

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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