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

December 1, 2020
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

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Project Name</th>
<th>Tenure</th>
<th>Date 100% Occupied</th>
<th>Number of Affordable Units</th>
<th>All Applicants</th>
<th>COP Applicants</th>
<th>Successful COP holders in FY 19-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transbay</td>
<td>250 Fremont (The Avery)</td>
<td>Family Rental</td>
<td>Oct-19</td>
<td>79</td>
<td>5,828</td>
<td>13</td>
<td>2</td>
</tr>
<tr>
<td>Transbay</td>
<td>450 Folsom (The Avery)</td>
<td>Family Rental</td>
<td>Dec-19</td>
<td>70</td>
<td>5,242</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>HPS Phase I</td>
<td>Landing at the San Francisco Shipyard (10 Innes Court, 10 Kennedy Place)</td>
<td>Ownership</td>
<td>Feb-20</td>
<td>11</td>
<td>84</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Palisades at the San Francisco Shipyard (528 Hudson Avenue, 23 Kirkwood Avenue, 33 Kirkwood Avenue)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Mission Bay</td>
<td>Edwin M. Lee Apartments</td>
<td>Family Rental</td>
<td>Jun-20</td>
<td>56</td>
<td>6,699</td>
<td>16</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>216</td>
<td>17,853</td>
<td>58</td>
<td>3</td>
</tr>
</tbody>
</table>
## COP Holder Activity in OCII Projects – Past Seven Years Ending FY19-20

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

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

- **Currently Housed in SF Affordable Housing**: 2,446
- **Known Deceased**: 1,832
- **In Contact with MOHCD**: 1,628
- **Unknown (Have no information)**: 884

Legend:
- Blue: Currently Housed in SF Affordable Housing
- Dark Orange: Known Deceased
- Light Orange: In Contact with MOHCD
- Yellow: Unknown (Have no information)
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!
You are watching a Live meeting of the Commission on Community Investment and Infrastructure

PUBLIC COMMENT CALL-IN:
Dial: 1(415) 655-0001  Access Code: 146 671 6888
Press #, then # again

• You will automatically be muted when you get on the line.

• When prompted, dial “*” then “3” to be added to the speaker queue.

• Please listen for the prompt indicating that “Your line has been unmuted”.

• This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.