

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:05 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post

November 13, 2025

Dear Councilmembers,


We are writing in support of the Venice Dell Community being developed by two of our colleagues Hollywood Community Housing Corporation and Venice Community Housing Corporation. In particular, we are extremely concerned by both the City's lawsuit against these well established and respected nonprofit developers, as well as the City's recent request for \$850,000 to pay outside counsel to fight the development of the Venice Dell Community.

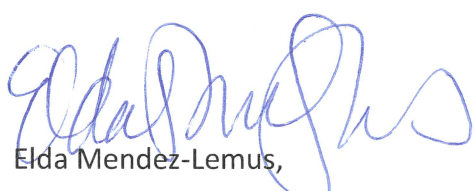
Per report number, R25-0523 by the Office of the City Attorney, dated October 17, 2025, the City Attorney has now requested over \$12 million dollars for additional outside counsel resources. This request includes the additional \$850,000 to fight this project, which is in addition to the \$620,000 already spent to fight the Venice Dell Community. This exorbitant use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City has been blocking. This is no longer just about killing Venice Dell but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades. The City is facing damages over \$10 million to avoid building a desperately needed and long-promised housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the City continues to fight this development.

Not only is the City spending egregiously, but killing the Venice Dell Community will have serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting in opposition to the City's approved Housing Element, which would initiate reconsideration of the City's Prohousing Designation status. Penalties could include a loss of state funding for affordable housing, monthly fines to the City, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

We urge you to reject this unconscionable request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

  
Stephanie Klasky-Gamer,  
President & CEO, LA Family Housing

  
Elda Mendez-Lemus,  
Executive Director, LAFHBUILDS

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:06 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post



November 19, 2025

Los Angeles City Council  
200 N Spring St.  
Los Angeles, CA 90012

Dear Councilmembers,

This year, many organizations and their partners have struggled with numerous devastating blows to our communities and industries, from devastating wildfires, federal funding cuts, an oversubscribed City budget, and other critical blows to Angelenos' social safety nets. As an affordable housing developer and operator, and service provider based in Los Angeles County, with eleven housing communities in the City and more under development, Linc Housing witnesses and experiences these struggles.

It is concerning that the City Attorney's request for additional outside counsel resources (report no. R25-0523 by the Office of the City Attorney, dated October 17, 2025) includes an additional \$850,000 to fight the Venice Dell Community, on top of the \$620,000 already expended. This use of funds further strains both the City's dire budget and housing crises. More troubling, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City itself has been blocking. This is no longer just about stopping Venice Dell, but harms two-long standing and effective affordable housing developers who have provided high quality housing and services in Los Angeles for decades. The City is facing damages of over \$10 million to avoid moving forward with a desperately needed and long-promised housing development that it has already agreed to build. Legal efforts from the City to date have all failed, yet the funding requests to keep litigating continue.

Furthermore, stopping the Venice Dell project would cause serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting inconsistently with its approved Housing Element and trigger reconsideration of the City's Prohousing Designation status. Penalties could include a loss of state funding for affordable housing, monthly fines to the City, reduced local



control over building and zoning decisions, court-ordered compliance, and additional consequences.

We urge you to reject the funding request from the City Attorney to continue litigation against the Venice Dell project and to protect Los Angeles' fiscal health and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Clark". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Rebecca Clark**  
Chief Executive Officer

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:07 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post

November 19, 2025

Dear Councilmembers,

This year, many of our organizations and partners have struggled with numerous blows to our communities and industries, from the devastating fires, to Federal funding cuts, an oversubscribed City budget, and other critical blows to Angelenos' social safety nets.

Given the current financial landscape of our region, it is unreasonable that the City Attorney has now requested over \$12 million dollars for additional outside counsel resources (report no. R25-0523 by the Office of the City Attorney, dated October 17, 2025). This request includes an additional \$850,000 to fight the Venice Dell Community, which is in addition to the \$620,000 already spent to fight the Venice Dell Community. This unwise use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project that the City has been blocking. This is no longer just about killing the Venice Dell project, but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades. The City is facing damages of over \$10 million to avoid building a desperately needed, and long-promised, housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the funding requests continue.

Not only is the City spending egregiously, but killing the Venice Dell Community will have serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting in opposition to the City's approved Housing Element, which would initiate reconsideration of the City's Prohousing Designation status. Penalties could include a loss of state funding for affordable housing, monthly fines to the City, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

We urge you to reject this inappropriate request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all – one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

Sarah Rubinstein  
Senior Manager, Homelessness Initiatives  
United Way of Greater Los Angeles

## **Communication from Public**

**Name:**

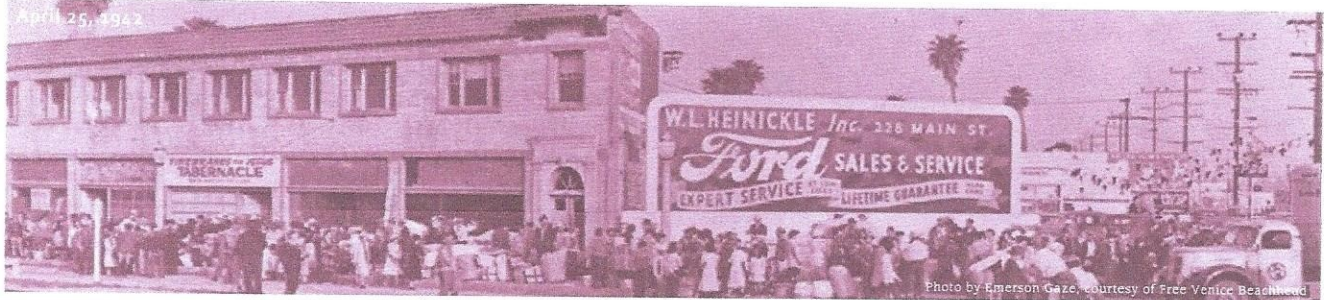
**Date Submitted:** 11/20/2025 04:07 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post



## VENICE



### JAPANESE AMERICAN MEMORIAL MONUMENT

November 18, 2025

Emailed to Members of the Los Angeles City Council:

[councilmember.hernandez@lacity.org](mailto:councilmember.hernandez@lacity.org); [lyric.kelkar@lacity.org](mailto:lyric.kelkar@lacity.org);  
[councilmember.nazarian@lacity.org](mailto:councilmember.nazarian@lacity.org); [councilmember.blumenfield@lacity.org](mailto:councilmember.blumenfield@lacity.org);  
[keith.banks@lacity.org](mailto:keith.banks@lacity.org); [contactCD4@lacity.org](mailto:contactCD4@lacity.org); [mashael.majid@lacity.org](mailto:mashael.majid@lacity.org);  
[councilmember.yaroslavsky@lacity.org](mailto:councilmember.yaroslavsky@lacity.org); [Andrew.deblock@lacity.org](mailto:Andrew.deblock@lacity.org); [zachary.warma@lacity.org](mailto:zachary.warma@lacity.org);  
[councilmember.padilla@lacity.org](mailto:councilmember.padilla@lacity.org); [lamont.cobb@lacity.org](mailto:lamont.cobb@lacity.org); [councilmember.rodriquez@lacity.org](mailto:councilmember.rodriquez@lacity.org);  
[marie.rumsey@lacity.org](mailto:marie.rumsey@lacity.org); [starkey@lacity.org](mailto:starkey@lacity.org); [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org);  
[councilmember.price@lacity.org](mailto:councilmember.price@lacity.org); [cd10@lacity.org](mailto:cd10@lacity.org); [andrew.westall@lacity.org](mailto:andrew.westall@lacity.org);  
[councilmember.soto-martinez@lacity.org](mailto:councilmember.soto-martinez@lacity.org); [sachin.medhekar@lacity.org](mailto:sachin.medhekar@lacity.org);  
[councilmember.jurado@lacity.org](mailto:councilmember.jurado@lacity.org); [steve.diaz@lacity.org](mailto:steve.diaz@lacity.org); [councilmember.mcosker@lacity.org](mailto:councilmember.mcosker@lacity.org);  
[Pamela.Thornton@lacity.org](mailto:Pamela.Thornton@lacity.org); [anissa.raja@lacity.org](mailto:anissa.raja@lacity.org); [councilmember.Lee@lacity.org](mailto:councilmember.Lee@lacity.org);  
[councilmember.park@lacity.org](mailto:councilmember.park@lacity.org)

Dear Councilmembers,

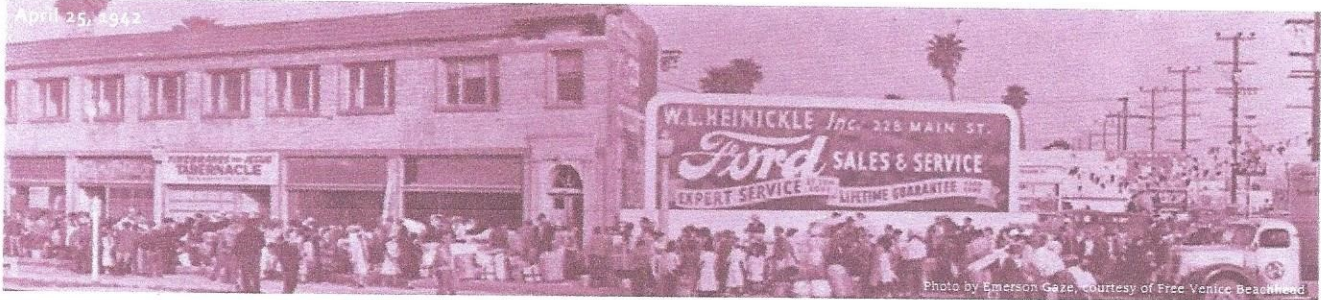
The Venice Japanese American Memorial Monument (VJAMM) Committee dedicated in 2017 a permanent monument to commemorate the 1,000 persons of Japanese ancestry who were forcibly removed from Venice, Santa Monica, and Malibu, and incarcerated in the Manzanar War Relocation Authority camp from 1942 through the duration of World War II. Upon their release from camp, persons of Japanese ancestry had a difficult time finding housing, due to restrictive covenants against certain ethnic minorities and the redlining of certain neighborhoods by local municipalities. Even today, many people in Los Angeles find it nearly impossible to find affordable housing with supportive services, if needed. The VJAMM Committee is sensitive to the need for all people to be housed, a human right that should not be denied or delayed.

This year, many of our organizations and partners have struggled with numerous devastating blows to our communities and industries, from devastating fires, to Federal funding cuts, an oversubscribed City budget, and other critical blows to Angelenos' social safety nets. It is astounding that additionally, the City Attorney has now requested over \$12 million dollars for additional outside counsel resources (report no. R25-0523 by the Office of the City Attorney, dated October 17, 2025).

This request includes an additional \$850,000 to fight the Venice Dell Community, which is in addition to the \$620,000 already spent to fight the Venice Dell Community. This exorbitant use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City has been blocking. This is no longer just about killing Venice Dell, but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades.



# VENICE



## JAPANESE AMERICAN MEMORIAL MONUMENT

LA City Council, page 2

The City is facing damages over \$10 million to avoid building a desperately needed and long-promised housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the funding requests continue.

Not only is the City spending egregiously, but killing the Venice Dell Community will have serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting in opposition to the City's approved Housing Element, which would initiate reconsideration of the City's

Pro-Housing Designation status.

Penalties could include a loss of state funding for affordable housing, monthly fines to the City, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

We urge you to reject this unconscionable request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

Sincerely,  
  
Phyllis Hayashibara  
VJAMM Committee member  
on behalf of the VJAMM Committee  
[phyllishayashibara@gmail.com](mailto:phyllishayashibara@gmail.com)

The VJAMM Committee works in partnership with the Venice Arts Council (VAC).  
The VJAMM Committee's and the VAC's fiscal sponsor is Venice Community Housing,  
a 501(c) (3) non-profit organization, EIN #95-4200761.  
Tax-deductible donations to VJAMM may be made payable to Venice Community Housing, Corp.  
with VJAMM in the memo line and may be mailed to  
Venice Arts Council, P.O. Box 993, Venice, CA 90294.  
Please visit VJAMM at [www.venicejamm.org](http://www.venicejamm.org) or [www.facebook.com/VeniceJAMM/](https://www.facebook.com/VeniceJAMM/)

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:08 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post



November 6, 2025

Dear Councilmembers,

This year, many of our organizations and partners have struggled with numerous devastating blows to our communities and industries, from devastating fires to Federal funding cuts, an oversubscribed City budget, and other critical blows to Angelenos' social safety nets.

It is astounding that additionally, the City Attorney has now requested over \$12 million dollars for additional outside counsel resources (report no. R25-0523 by the Office of the City Attorney, dated October 17, 2025).

This request includes an additional \$850,000 to fight the Venice Dell Community, which is in addition to the \$620,000 already spent to fight the Venice Dell Community. This exorbitant use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City has been blocking. This is no longer just about killing Venice Dell but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades. The City is facing damages over \$10 million to avoid building a desperately needed and long-promised housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the funding requests continue.

Not only is the City spending egregiously, but killing the Venice Dell Community will have serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting in opposition to the City's approved Housing Element, which would initiate reconsideration of the City's Prohousing Designation status. Penalties could include a loss of state funding for affordable housing, monthly fines to the City, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

We urge you to reject this unconscionable request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

DocuSigned by:

*Mitesh Popat*

7105C855165B425...

Mitesh Popat, MD, MPH  
Chief Executive Officer  
Venice Family Clinic

#### MAILING ADDRESS

604 Rose Avenue  
Venice, CA 90291

310 392 8630

[venicefamilyclinic.org](http://venicefamilyclinic.org)

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Johnese Spisso MPA  
Eric Stern  
Susan Tick  
Russel Tyner AIA  
Michael S. Wilkes MD/PHD

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:08 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post

November 11, 2025

Dear Councilmembers,

This year, many of our organizations and partners have struggled with numerous devastating blows to our communities and industries, from devastating fires, to Federal funding cuts, an oversubscribed City budget, and other critical blows to Angelenos' social safety nets.

It is astounding that additionally, the City Attorney has now requested over \$12 million dollars for additional outside counsel resources (report no. R25-0523 by the Office of the City Attorney, dated October 17, 2025).

This request includes an additional \$850,000 to fight the Venice Dell Community, which is in addition to the \$620,000 already spent to fight the Venice Dell Community. This exorbitant use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City has been blocking. This is no longer just about killing Venice Dell, but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades. The City is facing damages over \$10 million to avoid building a desperately needed and long-promised housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the funding requests continue.

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We urge you to reject this unconscionable request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sincerely,

**Víctor G. Sánchez**

Executive Director

A handwritten signature in black ink, appearing to read "Victor G. Sanchez", with a stylized flourish at the end.

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:09 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post



**November 19, 2025**

[Katy Yaroslavsky](#), Council Member - Council District 5 (Committee Chair)

[Bob Blumenfield](#), Council Member - Council District 3

[Heather Hutt](#), Council Member - Council District 10

[Tim McOsker](#), Council Member - Council District 15

[Eunisses Hernandez](#), Council Member - Council District 1

**Los Angeles City Council Budget, Finance and Innovation Committee**

200 North Spring Street

Los Angeles, CA 90012

**Re: OPPOSITION to [Report No. R25-0523](#) – Request for Outside Counsel Funding; SUPPORT for a "Win/Win/Win" Strategy on Lot 731 and Lot 701**

**Dear Honorable Councilmembers:**

As the Director of Government & Public Affairs for the Los Angeles Chapter of the American Institute of Architects (AIA LA), representing the architecture and design community in the Los Angeles region, I am writing to express our strenuous opposition to the City Attorney's request ([Report No. R25-0523](#)) for an additional **\$850,000** in outside counsel funding to litigate against the Venice Dell Community.

We urge the Council to reject a scarcity mindset that pits potential housing sites against one another. Instead, we advocate for a "Win/Win/Win" strategy: **Commit to your [original objective](#) to build housing on [Lot 731](#), and expand your goals to build *additional* housing on [Lot 701](#).**

**Eroding Public Trust and the "Chilling Effect"** We are deeply concerned that the City is reneging on a project awarded through a competitive RFP process nearly a decade ago. To reverse course after the developers have secured entitlements and State funding sends a devastating, chilling message to the entire development community: **The City of Los Angeles is an unsafe partner.**

If the City refuses to honor its commitments on Venice Dell, reputable non-profit and for-profit developers will lose confidence in the City's RFP/RFQ process. They will be far less likely to participate in future opportunities to convert City-owned assets into housing, fearing that their time and capital will be wasted by arbitrary political reversals. This erosion of trust will undermine every future effort to optimize public land for the public good.

**Fiscal Irresponsibility:** It is distressing that during a budget crisis, the City proposes spending nearly a million dollars to *block* the construction of 140 affordable and permanent supportive housing units. The proposed countersuit against Venice Community Housing and Hollywood Community Housing creates a



paradox where the City accuses developers of non-performance while simultaneously refusing to sign the Disposition and Development Agreement (DDA) that would allow them to perform. This is not a prudent use of taxpayer funds.

**Risking State Funding and Local Control:** We call your attention to the [October 3, 2025, Letter of Inquiry](#) from the State Department of Housing and Community Development (HCD). The State has made clear that the City's actions regarding Venice Dell contradict our adopted Housing Element. By continuing this litigation, the Council risks **revocation of the City's Prohousing Designation** and the loss of **\$42 million** in secured State funding specifically awarded to this project.

**Conclusion:** We urge the City Council to **reject the request for additional legal funding** to oppose this project. Instead, direct the relevant departments to [finalize the DDA for Lot 731](#) immediately, and simultaneously initiate the process to develop Lot 701. Let us double our ambition, not dilute it.

Thank you for your leadership on this vital issue.

Truly yours,

A handwritten signature in dark ink, appearing to read 'Will Wright', with a long horizontal line extending to the right.

Will Wright, Hon. AIALA  
Director, Government & Public Affairs

## **Communication from Public**

**Name:**

**Date Submitted:** 11/20/2025 04:10 PM

**Council File No:** 25-1225

**Comments for Public Posting:** please post



**November 20, 2025**

*Via Electronic Submission*

Los Angeles City Council President Marqueece Harris Dawson  
CC: Members of the Los Angeles City Council

**RE: City Attorney Request for External Legal Services  
Report # R25-0523 10/25/2025**

Dear President Harris Dawson:

Inner City Law Center (ICLC) is writing in staunch opposition to the City Attorney's request for appropriation pursuant to Report R25-0523.

As the only legal services provider headquartered in Los Angeles' Skid Row dedicated to providing free legal services to low-income families, Inner City Law Center is in a unique position to see the severe and disproportionate impacts of the lack of affordable housing in Los Angeles. In the most recent homeless point-in-time count conducted by the Los Angeles Homeless Services Authority, the City of Los Angeles had 43,699 homeless residents. Fortunately, the experts who study this housing and homelessness crisis all agree on how to resolve the housing and homelessness crises: adding massive amounts of deeply affordable housing units combined with robust wraparound services. The City of Los Angeles should be using all available policy tools—funding, streamlining, zoning—to expand the creation of affordable housing for Angelenos of all income levels.

Despite this overwhelming evidence, the funding request from the City Attorney's Office pursuant to Report # R25-0523 exceeds \$12,000,000 and includes over \$850,000 for external legal services to challenge the previously approved Venice Dell Community project, which would provide 120 deed-restricted affordable housing units. This project was previously approved by the City Council in December 2021 and June 2022. The City should be supporting this project, not approving the City Attorney's funding request to resist this desperately needed housing. We urge you to reject the City Attorney's funding request.

Thank you for your consideration. We are grateful to you for your continued partnership and as well as your commitment to addressing the Los Angeles' housing affordability and availability crises.

Sincerely,

A handwritten signature in dark grey ink, consisting of a stylized 'J' and 'L' followed by a horizontal line.

Jed Leano  
Senior Policy Advisor  
Inner City Law Center