AB 2050, Ellis Act Reform, Headed for Vote by Full Assembly!

On May 4, AB 2050, introduced by Assembly Member Alex Lee (D-San Jose), sponsored by the Coalition for Economic Survival and the Tenderloin Housing Clinic, passed the Assembly Appropriations Committee. Prior to this, AB 2050 had passed the Assembly Housing and Assembly Judiciary Committees.

The bill is jointly authored by Assemblymember Wendy Carrillo (D-Los Angeles), principally co-authored by Assemblymember Ash Kalra (D-San José), and co-authored by Assemblymembers Richard Bloom (D-Santa Monica), Mia Bonta (D-Oakland), Adrin Nazarian (D-Van Nuys), Phil Ting (D-San Francisco) as well as Senators Ben Allen (D-Santa Monica) and Henry Stern (D-Los Angeles).

AB 2050 will face a vote from the entire state Assembly later this month.

Now is the time to contact your State Assembly Member to urge their YES vote on AB 2050!

Click Here to Find Your Assembly Member
ACT NOW!!!

Also, Contact These Key Assembly Democrats to Help Ensure Their Vote in Support of AB 2050

Assembly Members:

Lisa Calderon (Whittier): 916-319-2057; P.O. Box 942849, Sacramento, CA 94249-0057; lisa.calderon@asm.ca.gov

Mike Fong (Monterey Park): (916) 319-2049; P.O. Box 942849, Sacramento, CA 94249-0049; mike.fong@asm.ca.gov

Eduardo Garcia (Coachella): 916-319-2056; P.O. Box 942849, Sacramento, CA 94249-0056; eduardo.garcia@asm.ca.gov

Mike Gipson (Compton): 916-319-2064; P.O. Box 942849, Sacramento, CA 94249-0064; mike.gipson@asm.ca.gov

Timothy Grayson (Concord): 916-319-2014; P.O. Box 942849, Sacramento, CA 94249-0014; timothy.grayson@asm.ca.gov

Evan Low (Cupertino): (916) 319-2028; P.O. Box 942849, Sacramento, CA 94249-0028; evan.low@asm.ca.gov

James Ramos (Rancho Cucamonga): 916-319-2040; P.O. Box 942849, Sacramento, CA 94249-0040; james.ramos@asm.ca.gov

Freddie Rodriguez (Chino): 916-319-2052; P.O. Box 942849, Sacramento, CA 94249-0052; freddie.rodriguez@asm.ca.gov

Lori Wilson (Brentwood): (916) 319-2011; P.O. Box 942849, Sacramento, CA 94249-0011; Lori.wilson@asm.ca.gov

Jim Wood (Santa Rosa): 916-319-2002; P.O. Box 942849, Sacramento, CA 94249 0002; jim.wood@asm.ca.gov

Tweet Key Assembly Members

Tweet these Assembly Members using the tags and graphic below and tag the following Assembly Members with a template caption we've provided or one of your own captions.

Replace the "@ASSEMBLYMEMBER" in the captions below with any/all of the following:

- @drarambulaAD31
- @BauerKahan
- @AsmTbh
- @AsmLisaCalderon
Use these statements or your own:

- **@ASSEMBLYMEMBER**: By imposing a 5-year holding period before the Ellis Act can be used, speculator abuse of the Ellis Act would be deterred, while the statutory right of long-term landlords to get out of the rental business would be preserved. Vote YES on #AB2050

- **@ASSEMBLYMEMBER**: Protecting and preserving affordable housing stock – particularly rent-controlled units – is essential to keeping people housed and addressing California’s housing crisis. We need to PASS #AB2050

- **@ASSEMBLYMEMBER**: the Ellis Act has been misused to displace tens of thousands of Californians and reduce rental housing stock by tens of thousands of units. Vote YES on #AB2050.

- **@ASSEMBLYMEMBER**: #AB2050 would enact sensible reforms to close what has become a developer loophole that enriches a few at the expense of the rest of us. Vote YES!
The Impact of the Ellis Act on Housing & Displacement

> Since 2001, 27,817 units in Los Angeles have been taken off the rental market using the Ellis Act.

> Since 1994, 5,492 San Francisco households have been forced out of their homes due to the Ellis Act.

> 51% of Ellis Act evictions were commenced by owners within the first year of their ownership of the property. The majority of those were during the first six months of ownership.

> 78% of Ellis Act evictions are commenced by owners within their first five years of ownership.

> 30% of units lost to the Ellis Act are by known serial evictors, meaning they have used the Ellis Act to evict tenants in many other properties.
Even With Ellis Eviction Prohibited in Los Angeles
524 More Affordable Rent Controlled Units Lost in 2021 Due to Ellis Act Filings!

While the COVID-19 pandemic had an impact on slowing evictions, the City of Los Angeles still continued to see more Ellis Act Eviction applications filed by landlords, speculators and developers.

The Coalition for Economic Survival (CES), in conjunction with the Anti-Eviction Mapping Project, is releasing an update of our web-based interaction map, showing where 27,817 rent stabilized affordable units have been destroyed in the City of LA from 2001 through March 2022 due to the Ellis Act.

The map, using data provided by the Los Angeles Housing Department (LAHD), visually shows the devastating impact the Ellis Act has had on tenants being displaced and affordable rent controlled housing lost. One can view the address of the buildings and the number of units lost there, due to the Ellis Act, by hovering over the dot using a computer mouse or laptop touch pad.

City Still Accepting Ellis Act Applications for Vacant Buildings

Even though tenants in the City of LA cannot be evicted due to the Ellis Act during the pandemic emergency, developers can still filled for the Ellis Act if the building is empty. This provides developers a
tremendous incentive for landlords to get tenants to move, through Cash for Keys offers, harassment, intimidate or any means necessary, legal or not.

History of the Ellis Act

The Ellis Act was originally passed in 1985 to protect long-term "mom and pop" landlords who could no longer tend to their rental property. It allowed landlords to evict all tenants without fault from any building they intend to remove from the rental market. The stated intention of the law was to allow for landlords to "retire" and exit the rental business entirely. The bill sponsor, former Senator Jim Ellis (R-San Diego), who passed away in 2017, said he did not expect the law to be used very often because few landlords want to keep a vacant building. He was right — for ten years the Ellis Act was virtually never used.

A series of court decisions vastly expanded the Act's reach. Courts ruled that invoking the Ellis Act did not require buildings to remain vacant, but could be converted from rental to ownership. This led to speculators buying rent-controlled buildings just to immediately "go out of the rental housing business" and evict all the long-term tenants in the building.

KNOW YOUR TENANT RIGHTS!

ATTENTION ALL RENTERS!

Attend the Coalition for Economic Survival Tenants’ Rights Zoom Clinic

To sign up for the next Coalition for Economic Survival Tenants’ Rights Clinic via ZOOM
Request a Link by emailing: HelpingLARenters@gmail.com

The Clinic serves the entire Southern California area. Accommodations for Spanish, Russian, Farsi & Hebrew speakers are provided.

CES holds the Clinic Every Saturday via Zoom at 10 am. and every Wednesday at 6 pm for West Hollywood Renter To request a link to register for any Clinic email: HelpingLARenters@gmail.com.
Coalition for Economic Survival

TENANT’S RIGHTS CLINIC

KNOW YOUR RENTERS’ RIGHTS

TO REQUEST A REGISTRATION LINK, EMAIL:
HelpingLArenters@gmail.com

SERVING RENTERS THROUGHOUT SOUTHERN CALIFORNIA & BEYOND...

Accommodations for Spanish & Russian speakers are provided.

EVERY SATURDAY AT 10 AM

TO REGISTER > CLICK HERE
Check Your Status Anytime

CA COVID-19 RENT RELIEF

If you have an application in progress with the CA COVID-19 Rent Relief program, you can log into your account at any time to check your status, review assigned tasks, or get more information.

Stay Housed L.A. County
Promoting Tenants’ Rights

Stay Housed LA has the resources you need to know your rights and the legal assistance to back them up.

Support the work of the Coalition for Economic Survival

* Secure tenants' rights
* Preserve existing affordable housing
* Prevent tenant displacement

Show your support for CES' work by making a donation now!

The economic justice victories that CES has won over the years such as rent control in the cities of Los Angeles and West Hollywood, creating the city of West Hollywood and winning numerous laws to combat slum housing, secure tenants' rights and preserve affordable housing has only been possible with the generous financial support from people like you. 2022 marked CES' 49th Anniversary year. Help make it another year of victories by clicking here to donate now.

With us all facing this pandemic that threatens us both health-wise and economically, CES has committed to continue providing tenants with information and assistance on their rights. Clearly, COVID-19 has made this commitment extremely challenging. It is why we need your financial support more than ever. We will persist!

Join CES, Donate to CES TODAY!

[DONATE NOW: $3]
[DONATE NOW: $5]
[DONATE NOW: $10]
[DONATE NOW: $25]
[DONATE NOW: $50]
[DONATE NOW: $100]

Coalition for Economic Survival
616 Shatto Place, Los Angeles, CA 90005
Telephone: (213) 252-4411
Fax: (213) 252-4422
contactces@earthlink.net
www.cesinaction.org
Mailing Address:
Coalition for Economic Survival
14320 Ventura Bl #537, Sherman Oaks, CA 91423