

1 [Moratorium on Condominium Conversions]
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3 **Ordinance amending Section 1396 of the Subdivision Code enacting a moratorium on**
4 **condominium conversions until the City of San Francisco studies the impact of**
5 **"tenancy in common" conversions on city's rental housing stock and the impact of the**
6 **conversions of the stated goals of the San Francisco Condominium Conversion law.**
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8 Note: Additions are single-underline italics Times New Roman;
9 deletions are ~~striketrough italics Times New Roman~~.
10 Board amendment additions are double underlined.
11 Board amendment deletions are ~~striketrough normal~~.
12

13 Be it ordained by the People of the City and County of San Francisco:
14 SEC. 1396. ANNUAL CONVERSION LIMITATION. This Section governing annual limitation
15 shall apply only to conversion of residential units, except for those to be converted to limited
16 equity condominiums through a community land trust.
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18 Applications for conversion of residential units, whether vacant or occupied, shall not
19 be accepted by the Department of Public Works during the period of January 1, 1994 through
20 December 31, 2007, inclusive, - while the City of San Francisco studies the impact of "tenancy
21 in common" conversions on the City and the San Francisco subdivision law. ~~except that a~~
22 ~~maximum of 200 units, as selected yearly by lottery by the Department of Public Works from~~
23 ~~all eligible applicants, may be approved for conversion per year during the aforementioned~~
24 ~~period for the following categories of buildings:~~
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1 ~~(a) buildings consisting of four units or less in which one of the units has been occupied~~
2 ~~continuously by one of the applicant owners of record for three years prior to the date of~~
3 ~~registration for the lottery as selected by the Director. or~~

4 ~~—— (b) — Buildings consisting of six units or less in which 50 percent or more of the units~~
5 ~~have been occupied continuously by the applicant owners of record for three years prior to the~~
6 ~~date of registration for the lottery as selected by the Director; or~~

7 ~~—— (c) — Community apartments as defined in Section 1308 of this Code, which, on or~~
8 ~~before December 31, 1982, met the criteria for community apartments in Section 1308 of this~~
9 ~~Code and which were approved as a subdivision by the Department of Public Works on or~~
10 ~~before December 31, 1982, and where 75 percent of the units have been occupied~~
11 ~~continuously by the applicant owners of record for three years prior to the date of registration~~
12 ~~for the lottery as selected by the Director.~~

13 ~~—— The conversion of a stock cooperative as defined in Section 1308 of this Code to~~
14 ~~condominiums shall be exempt from the annual limitation imposed on the number of~~
15 ~~conversions in this Section and from the requirement to be selected by lottery where 75~~
16 ~~percent of the units have been occupied continuously by the applicant owners of record for~~
17 ~~three years prior to the date of registration for the lottery as selected by the Director.~~

18 ~~—— No application for conversion of a residential building submitted by a registrant shall be~~
19 ~~approved by the Department of Public Works to fill the unused portion of the 200-unit annual~~
20 ~~limitation for the previous year.~~

21 (a) No later than 120 days after the effective date of this legislation, a Task Force shall
22 be formed to study the impact of “Tenancy In Common” (TIC) conversions on the city’s rental
23 housing stock and the impact of these conversions of the stated goals of the San Francisco
24 Condominium Conversion law. No later than September 1, 2007, this Task Force shall
25 recommend to the Board of Supervisors its analysis and recommendations regarding the

1 impact of TIC conversions and shall recommend to the Board an appropriate number of
2 condominium conversions which should be allowed, and under what conditions, for each
3 calendar year.

4 (b) The Task Force shall consist of 9 members, four to be appointed by the Board of
5 Supervisors and four by the Mayor, with one member being the Director of the Mayor's Office
6 of Housing, 3 members shall be landlords, 2 appointed by the Mayor and 1 by the Board of
7 Supervisors. 3 members shall be tenants, 1 appointed by the Mayor and 2 by the Board of
8 Supervisors. 2 members, 1 appointed by the Mayor and 1 by the Board of Supervisors, shall
9 represent non-profit housing developers.

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APPROVED AS TO FORM:

By: _____