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DEMOCRATIC PARTY OF THE SAN FERNANDO VALLEY

April 9, 2021

RE: DPSFV Supports Assembly Bill 854 [Ellis Act, Withdrawal of Accommodations]

Representatives of the Honorable San Fernando Valley Delegation:

On behalf of the Democratic Party of the San Fernando Valley (DPSFV), we are pleased to report that our Executive Board voted to support AB 854, which seeks to stop speculator evictions by requiring five years of ownership before the Ellis Act can be invoked. The Ellis Act allows a property owner to get out of the rental business and evict all tenants from the rental property, notwithstanding any local rent control laws.

We urge you to please support this important piece of legislation.

DPSFV was founded in 1978 and is chartered by the Los Angeles County Democratic Central Committee. Our organization is the coordinating body for a coalition of twenty-one Democratic Clubs located in the six Assembly Districts (38, 39, 43, 45, 46, and 50) which are wholly or partially in the San Fernando Valley.

The DPSFV Political Action Committee met last month to discuss AB 854 and voted to recommend that the DPSFV Executive Board support this vital piece of legislation. The committee noted that since 2001, over 27,000 units in Los Angeles have been taken off the rental market using the Ellis Act. The loss of these rent-controlled units has displaced over 60,000 Los Angeles residents.

The vast majority of these types of evictions occur within 5 years of the owner purchasing the property, as speculator developers will often purchase the property and “go out of business” immediately after. The Ellis Act has become a major loophole for speculator developers to destroy California’s rent-controlled housing for a profit. With California’s major housing crisis afoot, it is more important than ever to protect our stock of rent-controlled housing and keep tenants housed.

The Ellis Act imposes immeasurable cruelty on some of our most vulnerable tenants. Especially during a pandemic, we cannot allow for our seniors and working families to be evicted and displaced from communities they’ve been part of for years. AB 854 would prohibit a rental housing owner from removing a building from the market pursuant to the Ellis Act unless all owners in the property have held their ownership interest for at least five years. This bill would put an end to speculator evictions loophole.

We urge you to support AB 854.

Please note that DPSFV will be tracking this bill as it travels through the Legislature. Your voting record will be noted and may be considered should you ever seek our endorsement. Your office is always welcome to contact DPSFV if you have any questions.

Sincerely and respectfully,



Chair Sean M. Rivas
Democratic Party of the San Fernando Valley

cc: Assembly Members Lee (author), Rivas, Friedman, Gabriel, Nazarian, and Bloom
Senators Hertzberg, Portantino, Stern and Allen

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