



15-1138_S42_pc_03-09-2026

1 message

City Clerk Council and Public Services <clerk.cps@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

Tue, Mar 10, 2026 at 8:30 AM

----- Forwarded message -----

From: "Kwanza C." <kwanza.coxbaker@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org,

Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 19:20:58 -0700

Subject: Oppose CF 15-1138-S42 – Protect Venice Dell Affordable Housing

City Clerk: Please attach the following letter as written public comment to Council File 15-1138-S42

Dear Chair Hutt and Members of the Transportation Committee (Councilmembers Park, Hernandez, Padilla, and Nazarian),

I urge you to oppose Council File 15-1138-S42 and the City Attorney report scheduled for Agenda Item 11 on March 11, 2026.

The Venice Dell project on Lot 731 has already been approved by the Los Angeles City Council and the California Coastal Commission after nearly a decade of planning. It will deliver 120 units of deeply affordable housing, including supportive housing for people experiencing homelessness, with tens of millions of dollars already committed.

Councilmembers Eunisses Hernandez, Ysabel Jurado, and Hugo Soto-Martínez did the right thing on October 7, 2025 when they voted NO on Councilmember Park's Lot 701 motion, recognizing that shifting the project would delay desperately needed housing.

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At the same time, Councilmember Park proposes converting Lot 731 into a "mobility hub." The City's OWN Department of Transportation report shows this would require years of studies, permitting, and approvals before construction could begin.

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Los Angeles cannot afford to cancel an approved affordable housing project after years of public process, court review, and state investment. Please reject efforts to derail Venice Dell and allow the approved housing on Lot 731 to move forward.

Peace,
Kwanza
Pronouns: They/Them

----- Forwarded message -----

From: Sherry Lambie <lambiepie@me.com>
To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org
Cc: clerk.cps@lacity.org
Bcc:
Date: Mon, 9 Mar 2026 19:38:25 -0700
Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing
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Sent from my iPhone

----- Forwarded message -----

From: Barbara Berney <bberney1@gmail.com>
To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org
Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 19:02:20 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

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Barbara Berney

----- Forwarded message -----

From: Booker Pearson <bookerpearson@verizon.net>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org,

Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 19:16:06 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

My wife and I strongly SUPPORT the Venice Dell project. It has been far too long for our community to suffer without any affordable housing.

Booker and Dominique Pearson

8331 Delgany Ave

Playa del Rey

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----- Forwarded message -----

From: Deana Becker <deanajbecker@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 17:56:55 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

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Sincerely,
Deana Becker

----- Forwarded message -----

From: Ron Culver <ron@culverarchitects.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 18:04:48 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

CITY CLERK: Please attach the following letter as written public comment to Council File 15-1138-S42

Dear Chair Hutt and Members of the Transportation Committee (Councilmembers Park, Hernandez, Padilla, and Nazarian),

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Ron Culver, AIA

310.721.9867

Culver Architects Inc.



ARCHITECTURE
LANDSCAPE
INTERIORS

www.carcinc.com

----- Forwarded message -----

From: Gabbie Metheny <gabbie.metheny@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org,

Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 16:02:16 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

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With Gratitude,

Gabbie Metheny
Los Angeles, CA 90042

----- Forwarded message -----

From: Paige Parsons <paigeparsons@icloud.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 16:29:06 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

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----- Forwarded message -----

From: Steve Clare <steveclare743@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 15:29:45 -0700

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Sent from my iPhone

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From: Ceci Stratton <cecistratton@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 15:01:11 -0700

Subject: Oppose CF 15-1138-S42 – Protect Venice Dell Affordable Housing

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----- Forwarded message -----

From: Richard Hirschhoff <richhmft@icloud.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org,

Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 14:48:44 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

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forward.

Rich
Rich Hirschhoff, President
HOUSINGMV.org
info@housingmv.org
richhmft@aol.com
(310)740-5836 (c)

----- Forwarded message -----

From: Eli Lipmen <Eli@moveLA.org>
To: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "heather.hutt@lacity.org" <heather.hutt@lacity.org>, "Councilmember.Nazarian@lacity.org" <Councilmember.Nazarian@lacity.org>, "rita.moreno@lacity.org" <rita.moreno@lacity.org>
Cc: "clerk.cps@lacity.org" <clerk.cps@lacity.org>
Bcc:
Date: Mon, 9 Mar 2026 21:32:25 +0000
Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing
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Dear Chair Hutt and Members of the Transportation Committee (Councilmembers Park, Hernandez, Padilla, and Nazarian),

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Eli Lipmen
Executive Director
Move LA

Sent from my iPhone

----- Forwarded message -----

From: Natalie Levine <natalielevinelcsw@gmail.com>
To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org
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Sent from my iPhone

----- Forwarded message -----

From: Will Wright <will@aialosangeles.org>

To: Councilmember Hernandez <councilmember.hernandez@lacity.org>, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org, PreservationPortal@hcd.ca.gov, HousingElements@hcd.ca.gov, Helen Campbell <helen.campbell@lacity.org>, Mashael Majid <mashael.majid@lacity.org>, Hakeem Parke-Davis <Hakeem.Parke-Davis@lacity.org>, Tiffany Zeytounian <tiffany.zeytounian@lacity.org>, Kevin Keller <Kevin.Keller@lacity.org>, William Lamborn <william.lamborn@lacity.org>, Jeff Jacobberger <jeff.jacobberger@lacity.org>, Elizabeth Ene <elizabeth.ene@lacity.org>

Bcc:

Date: Mon, 9 Mar 2026 14:20:47 -0700

Subject: Oppose CF 15-1138-S42 & Protect Venice Dell Affordable Housing

CITY CLERK: Please attach the following letter as written public comment to Council File 15-1138-S42

Dear Chair Hutt and Members of the Transportation Committee (Councilmembers Park, Hernandez, Padilla, and Nazarian),

I urge you to oppose Council File 15-1138-S42 and the City Attorney report scheduled for Agenda Item 11 on March 11, 2026.

March 11, 2026

Chair Heather Hutt & Members, Transportation Committee

Los Angeles City Council

200 North Spring Street, Room 395

Los Angeles, CA 90012

RE: Council File 15-1138-S42 — Venice Dell Affordable Housing / LADOT Lot 731

Dear Chair Hutt, and Councilmembers Hernandez, Padilla, Nazarian, and Park:

AIA Los Angeles writes in strong support of the Venice Dell affordable housing project and urges this Committee to take three concrete actions today:

- (1) reaffirm Venice Dell's construction on LADOT Lot 731 as previously approved;
- (2) direct LADOT to initiate its mobility hub feasibility study on Lot 701 rather than Lot 731; and
- (3) reject any City Attorney report that reopens questions a Superior Court judge has already resolved.

Since this Committee last considered this matter, significant new documents have entered the public record that fundamentally reframe what is at stake. The City Attorney's office has now sought — and received — authorization for \$1,380,000 in outside counsel fees to defend the City against five separate lawsuits, all arising directly from the City's own obstruction of this project. The City has responded to the California Department of Housing and Community Development's formal Letter of Inquiry not with a housing compliance plan, but with a closed-session legal strategy. The longer the City delays, the more it pays — and the more it risks.

I. Venice Dell: What Has Already Been Approved

Venice Dell is a 120-unit affordable housing development at 200 North Venice Boulevard, designed to serve people experiencing chronic homelessness alongside low-income residents in one of Los Angeles's most resource-rich coastal neighborhoods. The project has cleared every required approval:

- Selected through competitive City RFP, 2016
- Planning Commission approved, July 2021
- City Council approved entitlements and rezone, December 1, 2021
- Disposition and Development Agreement (DDA) executed, June 15, 2022
- California Coastal Commission approved, December 11, 2024
- Superior Court upheld City Council approval as proper and lawful
- \$42,455,697 in California Multifamily Housing Program funding awarded, September 22, 2025

The project includes 68 permanent supportive units, 49 low-income units, 3 manager units, and a replacement LADOT parking structure — increasing net public parking on the site. It will deliver hundreds of union construction jobs under a Project Labor Agreement. Of the 34 city-owned pipeline sites in the City's Housing Element, only six are in high-resource areas. Venice Dell is one — and one of only two that have stalled since 2023.

II. The Cost of Obstruction: \$1.38 Million and Rising

On January 15, 2026, the City Attorney's office submitted Report R26-0038 requesting authorization to expand its outside counsel contract with Nossaman LLP from \$620,000 to \$1,380,000 — a \$760,000 increase to defend the City against five separate lawsuits, all stemming from its treatment of Venice Dell. Those cases are:

- LA Forward Institute et al. v. City of Los Angeles et al. (LASC 24STCV17156)
- Venice Community Housing, et al. v. City (LASC 25STCP00892)
- People Organized for Westside Renewal v. City (LASC 25STCP01091)
- Venice Community Housing, et al. v. City (LASC 25STCP03578) — handled in-house
- Venice Community Housing Corp., Hollywood Community Housing Corp., Venice Dell LP v. City (LASC 25STCV20355)

The following table summarizes the documented and potential fiscal exposure created by the City's delay:

Cost Category	Amount	Source
Nossaman LLP outside counsel (authorized Jan 2026)	\$1,380,000	City Attorney R26-0038
Original Nossaman contract (included above)	\$620,000	City Attorney R26-0038
Additional City Attorney in-house litigation (LASC 25STCP03578)	Not disclosed	City Attorney R26-0038
\$42.4M state MHP funding at risk of clawback	\$42,455,697	HCD Award / DDA
RHNA credit already claimed (120 units × replacement cost)	Exposure TBD	Housing Element pipeline

The \$1,380,000 Nossaman contract covers only one outside counsel firm for only some of the active cases. This is taxpayer money being spent to defend the City against housing developers, community organizations, and advocacy groups with whom the City promised to partner. It is money that could have built housing.

A month earlier, on November 25, 2025, the City Attorney filed Report R25-0590 requesting a closed session to discuss the City's 'proposed response' to HCD's Letter of Inquiry. The response to a state housing compliance letter was handled as a litigation matter — in secret, with outside counsel — rather than as a housing policy obligation requiring a public remedy.

III. HCD's Warning: State Intervention Remains a Live Threat

The California Department of Housing and Community Development's October 3, 2025 Letter of Inquiry documented a specific pattern of City actions conflicting with the 2021–2029 Housing Element and the City's Affirmatively Further Fair Housing (AFFH) obligations. HCD's concerns were not resolved by the City's closed-session legal strategy. They remain active. HCD identified:

- The December 2024 Board of Transportation Commissioners hearing — convened as a surprise special session after eight years of development — as a governmental constraint on supportive housing the City is legally required to remove, not add.

- The City's exclusion of Venice Dell from the Affordable Housing Managed Pipeline (AHMP) extension list in April 2025 as threatening the project's financing structure without public justification.
- The \$42,455,697 MHP award as at risk of loss given ongoing City delays.
- The City's RHNA credit for Venice Dell's 120 units has already been claimed — meaning cancellation creates a housing element deficit, not just a lost unit.

HCD warned it would consider issuing a formal Corrective Action Letter against the City's Housing Element and initiating a review of Los Angeles's Prohousing Designation — the state certification that gives the City priority access to competitive state housing funding across all programs, citywide. Defending obstruction in closed session does not address these risks. Building Venice Dell does.

The Raman-Park Amending Motion of October 7, 2025 requested the City Attorney, Department of City Planning, and Los Angeles Housing Department to report back to Council within 30 days on how they were responding to HCD's inquiry. That deadline passed. What the City produced instead was a closed-session litigation strategy and an expanded outside counsel contract. The Committee deserves a public answer.

IV. What the LADOT Report Actually Reveals

LADOT's February 2026 report on establishing a mobility hub at Lot 731 does not support the case for displacing Venice Dell. It undermines it. The report's own draft timeline does not reach construction completion until April or May 2028 — at the earliest, subject to staff resources, litigation, and CCC permitting. LADOT concedes there is 'no one-size-fits-all blueprint' and that a feasibility study is needed before the scope can even be defined. Its formal recommendation is merely to 'note and file.'

The City is being asked to cancel an approved, funded, legally vetted housing project in favor of a concept its own transportation department has not defined, not funded, and does not recommend pursuing at this site. Furthermore, Venice Dell has already won its California Coastal Commission permit for Lot 731. A new CCC permit for a mobility hub — in the dual-jurisdictional Coastal Zone — would take up to 12 additional months and begin from scratch. That CCC approval, won through years of process, cannot be transferred.

V. Lot 701: The Right Site for the Mobility Hub

LADOT Lot 701 is publicly owned, near Venice Beach and the transit corridors the mobility hub is meant to serve, and carries none of the legal encumbrances that make displacing housing from Lot 731 so costly. It has no executed Development Agreement to breach, no state funding at risk of clawback, no RHNA credit already claimed, and no Coastal Commission approval already secured that would be surrendered. It is the precise type of clean-slate site that LADOT's own feasibility study process requires. The West LA Sawtelle Neighborhood Council, in an 8-0 vote on October 22, 2025, explicitly rejected proposals to substitute Lot 701 for Lot 731 for the housing project — while supporting Lot 701 for the mobility use.

Beginning the LADOT mobility hub feasibility study on Lot 701 now — in parallel with Venice Dell construction — produces both outcomes: housing and mobility. Not one instead of the other.

VI. An Equity Argument from an Unexpected Voice

The West LA Sawtelle Neighborhood Council's October 2025 Community Impact Statement, submitted unanimously and directed to the full City Council, names a double standard that deserves to be part of this Committee's record: Council District 11 has repeatedly told the West LA Sawtelle NC and community members that it is 'powerless to intervene' in ED1 developments flooding neighboring Sawtelle — while simultaneously devoting 'significant political and legal resources' to blocking Venice Dell in Venice.

The WLASNC's words are worth quoting directly: this 'raises serious questions of equity and fiscal accountability in a moment of budget strain for the City.' An 8-0 vote from a neighboring neighborhood council is not an abstraction — it is an adjacent community watching and naming what is happening.

VII. Our Requests

AIA Los Angeles respectfully urges the Transportation Committee to take the following actions:

- **1. Reaffirm the Venice Dell affordable housing project on LADOT Lot 731**, consistent with all prior Council approvals, the executed DDA, the CCC coastal permit, and the state MHP funding award.
- **2. Direct LADOT to initiate its mobility hub feasibility study at Lot 701**, a publicly owned site that serves the same transit and community objectives without displacing an approved housing project or forfeiting secured state funding.
- **3. Reject any City Attorney report that seeks to reopen or relitigate the City Council's prior approvals**, which a Superior Court has upheld as proper and lawful.
- **4. Demand a public report** — not a closed-session legal briefing — from the City Attorney, LAHD, and DCP on the City's substantive response to HCD's Letter of Inquiry, as the Raman-Park motion required in October 2025.

The City has now spent more than \$1 million in outside counsel fees defending its refusal to build housing it approved, funded, and legally committed to build. The longer this continues, the greater the fiscal waste, the greater the legal exposure, and the greater the cost to the 120 families who should already be housed. The path forward is clear. We urge the Committee to take it.

Thank you for your leadership on this urgent matter.

Very truly yours,



Will Wright, Hon. AIA|LA
Director, Government & Public Affairs
American Institute of Architects, Los Angeles Chapter (AIA|LA)
Architecture for Communities Los Angeles (ACLA)
4450 West Adams Blvd.
Los Angeles, CA 90016
E: will@aialosangeles.org
























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59 attachments

-  **Oppose CF 15-1138-S42 – Protect Venice Dell Affordable Housing.eml**
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1 message

City Clerk Council and Public Services <clerk.cps@lacity.org>
To: City Clerk Council and Public Services <clerk.cps@lacity.org>

----- Forwarded message -----

From: Sherry Anapol <sherryana3@gmail.com>
To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org
Cc: clerk.cps@lacity.org
Bcc:
Date: Mon, 9 Mar 2026 21:58:26 -0700
Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing
CITY CLERK: Please attach the following letter as written public comment to Council File 15-1138-S42

Dear Chair Hutt and Members of the Transportation Committee (Councilmembers Park, Hernandez, Padilla, and Nazarian),

I urge you to oppose Council File 15-1138-S42 and the City Attorney report scheduled for Agenda Item 11 on March 11, 2026.

The Venice Dell project on Lot 731 has already been approved by the Los Angeles City Council and the California Coastal Commission after nearly a decade of planning. It will deliver 120 units of deeply affordable housing, including supportive housing for people experiencing homelessness, with tens of millions of dollars already committed.

Councilmembers Eunisses Hernandez, Ysabel Jurado, and Hugo Soto-Martínez did the right thing on October 7, 2025 when they voted NO on Councilmember Park's Lot 701 motion, recognizing that shifting the project would delay desperately needed housing.

The City Attorney's report attempts to reopen questions already resolved. A Superior Court judge reviewed these same claims and upheld the City Council's approval of the Venice Dell development agreement as proper and legal. The report also contains misleading claims, including insinuations of wrongdoing with NO factual basis. The project has already been vetted by state and county housing agencies, which awarded roughly \$45 million in public funding after extensive financial review.

At the same time, Councilmember Park proposes converting Lot 731 into a "mobility hub." The City's OWN Department of Transportation report shows this would require years of studies, permitting, and approvals before construction could begin.

Instead of advancing Venice Dell, the City Attorney report and proposed mobility hub study reopen settled questions and push housing to Lot 701, forcing the project to start over and delaying affordable housing for years.

Los Angeles cannot afford to cancel an approved affordable housing project after years of public process, court review, and state investment. Please reject efforts to derail Venice Dell and allow the approved housing on Lot 731 to move forward.

----- Forwarded message -----

From: CD11 Coalition For Human Rights <cd11forhumanrights@gmail.com>
To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org, Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org
Cc: clerk.cps@lacity.org
Bcc:
Date: Mon, 9 Mar 2026 21:14:48 -0700

Subject: Oppose CF 15-1138-S42 - Support Venice Dell

CITY CLERK: Please post attached opposition letter to Council File 15-1138-S42.

Dear Councilmembers:

We write as the Council District 11 Coalition for Human Rights to express our strong opposition to converting Parking Lot No. 731 (in Venice) to a transit hub, a matter relevant to the City Attorney Report, Agenda Item #11 on the March 11, 2026 Transportation Committee meeting agenda.

The CD11 Coalition is a coalition of organizations and individuals in LA Council District 11 that support the human and civil rights of unhoused people, advocate for safe, decent and affordable housing, and promote tenants' rights--and this matter bears directly on the provision of affordable housing.

As you may be aware, for over ten years nonprofit organizations, city officials, and community members have worked together to plan the construction of the Venice Dell Community, a 120-unit affordable housing project, with half the units permanent supportive housing and the other half low-income housing for families and artists, to be located on Parking Lot No. 731. This project went through extensive community input that resulted in design modifications, was approved twice by the City Council and received approval from the Coastal Commission. Lawsuits by a small number of neighbors who were unhappy at the prospect of affordable housing being built near them, were defeated last year.

The City is under contract with the two nonprofit developers, Venice Community Housing and Hollywood Housing, to move forward with the project. Building affordable housing (while preserving the same number of parking spaces for the public adjacent to Venice Beach) would be a win-win for the City and the community, of whom the majority favors affordable housing.

However, Councilmember Traci Park campaigned in 2022 on the promise to stop this project on behalf of the same small--but wealthy--group of neighbors that opposed the project through lawsuits. Last year, Councilmember Park attempted to do just that, by getting the City's Transportation Board to vote to dedicate Lot 731 to a Transit Hub for the 2028 Olympics. As a fig leaf, it was proposed that the adjacent Lot 701 could be used for the housing instead. However, Lot 701 is considerably smaller, irregularly shaped, and houses the well-used Venice Farmers Market. Moreover, as the 10-year timeline to undertake the project on Lot 731 illustrates, it takes many years and many hurdles for a project to reach the building phase. Given the factors that make Lot 701 far less appropriate than Lot 731 for this purpose, it is safe to say that the project would be unlikely to clear all necessary approvals on the proposed alternative site, making that proposal a cynical ploy.

In fact, the Board of Transportation vote is an attempt to cancel the Venice Dell Community by stealth. If the City Council majority goes along with this, they would be opposing a sizable affordable housing project that is shovel-ready and supported by the majority of the Venice community, the City would have to settle the still active contract with Venice Community Housing and Hollywood Housing and repay those nonprofits the tens of millions of dollars they have already invested in the project in fulfillment of their agreement with the City, and the City would risk being found in violation of the LA Housing Element by the California Department of Housing and Community Development--which would result in the loss of large amounts of housing funds from the State. Indeed, the State has already warned that if the City fails to build this project, which is listed as part of LA's Housing Element, the State will take corrective action.

What we ask of you, and of the City Council as a whole, is: Do not continue this thinly veiled attempt to prevent the construction of badly needed affordable housing on the westside. Build the badly needed housing, for God's sake.

Sincerely,
The CD11 Coalition for Human Rights

----- Forwarded message -----

From: Andrew Colombo <andrewcolombo96@gmail.com>

To: councilmember.hernandez@lacity.org, councilmember.padilla@lacity.org, heather.hutt@lacity.org,

Councilmember.Nazarian@lacity.org, rita.moreno@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Mon, 9 Mar 2026 21:09:14 -0700

Subject: Oppose CF 15-1138-S42 - Protect Venice Dell Affordable Housing

CITY CLERK: Please attach the following letter as written public comment to Council File 15-1138-S42

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4 attachments

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