

CITY & COUNTY OF SAN FRANCISCO

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



ROBERT P. BECK
TREASURE ISLAND DIRECTOR

To: Treasure Island Development Authority Board of Directors

From: Bob Beck, Treasure Island Director

Date: February 6, 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 February 6, 2026

1,570	B-157	New	Cyril Hackett DBA Mad Dog in The Fog	2/1/26	Storage	PA: 1,050 sf PB:5,000 sf	\$34, 200.00
1,575	B-1 Ste A	New	Mersea, Inc. a California Corporation	2/1/26	110 SF	NA	\$4,200.00
E-461	Ferry Plaza	New	Peak Design, a California Corporation	1/22/26	Film	NA	\$1,500.00
E-462	Ferry Dock	New	Blue and Gold Fleet	2/8/29	Docking	NA	\$250.00
E-463	Ferry Dock	New	Alcatraz City Cruises	2//7/26	Docking	NA	\$500.00

To: Treasure Island Development Authority Board of Directors
From: Peter Summerville
Date: February 5, 2026
Re: Treasure Island legacy utility systems interruptions – January 2026
Cc: Jamie Querubin, Acting Treasure Island Director

Planned interruptions:

None

Unplanned system interruptions:

None

TI02 - Summary of Cases in TIDA Jurisdiction

OPEN

ID	Opened Date	Type	Category	Nature of Request	Location	Description	Agency
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
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
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
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

101003256981	1/5/2026 2:41:53 PM	Sidewalk and Curb	pw_street_side_walkdefect	pavement_defect	INTERSECTION AVENUE B, GATEVIEW AVE, SAN FRANCISCO, CA 94130	On the intersection of Gateway avenue and Avenue B there is a large pothole that is dangerous I saw someone lose control over their car there.	BSSR
101003260940	1/6/2026 10:26:37 AM	Sewer	puc_sewer	flooding	INTERSECTION 13TH TI ST, KEPPLER CT, SAN FRANCISCO, CA 94130	Flooded on 13th street. Has been flooded for next 3 days	BSES
101003334824	1/17/2026 8:10:53 PM	General Enforcement	cs_block_street_sidewalk	other_illegal_parking	INTERSECTION MARINER DR, GATEVIEW AVE, SAN FRANCISCO, CA 94130	Car is a red zone and parked opposite to the direction of traffic. Caller did not have any info about the type of vehicle.	PE
101003362680	1/22/2026 1:43:30 PM	Street Defect	pw_street_side_walkdefect	pavement_defect	1224 BAYSIDE DR, SAN FRANCISCO, CA 94130		BSSR
101003362706	1/22/2026 1:45:54 PM	Street Defect	pw_street_side_walkdefect	pavement_defect	INTERSECTION AVENUE B, GATEVIEW AVE, SAN FRANCISCO, CA 94130		BSSR
101003395452	1/28/2026 8:20:04 AM	Graffiti Issue - Not Offensive (no racial slurs or profanity)	pw_graffiti	not_offensive	Graffiti on bench.	Treasure Island Development Authority	TIDA

101003407724	1/30/2026 8:06:05 AM	SFMTA - Street Safety Request - _service Municipal Transportation Agency (SFMTA)	request_for_city _service	municipal_transporation_agency	28 Bruton Street San Francisco CA. 94130 is sewer pump station that requires entry to this station to be accessible at all times. failure to gain access can result to sewer line back ups. we have been having issues with cars parking partially and fully impeding the drive entrance to this location and would like to request that this driveway entrance as well as approximately 10 feet from both sides of this driveway be painted red to prevent this issue from continuing to happen. during issues we will need large equipment such as vactor trucks to enter at this location which cannot be done with cars parked in the	Treasure Island Development Authority	TIDA
101003414541	1/31/2026 10:31:33 AM	Request for City Services	request_for_city _service	public_utilities_commission	1239 NORTHPOINT DR, SAN FRANCISCO, CA 94130	Caller is reporting there is a room in there building that is part of the power grid for the island has danger high volt on it is making a "waring" noise or fast motor sound isolating high pitched noise. caller just believes it is part of the power grid and not the building no reasoning or sing stating it.	Power

101003417423	1/31/2026 6:53:56 PM	Graffiti Public	pw_graffiti	not_offensive	INTERSECTION 9TH & 11 ST, AVENUE H, SAN FRANCISCO, CA 94130		BSES
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One Treasure Island

Program Report

Nella Goncalves, Executive Director

February 2026

One Treasure Island Programming:

Job Readiness activities have begun with the CTP candidates. The CTP will formally start on February 23, 2026.

Outreach & Social Media

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

Community Engagement & Events

- Black History Month Movie Night: Celebrate black history month with us at Sherry Williams Community Center on February 6th Friday 5-8pm. We will feature two movies: **The Woman King** and **Soul!** Enjoy a guest speaker before the film, plus popcorn, a goodie bag, and mocktails (no alcohol).
- Health and Wellness Hub Survey: One TI is distributing a health and wellness survey to help us understand the community needs.
- Free Tax Help: Free tax preparation to file taxes at Sherry Williams Community Center. Tax site opens on 2/13/26.
- Treasure Island Nature Walk: Free community lead nature walk on Sunday February 15th to explore native California plants and local wildlife.
- Community Round Table: The Treasure Island & Yerba Buena Island Community meeting has been rebranded as the TI & YBI Round Table. The meetings will be held on Wed, Feb 18 at 6 PM, in person at the SWCC or on Zoom.
- HealthRight 360 Mobile Medical Van: Starting February, the mobile medical van will be on Treasure Island every Tuesday from 1:30 PM–4:30 PM at the Sherry Williams Community Center parking lot.
- Chinese New Year Celebration: The Lunar New Year celebration will be held on February 27th, Friday 5-8pm. Enjoy delicious Chinese food, art stations, traditional candy pulling and a fun spring roll-making workshop.

Special Programming & Projects

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

TI Advisor Board Report

February 2026

A look at this month's numbers from The Villages:

- **Households**
 - 94 Legacy and Mixed Households
 - 105 Vested Households
 - 25 Post Vested Households
- **Residents**
 - 174 Legacy Residents
 - 251 Vested Residents
 - 87 Post-Vested Residents

Star View Court: 137 Apartments Total

71 apartments for Catholic Charities Households
28 Transition Units and TIDA Assigned Affordable Units

- 22 Legacy Households have moved to Star View Court
- 6 TIDA Transition Units are currently being offered to Legacy Households

38 Affordable Apartments Available via DAHLIA

Affordable Apartments via DAHLIA Lottery at Star View Court: 39 Total

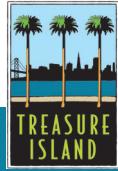
The Bristol: 2 final BMR units available.

- One studio unit- 749 sq ft Priced at: \$225,000 without parking and \$340,000 with parking
- One 1-bedroom unit – 886 sq ft Priced at: \$289,000 without parking and \$404,000 with parking

490 Avenue of the Palms:

141 Condominiums for Sale at Market Rate and 7 for Sale at Below Market Rate. Market-rate units are available for sale now. Buyers interested in purchasing below-market-rate condominiums will have the opportunity to enter the DAHLIA lottery and complete their purchase of a condominium when 50% of the market-rate units have been sold.

TI Advisors are working closely with TIDA and the interested households to provide adequate next steps and guidance. Legacy and Vested residents are still encouraged to sign up for a First Time Homebuyer Education Program Orientation to be prepared when the application opens. Legacy and Vested Residents are aware that they can use their Treasure Island Resident Number (TIR) to receive preference when applying for units at 490 Avenue of the Palms.



BMR UNIT TYPE	UNITE SIZE	AM
One-Bedroom	674 sf	75%
One-Bedroom	635 sf	115%
Two-Bedroom	960 sf	75%
Two-Bedroom	947 sf	95%
Two-Bedroom	1,229 sf	95%
Two-Bedroom	1,022 sf	115%
Three-Bedroom	1,334 sf	95%

► Resident Engagement:

New Information on Early In Lieu Payment Options. Director Bob Beck sent notices to all Legacy Residents explaining that, after March 1, 2027, the Early In Lieu Payment option will be available only if all Legacy Residents in the household apply for the payment and move from the apartment. The notices were delivered to each Legacy Household's door and were sent to Legacy Residents via email and through the TI Advisor portal. Director Bob Beck signed IIP-7.26 to document this update.

Continued Support for Requests for Early In-Lieu Payments and Payments In Lieu of Transition Units. TI Advisors are working with residents, The Villages, TIDA, and CCSF Finance to process requests for In Lieu Payments for Legacy Residents.

Star View Court Update. TIDA and TI Advisors continue to provide notices and support to households who are offered one of the remaining 6 Transition Units at Star View Court. When a Transition Unit is available, TIDA provides Legacy Households with a First Notice to Move, a later Second Move Notice, a Future Housing Options Sheet, and meetings to help Legacy Households consider the housing options available to them.

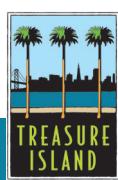
First Time Homebuyer Program. TI Advisors continue to support residents interested in purchasing replacement housing. In addition, TIDA notified residents that below-market-rate housing remains available on YBI at The Bristol and on Treasure Island at Hawkins.

All informational documents are easily accessible online: Residents can access an online resource folder to find this information at their convenience.

TI Advisors have an electronic calendar link: This link is included in all communications, making it easy and convenient to schedule a meeting with a TI Advisor: <https://calendly.com/tiadvisor/meeting>

Community Engagement Record:

A TI Advisor Resident Engagement Record is included with this report. All personal resident data has been removed from this record. TI Advisor Resident Engagement Records are updated regularly and are stored electronically by AR/WS.





Daniel Lurie
Mayor

Robert Beck
Treasure Island Director



January 15, 2026

The Early In-Lieu Payment Option is a TIDA provisional benefit option under the Transition Housing Rules and Regulations (THRR). Projecting that it would still be many years before most Legacy Households could be offered Transition Units, TIDA opted to extend the Early In-Lieu Payment Option to Legacy Households beginning in March 2019.

Recognizing that many Households were comprised of unrelated roommates who might be making independent future housing decisions, TIDA in October 2019 broadened the Early In-Lieu Payment Option to allow a portion of a Legacy Household to apply for an In-Lieu Payment while other Household members remained in the unit. Except for this limited provisional exception, Legacy Households are required to make a single Transition Benefit choice when offered a Transition Unit Offer.

We have now reached a point where most remaining Legacy Households will be offered Transition Units in the foreseeable future. Two new buildings to be completed in 2028 will include a total of 36 Transition Units.

As that date approaches, TIDA will rescind the option by allowing only a portion of eligible household members to apply for an Early In-Lieu Payment. **Effective March 1, 2027, the Early In-Lieu Payment will only be available if all Legacy Residents in the Household are applying.**

Households wishing to make separate future housing decisions have another year for some household members to apply for an Early In-Lieu Payment. After February 28, 2027, TIDA will only consider Early In-Lieu Payment requests from an entire Legacy Household.

TIDA Early In-Lieu Cash Payment Calculation		
Payment Amount Per Each Adult Legacy Resident or Benefit Eligible Resident (This Portion of the Payment Cannot Exceed \$31,648)	Additional Payment for Each Legacy Resident or Benefit Eligible Resident Who Is: 60+ years old or Disabled	Additional Payment for Each Household if there are Benefit Eligible Children in the Household
\$8,062 per eligible resident	\$5,375 per eligible resident	\$5,375 per household

TIDA's In-Lieu Payment is based on a TIDA modified and adopted San Francisco Rent Board's schedule for no-fault evictions from 3.1.2025 to 2.28.2026 found at [579 Multilingual Relocation Payments 37.9C 23-24 \(2.28.25\) \(sf.gov\)](#)

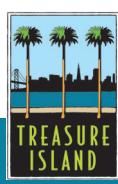
Should you have questions about this directive, the Early In-Lieu Option, or your other Transition Benefits under the THRR, please contact your TI Advisor.

<i>Schedule a Meeting</i>	<i>Call</i>	<i>Email</i>
	(415) 650-6078	TIAdvisor@arws.com

Sincerely,

Robert Beck
TIDA Director

Treasure Island Development Authority | 39 Treasure Island Road, Suite 241, San Francisco, CA 94130 | 415-274-0660 | www.sftreasureisland.org





HAWKINS

TREASURE ISLAND



Below Market Rate Units Available

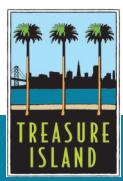
Applications are being accepted on a first-come, first-served basis until all available units are leased.

Available Units: 1 Studio and 3 One-Bedrooms

Rents: \$2,339-\$2,801

Parking: There are 3 parking spaces for BMR renters. Limit one parking space per household. Parking is offered to households in lottery rank order. \$300 a month.

Learn more about requirements at www.sf.gov/step-by-step-hawkins or contact your TI Housing Advisor at (415) 650-6078 (call or text) or a Hawkins leasing agent at (415) 520-8903.



TREASURE ISLAND DEVELOPMENT AUTHORITY

**Transition Housing Rules and Regulations for the Villages at Treasure Island (the "THRR"):
Interpretations and Implementation Procedures
TIDA THRR Memo No. 7-26**

Issue:

Establishing a deadline of March 1, 2027, after which an Early In-Lieu Payment may be requested only by the Transitioning Household as a whole and not by individual Legacy Residents or groups of Legacy/Benefit Eligible members within a Household.

Background:

On January 9, 2019, TIDA Director Robert Beck signed TIDA THRR Memo No. 003-19 which provided for the availability of an Early In-Lieu Payment for eligible Legacy Residents. This action was consistent with direction under THRR Sections III.F.1.a and VI.A.3. to be paid according to the terms of THRR Section VI.A.2 and all other applicable terms of the THRR.

On October 9, 2019, Director Beck signed TIDA THRR Memo No. 004-19 allowing any Adult member of a Household who is a Pre-DDA Resident, or a group of two or more Pre-DDA Residents to apply for an Early In-Lieu Payment Option. This second Memo was issued with the knowledge that many Transitioning Households contain independent residents or groups of residents which might have differing long-term housing objectives. By March 2027 Legacy Residents will have had eight years to avail themselves of the Early In-Lieu Payment Option under the broadened provisions of TIDA THRR Memo No. 004-19.

The majority of the remaining Transitioning Households will receive Transition Unit Offers at buildings to be constructed on parcels E1.2 or IC4.3 which are expected to be completed in 2028. To provide some stability in Transitioning Household composition and enhance TIDA's efforts to plan and construct Transition Units for remaining Transitioning Households, the Early In-Lieu Payment Option will only be available after March 2027 if requested by the entire Transitioning Households

Interpretation:

THRR Section III.F.1.a, VI.A.3 and TIDA THRR Memo No. 003-19 provide for notification and payment of Early In Lieu Payments. After March 1, 2027, the expanded permission under TIDA THRR Memo No. 004-19 allowing some members of a Transitioning Household to file an Early In Lieu Claim while others continue to reside in the unit and await a Transition Unit Offer will be rescinded. Any Early In-Lieu Claims after that date will need to be requested by all members of the Transitioning Household. Setting the effective date of this change at March 1, 2027, provides Residents wishing to make separate long-term housing decisions an additional year to evaluate their options and act accordingly.

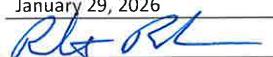
Implementation:

TIDA Director Robert Beck provided notice to all Legacy and Mixed Households living at The Villages in January of 2026 that the option to request an Early In-Lieu Payment would only be accepted after March 1, 2027, if all Legacy Residents in the Household were applying.

Date of Issuance:

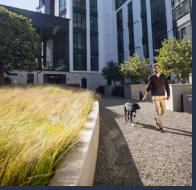
January 29, 2026

TIDA Director Signature:









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415.851.3000

Prices, promotions, incentives, features, options, floor plans, elevations, design materials, specifications, community development plans, amenities, association assessments, schedules, and available homes are subject to change without notice. Square footage and dimensions are approximate only, may vary in actual construction, and should not be relied upon as a representation of the actual or precise size of any home or amenity space. All photographs, artistic renderings, and other depictions of the residence, community, and other features are preliminary and for illustrative and conceptual purposes only. Model homes and depictions of people do not reflect racial preference. Windows, decks, doors, and other design features vary in the community. Views are not guaranteed. Actual views may vary and change in the future. Site plans and maps are not to scale and are for relative location purposes only. School and school district information is subject to change over time. No warranty or guarantee is made that any particular school or school district will serve the community. Compass provides free no-obligation advice on how to purchase real property. Exclusively represented by Compass Development Marketing Group, a division of Compass. Compass is a real estate broker licensed by the state of California, DRE license #01557455, and abides by equal housing opportunity laws. ©

RESIDENCES
at
YERBA BUENA ISLAND
SAN FRANCISCO

NEW PRICING FINAL 2 BMR RESIDENCES

I BRISTOL CT. SAN FRANCISCO, CA 94130

[SCHEDULE A PRIVATE TOUR >](#)

Amenities include an attended lobby, state-of-the-art fitness studio, 24/7 roving security, rooftop terrace with BBQ, ferry service, 6x fitness classes per week, social events, and more.

Residence #425 Courtyard View STUDIO 749 SQ FT \$225,000 <i>without parking</i> \$340,000 <i>with parking</i>	Residence #226 Water View 1 BED, 1 BATH 886 SQ FT \$289,000 <i>without parking</i> \$404,000 <i>with parking</i>
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Income Requirements

Household Size	Maximum Income Per Month	Maximum Income Per Year
1 person	\$12,908 per month	\$154,900 per year
2 people	\$14,754 per month	\$177,050 per year
3 people	\$16,595 per month	\$199,150 per year

Information on How To Apply Can Be Found At: housing.sfgov.org



Treasure Island Museum

Report to TIDA ~ February, 2026



Since the last update, our staff and community volunteers have:

- **encouraged tourists and locals to visit Treasure Island**, via our social media platforms and e-newsletters. Our free, public gallery in Building One is the first stop for many visitors, providing a foundational understanding of the island's unique past, as well as its promising future.
- **offered tours of historic Building One and the island's new outdoor spaces**, including Cityside Park and Panorama Park on YBI.
- **provided opportunities for interns from Treasure Island Job Corps**, three of whom have worked with our staff to create engaging online content.
- **drafted an operations manual**, codifying the mission and personnel policies of our organization.
- **expanded our board of directors**, to create a more diverse leadership team.



A Second Gallery in Historic Building One Expands our Service to the Community:

As Treasure Island Building One enjoys a renaissance, and the island becomes a popular destination again, Treasure Island Museum has expanded our service to the community by doubling our exhibition and event space.

Scheduled to open next month, our new gallery is in a prime location below the building's historic mural, across from Gold Bar Whiskey's popular tasting room, overlooking Clipper Cove and featuring spectacular Bay Bridge views.

Envisioned as a community meeting space, future exhibitions will feature works by island residents and rarely-seen artifacts of the neighborhood's history.

We Expanded our Collection of Pan American Airways Memorabilia:

Treasure Island Building One was the terminal for Pan Am Airways' Clipper Trans-Pacific Service from 1938 to 1941, making it San Francisco's first international airport.



An impressive number of related artifacts, collected over many years by a retired travel agent and recently donated to our archives, recall this short but significant chapter in Treasure Island history. Our new *Robert Behr Collection* includes promotional souvenirs, paper tickets and timetables, first-class amenities, service ware, and menus, as well as vintage toys and models.

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 is publicly available via [this free open-access portal](#).

Our free public gallery in Building One serves as the visitor center for those arriving by ferry, bus, or automobile. Our nonprofit's long history of community service and online content are an integral part of what is available to both residents and tourists.

