

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

April 23, 2021

The Honorable Gavin Newsom  
Governor of the State of California  
1303-10th Street, Suite 1173  
Sacramento, CA 95814

Re: Board of Supervisors Resolution No. 150-21

Dear Governor Newsom:

On April 6, 2021, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 150-21 (Supporting California State Assembly Bill No. 854 (Lee) - Ellis Act Reform), which was enacted on April 16, 2021.

The Board of Supervisors directs the Clerk of the Board to forward the following document to your attention:

- One copy of Resolution No. 150-21 (File No. 210318)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

Sincerely,

  
Angela Calvillo  
Clerk of the Board

jw:ll:ams

- c. Members of the Board of Supervisors, Supervisors Ahsha Safai, Shamann Walton, Rafael Mandelman, Connie Chan, Aaron Peskin, Matt Haney, Hillary Ronen, Gordon Mar, Myrna Melgar, Dean Preston  
Sophia Kittler, Mayor's Liaison to the Board of Supervisors  
Eddie McCaffrey, Mayor's Manager of State and Federal Legislative Affairs  
Andres Power, Mayor's Policy Director  
Rebecca Peacock, Mayor's Office  
Paul Yoder, Karen Lange, Erica Smith, City Lobbyists - Shaw/Yoder/Antwih Inc.

1 [Supporting California State Assembly Bill No. 854 (Lee) - Ellis Act Reform]

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3 **Resolution urging support for California State Assembly Bill No. 854, authored by**  
4 **Assembly Member Alex Lee, and co-authored by Assembly Members David Chiu,**  
5 **Richard Bloom, and Phil Ting, which creates Ellis Act Reform by imposing a five year**  
6 **holding period before the Ellis Act can be used.**

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8 WHEREAS, The Ellis Act, passed in 1985, establishes a landlord’s unconditional right  
9 to remove their property from the rental market, evicting the tenants without just cause; and

10 WHEREAS, The Ellis Act’s original purpose was to protect small landlords who wanted  
11 to leave the rental market without selling their property; and

12 WHEREAS, The legislation’s reach has been gradually expanded by a series of court  
13 decisions, ruling that owners could invoke the Act not only to keep the units vacant, but also to  
14 convert the units to ownership or demolish them altogether; and

15 WHEREAS; Over 78% of Ellis Act evictions happen within the first 5 years of  
16 ownership by speculators; and

17 WHEREAS, Currently, the statewide COVID-19 eviction protections leave many  
18 tenants unprotected, including tenants whose landlords are attempting Ellis evictions; and

19 WHEREAS, Tenants targeted for these evictions tend to be long term residents, often  
20 elderly, low income, and/or disabled; and

21 WHEREAS, We must recognize the ramifications of the Ellis Act on our vulnerable  
22 tenants especially with mandatory shelter in place precautions in place due to COVID-19; and

23 WHEREAS, Cities such as Berkeley and Oakland have called for Ellis Act reform; and

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1           WHEREAS, Senator Scott Wiener, Assembly Member David Chiu, and others  
2 introduced an Ellis Act reform bill that was defeated in August 2021 due to lack of support;  
3 and

4           WHEREAS, Assembly Bill 854 requires owners to hold a property for 5 years before  
5 using the Ellis Act evictions; and

6           WHEREAS, AB 854 is legislation designed to oppose gentrification and displacement  
7 of our Black, Brown, immigrant, elderly and other vulnerable residents from our communities;  
8 and

9           WHEREAS, A copy of Assembly Bill 854 is on file with the Clerk of the Board of  
10 Supervisors in File No. 210318, which is hereby declared to be a part of this Resolution as if  
11 set forth fully herein; now, therefore, be it

12           RESOLVED, That the San Francisco Board of Supervisors shall support Assembly Bill  
13 854 and join Assembly Members Alex Lee, David Chiu, Phil Ting and others to support the  
14 passage of this bill; and, be it

15           FURTHER RESOLVED, That the Clerk of the Board of Supervisors of the City and  
16 County of San Francisco distribute this Resolution to San Francisco's State Legislative  
17 Delegation and to California Governor Gavin Newsom.

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 210318

Date Passed: April 06, 2021

Resolution urging support for California State Assembly Bill No. 854, authored by Assembly Member Alex Lee, and co-authored by Assembly Members David Chiu, Richard Bloom, and Phil Ting, which creates Ellis Act Reform by imposing a five year holding period before the Ellis Act can be used.

April 06, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210318

I hereby certify that the foregoing Resolution was ADOPTED on 4/6/2021 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Unsigned
London N. Breed
Mayor

4/16/2021
Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Handwritten signature of Angela Calvillo
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Clerk of the Board

04/16/2021
Date

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April 23, 2021

The Honorable Scott Wiener  
California State Senator  
California State Capitol, Room 5100  
Sacramento, CA 95814-4900

Re: Board of Supervisors Resolution No. 150-21

Dear Senator Wiener:

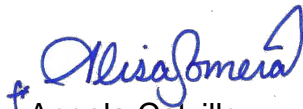
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19 WHEREAS, Tenants targeted for these evictions tend to be long term residents, often  
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2 introduced an Ellis Act reform bill that was defeated in August 2021 due to lack of support;  
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4           WHEREAS, Assembly Bill 854 requires owners to hold a property for 5 years before  
5 using the Ellis Act evictions; and

6           WHEREAS, AB 854 is legislation designed to oppose gentrification and displacement  
7 of our Black, Brown, immigrant, elderly and other vulnerable residents from our communities;  
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9           WHEREAS, A copy of Assembly Bill 854 is on file with the Clerk of the Board of  
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# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Resolution

**File Number:** 210318

**Date Passed:** April 06, 2021


Resolution urging support for California State Assembly Bill No. 854, authored by Assembly Member Alex Lee, and co-authored by Assembly Members David Chiu, Richard Bloom, and Phil Ting, which creates Ellis Act Reform by imposing a five year holding period before the Ellis Act can be used.

April 06, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210318

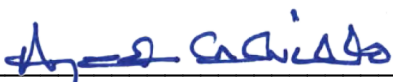
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Angela Calvillo  
Clerk of the Board

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Unsigned  
London N. Breed  
Mayor

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4/16/2021  
Date Approved

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Clerk of the Board

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04/16/2021  
Date



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April 23, 2021

The Honorable David Chiu  
California State Assembly Member  
California State Capitol, Room 4112  
P.O. Box 942849  
Sacramento, CA 94249-0017

Re: Board of Supervisors Resolution No. 150-21

Dear Assembly Member Chiu:


On April 6, 2021, the Board of Supervisors of the City and County of San Francisco adopted Resolution No. 150-21 (Supporting California State Assembly Bill No. 854 (Lee) - Ellis Act Reform), which was enacted on April 16, 2021.

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# City and County of San Francisco

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## Tails Resolution

**File Number:** 210318

**Date Passed:** April 06, 2021


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April 06, 2021 Board of Supervisors - ADOPTED

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File No. 210318

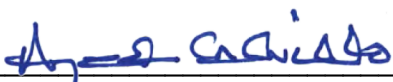
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Angela Calvillo  
Clerk of the Board

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Unsigned  
London N. Breed  
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April 23, 2021

The Honorable Phil Ting  
California State Assembly Member  
California State Capitol, Room 6026  
P.O. Box 942849  
Sacramento, CA 94249-0019

Re: Board of Supervisors Resolution No. 150-21

Dear Assembly Member Ting:


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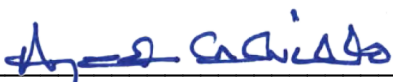
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