

MOHCD COP ANNUAL REPORT *JULY 1, 2021 – JUNE 30, 2022*

April 18, 2023



Introduction

- MOHCD staff will provide a summary of COP holder activity for the 2021-2022
 - OCII projects
 - MOHCD projects
- Summary of COP applicants
- Update the COP Program expansion
- DAHLIA update

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.
- 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 914 “active” COP holders, 310 have used their certificate once

COP Holders in OCII Projects FY21-22

Project Area	Project	Date 100% Occupied	Affordable Units by Lottery	COP Holders	Displaced Tenant Housing Preference	Neighborhood Resident Housing Preference	San Francisco Live or Work
MBS	691 China Basin	Sept-2021	113	4	7	28	74

- 20 COP holders applied
 - 6 – withdrew
 - 6 – no response
 - 2 – over income
 - 2 – requested to be added to waitlist for a later move-in

COP Holders in MOHCD Projects FY21-22

- Noticing went out for 19 MOHCD and one OCII developments
- 82 COP holders submitted 192 applications
- 21 COP holders were housed
 - 4 applicants were housed at 691 China Basin St. (aka, Sister Lillian Murphy Community)
 - 4 housed in new MOHCD rentals
 - 4 housed in existing projects (via lottery)
 - 9 housed in existing projects (via waitlists)

COP Holders in MOHCD Projects FY21-22 cont.

- 12 COP holders required financial assistance in order to secure housing
- 2 returned to San Francisco from: Sacramento and El Cerrito
- 8 used their certificates within 5 years of receiving
- 4 held onto their certificates more than *45 years* prior using to secure senior housing in the Bayview
- The majority of COP holder application submittals were from one- and two-person households

COP Holders Not Housed

- More than **85%** of the 192 applications submitted by COP holders did not move forward
 - 52% were disqualified because the COP holder did not respond to the leasing agent or the alternate contact.
 - 16% resulted in the COP holder being added to a waitlist
 - 18% of the applicants withdrew their applications after the lottery.
- For the past year the primary reason for not moving forward is the pandemic.
- Other factors include location and unit size, parking availability, and affordability.

DAHLIA Updates

- In FY20-21 DAHLIA accepted a total of 151,347 electronic applications
 - 149,481 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 track COP holders housing needs

MOHCD COP Expansion Activities

- AB 1584 provides that lineal descendants of all redevelopment project areas have a preference for an OCII/SFRA affordable housing unit only.
- On January 1, 2022, MOHCD began offering descendants the opportunity to rent or purchase in OCII funded projects.
- MOHCD, as Housing Successor, has begun processing descendant eligibility applications with birth certificate documentation.
- MOHCD hired expansion program staff.

MOHCD COP Expansion Activities cont.

- 68 of the 176 applications received were from individuals identified as descendants of originally displaced individuals.
 - 30 descendants received a COP
- MOHCD is developing policies and procedures to implement the program expansion.
- MOHCD reached out to SFRA and OCII funded projects to have them place COP holders at the top of their respective waitlists.
- MOHCD guides new certificate holders through the DAHLIA process.

COP Program Annual Report

Questions / Comments

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