

**MOHCD COP ANNUAL REPORT**  
***JULY 1, 2022 – JUNE 30, 2023***

**May 7, 2024**



# Introduction

- MOHCD staff will provide a summary of COP holder activity for the 2022-2023
- Summary of outreach and application processes
- Update on the streamlined inquiry application process
- Rental and Ownership Opportunities
- Lease-up outcomes
- Sneak peak at the 2023-2024 year

# 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 affordable housing unit.
- COP holders have the first priority renting or purchasing affordable housing
- COP holders must meet eligibility qualifications of the affordable units that are being marketed.
- Currently MOHCD has 1,583 “active” COP holders, 310 have used their certificate once

# Outreach and Applications for Affordable Housing in FY22/23



- 1583 COP holders were contacted often about affordable housing opportunities and counseling.
- 108 certificate holders entered affordable housing lotteries using their certificate.
- 10 COP holders were housed in City-sponsored affordable housing

# COP Inquiry Applications

- 595 inquiry applications for a COP certificate were received during the reporting period.
- 115 certificates were issued: 21 original displacees; 94 descendants.
- 111 inquiries not displaced by former Redevelopment Agency



## Improved COP Inquiry Process

- Shifted inquiry application requirements, reducing the number of times potential COP holders need to be contacted for more information.
- Reduced the number of requested documents.
- Developed a Housing Resource Guide to assist holders with locating waitlist properties to use their certificate.
- Vital Records location assistance.
- COP Hotline for applicants and COP holders
- Monthly newsletter with housing opportunities, program updates, and other information
- Approval turnaround time less than 60 days.



# City Sponsored Rental and Ownership Opportunities FY22-23

- 459 new City sponsored affordable housing opportunities for households earning between 30%-150% of AMI, including 99 homeownership units
- 87 COP holders applied for 360 rental opportunities submitting 159 applications for units priced between \$1182 and \$4380
- COP applicant income ranges from 0%-69% AMI with 40% reporting incomes at 30% AMI or below.
- 10 units priced at or below 30% AMI
- 60% of the 360 rental units were priced above 60% AMI



# COP Holders Securing Affordable Units

- 88% of COP housing applicants self-selected out of the lease-up process.
- 33% were unresponsive when the leasing agent reached out.
- 33% withdrew their application for housing.
- 22% asked to be put on a waitlist.
- 5 COP holders were denied housing because of income ineligibility - 3 have since used their certificates for other affordable housing units



**July 2023 -  
April 2024**

361 Certificates issued

72 Originally displaced  
household members

289 Descendants

20 Estimated housed

## Proposed COP Enhancements

- **Continue locating and confirming contact information for original displacees – contract with Lynx for Phase 2 work.**
- **Updated Survey – build on knowledge gained from 2017 survey of COP holders to understand the needs of new COP holders.**
- **Scanning Historical SFRA documents – this exercise will provide MOHCD better access to critical data.**

# COP Program Annual Report

Questions / Comments