

**Mayor's Office of Housing and
Community Development
COP ANNUAL REPORT
*JULY 1, 2023 – JUNE 30, 2024***



February 4, 2025



Introduction

- MOHCD staff will provide a summary of COP holder activity for the 2023-2024
 - Update on the streamlined inquiry application process
 - Summary of outreach and application processes
 - New COP holder demographics
 - Rental and Ownership Opportunities and Outcomes
- Activities for FY 2024-2025

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.
- Currently MOHCD has 1,724 “active” COP holders

COP Holders Housed

FOR AN ELEVEN-YEAR PERIOD ENDING FY 23-24

	Total Past 11 Years	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	95	-	-	4	-	3	13	18	38	6	3	10
COP Holders Housed in MOHCD Projects	199	34	10	17	18	14	11	25	5	38	20	7

Outreach and Applications for Affordable Housing in FY23/24



- 1,724 COP holders were contacted often about affordable housing opportunities and counseling.
- 60 certificate holders entered affordable housing lotteries using their certificate.
- 34 COP holders were housed in City-sponsored affordable housing and waitlist opportunities.

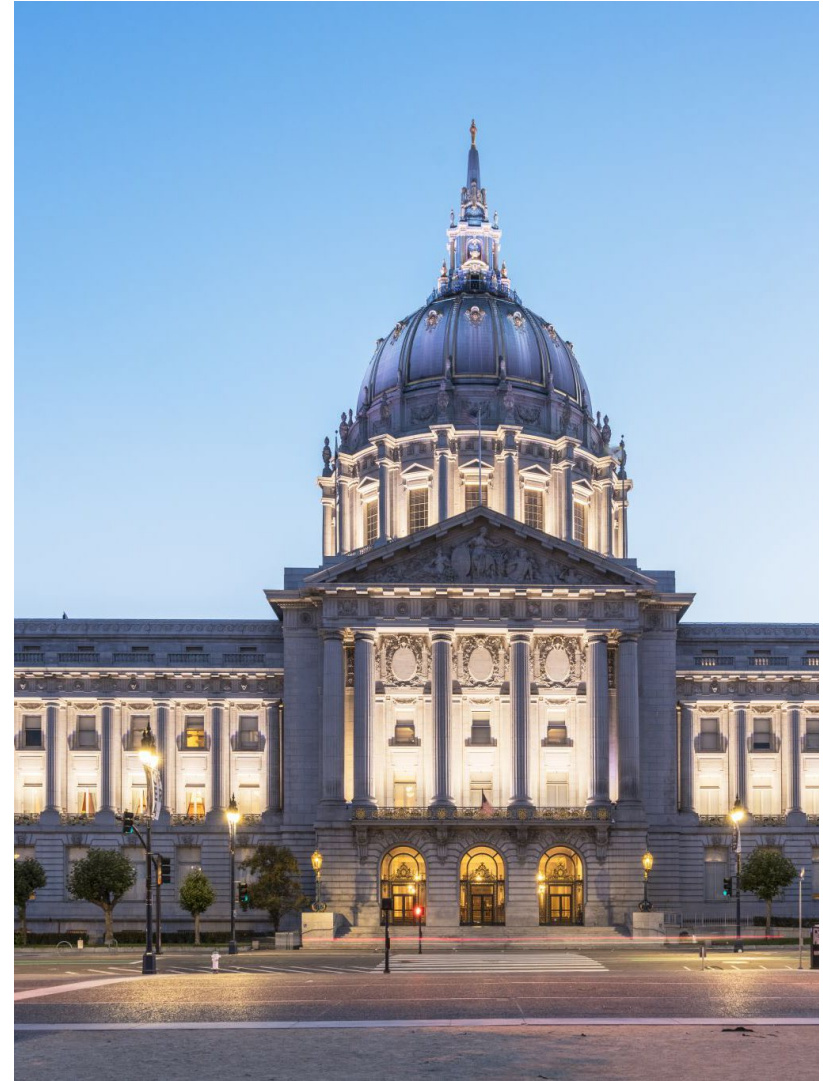
COP Inquiry Applications

- 452 inquiry applications for a COP certificate were received during the reporting period.
- 319 certificates were issued: 76 original displacees; 243 descendants.
- 6 inquiries were ineligible because they were not displaced by the former Redevelopment Agency



Process Improvements

- **Enhanced COP Hotline Support**
- **Monthly COP newsletter**
- **Tailored Housing Resource Guide**
- **FAQ about the COP program**
- **Simplified Documentation**
- **Streamlined COP Application Process**
- **Streamlined Birth and Death Certificate Requests**
- **School Records Request Assistance**



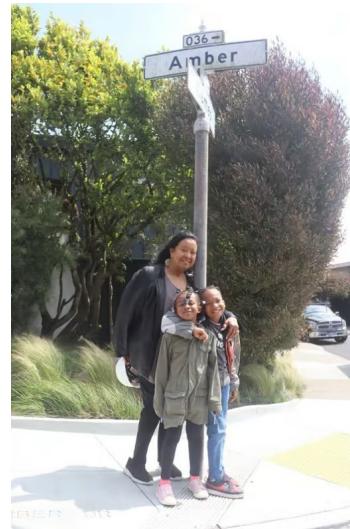
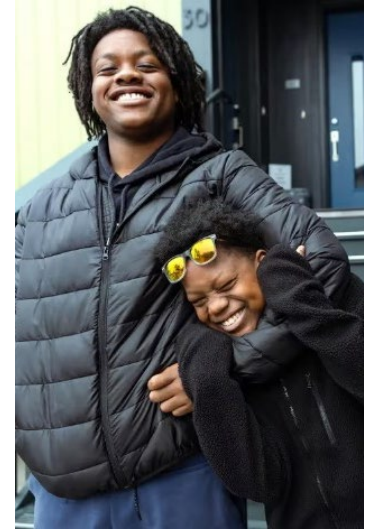
City Sponsored Rental and Ownership Opportunities

- 554 new City sponsored affordable housing opportunities for households, 519 rental and 35 homeownership units
- COP applicant income averages 44% AMI
- 80% of the 519 rental units were priced above 51% AMI
- 72% of COP applicants self-selected out of the lease-up process.



Home with Habitat

- 4 COP families purchased a home in the Diamond Heights neighborhood.
- 500 hours in sweat equity.
- Multi-generational families.
- Most relocated from within San Francisco.
- Moderate income families.



Proposed COP Enhancements

- **Updated Survey – build on knowledge gained from 2017 survey of COP holders to understand the needs of new COP holders, including descendants.**
- **Continue locating and confirming contact information for original displacees –contract with Lynx for Phase 3 work.**
- **Continue scanning Historical SFRA documents – this exercise may help to simplify and accelerate the provision of certificates and will provide MOHCD better access to critical data.**

COP Program Annual Report

Questions / Comments