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Broad Coalition of Neighborhood Groups, Housing Advocates, and Small Businesses File Lawsuit Challenging San Francisco’s Controversial Citywide Upzoning Plan

(San Francisco, CA) – A broad coalition of neighborhood organizations, housing advocates, small business groups, and San Francisco residents intends to file a lawsuit challenging the City of San Francisco and the Board of Supervisors’ recent approval of a sweeping, controversial, and haphazard [rezoning package](#) backed by Mayor Daniel Lurie and adopted in December 2025.

The lawsuit challenges this recently enacted citywide rezoning that dismantles long-standing, carefully designed land use policies and protections across large swaths of San Francisco. These changes were approved with little meaningful analysis of their real-world consequences, despite clear evidence that they would incentivize speculative redevelopment, replace existing rent-controlled homes with unaffordable luxury units, accelerate the displacement of critical, neighborhood-serving small businesses, and place intense strain on transit, critical infrastructure, and public services without compensating for those impacts.

“This plan makes sweeping, permanent changes to how San Francisco grows, but it was approved without a serious, honest look at what those changes actually mean for residents,” **said Katherine Petrin, co-founder, Neighborhoods United San Francisco**. “You cannot claim to support families and affordability while advancing a rezoning that encourages displacement, strains infrastructure, and offers no clear path to housing people can afford.”

Despite the unprecedented scale of the rezoning, the Mayor, City Attorney, and Board of Supervisors argue that no new analysis is needed because the City already reviewed and approved the [housing plan](#) adopted in 2022. The plaintiffs strongly disagree. This rezoning is far broader than anything previously studied, shifts burdens onto new neighborhoods, allows much more dramatic redevelopment, and creates displacement and infrastructure pressures that were never fully examined or approved by the public (as required under state law).

“Daniel Lurie is selling our city instead of fixing it,” **said Justin Dolezal of Small Business Forward**, a plaintiff in the case. “He says this plan is for the young families who want to build their lives in San Francisco, but all the evidence shows it will build mostly out of reach,

unaffordable, 1 and 2 bedroom condos. This plan will hurt the quality of life for working class, long-term residents of this city and do nothing to support families who are looking for permanent, affordable, stable housing. Instead, this plan only offers housing to the rich people he wants to sell our city to.”

What makes the legislation especially flawed is not just what it allows, but what it ignores. The City approved the plan while acknowledging that it could displace existing renters and businesses, increase strain on transit and public services, worsen air quality in already burdened areas, and undermine historic and neighborhood-serving places. Rather than grappling with those impacts in a meaningful way, the City pushed the ordinance through on an accelerated timeline, relying on outdated assumptions and broad generalities instead of concrete solutions rooted in a careful and legally required assessment of potential impacts.

“This lawsuit is not about opposing housing,” said **Romalyn Schmaltz, an artist, a San Francisco resident and plaintiff in the case.** “It is about opposing a false choice between growth and stability. San Francisco does not need to gamble with the lives and livelihoods of existing communities in order to grow. The city has public land, underutilized industrial spaces, and existing tools to deliver deeply affordable, family-sized housing without putting entire neighborhoods and demographics at risk.”

By filing this action, the coalition is calling for a pause while the full, robust, and legally required assessment of the potential impacts of the rezoning is undertaken. City leaders should be honest about what this plan will and will not deliver, and commit to a housing strategy that actually centers affordability, protects existing communities, and aligns growth with infrastructure and public services. That is how San Francisco builds housing that lasts.

Plaintiffs in the case include Neighborhoods United SF, Small Business Forward, and San Francisco residents.