

1 [Supporting California State Assembly Bill No. 2050 (Lee) - Ellis Act Reform]

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3 **Resolution urging support of the passage of California State Assembly Bill No. 2050**  
4 **introduced by Assembly Members Alex Lee and Wendy Carrillo, principally co-**  
5 **authored by Assembly Member Ash Kalra, and co-authored by Assembly Members**  
6 **Richard Bloom, Mia Bonta, Adrin Nazarian, Phil Ting, as well as Senators Ben Allen and**  
7 **Henry Stern, which aims to curb property speculators who misuse the Ellis Act to evict**  
8 **tenants until after five continuous years of property ownership.**

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10 WHEREAS, The City and County of San Francisco (the "City"), along with many other  
11 cities in the state of California, have struggled to provide affordable rental units for their  
12 workforce and families; and

13 WHEREAS, According to the 2019 Census Bureau survey estimates, approximately  
14 two-thirds of San Francisco housing units were occupied by renters; and

15 WHEREAS, San Francisco has approximately 170,000 units of rent-controlled housing  
16 units making it the largest source of affordable rents in the city; and

17 WHEREAS, San Francisco General Plan's current Housing Element includes Objective  
18 3 to "protect the affordability of the existing housing stock, especially rental units;" and

19 WHEREAS, The Ellis Act has adversely affected the city's supply of rental housing,  
20 especially rent-controlled housing, by converting rental units to ownership units; and

21 WHEREAS, Between 2010 to 2021, Ellis Act eviction notices ranged from 54 to 231  
22 per year; and

23 WHEREAS, The Ellis Act allows property owners to evict tenants in order for landlords  
24 to transition out of the rental business; and

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1           WHEREAS, A 2014 report from Tenants Together, a statewide organization for renters'  
2 rights, found that 51% of the City's evictions begin within the first year of new ownership and  
3 78% start within the first five years of new ownership; and

4           WHEREAS, The report found that 30% of all Ellis Act evictions come from investors  
5 who have entered and exited the rental business more than once, rather than going out of the  
6 landlord business altogether as designed; and

7           WHEREAS, The Ellis Act creates no new housing and only increases property values  
8 through speculative change of use; and

9           WHEREAS, Ellis Act evictions typically target long-term tenants so disproportionately  
10 impact the city's most vulnerable residents including seniors, disabled and those living with  
11 HIV; and

12           WHEREAS, California State Assembly Bill No. 2050 aims to curb property speculators  
13 by prohibiting the use of the Ellis Act to evict tenants until the property has been owned by all  
14 owners of record for at least 5 continuous years, and

15           WHEREAS, California State Assembly Bill No. 2050 acknowledges that part of the Ellis  
16 Act was implemented to support long-time "mom and pop" landlords who might not be able to  
17 sustain a rental property to transition out of the business; and

18           WHEREAS, California State Assembly Bill No. 2050 does contain some exemptions for  
19 those who may be considered small "mom and pop" landlords; and

20           WHEREAS, California State Assembly Bill No. 2050 aims to preserve existing  
21 affordable housing units by curbing speculator evictions under the Ellis Act and respecting the  
22 rights of small scale landlords; now, therefore, be it

23           RESOLVED, That the Board of Supervisors shall support California State Assembly Bill  
24 No. 2050 and join Assembly Members Lee, Carrillo, Kalra, Bloom, Mia Bonta, Nazarian, Ting  
25 and Senators Allen and Stern and others to support the passage of this bill; and, be it

1            FURTHER RESOLVED, That the Clerk of the Board of Supervisors of the City and  
2 County of San Francisco distribute this Resolution to San Francisco’s State Legislative  
3 Delegation and to California Governor Gavin Newsom.

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