

Communication from Public

Name: susan millmann

Date Submitted: 10/05/2025 09:29 AM

Council File No: 15-1138-S42

Comments for Public Posting: The California Department of Housing and Community Development (HCD) has issued a blistering Letter of Inquiry to the City of Los Angeles, raising concerns about delays to the Venice Dell affordable housing project. The letter accuses the City of “significantly delay[ing] and effectively deny[ing]” the development, which has cleared multiple layers of approval, survived years of neighborhood opposition, and secured more than \$42 million in state funding. Enough is enough. As the LA Times editorial of 3/23/25 insists, failing to build this project is a disgrace! Build it now! Venice Dell Community which is on track to bring 120 new units of affordable housing to Lot 731. The Board of Transportation Commissioners does not have the authority to overturn past Council votes. - If the City also wants to pursue the feasibility of MORE affordable housing on Lot 701, and transit amenities, we support that. Let’s build housing on any available lot in Venice and across the City! - But the city is currently in a Council-approved contract to build Venice Dell on Lot 731 and the developers are committed and on track to do that, and the community desperately needs it. The city is in a dire budget crisis and housing crisis. The funds to build on 731 are already allocated to the project, where the millions of dollars needed to breach contract and kill the project would come from City general funds and further exacerbate the budget crisis. - LA County & the State have recognized and awarded Venice Dell MHP (Multihousing Family Program) and AHTF (Affordable Housing Trust Fund) dollars – the project has secured almost \$45 million in state and county funding in the past two months. Venice Dell will also have a Project Labor Agreement, creating hundreds of good jobs. And provide 120 homes. The City Council wants to walk away from that? - There are also multiple lawsuits against the City related to lot 731 that can’t be ignored. If the Lot 731 analysis remains in this motion, instead of just moving forward with Venice Dell, the report back needs to include these facts and understanding the consequences of not moving forward with fully approved affordable housing development. - Undoing the approvals for Venice Dell is a fair housing violation and a violation of the Housing Accountability Act, and ignores past Council approvals. - This Council should move forward with exploring the feasibility of ADDITIONAL housing on Lot 701,

but not explore a new non-housing project on Lot 731 when Venice Dell could break ground next year. LA cannot afford to change course on any affordable housing, particularly on City land designated specifically for that purpose. Approve building now. Any other action puts State Housing funds at risk and is a moral disgrace. susan millmann 50-year Venice resident and Homeowner

Communication from Public

Name: sylvia aroth

Date Submitted: 10/05/2025 12:41 PM

Council File No: 15-1138-S42

Comments for Public Posting: This motion to build on Lot 701 instead of 731 is nonsense. A "feasibility study" is a huge waste of time and money only to further obstruct the building of 120 desperately needed units in Venice. Unless, of course, its to build housing in addition to building on lot 731. There is absolutely no guarantee that this lot will not meet with the same opposition and obstruction that lot 731 has faced for close to 10 years. I am a property owner and resident in Venice for over 50 years and am outraged at the pandering to NIMBYs that is happening in my neighborhood. Please vote no on this absurd motion. Thank you

Communication from Public

Name: Katherine King
Date Submitted: 10/05/2025 01:04 PM
Council File No: 15-1138-S42
Comments for Public Posting: See attached PDF

On October 3, 2025, the Los Angeles Housing Department received a letter from the California Housing and Community Development (HCD) expressing concern over the delay of Venice Dell Community project, a project that Traci Park is now declaring “defunct” (Newsletter, October 4) while covering her NIMBY motives with a motion (15-1138-S42) to “explore the feasibility” of an alternative (much smaller) project in lot 701.

The HCD letter states that “On September 22, 2025, HCD awarded the Project \$42,455,697 from the state’s Multifamily Housing Program. This competitive funding award will provide a much-needed low-interest, long-term deferred-payment loan to enable the Project’s construction. With significant funding secured, the Project’s success depends solely on the City’s willingness to allow the Project to proceed.”

It continues with a direct criticism of the substance of 15-1138-S42: “Despite the Project having obtained zoning approval through the City Council, a DDA, and approval by the CCC, the City scheduled an additional hearing with the BOTC to consider another site for the Project. This defies standard operating procedures and what the City committed to in the housing element.”

CMs Traci Park and Nithya Ramen both received copies of this admonishing letter, and I hope they are prepared to explain why they “defied” and are now again defying “standard operating procedures” to rush a vote on a much smaller alternative site that would take years to get approval and further delay building supportive affordable housing in a desirable high-resource area.

Another constituent has posted the letter here in the comments section, so I expect every council member to have read it before the meeting on Tuesday. No one who votes for CM Park’s motion to “determine the feasibility” of using lot 701 for “affordable housing” (note that no mention is made of “supportive” housing) and transforming lot 731, whose supportive housing project has already received \$42 million from the state, no one who votes for this can call themselves a supporter either of human rights or of fiscal responsibility.

As you consider your vote, I urge you also to consider the conclusion of HDC’s letter: “Should the City decide to further delay and effectively deny a “pipeline” supportive housing project, the City may be acting in a manner that is inconsistent with adopted housing element policies and program commitments. Moreover, the City’s actions jeopardize more than \$42 million in state funding that has already been awarded to the Project.”

By all means study the feasibility of building affordable housing on lot 701, but do not swallow the poison pill of the second part of the motion. Do not continue to block the building of affordable supportive housing on lot 731. Let the building of Venice Dell Community begin NOW.

Katherine C. King
Venice Homeowner

Communication from Public

Name: Chris Tilly
Date Submitted: 10/05/2025 06:12 PM
Council File No: 15-1138-S42

Comments for Public Posting: As a nearby Venice homeowner (16 years), a voter, and a professor of urban planning at UCLA, I strongly urge a no vote on the proposal to shift the proposed site for a Venice affordable housing from lot 731 to lot 701. Lot 701 is smaller, very irregularly shaped, abuts multi-story existing housing, and is the site of the well-loved Venice Farmers Market. More importantly, the timing of this proposal makes it clear that it is a thinly veiled attempt to block a City Council and Coastal Commission-approved affordable project on 731 that has been through years of community input and design adjustments. The fact that 701 could not actually accommodate a housing project of substantial size and in fact is not likely to pencil out as a feasible project underscores the cynicism of this move. Please help our community to go ahead with our project that has already been through all the hoops, rather than scuttle it in favor of an illusory alternative project some time in the indefinite future.