

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS
BLDG. ONE, 2ND FLOOR, TREASURE ISLAND
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ROBERT P. BECK
TREASURE ISLAND DIRECTOR

To: Treasure Island Development Authority Board of Directors

From: Bob Beck, Treasure Island Director

Date: July 3, 2025

Re: Use Permit and Film Permit Waivers

- No waivers to report

**Treasure Island Development Authority
Subleases and Permits Executed
Pursuant To Leasing Policy
As of July 3, 2025**

1555	Building 96	New	Cityview Storage, LLC	8/1/25	Storage	PA:26,083 PB: 10,000	\$246,000.00
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A look at this month's numbers:

The Villages at Treasure Island currently has 270 occupied units (households).

- 60 Legacy households that have 129 Legacy leaseholders.
- 40 Mix-Legacy and Vested/Post-Vested households that have 131 leaseholders.
- 110 vested households that have 216 leaseholders.
- 24 Post-Vested households that have 35 Post-Vested leaseholders.
- 36 Corporate lease households that have 58 known corporate occupants.

Star View Court: 137 Apartments Total

71 apartments for Catholic Charities Households

28 Transition Units and TIDA Assigned Affordable Units

38 Affordable Apartments Available via DAHLIA

- **TIDA Transition Units and TIDA Assigned Affordable Units at Star View Court: 28 Total**
 - 23 Legacy Households have signed leases or will sign leases
 - 6 TIDA Transition Units on hold for Legacy Households

490 Avenue of the Palms: Residents have a chance to purchase a new Below Market Rate ("BMR") condominium on Treasure Island before the end of the year! There are only seven BMR condominiums available!



- Your Down Payment can be as low as 5% of the total purchase price of the condominium.
- The purchase price is based on your household size and your income.
- The purchase price will be set so that your monthly payment is approximately 30% of your household's monthly income (including loan principle and interest, property taxes, homeowner's insurance, and your Homeowner's Association Dues (HOAs))

BMR options based on your household's Area Median Income ("AMI")

BMR UNIT TYPE	UNIT SIZE	AMI
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:

In June, TI Advisors continued to support residents through the ongoing transition process by providing one-on-one assistance and ongoing communication. Our goal remains to fill all transition units in the coming months and to support residents interested in purchasing condominiums at 490 Avenue of the Palms through their First Time Home Buyer Education program and their next steps to buy a BMR unit through DAHLIA.

TI Advisors supported the Director and legal counsel to respond to requests for accommodations related to move notices and TIDA's offer of Transition Units. TI Advisors have also supported resident tours of Star View Court for residents who have received move notices.

Advisors engaged residents concerning Interim Move Notices. The Villages issued six Interim Move Notices to residents to consolidate occupied buildings. Interim moves are in process now.

TI Advisors developed premarketing materials that will be released to all residents this month of July. All outreach materials will include information about purchasing a BMR unit at 490 Avenue of the Palms and guidance to begin the first-time homebuyer education programs. Advisors have supported residents in creating DAHLIA accounts, requesting extensions, enrolling in first-time homebuyer education programs, and talking through down payment assistance opportunities. The application window for 490 Avenue of the Palms is expected to open later this summer, and residents will receive additional information on unit pricing and eligibility soon.

TI Advisors attended two tours of the available transition units at Star View Court with Legacy Households. One additional household selected a three-bedroom transition unit and will complete their move-in early August. TI Advisors have continued to engage with households that received Move Notices this Month through one-on-one conversations, both in person and via phone calls, and households have submitted updated certifications of occupancy. Advisors aim to have all transition units filled by this Fall after all benefit-eligible applicants for 490 Ave of the Palms have been processed.

Similar to previous months, one-on-one calls with TI Advisors have been critical for residents navigating the ongoing changes on the island. As residents make their decisions to take their in-lieu payments and move off the Island, or wait to purchase a BMR unit, TI Advisors have moved down the legacy household list. As we move further down the list of legacy households, newly issued notices may catch some residents off guard. TI Advisors do not expect to issue new move notices until all applications have been processed for 490 Ave of the Palms. Advisors are committed to offering consistent check-ins to review each household's options, provide advance notice on upcoming moves, set up move assistance,



and reinforce the benefits available through the process. These conversations ensure that TI Advisors have the most up-to-date information on household occupancy and that residents fully understand their options.

What information is available?

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.





Record of Community Engagement June 2025

<i>Date</i>	<i>Outreach</i>
6.3	Met with Legacy Household, which had received a Move Notice, to discuss transitional housing and resident needs.
6.3	Spoke with Legacy Resident regarding Early In-Lieu payment.
6.4	Spoke with Legacy regarding a pending meeting with a TI Advisor.
6.5	Engaged Legacy Household, Mercy Housing and Star View Court to arrange tours of available transitional units.
6.5	Engaged a Legacy Resident regarding the in-lieu payment process, next steps and the DAHLIA information.
6.6	Met with Legacy Resident who had received a Move Notice. Discussed options, and supported resident's choice to take a Payment In Lieu of a Transition Unit.
6.9	Updated Legacy Resident on the status of their claim. Discussed in-lieu benefits and process with interested household. Sent claim for signature and submitted it to TIDA.
6.10	Sent reminder to Legacy Resident to sign professional moving claim. Detailed the process of submitting lost or damages claim from professional move.
6.10	Spoke with Legacy Resident about their vacate notice, moving claims, and Early In-Lieu payment.
6.11	Engaged a Legacy Resident regarding documents needed for process in-lieu payments.
6.11	Engaged Legacy Resident who had received a Move Notice. Coordinated meeting with legal counsel and resident to discuss housing options.
6.12	Engaged Legacy Resident regarding upcoming meeting to discuss housing options.
6.12	Met with Legacy Household to tour units at Star View Court.
6.12	Engaged Legacy Resident to discuss housing options.
6.13	Engaged Legacy Resident to arrange / coordinate housing tours at Star View Court.
6.13	Engaged Legacy Household and Star View Court team regarding recent unit tours and household needs.
6.18	Detailed the process of submitting lost or damages claim. Requested signature on move claim.
6.18	Requested additional documentation from Legacy Household to support in-lieu claim in processing.
6.18	Spoke with Legacy Resident on eligibility requirement for in-lieu benefits.
6.19	Updated Legacy Residents on the status of their claim and set up a meeting for check delivery.
6.23	Updated Legacy Resident on the status of their claim. The check was mailed to household.
6.25	Spoke with resident who received interim move notice on process of submitting move allowance claim.
6.25	Engaged Legacy Household who received Move Notice to explain housing options, timing, and scheduling of a meeting.

One Treasure Island

Program Report

Nella Goncalves, Executive Director

July 2025

Food Pantry:

Residents accessing the Food Pantry remain steady. We continue to monitor our numbers with expansion as a goal.

We distributed hot dogs at the food pantry this week in celebration of the 4th of July.

One Treasure Island Programming:

We're continuing to make progress on the design and planning of both the Ambassador Program and the Wellness Hub and plan to present the program outline to the TIDA in the Fall.

CTP 20 graduation was held on June 14th. Seven candidates graduated. Although it was a small graduating class, it was a special celebration in that close to 10 former graduates attended the graduation ceremony and shared their journey and progress after graduation the CTP. One Treasure Island also presented TIDA with a Community Impact Award for their continued support of the CTP. Thank you!

Outreach & Social Media

Community engagement continues through social media posts, posts on Next Door Treasure Island, fliers on the community boards, weekly pantry bags, mass emailing, and partnerships with the TI housing providers.

Community Engagement & Events

We are planning for National Night Out on August 5th, 2025. This year we will be separating the backpack give-a-way from NNO. Housing providers will be distributing the backpacks to their resident families.

Aclima air monitoring began this month on Treasure Island and YBI

Date: 7/3/2025

To: Bob Beck, Treasure Island Director of Treasure Island Development Authority

From: Brandon Young and Joseph Rothleutner, San Francisco Recreation and Park Department

June 2025 RPD TIDA Landscape Report

Month Overview:

Brandon and Joseph attended the bi-weekly field tours with TIDA, Rubicon and SF Environment Department. Areas of discussion were around Panorama Park and the removals of the Monterey Cypress and the replacement planting plan. We discussed the placement of the newly installed Ceanothus. Joe, Peter B, and Brandon were in agreement that the placement needs to be evaluated and changed for better aesthetics. Took a look at the Panorama lawn and it has come back and is green. We also walked proposed areas to install transplanted or new Coast Live Oaks on YBI. We had a chance to visit the ongoing construction of the new Cityside Park and are excited to see the outcome. There are several concerns we noted but can review at a later date. We also walked and reviewed with the designer best practices for ongoing maintenance of the landscape near Ferry Landing.

Panorama Park – The trees are not planted in aesthetically pleasing locations for the space. We need to reevaluate the locations. We also noticed that one of the trees was planted too low and the root crown/root collar or trunk flare is buried. We also discussed the idea of installing a permanent or at least temporary, low fence to border the two raised beds. Removing the existing irrigation flags and installing small signage, that reads "Keep Off – Newly Planted Area" or the likes would be better visually as well. This would reduce the foot traffic and give the plant material to thrive. The area is already challenging due to exposure and conditions.

YBI Oak Transplanting – Identified and discussed several suitable areas to transplant the Oaks from Panorama. Peter S had suggested some sites and Joe, Brandon, and Peter B reviewed and discussed.

Ferry Landing– The designer did not provide much insight so we are going to continue to work with Rubicon and help to develop best practices and a maintenance calendar for the landscape and individual areas.

Summary of Activities:

- 6/12/25 Site Walk with TIDA, Rubicon, TISF, SFRPD and SFED
- 6/26/25 Site Walk with TIDA, Rubicon, SFRPD and SFED

SAN FRANCISCO RECREATION AND PARKS

Treasure Island Development Authority Horticultural Recommendations

GREEN for Monthly Update/ ORANGE for High Priority/ NO COLOR for No Update

Target Date

Ongoing Projects:

Problem/Issue

Recommendations

Location

Picture

Notes

Updated Status

June

Future conflict of trees with public art/ tree density too high for longterm success.

Cypress canker present in some trees.

Review planting location of Ceanothus. Would recommend moving within the planter to better balance the planter for aesthetics. Remove irrigation flags and install a low, temporary fence. Review adding a permanent low fence. Grade mounds to remove unbalanced undulations and create symmetry throughout the mounds.

Panorama Park

Picture

Cypress has been removed. Ceanothus has been planted as well as in fill of Dymondia.

Pending

3 August

Potential viewshed encroachment by trees

•Evaluate each tree for mature canopy size and flag individuals for removal/replanting. Ensure key sightlines to SF city skyline, Golden Gate Bridge, and Alcatraz are maintained.

Panorama Park and Signal Point



Pending

August

Overcrowding and path encroachment of plant material

•Evaluate any potential impacts to paths or other infrastructure.
Selectively prune overgrown plants to keep pathways clear and reduce some overcrowding. Selectively remove and/or relocate plants to allow others to thrive and continue to achieve biodiversity

Stormwater Gardens

Pruning has been started. Currently evaluating individual species and prescribing pruning per specific individuals considering location and exposure.

Pending

Completed Projects:

May

Yerba Buena looks messy at no-mow lawn

Remove Yerba Buena from the gravel strip around the no-mow lawn

Panorama Park



Complete

May

The existing, dyed, black mulch is not the desired, natural look.

Replace black mulch with a natural color wood mulch to be determined.

Applied mulch is very thin, effective mulching should be ~2-3" deep and kept away from the base of plants.

Panorama Park



Complete

May

Dry areas in lawn

Identify and repair irrigation issues

Panorama Park

Complete

April

Lack of uniformity in ornamental grasses

Some grasses at cityside park have been cut back, some may be failing, overall grasses with dormancy are underperforming in this setting. Consider evaluating and replacing underperforming grasses.

Cityside Park

Complete

Treasure Island Museum

Report to TIDA ~ July, 2025



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

- **partnered with other organizations in the Port Chicago Alliance** to plan a weekend of events marking the 81st anniversary of the 1944 disaster and the mutiny trial (held on Yerba Buena Island) that followed.
- **worked with TIDA, TIDG, and the Naval Order of the United States SF Commandery** to determine the site on Yerba Buena Island for a permanent Port Chicago 50 Memorial.
- **offered a free public education program**, in person and online: ***Treasure Island Sculptors from Gladding McBean.***
- **expanded our collection by accessioning works by Jacques Schnier**; the sculptures he created for the Golden Gate International Exposition on Treasure Island are among the few surviving examples of works created for the fair.
- **raised funds by appealing directly to our community and local businesses**; these will offset the cost of rehabilitating and revitalizing a room in historic Treasure Island Building One, creating a well-appointed public space.

The museum is keeping pace with Treasure Island's redevelopment:

As historic **Building One** enjoys a **renaissance** and the island becomes a popular destination again, Treasure Island Museum has been given an opportunity to double our exhibition space.

The Clipper Room will be a unique community space in a prime location, next to our gallery and overlooking Clipper Cove.

Renovations are underway; invitations to tour this reimagined space will be coming soon.





Our ongoing series of free public programs continues with:

The Port Chicago 50 Trial: A Civil Rights Turning Point

Walt Bilofsky, Vice President
Treasure Island Museum

Thursday, July 17
12:00 noon

[Click here](https://portchicago.org/programs-events) to see the full schedule of events or to reserve tickets.

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.

Our free public gallery in Building One serves as the visitor center for those arriving by ferry, bus, or automobile. And our public monuments and informative wayside installations ensure that visitors leave with a more complete understanding of the historic significance of YBI and Treasure Island.

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.

