



Office of the City and County Surveyor | Bureau of Street-Use & Mapping
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Public Works Memorandum Regarding Expedited Conversion Report

Background:

This report is being published according to 1396.5(a) of the San Francisco Subdivision Code and gives the total number of units completed up to the date of the report for the Expedited Conversion Program (ECP), which allowed for the conversion of tenancy in common units to condominium units for buildings including three to six residential units.

Terminology:

Group: The ECP ordinance (Ordinance No. 117-13 (effective July 28, 2013)) established seven application rounds each of which had different eligibility date requirements. There was a total of 7 groups during the time of the ECP. Each group was open during a time period then closed.

Fiscal Year: For the City and County of San Francisco the fiscal year is from July 1 to June 30 of the following year.

Units Completed: Refers to the units that went through the Expedited Conversion Program and were recorded at the Office of the Assessor-Recorder.

Projects By Unit: This is the total number of units in an application that was submitted to our office from 2 to 6 units.

Partial Suspension of ECP:

On June 26, 2017, a complaint was filed in the United States District Court (Northern District – California) to challenge provisions in the ECP requiring property owners seeking to convert a building into a condominium to offer any non-purchasing, non-owning tenant a written offer to enter into a "lifetime lease," as set forth in the San Francisco Subdivision Code. (See Complaint, Pakdel v. City and County of San Francisco et al., Case No.: 3:17-cv-03638 (U.S. District Court, N.D. Cal.) ; see also S.F. Subd. § 1396.4(9).) According to Board of Supervisors Ordinance No. 117-13, the service of the complaint upon the City on June 27, 2017, triggered the suspension of the ECP with respect to buildings with a unit occupied by a non-owning tenant.

Conclusion/Future Reports:

Certain applications that have not completed the conversion process may become eligible for conversion depending on the outcome of the pending litigation. The Department may publish a follow-up report once all remaining eligible applications have been processed.

Public Works: Expedited Conversion Program Report

(S.F. Subdiv. Code Sec. 1396.5(a))

Date: 12/29/2023

Fiscal Year*	Units Completed During Program By Fiscal Year	Number of Projects By Unit Amount						Units Suspended By Lawsuit	Number of Projects By Unit Amount					
		<i>2 Unit Projects</i>	<i>3 Unit Projects</i>	<i>4 Unit Projects</i>	<i>5 Unit Projects</i>	<i>6 Unit Projects</i>			<i>2 Unit Projects</i>	<i>3 Unit Projects</i>	<i>4 Unit Projects</i>	<i>5 Unit Projects</i>	<i>6 Unit Projects</i>	
Group 1 (Fiscal Year 13-14)	1155	13	183	81	14	31		5	1	1	0	0	0	
Group 2 (Fiscal Year 14-15)	337	10	43	19	5	15		0	0	0	0	0	0	
Group 3 (Fiscal Year 15-16)	127	1	19	8	0	6		0	0	0	0	0	0	
Group 4 (Fiscal Year 16-17)	98	0	10	7	2	5		13	0	1	1	0	1	
Group 5 (Fiscal Year 17-18**)	89	0	9	7	2	4		0	0	0	0	0	0	
Group 6 (Fiscal Year 18-19)	41	0	6	3	1	1		4	0	0	1	0	0	
Group 7 (Fiscal Year 19-20)	68	0	7	6	1	3		9	0	1	0	0	1	

Total Number of Units Complete **1915**

Total **31**

*The City and County of San Francisco's Fiscal Year runs from July to June of the following year. For example, Fiscal Year 2013-2014 means July 2013 to June 2014.

** In June 2017, the Expedited Conversion Program was suspended due to a lawsuit challenging the program requirements. (See Pakdel v. City and County of San Francisco et al., Case No.: 3:17-cv-03638 (U.S. District Court, N.D. Cal.)) The lawsuit is currently pending resolution.