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.**

7

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
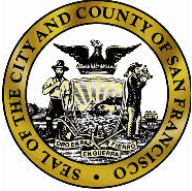
5   using the Ellis Act evictions; and

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
Tails
Resolution

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

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.
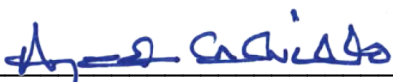
_____
Angela Calvillo
Clerk of the Board

_____
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.

_____
Angela Calvillo
Clerk of the Board

_____
04/16/2021
Date