

From: [Meg Heisler](#)
To: [Engardio, Joel \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: SFADC letter re: Condo Conversion legislation (241609)
Date: Friday, April 25, 2025 4:19:02 PM
Attachments: [ADC Letter - Condo Conversions \(File No. 241069\).pdf](#)

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Dear Supervisor Engardio,

I'm writing on behalf of the San Francisco Anti-Displacement Coalition to share our respectful opposition to your condo conversion legislation (File No. 241609) in its current form. We appreciate that the legislation has been significantly rewritten in response to Planning Staff's recommendations to limit the impact on existing tenants. We do, however, have some remaining concerns about the fate of existing tenants if the ADU or principal residence they occupy is converted from a rental home to an ownership condominium. These concerns, along with our recommendations are detailed in the attached letter.

Thank you for your consideration,
Meg

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Meg Heisler
San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org



April 25, 2025

Supervisor Joel Engardio
1 Dr Carlton B Goodlett Place
San Francisco, CA 94102

Re: Condo Conversion of Accessory Dwelling Units (File No. 241069)

Dear Supervisor Engardio,

The San Francisco Anti-Displacement Coalition writes to express our respectful opposition to your condo conversion legislation (File No. 241069) in its current form. We appreciate that the legislation has been significantly rewritten in response to Planning Staff's recommendations to limit the impact on existing tenants. We do, however, have some remaining concerns about the fate of existing tenants if the ADU or principal residence they occupy is converted from a rental home to an ownership condominium, causing the tenants to lose just cause eviction protection and subsequently be evicted. We believe additional amendments are required to fully implement Planning Staff's recommendations to protect existing tenants. Our concerns and suggested additional amendments are set forth below:

1. Protect tenants of existing ADUs that do not have certificates of occupancy by limiting application of the ordinance to ADUs not yet constructed. The stated intent of this legislation is to incentivize the construction of ADUs on single family properties and properties with existing condominium ownership structures, where the application to construct the ADU units is submitted on or after May 1, 2025. However, the proposed ordinance also authorizes condominium conversion and sale of *ADU homes that already exist but do not have certificates of occupancy*. Since these units already exist, we do not need to incentivize their construction. And since these units already exist, they likely are already occupied by renters who are covered by just cause eviction protections. Once these existing ADUs are subdivided from the property and sold, the renters can, and will, be evicted for owner occupancy. Additionally, if the single family home on the property was constructed before 1979 and is renter occupied, the tenants of the single family home will lose rent stabilization protection.

Recommendation: To protect this group of tenants that occupy already constructed ADU homes, the words "*or no certificate of occupancy has been issued for the ADU*" should be struck from page 14, line 6 of the draft legislation, so that proposed Section 1316(b)(2) reads in its entirety as "*An application to construct the ADU was submitted on or after May 1, 2025.*"

2. Protect tenants who move into newly constructed ADUs that are not converted to condominiums until some later date. The second group of tenants who need protection under the proposed

ordinance are the ones who will be living in newly constructed ADUs (built pursuant to a construction application submitted after May 1, 2025) that are initially rented to tenants, and not sold as condominiums until some later date. Tenants living in those units should have tenant protections (such as a right of first refusal to purchase the condominium ADU, relocation assistance and moving expenses, rent limitations, and lifetime leases to seniors and disabled persons to continue to occupy the condominium ADU), at the time the unit is sold as a condominium, as is required to be offered to existing residents of rental units converted to condominiums pursuant to state and local law.

Recommendation: To protect tenants of occupied ADU units offered for sale, add new Subdivision Section 1316(j) as follows: *“Tenant occupants of any ADU subdivided and available for separate conveyance pursuant to this Section 1316 shall be granted the rights and protections required to be provided to tenants of residential buildings subject to condominium conversion under Subdivision Code Sections 1387, 1390, 1391, 1392, and 1393.”*

3. Protect tenants of existing single family homes that are not owner occupied. The third group of tenants that will need to be protected under the proposed ordinance are those that occupy the existing single family home (primary residence) on the same property as the new ADUs. If tenants are living in the primary dwelling unit and a map is filed to subdivide the property in order to separately sell the primary residence and the ADU on the property, the tenants in the primary residence will lose any applicable rent and eviction protections, as well. This impact can be avoided if the application to subdivide may only be submitted by an owner-occupant who has continuously resided in the primary residence as a principal place of residence for at least three years prior to the application for subdivision, as is required to qualify for the lottery for residential condominium conversions under Subdivision Code Section 1396(b)(3).

Recommendation: Add to proposed Section 1316(b)(1): *“and, if the property contains an existing single family home, such single family home has been continuously occupied by the owner as a principal place of residence for at least three years prior to the application for subdivision.”*

Thank you for your consideration of these important tenant protections. Please note that the current draft of the legislation on which we comment has been available to us (and the public) for only 3 days.

Sincerely,

Meg Heisler
Policy Lead, San Francisco Anti-Displacement Coalition

cc: Supervisor Myrna Melgar
Supervisor Chyanne Chen
Supervisor Bilal Mahmood
Board President Rafael Mandelman

From: [Meg Heisler](#)
To: [Engardio, Joel \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Goldberg, Jonathan \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: SFADC letter re: Condo Conversion legislation (241609)
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Meg Heisler
San Francisco Anti-Displacement Coalition
1212 Market Street, Unit 200
San Francisco, CA 94102
SFADC.org



April 25, 2025

Supervisor Joel Engardio
1 Dr Carlton B Goodlett Place
San Francisco, CA 94102

Re: Condo Conversion of Accessory Dwelling Units (File No. 241069)

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Recommendation: Add to proposed Section 1316(b)(1): *“and, if the property contains an existing single family home, such single family home has been continuously occupied by the owner as a principal place of residence for at least three years prior to the application for subdivision.”*

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Sincerely,

Meg Heisler
Policy Lead, San Francisco Anti-Displacement Coalition

cc: Supervisor Myrna Melgar
Supervisor Chyanne Chen
Supervisor Bilal Mahmood
Board President Rafael Mandelman

From: [T Flandrich](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [MelgarStaff \(BOS\)](#); [ChenStaff](#); [Carroll, John \(BOS\)](#)
Subject: Item #6 File 241069 Condo Conversion of Accessory Dwelling Units
Date: Sunday, April 20, 2025 5:14:27 PM

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April 20, 2025

Dear Chair Melgar and Supervisors Chen & Mahmood,

I am writing today to urge you to ensure that the Planning Department's February 13 , 2025 recommendations (listed in the Executive Summary, pages 9/10) are indeed incorporated in the legislation before you today. The Planning Commission in a 5-2 vote of support passed this resolution following Supervisor Engardio stating that he would adopt these recommendations.

I concur with the Planning Department's statement below (Executive Summary, pg 9) :

"However, as drafted, the Ordinance could allow other types of units, including rent-controlled units, to be converted to condominiums. This may remove rent control protections from some rent-controlled units. To address these concerns, the Department recommends modifications to reduce potential negative impacts on rent control, reduce rent-control complications, and ensure the program functions as intended."

Thank you for your consideration.

Sincerely,

Theresa Flandrich

North Beach Tenants Committee

NB: Below is the email I sent on February 12,2025

T Flandrich

From:tflandrich@yahoo.com

To:Kathrin Moore, Lydia So, Theresa Imperial, Gilbert Williams, Derek Braun and 2 more...

Cc:Planning Commission Secretary, Ionin Jonas (CPC)

Wed, Feb 12 at 1:51 PM

11 February 2025

RE: File # 241069 Condominium Conversion of ADUs (Engardio)

Dear President So and Commissioners,

We as North Beach Tenants Committee join our tenant rights partners, the San Francisco Tenants Union, and Affordable Housing Alliance, in protecting existing and future tenants from the risk of eviction and are therefore opposing any condo conversion of rental housing.

The Planning Department's Executive Summary correctly describes the substantial risk of Owner Move-in evictions when converted to condos. Commissioners, please join us in opposing this ordinance.

Theresa Flandrich
Chair, North Beach Tenants Committee

From: [Peter Belden](#)
To: [Lurie, Daniel \(MYR\)](#); [Hare, Emma \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Herrera, Ana \(BOS\)](#); [Chan, Connie \(BOS\)](#); [SauterStaff](#); [Cooper, Raynell \(BOS\)](#); [Andrews, Michelle \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Ho, Calvin \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Waltonstaff \(BOS\)](#); [ChenStaff](#); [SherrillStaff](#); [Rosas, Lorenzo \(BOS\)](#); [Segal, Ned \(MYR\)](#); [Carroll, John \(BOS\)](#)
Cc: [Sarah Ranney](#); [Liana Warren](#); [Charles Whitfield](#); [Sara Paul Raffel](#); [Dan Federman](#)
Subject: Sierra Club Support for Engardio ADU ordinance
Date: Wednesday, April 16, 2025 7:21:06 PM
Attachments: [Sierra Club Support Engardio ADU Ordinance.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see attached letter from the Sierra Club in support of Supervisor Engardio's ordinance on Condominium Conversion of Accessory Dwelling Units (ADU).

Peter Belden
Political Chair
SF Group, Sierra Club
650-387-2218



SIERRA CLUB
SAN FRANCISCO BAY

San Francisco Group of the San Francisco Bay Chapter

April 16, 2025

To: San Francisco Board of Supervisors and Mayor Lurie

Re: Sierra Club Support for Engardio ADU Ordinance

The Sierra Club supports Supervisor Engardio's ordinance on Condominium Conversion of Accessory Dwelling Units (ADU), file #241069. This ordinance would make it easier and more attractive for some homeowners to create ADUs. This is a targeted but useful step forward in increasing housing in San Francisco.

Adding more homes in San Francisco through infill projects offers numerous advantages. It encourages residents to embrace eco-friendly modes of transportation like walking, biking, and public transit. Increased housing supply can also help alleviate the city's affordability crisis by easing the housing shortage that drives up costs. Furthermore, denser communities foster a more vibrant atmosphere with amenities within close proximity, enhancing the overall quality of life for residents. By embracing urban infill, San Francisco can progress towards a more sustainable, accessible, and livable future for all its citizens.

Sincerely,

Charles Whitfield
Chair, San Francisco Group
Sierra Club