

**The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)
Housing Subcommittee Meeting Minutes
Thursday, November 16, 2023
(53 minutes)**

I. Call to Order

Pastor Bell called the Housing meeting to order at 6:11pm. There was a quorum at roll call.

II. Routine Business:

A. Roll Call

Present: Dr. Hunnicutt and Dedria Smith,

Excused: Joyce Armstrong, Neola Gans

Absent: Pastor Bell

B. Approval of Agenda: November 16, 2023

There was no quorum

C. The Approval of the Meeting Minutes: April 18, 2019

There was no quorum.

D. Announcements

There were no announcements.

IV. Continued Business/ Presentations/ Updates

A. Discussion on Replacement Housing priorities for the use of funds established in Senate Bill no. 593 authorizing OCII to finance the construction of replacement affordable housing units and update on the Certificate of Preference (COP) Program....Elizabeth Colomello and Pam Sims (OCII); Oscar James

The presentation provided a comprehensive overview of efforts to address the loss of affordable housing units historically demolished by San Francisco's former Redevelopment Agency, and the impact on Certificate of Preference (COP) holders. The update outlines legislative milestones, current funding mechanisms, and next steps under Senate Bill 593.

Historically, before 1976, the former Redevelopment Agency demolished 14,207 affordable housing units but replaced only 7,498, resulting in a net loss of 6,709 units, particularly in areas such as Western Addition A-1 and Yerba Buena Center. In 2000, Senate Bill 2113 permitted tax increment financing to support the development of replacement housing. Between 2003 and 2012, only 867 replacement units were built under this authorization. After redevelopment agencies were dissolved in 2012, OCII (Office of Community Investment and Infrastructure) struggled to establish these obligations as enforceable. This changed in 2023 with the passage of Senate Bill 593 (authored by Senator Scott Wiener), which recognized the replacement housing requirement as an enforceable obligation, though funding is limited and will be spread across decades, beginning around 2025 and extending into the 2050s.

1 Under SB 593, OCII is authorized to fund and develop up to 5,842 additional affordable
2 units. These units can be built anywhere in San Francisco. They must be affordable to
3 households with low, very low, or moderate incomes, matching or exceeding the income
4 categories of those previously displaced. The replacement housing obligation is separate
5 from OCII's existing housing requirements and must leverage other public and private
6 funding sources.

7 The replacement housing effort is prioritized in areas where OCII already has development
8 authority or where the City's Mayor's Office of Housing and Community Development
9 (MOHCD) has identified high-need affordable housing projects. Importantly, the program
10 strongly supports COP holders, who are individuals or their descendants, displaced by past
11 redevelopment. These individuals receive priority for all OCII-funded affordable housing
12 units, including new replacement units.

13 Administration of the COP program includes joint work by MOHCD and OCII, including
14 staff support, eligibility verification, and proactive outreach. Early Outreach Plans were
15 implemented starting in 2016 to notify COP holders about upcoming opportunities through
16 mailed postcards and housing readiness workshops. A 2017–2018 survey of 891 active COP
17 holders revealed that most had not used their certificate but intended to. The typical COP
18 holder profile is African American, female, aged 50–70, and earning under \$60,000
19 annually. Most desired 1–2 bedroom units, senior housing, and support through the
20 application process.

21 Recommendations from the survey included building more senior-focused units, offering
22 services within general affordable housing for seniors, and introducing income tiering
23 options. It also emphasized the need to educate COP holders about affordable housing
24 options in unfamiliar neighborhoods.

25 Efforts to locate eligible COP holders have included digitizing historical occupancy records
26 and engaging firms like Lynx Insights to reach the estimated 12,188 displaced individuals.
27 As of 2022, outreach efforts have aimed to enhance contact information and raise awareness
28 among individuals who may not be aware of their eligibility.

29 Next steps include collaborating with stakeholders to identify priority housing projects,
30 issuing the initial replacement housing bond, and continuing to refine data and outreach to
31 COP holders to ensure equitable access and support.

32 The presentation concludes with a reminder that COP eligibility information is available on
33 the City of San Francisco's website or by calling the Certificate hotline at 415-701-5613.

34 ***To hear the Full CAC meeting in detail, please refer to the November 16, 2023, Housing
35 meeting audio.***

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37 **V. Public Comment on Non-Agenda items:**

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39 **VI. Adjournment:**

40 No other business came before the committee, and the meeting adjourned at 7:04 pm.

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