

1 [Urging Ellis Act Revisions.]

2

3 **Resolution urging members of the State Legislature to introduce amendments to the**
4 **Ellis Act to prevent evictions.**

5

6 WHEREAS, San Francisco faces a severe shortage of rental housing, with a vacancy
7 rate of less than four percent; and

8 WHEREAS, Thousands of rental units are lost each year due to conversion to
9 condominium-type units of single family homes; and,

10 WHEREAS, Most of these conversions occur through the use of the state Ellis Act;
11 and,

12 WHEREAS, Evictions in San Francisco have increased by over 300% since 1996; and,

13 WHEREAS, Evictions under the Ellis Act have increased by over 1,000% since 1998;
14 and,

13/22/01
grh

15 ~~WHEREAS, Reports indicate that over one-third of all Ellis evictions involve seniors,~~
16 ~~disabled tenants or families with young children; and,~~

17 WHEREAS, The Ellis Act is being abused by real estate speculators seeking to
18 circumvent the City's conversion law, with reports indicating that two-thirds of all landlords
19 who bought the building within months evicted tenants under the Ellis Act; and,

20 WHEREAS, Vulnerable tenants such as senior renters, disabled renters or renters with
21 young children need protections from abuses of the Ellis Act; and,

22 WHEREAS, The Ellis Act was intended for use by long-time landlords seeking to get
23 out of the business, rather than for use by real estate speculators on newly purchased
24 buildings; now, therefore, be it

25

1 RESOLVED, That the San Francisco Board of Supervisors hereby urges our
2 representatives in the State Legislature to introduce amendments to the Ellis Act which would
3 allow cities to prohibit Ellis evictions for tenants who are seniors, disabled and who have
4 children under the age of six; and, be it

5 FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby urges
6 our representatives in the State Legislature to introduce amendments to the Ellis Act which
7 would prohibit the use of the Ellis Act by new purchasers of buildings by requiring a "holding
8 period" wherein a landlord must own a property for at least five years before evicting tenants
9 under the Ellis Act; and, be it

10 FURTHER RESOLVED, That a copy of this resolution be forwarded to his Honor, the
11 Mayor, with a request that he transmit copies to members of the State Legislature
12 representing San Francisco with a request that they take all action necessary to achieve the
13 objectives of this resolution.



City and County of San Francisco

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

Tails Resolution

File Number: 010232

Date Passed:

Resolution urging members of the State Legislature to introduce amendments to the Ellis Act to prevent evictions.

February 12, 2001 Board of Supervisors — SEVERED FROM FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA

February 12, 2001 Board of Supervisors — REFERRED: Housing, Transportation and Land Use Committee

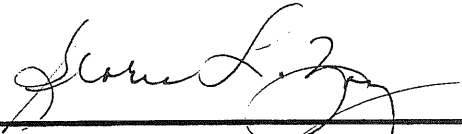
April 2, 2001 Board of Supervisors — ADOPTED

Ayes: 8 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Peskin, Sandoval

Noes: 3 - Hall, Newsom, Yee

File No. 010232

I hereby certify that the foregoing Resolution was **ADOPTED** on April 2, 2001 by the Board of Supervisors of the City and County of San Francisco.



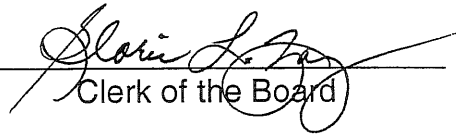
Gloria L. Young
Clerk of the Board

Date Approved

Mayor Willie L. Brown Jr.

April 13, 2001

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, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.



Clerk of the Board

File No.
010232