

OCII COMMISSION

FY19-20 COP ANNUAL REPORT *JULY 1, 2019 – JUNE 30, 2020*

December 1, 2020



Background Information

- Certificate of Preference (COP) Program created a housing preference for low- and moderate-income displacees of Redevelopment activities and is required under state law.
- COP holders have priority renting or purchasing affordable housing
- COP holders must meet qualifications of affordable units
- Currently 884 “active” COP holders, 301 have used their certificate once

COP Holders in OCII Projects FY19-20

Project Area	Project Name	Tenure	Date 100% Occupied	Number of Affordable Units	All Applicants	COP Applicants	Successful COP holders in FY 19-20
Transbay	250 Fremont (The Avery)	Family Rental	Oct-19	79	5,828	13	2
Transbay	450 Folsom (The Avery)	Family Rental	Dec-19	70	5,242	7	0
HPS Phase I	Landing at the San Francisco Shipyard (10 Innes Court , 10 Kennedy Place) Palisades at the San Francisco Shipyard (528 Hudson Avenue, 23 Kirkwood Avenue, 33 Kirkwood Avenue)	Ownership	Feb-20	11	84	0	0
Mission Bay	Edwin M. Lee Apartments	Family Rental	Jun-20	56	6,699	16	1
TOTAL				216	17,853	58	3

COP Holder Activity in OCII Projects – Past Seven Years Ending FY19-20

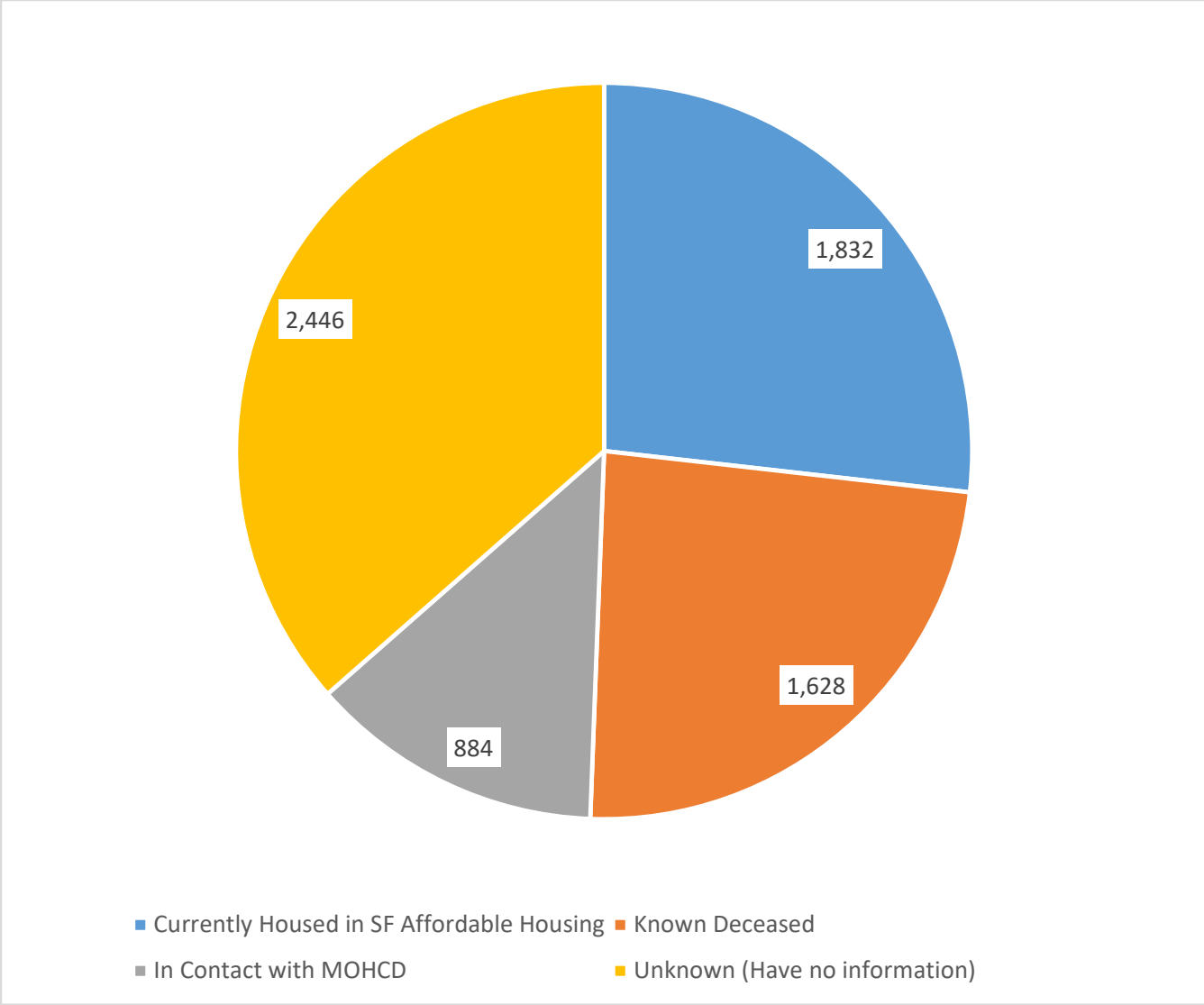
	FY 19/20	7 Yr Total	FY 18/19	FY 17/18	FY 16/17	FY 15/16	FY 14/15	FY 13/14
COP Holders Housed	3	83	13	18	38	6	3	2
COP Holders Returned to San Francisco	1	30	4	11	9	1	3	1
COP Holders Applied for Housing	20	395	59	61	86	13	95	61
New Certs Available	31	423	30	61	55	111	73	62
Lottery Units Available	216	1,283	247	350	186*	78	184	22

*Of the 186 units, a total of 120 senior units with Project Based Vouchers.

COP Program Annual Report FY 19/20

- 5,829 households experienced displacement due to redevelopment activities.
- 1,832 COP holders have exercised their certificates (at least once)
- 1,628 COP holders are deceased
- Currently there are 884 “active” COP holders however, only 20% (or 177) are actively seeking housing opportunities, and 34% (or 301) have used their certificate once.

6,870 COP Holders Status as of June 30, 2020



FY19-20 COP Holder Rental Activity

- 55 COP holders submitted 107 applications
 - Of the 107 applications submitted:
 - New OCII Projects – 3 COP holders
 - New MOHCD Projects – 7 COP holders
 - Re-rental MOHCD Projects – 6 COP holders
- 11 COP holders held certificates between 1-5 years
- 2 COP holders held onto certificates for almost 50 years
 - Moved into senior housing opportunities
 - Mission District and Hayes Valley

FY19-20 COP Holder Homeownership Activity

- 1 COP holder became a homeowner
- Purchased a resale unit in Russian Hill at 80% AMI
- MOHCD provided down payment assistance and a Mortgage Credit Certificate
- This COP holder rented for 3-years to prepare for an ownership opportunity

Full-time COP Coordinator's Activities

- COP mailings for every new development
- Eligibility confirmation
- Issue new certificates
- Responds to inquiries from the public
- Assists through lease-ups and sales processes
 - Connects with COP holders who applied but are non-responsive when contacted to submit additional paperwork
- Secures rental subsidies and/or financial assistance

Additional Housing Resources

- Assist COP holders to use resources provided by the Q Foundation and San Francisco Housing Development Corporation
- During the pandemic connect COP holders to:
 - Child care
 - Rental assistance
 - Emergency Give2SF funds
 - Eviction protection explanations
 - Job loss resources
 - Furniture resources (i.e., Season of Sharing)
- Extended application periods
- Virtual workshops and open houses

COP Program Five-year Extension

- 2008 – SFRA Commission issued revised rules, which included extension to 2015 and option for two 5-year extensions for persons displaced from Western Addition A-2 and Hunters Point Project Areas.
- December 31, 2015 – COP Program original expiration
- December 31, 2020 – First 5-year extension expires
- December 31, 2025 – Second 5-year extension expires
- MOHCD will continue to administer the COP Program.

COP Program Request for Proposals

- Purpose: find as many as individuals as possible who may not be aware they are eligible for a COP certificate
- Consultant to update and/or find contact information household members on Site Occupancy Records
- Consultant must have strong research, data analytic skills, and be culturally competent
- MOHCD will confirm eligibility of newly identified households
- Present results of consultant's to the Commission

Thank You!

