

The Coalition for Economic Survival is providing its full support and assistance to the Barrington Plaza Tenants effort to stop this unjust evictions

Los Angeles Times

Opinion: I'm a Tenant in the Mass Eviction at Barrington Plaza. This Developer Decision Could Devastate L.A.

By ROBERT LAWRENCE - June 17, 2023

"Hell, no, we won't go!" The spirited chant sounded familiar, although it had been 51 years since I last shouted it alongside other demonstrators.

This time, instead of protesting the Vietnam War at UC Berkeley's Sproul Plaza, I stood with 25 other impassioned tenants on a corner of Wilshire Boulevard in West Los Angeles, in front of Barrington Plaza — the apartment complex from which we are being unlawfully evicted.

My motivations for participating in both were altruistic and self-serving. I opposed the war in Vietnam on moral grounds, appalled by the unnecessary devastation, but I also did not want to join the thousands of Americans who had already perished in it.

I'm helping to organize the tenants' resistance to the eviction to preserve my own home, but I'm equally motivated to protect our community, especially my fellow boomers, some of whom suffer from dementia, diabetes or cancer.



Barrington Plaza Tenant Leader
ROBERT LAWRENCE
Then and Now

The multibillion-dollar corporate landlord and developer, Douglas Emmett, decided to evict all the largely working-class tenants from their 577 occupied units in one of the biggest rent-stabilized buildings on Los Angeles' pricey



Westside. The company says it intends to retrofit the fire sprinkler system, following dangerous fires in 2013 and 2020, and make other needed repairs. Yet if it requires units to be vacant to do the work, the city requires the filing of a Tenant Habitability Plan, under which tenants should be temporarily relocated, not evicted.

Emmett is also claiming the Ellis Act as justification for the mass eviction. Passed in 1985, this California law was created to allow landlords to evict tenants from rent-controlled units that they plan to take off the rental market. But the company won't commit to removing Barrington Plaza from the rental market when the renovations are complete, and they may gentrify and then re-rent the units at inflated market prices.

Another inescapable irony: Barrington's eviction announcement came on May 8, the same date in 1959 that Los Angeles officials used eminent domain and other political machinations to bulldoze Chavez Ravine and destroy the homes of that vibrant, historic Mexican American community to make way for Dodger Stadium. If the Barrington evictions go through, they'll join Chavez Ravine as among the largest evictions in the city's history.



While I watched L.A.'s rush-hour traffic crawl by our tenant protest, many of the vehicles honking in support of our ragtag crew carrying signs and joined by our dogs, I reflected that this time the power we were fighting was not the military-industrial complex, but "Big Development" and corporate greed. Emmett donated \$400,000 to the campaign of the current City Council member for Barrington Plaza's district.



The owner of Barrington Plaza on the Westside has initiated one of the largest mass evictions in L.A. in recent years. (Jason Armond / Los Angeles Times)

The wonderfully inclusive, intergenerational, international community at Barrington represents the best of L.A., with a wide range of jobs and backgrounds. Tenants I've spoken with since we received notice include an Uber Eats driver, a waitress at El Pollo Loco, a professional dog walker, a Beverly Hills hairstylist and others who service our more affluent Westside neighbors.

Many of us, myself included because of the current writers' strike, are on some form of government assistance. Others, even more vulnerable, are still financially recovering from the COVID pandemic and struggling with child-care costs; or are elderly and disabled, depending on nearby loved ones for trips to go shopping or attend medical appointments.

One tenant I spoke with has suffered with PTSD from rape and attempted murder. She previously lived in her car. For her, the very real possibility of losing her apartment triggers sleepless nights along with anxiety, depression and panic. Another tenant has worked for the county assisting homeless people in South Central for 20 years. Now she could be relocated to the same neighborhood where she spends her days helping those who live in makeshift tents on the street.



We are facing either imminent relocation to a distant part of the city, a premature placement in an extended care facility — or homelessness.

This tragedy is not just about us. At stake is the fate of an entire city where more than 75,000 people are homeless on any given night. If Emmett's mass eviction is allowed to stand, it will displace hundreds of us, set a devastating precedent for rent-stabilized housing in Los Angeles and unleash a catastrophic burden on our already strained social services.

Support the Barrington Plaza Tenants
Efforts to Stop Their Unjust Ellis Eviction

DONATE NOW!



Our Barrington Plaza Tenant Assn. is working the [Coalition for Economic Survival](#) to fight our eviction, and we've created a [GoFundMe](#) page to collect donations. It will take all of us to stop Douglas Emmett's unlawful use of the Ellis Act.

A lot has changed since I was a 20-year-old, long-haired activist who chanted, "Hell, no, we won't go!" at a Vietnam War rally. But the stakes for this community are just as high now.

Robert Lawrence is a producer whose films include "Clueless," "Die Hard with a Vengeance," "Rapid Fire" and "Rock Star."



Bringing the Westside Together

What You Need to Know About the Barrington Plaza Lawsuit

July 11th, 2023 - By Christian May-Suzuki



Boasting three high-rise buildings and 712 residential units, the Barrington Plaza apartment complex was the largest privately built apartment complex west of Chicago when it was originally completed at 11740 Wilshire Blvd. in 1962.

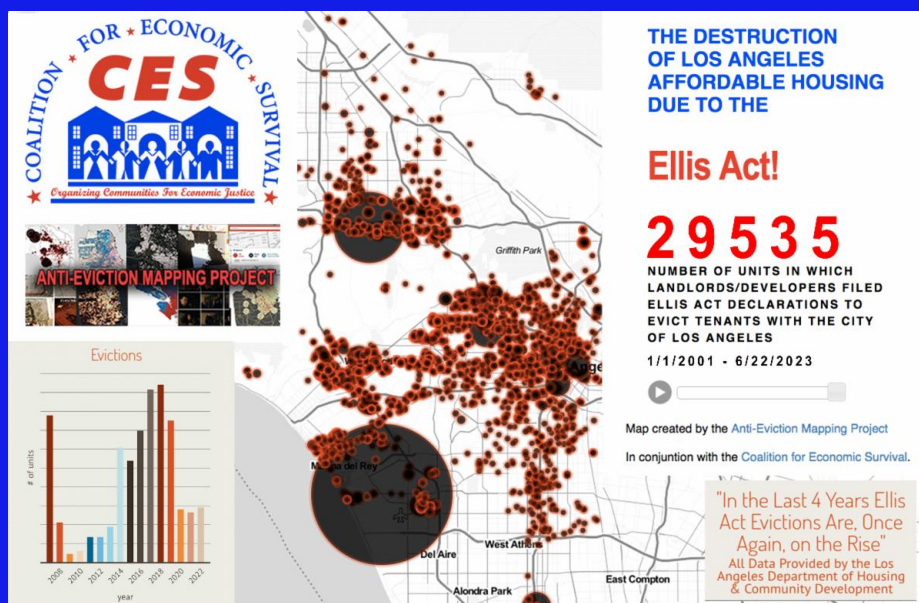
Santa Monica-based firm Douglas Emmett & Co. — who is the main defendant in a lawsuit filed by the tenants at Barrington Plaza — acquired the building in 1998 for approximately \$100 million. At that point, it was still the 10th largest building in Los Angeles County, and the purchase further cemented the firm as a dominant figure in the West Los Angeles commercial real estate market.

In order to carry this mass eviction out legally, the firm is attempting to invoke the Ellis Act by taking the units off of the rental market, a move the tenants of those units feel is disingenuous to the purpose of the law, and believe that the tenants should instead be temporarily relocated.

However, according to the [Coalition for Economic Survival's](#) Larry Gross — who has worked with former 11th District councilmember Mike Bonin and the Barrington Plaza tenants on this situation — the law is now used as a loophole for firms like Douglas Emmett to remove units from the market that are below market rent. In this case, all of the units at Barrington Plaza fall under the Los Angeles Rent Stabilization Ordinance (LARSO).

“Mom and Pop landlords don’t have the ability or the capital to replace those units,” Gross told Westside Voice. “So what’s happening with the Ellis Act is all speculators and Wall Street entities.”

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Ellis Act Evictions Continue to Soar, Approaching 30,000 Affordable Housing Units Lost in the City of Los Angeles

In the second quarter of 2023 Los Angeles has seen more corporate landlords and developers file to evict tenants from over 1,000 rent controlled units in the City of Los Angeles in just the last 3 months.

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 29,467 rent stabilized affordable units have been destroyed in the City of LA from 2001 through March 2023 due to the Ellis Act. [Click to view map.](#)



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.

\$ You Can Help Support the \$ Barrington Plaza Mass Eviction Fight

**More Help And Support is
Needed for the Barrington
Plaza Tenant Fight to Stop This
Unjust Ellis Act Eviction**

**Support the Barrington Plaza Tenants
Efforts to Stop Their Unjust Ellis Eviction**

DONATE NOW!



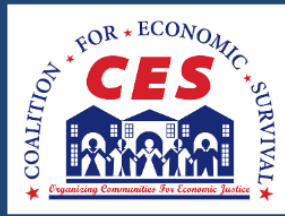
The Coalition for Economic Survival (CES) sees the important fight of the Barrington Plaza Tenant Association as a fight that is critical to all renters in the City of Los Angeles. If this landlord is successful in it's illegal use of the state Ellis Act it could open the door for other tenants to face similar evictions. These evictions must be stopped! That is why these tenants have CES' fully support and we urge they receive the support of every tenant and tenant organization in the city.

The law suit against this multi-million dollar corporation is likely to be expensive.

You can help by donating to the Barrington Plaza Tenants GoFundMe Account to help them maintain a legal effort to fight their eviction.

Make a donation by clicking

<https://www.gofundme.com/f/barrington-plaza-tenant-association>



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

One-On-One Assistance With an Attorney.

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

Donate Now to the Coalition for Economic Survival



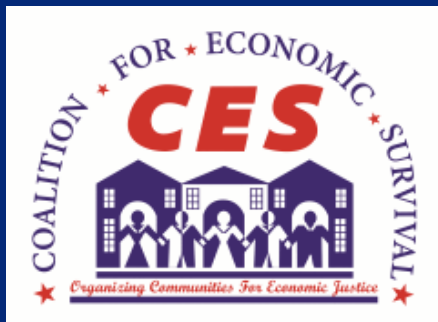
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Seeking Tenant Organizer - Click for More Info



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