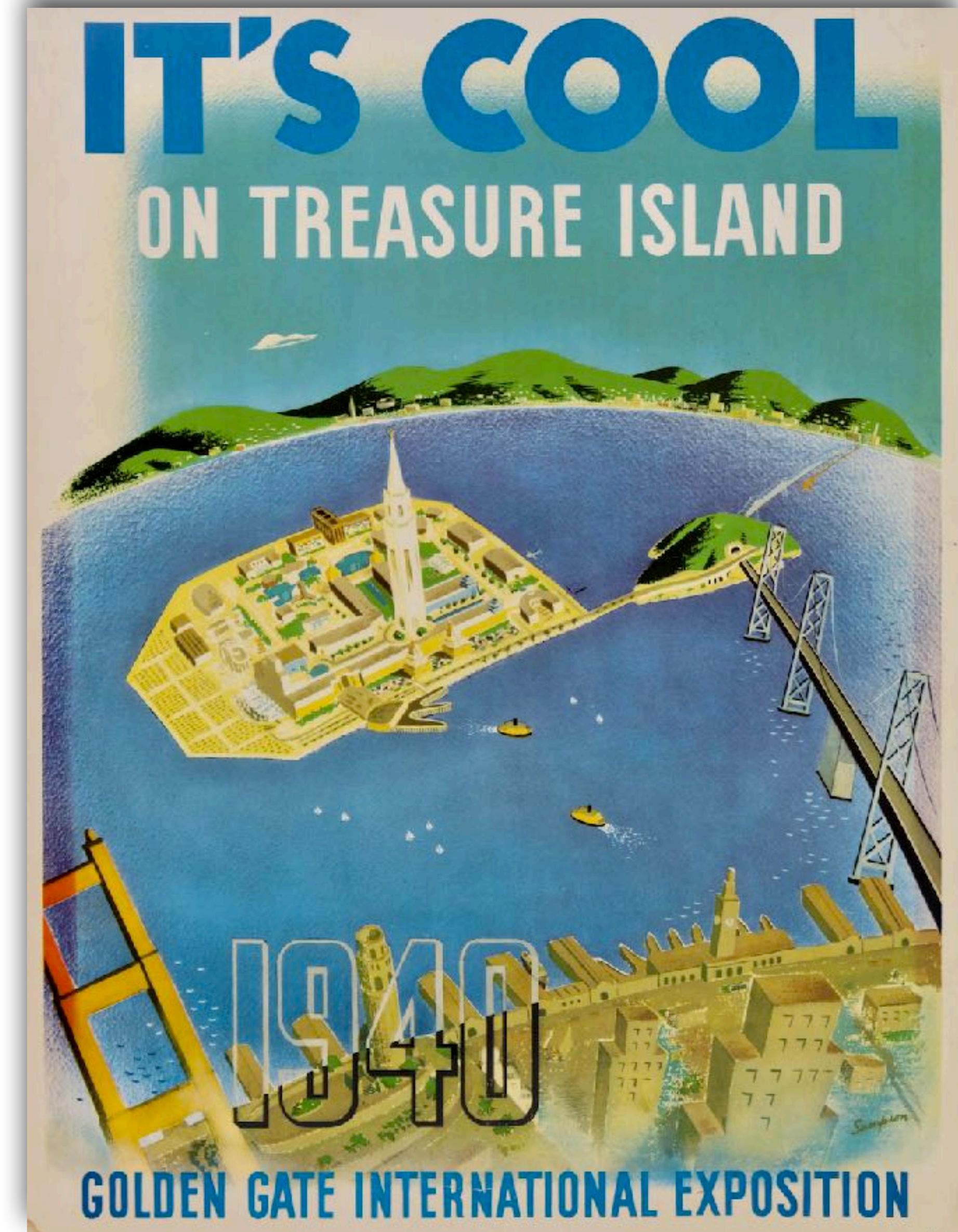
Our **free public gallery in Building One** offers a timeline of island history, serving as both an information center and the first stop for many visitors.

Our service to the Treasure Island Community continues:

Treasure Island Museum is proud to be among the cultural, intellectual, and artistic hubs on the revitalized island.

We maintain extensive, public archives of documents, photographs, and objects from the island's past that can be enjoyed remotely via our open-access online collections portal.

Our organization's long history of community service and engagement and our open-access online content are an integral part of what Treasure Island offers to both residents and tourists.



From: [Shiferaw, Gabriella \(CON\)](#)
To: [Beck, Bob \(ADM\)](#)
Subject: Results of Sale - CCSF IRFD No. 1 (Treasure Island), Series 2025AB
Date: Thursday, December 11, 2025 1:56:19 PM

Alternate text



Infrastructure and Revitalization Financing District No. 1 (Treasure Island)

Tax Increment Revenue Bonds, Series 2025A (Facilities Increment)

Tax Increment Revenue Bonds, Series 2025B (Housing Increment)

On Thursday, November 20, 2025, the City and County of San Francisco (the "City") priced the third issuance of \$27.2 million in Tax Increment Revenue Bonds for its Infrastructure and Revitalization Financing District ("IRFD") No. 1 (Treasure Island), consisting of \$22.4 million Series 2025A

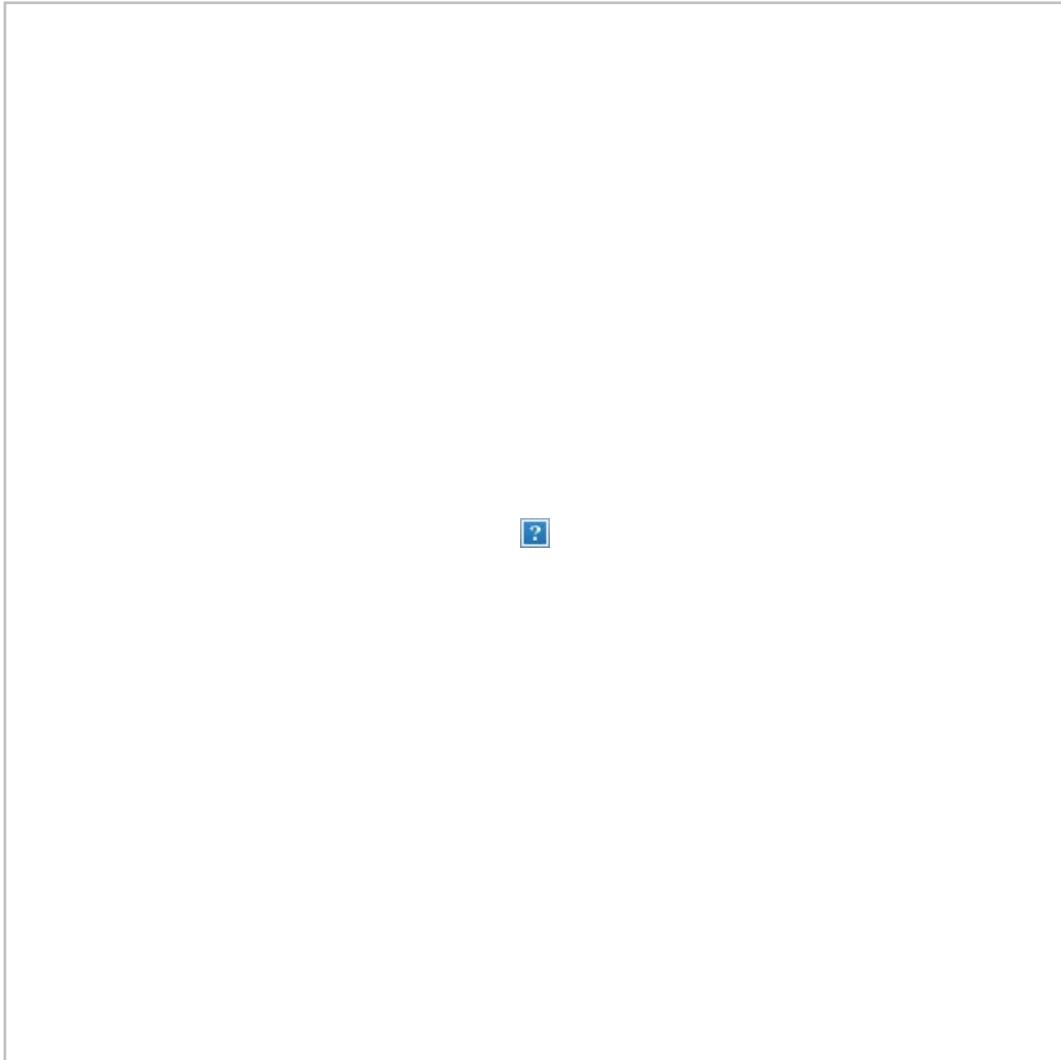
(Facilities Increment) (the "2025A IRFD Bonds") and \$4.7 million Series 2025B (Housing Increment) (the "2025B IRFD Bonds") (together, the "IRFD Bonds").

The Project

The Treasure Island Project consists of approximately 461 acres entitled for the development of 8,000 residential units, approximately 140,000 square feet of new commercial and retail space, adaptive reuse of three historic buildings with 311,000 square feet of commercial/flex space, 500 hotel rooms, approximately 100,000 square feet of office space, over 290 acres of open space, 22 miles of walking/biking paths, playing fields, a marina, and a ferry terminal.

The Series 2025A IRFD Bonds are being issued to finance the acquisition of certain public facilities and improvements authorized to be financed by the Treasure Island Project, as well as a reserve fund and other costs of issuance related to the transaction.

The Series 2025B IRFD Bonds are being issued to finance the acquisition and construction of affordable housing, as well as a reserve fund and other costs of issuance related to the transaction.



Rendering of Treasure Island

Sale Results

The IRFD Bonds were sold via a negotiated sale with Stifel, Nicolaus & Company, Inc. serving as the underwriter. The IRFD Bonds received orders from 9 unique institutional investors, resulting in orders totaling \$103.6 million across both series of bonds. The True Interest Cost was 5.11% for the 2025A IRFD Bonds and 5.33% for the 2025B IRFD Bonds.

The Controller's Office of Public Finance would like to thank and congratulate everyone who put in the hard work to successfully bring this transaction to market.

For more information, please contact the Office of Public Finance:

Anna Van Degna, *Director*: anna.vandegna@sfgov.org

Min Guo, *Public Finance Specialist*: min.guo@sfgov.org

Keith Sevigny, *Principal Administrative Analyst*: keith.sevigny@sfgov.org

Gabriella Shiferaw, *Public Finance Analyst*: gabriella.shiferaw@sfgov.org

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1 Dr. Carlton B. Goodlett Place | San Francisco, CA 94102 US

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