Office of Community Investment and Infrastructure

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 II 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 Citysponsored 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 selfselected 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