



ACT NOW! AB 2050 HEADED TO ASSEMBLY FLOOR

Bill To Restrict Ellis Act Evictions!



Action Alert!

MAY 2022

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](#)

Assembly Room 1100 Video, Wednesday, May 4th, 2022



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:

- @drambulaAD31
- @BauerKahan
- @AsmTbh
- @AsmLisaCalderon

- @AsmMikeFong
- @AsmEGarciaAD56
- @AsmMikeGipson
- @AsmGrayson
- @jacquiirwin
- @Evan_Low
- @AsmJoseMedina
- @AsmPatODonnell
- @AsmJamesRamos
- @AsmRodriguez52
- @AsmBlancaRubio
- @rudysalasjr
- @AsmVillapudua
- @AsmLoriDWilson
- @JimWoodAD2

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!

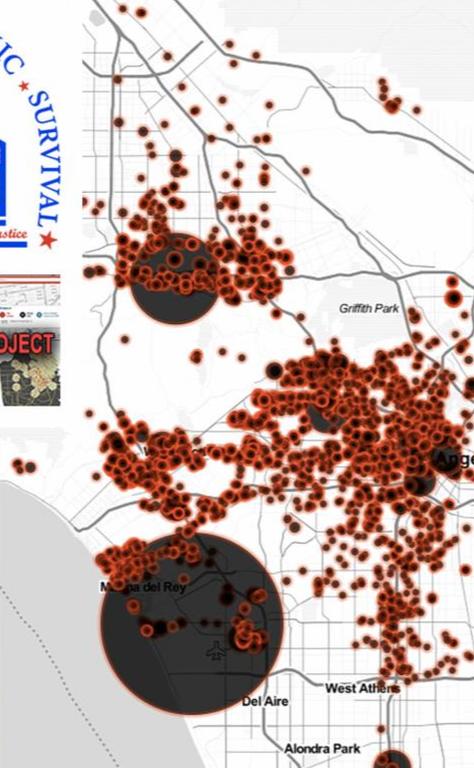
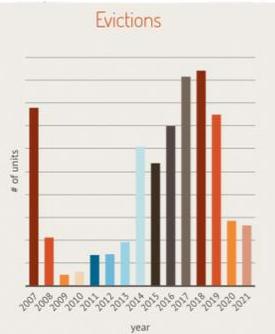
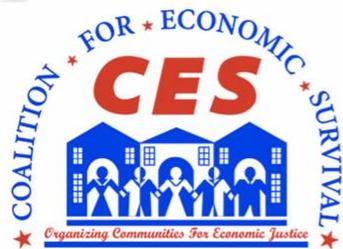
Don't Let Real Estate Investors Destroy Our Affordable Housing Stock

VOTE YES ON AB 2050 TO REFORM THE ELLIS ACT



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.



THE DESTRUCTION
OF LOS ANGELES
AFFORDABLE HOUSING
DUE TO THE

Ellis Act!

27817

NUMBER OF UNITS IN WHICH
LANDLORDS/DEVELOPERS FILED
ELLIS ACT DECLARATIONS TO
EVICT TENANTS WITH THE CITY
OF LOS ANGELES

1/1/2001 - 3/29/2022



Map created by the Anti-Eviction Mapping Project

In conjunction with the Coalition for Economic Survival.

"In the Last 4 Years Ellis
Act Evictions Are, Once
Again, on the Rise"

All Data Provided by the Los
Angeles Department of Housing
& Community Development

27,817

**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

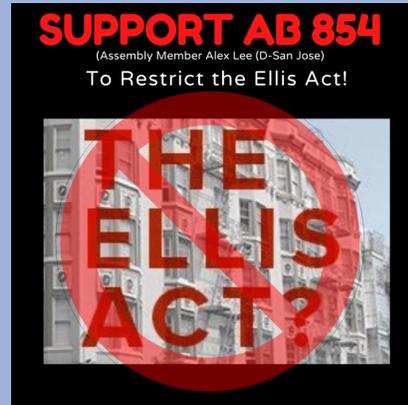
tremendous incentive for landlords to get tenants to move, through Cash for Keys offers, harassment, intimidate or any means necessary, legal or not.

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



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.

   @STAHOUSEDLA

STAYHOUSEDLA.ORG

**Stay
Housed**
L.A. County
Promoting Tenants' Rights

The logo graphic for Stay Housed L.A. County, featuring a stylized house, a palm tree, and a multi-story building.

**Owe
Rent?
Eviction
Notice?**

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

SUPPORT OUR WORK: CLICK HERE TO

DONATE TODAY!

**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

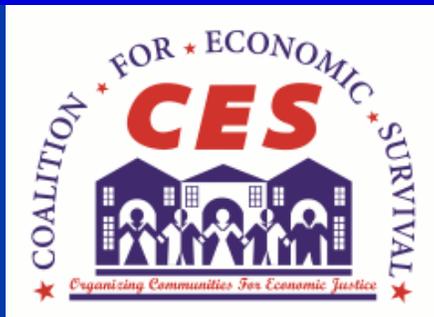
DONATE NOW: \$5

DONATE NOW: \$10

DONATE NOW: \$25

DONATE NOW: \$50

DONATE NOW: \$100



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