

**Mayor's Office of Housing and
Community Development
COP ANNUAL REPORT
*JULY 1, 2024 – JUNE 30, 2025***



March 17, 2026



Introduction

- MOHCD staff will provide a summary of COP holder activity for the 2024-2025
 - Summary of the application and leasing process
 - New COP holder demographics
 - Affordable units available to COP holders
 - Process Improvements
- Activities for FY 2025-2026

Background Information

- Certificate of Preference (COP) Program created an affordable housing preference for displacees of the former Redevelopment Agency and is required under state law.
- As of January 1, 2022, direct descendants can also obtain a Certificate of Preference to be used in obtaining an OCII/former SFRA affordable housing unit.
- COP holders have the first priority renting or purchasing affordable housing
- COP holders must meet eligibility requirements of the affordable units that are being marketed.
- At the time of the report, MOHCD had 1,256 “active” COP holders

COP Holders Housed

FOR A TWELVE-YEAR PERIOD ENDING FY 24-25

	Total Past 12 Years	FY 24-25	FY 23-24	FY 22-23	FY 21-22	FY 20-21	FY 19-20	FY 18-19	FY 17-18	FY 16-17	FY 15-16	FY 14-15	FY 13-14
COP Holders Housed OCII Projects	106	*11	-	-	4	-	3	13	18	38	6	3	10
COP Holders Housed in MOHCD Projects	216	**17	34	10	17	18	14	11	25	5	38	20	7

*The 11 COP holders housed in OCII Projects utilized Project Based Vouchers (PBVs) to successfully secure housing.

**Of the 17 COP holders housed in MOHCD Projects, 13 COP-Ds utilized PBVs.

- 16 COP holders housed from housing waitlists of former Redevelopment Agency affordable housing developments.

Access to the COP Program in FY24/25



- 739 inquiry applications for a COP certificate were received during the reporting period.
- 409 certificates were issued: 64 original displacees; 345 descendants.
- 58 inquiries were ineligible because they were not displaced by the former Redevelopment Agency.

Outreach and Applications for Affordable Housing in FY24/25



- 1,256 COP holders were contacted often about affordable housing opportunities and housing counseling.
- 81 certificate holders entered affordable housing lotteries using their certificate.
- 44 COP holders were housed in affordable housing. 24 of the 44 utilized Place Based Vouchers from the SF Housing Authority to secure housing.

Process Improvements



- Continued process improvements:
 - Streamlined COP application process
 - Monthly COP newsletter with housing opportunities
 - COP tailored Housing Resource Guide
 - COP Info Line
- MOHCD, OCII and SFHA increased alignment

Rental Housing Opportunities

- 46 listings for 547 affordable housing units
- COP applicant median income was 37% AMI.
- 67% of the 547 rental units were priced above 51% AMI.
- **92% of COP applicants self-selected out of the lease-up process.**



Below Market Rate (BMR) Homeownership Opportunities

- Increased number of COP holder BMR homeownership interest and preparation.
- COP team conducted a homeownership interest survey.
- 25 COP survey respondents received individualized support and guidance



2025-2026 Planned Activities

- **Updated Survey** – Build on the 2017 COP survey to assess current needs, particularly of descendants.
- **Locate Original Displacees** – Continue outreach and contact verification through Lynx (Phase 5).
- **Digitize Historical Records** – Continue scanning SFRA documents to expedite certificate issuance and improve MOHCD data access.



COP Program Annual Report

Questions / Comments