MOHCD COP ANNUAL REPORT
JULY 1, 2020 – JUNE 30, 2021

January 18, 2022

Introduction

- MOHCD staff will provide a summary of COP holder activity for the 2020-2021
  - OCII projects
  - MOHCD projects

- DAHLIA update

- Overview of AB 1584 – housing benefit to descendants of displaced households

- COP Program expansion

Background Information

- Certificate of Preference (COP) Program created a housing preference for displacees of the former Redevelopment Agency and is required under state law.

- COP holders have priority renting or purchasing affordable housing

- COP holders must meet eligibility qualifications of the affordable units that are being marketed.

- Currently MOHCD has 889 "active" COP holders, 315 have used their certificate once

COP Holders in OCII Projects FY20-21

PROJECT AREA	PROJECTS	Date 100% Occupied	Affordable Units by Lottery	COP Holders	Rent Burdened	Displaced Tenant Housing Preference	Neighborhood Resident Housing Preference	San Francisco Live or Work
Transbay	Transbay Block 9 500 Folsom Street	Aug-20	108	-	N/A	8	43	57
	TOTAL		108	0	N/A	8	43	57

- 12 COP holders applied
  - 4 – withdrew
  - 1 – no response
  - 6 – over income
  - 1 – under income (did not meet age requirement for available subsidy)

COP Holders in MOHCD Projects FY20-21

- Postcards mailed for 23 MOHCD developments

- 68 COP holders submitted 155 applications
  - 135 applications submitted for MOHCD rental opportunities
  - 20 applications submitted for rental waitlist opportunities

- Of the 135 rental applications submitted
  - 72 applications were for new rental opportunities
  - 63 applications were for re-rental opportunities

- 18 COP holders were housed
  - 6 housed in new rental projects
  - 3 housed in re-rentals
  - 9 housed by being prioritized on senior waitlists

COP Holders in MOHCD Projects FY20-21 cont.

- 15 COP holders required financial assistance in order to secure housing

- 6 returned to San Francisco from: Oakland, Sacramento, Dublin, Hayward and Seattle

- 9 used their certificates within 6 years of receiving

- 2 held onto their certificates more than 40 years prior using to secure senior housing in the Bayview

- The majority of COP holder application submittals were from one-person households

COP Holder Activity in the Pandemic

- **70%** of the 135 applications submitted by COP holders did not move forward

  - 51% were disqualified because the COP holder did not respond to the leasing agent or the alternate contact.

  - 19% of the applicants withdrew their applications after the lottery.

- For the past 18-months the primary reason for not moving forward is the pandemic.

- Other factors include location and size of the unit, parking availability, and affordability.

DAHLIA Updates

- In FY20-21 DAHLIA accepted a total of 123,062 electronic applications

  - 120,976 for rental projects

- DAHLIA Partners was launched in 2020!

  - A web-based lease up administration tool for leasing agents

  - Provides increased efficiencies (better communication, monitors applicant progress, tracks available units)

  - Allows MOHCD staff to monitor a rental project's lease-up activity

COP Committee

- Created in early 2021, to seek further clarity of the COP Program and pursue expansion to descendants

- COP Committee:
  - COP holders
  - Representatives from the Western Addition
  - OCII Commissioners
  - MOHCD and OCII staff

- Recommendation from the Committee was to expand the COP Program to include descendants of individuals who experienced displacement

Assembly Bill 1584

- State Assembly Member Chiu authored a provision to extend the ability to participate in the COP Program to all descendants as part of AB 1584.

- Governor Newsom signed the legislation into law in September 2021.

- Provides that lineal descendants of all redevelopment project areas have a preference for an affordable housing unit in those project areas.

- MOHCD, as Housing Successor, will offer the opportunity to rent or purchase in OCII funded projects starting January 1, 2022

MOHCD COP Expansion Activities 2022

- Process any descendant eligibility application with birth certificate documentation

- Hire expansion program staff

- Require descendant language in marketing materials in all new OCII projects for 2022:
    - Block 52 – 9 homeownership units
    - MBS Block 9a – 148 homeownership units
    - MBS Block 9 – HSH

- Coordinate with OCII to use Lynx search findings and create a comprehensive outreach plan to reach descendants

- Document program policies and procedures

- Modernize historic data for older SFRA Project Areas

Questions / Comments