



Office to Housing Conversion Act (AB 507)

For eligible projects converting existing office buildings into housing with onsite affordable housing and workforce commitments.

In response to California's housing crisis, the State Legislature has introduced numerous bills to fund, incentivize, and legalize new housing. On October 10, 2025, Governor Gavin Newsom signed into law Assembly Bill 507 (AB 507), the Office to Housing Conversion Act. Generally, AB 507 provides a ministerial approval process for adaptive reuse multifamily housing developments on certain properties in exchange for certain amounts of on-site affordable housing and workforce commitments.

Fees: After you submit your application, Planning calculates your fees based on your estimated construction cost. You must pay the full development application fee for your application to be complete. If Planning staff spends more time or materials than the initial fee covers, the Department charges extra fees based on time and materials. See the [Fee Schedule](#) for details, call 628.652.7300 or email pic@sfgov.org to get help from Planning staff.

Is My Project Eligible For housing Development Streamlined Approval Using AB 507?

In order to be eligible for streamlining, the project must meet all the development and eligibility criteria in CA Govt. Code 65658 et seq. Please review [Planning Director Bulletin 9](#) and CA Govt. Code 65658 et seq. for additional information. This section summarizes certain general requirements. In the event of any conflict between the provisions of the CA Govt. Code section 65658 et seq, and this AB 507 application, the Government Code shall control.

AB 507 Office to Housing Conversion Projects must meet the following requirements:

- Includes the retrofitting and repurposing of any building to create new residential or mixed uses including office conversion projects.
- Proposes at least two dwelling units.
- Is located in any zoning district aside from in an industrial zone that does not permit residential uses.
- Does not involve the retrofitting and repurposing of any hotels, or any mixed-use buildings that contain hotel use, except if they have been discontinued for a minimum of five years from July 1, 2026 .
- Be located on a legal parcel where at least 75% of the perimeter of the site adjoins parcels developed with urban uses.
- The project is proposed for a building that is less than 50 years old or has been evaluated by the City as not being a historic resource or, if a listed historic resource, complies with the Secretary of Interior Standards- see historic resource section below.
- Provides on-site affordable units. Please see Planning Director Bulletin 9 for additional information.
- An adaptive reuse project may include the development of new residential or mixed-use structures on undeveloped areas and parking areas located on the same parcel as the proposed repurposed building, or on the parcels adjacent to the proposed adaptive reuse project site provided certain requirements are met (see below).
- Meet all other objective standards within the Planning Code, including any objective design standards, and agree to minimum labor/workforce standards.

What is the Process and What to Expect for Using AB 507?

1. Before submitting an AB 507 application, complete any required tribal notification process. Submit a Notice of Intent to begin the tribal notification process. If tribal consultation is requested, it must be completed before you submit your AB 507 application.
2. If the existing building is over 50 years old and is a Category B potential historic resource, submit a Historic Resources Review Application. The Planning Department will make a determination within 90 days of submittal.
3. If the project involves an existing building or structure listed on a local, state, or federal historic register, or if the site is determined to be a historic resource, the Project Sponsor must sign an affidavit confirming the project will follow the United States Secretary of the Interior's Standards for Rehabilitation.
4. Submit a complete AB 507 application package to the Planning Department after completing any required tribal notification and historic resource review.
5. Planning Department staff will review the application for completeness within 30 days of submittal.
6. Once the application is complete, the Planning Department will review the project for AB 507 eligibility and compliance with objective standards. This review will be completed within 60 days for projects with 150 units or fewer, or within 90 days for projects with more than 150 units.
7. Once the project is determined to comply with objective standards, the Planning Department will approve or deny the application within 60 days for projects with 150 units or fewer, or within 90 days for projects with more than 150 units. Time that the sponsor spends on revisions to the project as a result of compliance or completion requests do not count toward State timelines for review.
8. If approved, certain requirements, including workforce requirements, Phase 1 environmental review and mitigation, and replacement dwelling unit requirements, will be included as conditions on the site permit and recorded in a Notice of Special Restrictions.

What and How to Submit

Planning Department Approvals: To submit your Ministerial Application for a Planning Approval Letter, you have two options:

1. [Accela Citizen Access](#) (ACA) Public Portal: Upload the completed online [through the public portal](#).
2. **Email:** Submit a completed PDF application and all required documents identified within the [Intake Master Checklist](#) to CPC.Intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628. 652. 7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

Tiếng Việt: Nếu quý vị muốn được hỗ trợ hoàn thành đơn này bằng tiếng Việt, vui lòng gọi 628.652.7550. Xin lưu ý rằng Sở Quy Hoạch cần ít nhất một ngày làm việc để phản hồi.

Property Information

Existing Project address(s): _____

Existing Blocks/Lot(s): _____

Proposed Project address(s): _____

Proposed Blocks/Lot(s): _____

Primary project contact:

Owner Applicant Billing Contact

PROPERTY OWNER INFORMATION

Name: _____

Address: _____

Email: _____ Phone: _____

APPLICANT INFORMATION

Same as Owner

Name: _____

Company/Organization: _____

Address: _____

Email: _____ Phone: _____

BILLING CONTACT

Owner Applicant

Other (provide details)

Name: _____

Email: _____ Phone: _____

(form continues on next page)

Project Information

Please provide a narrative project description that summarizes the project.

Estimated Construction Cost: _____

SB-1214 AUTHORIZATION

[Senate Bill 1214](#) allows applications to limit the plans available to the public. More information is available [on our website](#).

- Yes, all plans may be shared publicly.
- No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has been provided with this submittal for public distribution.

Project and Land Use Tables

All fields relevant to the project must be completed in order for this application to be accepted.

GENERAL LAND USE

Parking – gross square feet (GSF)	Existing / As-Built: _____	Proposed: _____
Residential GSF	Existing / As-Built: _____	Proposed: _____
Retail/Commercial GSF	Existing / As-Built: _____	Proposed: _____
Office GSF	Existing / As-Built: _____	Proposed: _____
Industrial-PDR GSF	Existing / As-Built: _____	Proposed: _____
Medical GSF	Existing / As-Built: _____	Proposed: _____
Hotel GSF	Existing / As-Built: _____	Proposed: _____
Laboratory GSF	Existing / As-Built: _____	Proposed: _____
Cultural, Institutional, Educational GSF	Existing / As-Built: _____	Proposed: _____
Electric Vehicle (EV) Charging GSF	Existing / As-Built: _____	Proposed: _____
Fleet Charging GSF	Existing / As-Built: _____	Proposed: _____

PROJECT FEATURES

Dwelling Units - Affordable	Existing / As-Built: _____	Proposed: _____
Dwelling Units - Market Rate	Existing / As-Built: _____	Proposed: _____
Dwelling Units - Total	Existing / As-Built: _____	Proposed: _____
Hotel Rooms	Existing / As-Built: _____	Proposed: _____
Number of Building(s)	Existing / As-Built: _____	Proposed: _____
Number of Stories	Existing / As-Built: _____	Proposed: _____
Parking Spaces	Existing / As-Built: _____	Proposed: _____
Loading Spaces	Existing / As-Built: _____	Proposed: _____
Bicycle Spaces	Existing / As-Built: _____	Proposed: _____
Car Share Spaces	Existing / As-Built: _____	Proposed: _____
Useable Open Space GSF	Existing / As-Built: _____	Proposed: _____
Public Open Space GSF	Existing / As-Built: _____	Proposed: _____
Roof Area GSF – Total	Existing / As-Built: _____	Proposed: _____
Living Roof GSF	Existing / As-Built: _____	Proposed: _____
Solar Ready Zone GSF	Existing / As-Built: _____	Proposed: _____
Other: _____	Existing / As-Built: _____	Proposed: _____

LAND USE – RESIDENTIAL

Studio Units	Existing / As-Built: _____	Proposed: _____
One Bedroom Units	Existing / As-Built: _____	Proposed: _____
Two Bedroom Units	Existing / As-Built: _____	Proposed: _____
Three Bedroom (or +) Units	Existing / As-Built: _____	Proposed: _____
Group Housing - Rooms	Existing / As-Built: _____	Proposed: _____
Group Housing - Beds	Existing / As-Built: _____	Proposed: _____
SRO Units	Existing / As-Built: _____	Proposed: _____
Micro Units	Existing / As-Built: _____	Proposed: _____

Accessory Dwelling Units

For ADUs, list all and include unit type (e.g. studio, 1 bedroom, 2 bedroom) and the GSF for each unit:

ADU type: _____	Existing / As-Built: _____	Proposed: _____
ADU type: _____	Existing / As-Built: _____	Proposed: _____
ADU type: _____	Existing / As-Built: _____	Proposed: _____

Project Eligibility Criteria Supplemental

(Pursuant to Govt. Code Sections 65658)

NUMBER	ELIGIBILITY OF PROPERTY	DOES YOUR PROJECT MEET THIS CRITERIA?
1.	Does the project include the retrofitting and repurposing of any building to create new residential or mixed uses including office conversion projects but does not involve the retrofitting and repurposing of any hotels, or any mixed-use buildings that contain hotel use, except if they have been discontinued for a minimum of five years from July 1, 2026?	Yes No
2.	Is the project located on a legal parcel where at least 75% of the perimeter of the site adjoins parcels developed with urban uses?	Yes No
3.	Is the project located in any zoning district aside from in an industrial zone that does not permit residential uses?	Yes No Zoning District: _____
4.	Is the project proposed for a building that is less than 50 years old or has it been evaluated by the City as not being a historic resource?	Yes No
5.	Is the building a listed historic resource (either Article 10, 11 or the California or National Register) or determined by the City to be a historic resource?	Yes No
6.	Does the project propose at least two dwelling units?.	Yes No
7.	Is the development located on a site greater than 20 acres?	Yes No Site Square Footage: _____
8.	An adaptive reuse project may include the development of new residential or mixed-use structures on undeveloped areas and parking areas located on the same parcel as the proposed repurposed building, or on the parcels adjacent to the proposed adaptive reuse project site provided certain requirements are met. Does the project include adjacent parcels or undeveloped areas? If so, see below.	Yes No
9.	An adaptive reuse project may include rooftop structures that exceed any applicable height limits, provided that the rooftop structure does not exceed one story and is used for shared amenities or equipment, including, but not limited to, shared cooking facilities, exercise facilities, common area lounges, or mechanical and stair penthouse facilities.	Yes No Height: _____

(checklist continues on the next page)

Project Eligibility Criteria Supplemental

(Pursuant to Govt. Code Sections 65658)

NUMBER	ELIGIBILITY OF ADJACENT OPEN AREAS OR PARCELS	DOES YOUR PROJECT MEET THIS CRITERIA?
10.	Does the adjacent open area or parcel meet all objective standards?	Yes No
11.	Does the development require the demolition of any of the following types of housing: affordable housing that is subject to a deed restriction restricting rents to levels affordable to persons and families of moderate, low, or very low income; housing subject to rent or price controls; housing that has been occupied by tenants in the last 10 years, excluding any manager's units; permanent housing that was occupied by tenants, excluding manager's units, and demolished in the last 10 years?	Yes No
12.	<p>Is the development site vacant? Please see Planning Director Bulletin 9 for additional information.</p> <p>If the site is vacant, the Department will conduct tribal consultation as described by Section 21080.3.1 of the Public Resources Code to confirm that the site does not contain tribal cultural resources. (CA Govt. Code Section 65912.111(h).)</p>	Yes No
13.	<p>Is the development in the coastal zone?</p> <p>If the development is in the coastal zone, the site must be subject to and compliant with a certified local coastal program or a certified land use plan. The site may not be in an area vulnerable to five feet of sea level rise, located within 100-feet of a wetland, or on prime agricultural land. For more information, please see the requirements in CA Govt. Code Section 65913.4(a) (6)(A) exclusive of clause iv.</p>	Yes No
14.	Is the adjacent open area or parcel a historic resource?	Yes No

ADDITIONAL DEVELOPMENT REQUIREMENTS

Affordability: the project must meet the required affordability requirements as specified in AB 507 and described in [Planning Director Bulletin 9.](#)

I reviewed the [Master Intake Checklist](#) to help confirm my application includes all required materials and any applicable supplemental applications.



PREVAILING WAGE AND APPRENTICESHIP STANDARDS

For AB 507 Projects (CA Govt. Code 65658)

In This Project has applied for streamlined ministerial approval process pursuant to California Government Code Section 65658.

The Developer agrees to comply with the following requirements, which will be made conditions of approval on a building or site permit:

1. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the types of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
2. All contracts will include language requiring compliance for all covered work with requirements to submit, maintain, and verify payroll records via the City’s certified payroll reporting system.
3. All contracts will include language acknowledging the Office of Labor Standards Enforcement as the enforcement entity of these terms and requiring full cooperation with the Office of Labor Standards Enforcement in any potential investigations.

Project Sponsor's Information

Name: _____

Address: _____

Email: _____ Phone: _____

Property Information and Related Applications

Project address: _____ Blocks/Lot(s): _____

Building Permit Application No(s): _____

Planning Department Case No(s): _____

Planning Commission Motion No(s) (if applicable): _____

Estimated Residential Units: _____ Estimated SQFT Space (per land use): _____

Estimated Height / Floors: _____ Estimated Construction Cost: _____

Anticipated Start Date: _____

Affidavit for Prevailing Wage and Apprenticeship Standards

Complete this affidavit only if you've completed the prevailing wage and apprenticeship standards on page 9.

DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

Print Name And Title Of Authorized Representative: _____

Email: _____ Phone: _____

I hereby declare that the information provided herein is accurate to the best of my knowledge.

Signature of authorized representative: _____ Date: _____

For Department Use Only — Please email an electronic copy of the completed affidavit for Prevailing Wage and Apprenticeship Standards to OLSE's Prevailing Wage Team at prevailingwage@sfgov.org.

Office of Labor Standards Enforcement

Address: 1 Dr. Carlton B. Goodlette Place, Room 430, San Francisco, CA 94102

Phone: 415.554.6573

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required.
- I acknowledge that if my property is a historic resource, the proposed project shall comply with the United States Secretary of the Interior's Standards for Rehabilitation.
- I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts — **have not been provided as part of this application.**

Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department.

I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature _____

Name (printed): _____ Date: _____

Relationship to Project (i.e. Owner, Architect, etc.): _____

Email: _____ Phone: _____

For Department Use Only — application received by Planning Department.

By: _____ Date: _____