

Communication from Public

Name: Araceli Palafox

Date Submitted: 12/01/2025 03:30 PM

Council File No: 25-1225

Comments for Public Posting: Dear Budget and Finance Committee Chair and Committee Members, In the last year, many of our housing and homelessness partners, and the communities we collectively serve, have faced devastating blows. From wildfires to federal funding cuts, and an oversubscribed City budget, these ongoing challenges threaten the stability of Angelenos and place further strain on an already fragile social safety net system. Given our current landscape, it is deeply concerning that the City Attorney is requesting over \$12 million dollars for additional outside counsel resources as detailed in report no. R25-0523 by the Office of the City Attorney dated October 17, 2025 (pending in Budget and Finance Committee). More specifically, it is disheartening that the City Attorney's request includes an additional request of \$850,000 to fight the Venice Dell Community, on top of the \$620,000 that has already been spent to block a project that would bring desperately needed affordable housing development to Los Angeles. On behalf of Enterprise Community Partners, we write to urge the City Council and members of the Budget and Finance Committee to reject this request and reaffirm Los Angeles' commitment to inclusive, equitable, and affordable housing by honoring the City's commitment to the Venice Dell Community project. For more than 15 years, Enterprise has been proud to partner with Venice Community Housing (VCH) to advance the preservation and production of affordable housing and support the exchange and innovation of ideas that advance our shared vision for community-driven holistic design and sustainable housing development in low-income communities of color. Developers like VCH meet a critical need for Los Angeles' most vulnerable populations by providing affordable quality homes and critical services. The request to use additional resources to continue to fight the Venice Dell Community further exacerbates both the City's dire budget and housing crises. 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. Additionally, killing the Venice Dell Community could lead to 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, a loss of local control over building and zoning decisions, court-ordered compliance, and much more. With the City facing a severe housing shortage and housing affordability crisis, we must act with urgency and integrity to move projects like Venice Dell Community forward. We urge you to reject this request from the City Attorney and honor the City's commitment to the Venice Dell Community project. 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, Araceli Palafox Associate Director, Policy



November 25, 2025

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

200 N Spring St. Room 340
Los Angeles, CA 90012

RE: Budget and Finance Committee Agenda Item 13.25-1225 (Report R25-0523, Venice Dell Community Project)

Dear Budget and Finance Committee Chair and Committee Members,

In the last year, many of our housing and homelessness partners, and the communities we collectively serve, have faced devastating blows. From wildfires to federal funding cuts, and an oversubscribed City budget, these ongoing challenges threaten the stability of Angelenos and place further strain on an already fragile social safety net system. Given our current landscape, it is deeply concerning that the City Attorney is requesting over \$12 million dollars for additional outside counsel resources as detailed in report no. R25-0523 by the Office of the City Attorney dated October 17, 2025 (pending in Budget and Finance Committee). More specifically, it is disheartening that the City Attorney's request includes an additional request of \$850,000 to fight the Venice Dell Community, on top of the \$620,000 that has already been spent to block a project that would bring desperately needed affordable housing development to Los Angeles.

On behalf of Enterprise Community Partners, we write to urge the City Council and members of the Budget and Finance Committee to reject this request and reaffirm Los Angeles' commitment to inclusive, equitable, and affordable housing by honoring the City's commitment to the Venice Dell Community project. For more than 15 years, Enterprise has been proud to partner with Venice Community Housing (VCH) to advance the preservation and production of affordable housing and support the exchange and innovation of ideas that advance our shared vision for community-driven holistic design and sustainable housing development in low-income communities of color. Developers like VCH meet a critical need for Los Angeles' most vulnerable populations by providing affordable quality homes and critical services.

The request to use additional resources to continue to fight the Venice Dell Community further exacerbates both the City's dire budget and housing crises. 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. Additionally, killing the Venice Dell Community could lead to 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, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

With the City facing a severe housing shortage and housing affordability crisis, we must act with urgency and integrity to move projects like Venice Dell Community forward. We urge you to reject this request from the City Attorney and honor the City's commitment to the Venice Dell Community project. 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 black ink that reads "araceli palafox". The signature is written in a cursive, lowercase style.

Araceli Palafox

Associate Director, Policy

Enterprise Community Partners Southern California

apalafox@enterprisecommunity.org

Communication from Public

Name: Michele Prichard

Date Submitted: 12/01/2025 09:49 PM

Council File No: 25-1225

Comments for Public Posting: Please vote NO on the City Attorney's request for another \$12 million in outside legal contracts, including \$850,000 more to keep fighting the Venice Dell affordable housing project. The City has already poured more than \$600,000 into opposing a development that would create homes our community badly needs. Every court challenge so far has failed, and continuing down this path only wastes public money and puts our Pro-housing status at risk. Los Angeles can't afford to spend millions blocking housing when we should be building it. Please choose fiscal responsibility and stand up for the city's commitment to affordability and inclusion.

Communication from Public

Name: Jeffrey Kevin

Date Submitted: 12/01/2025 08:46 PM

Council File No: 25-1225

Comments for Public Posting: The cost of litigation related to the Venice Dell project is pocket change compared to the unplanned costs that the City would incur if the project were to be built because of falsified information that the developers used to deceive decision makers and the public about the true cost of the replacement parking structure that would be paid for by the City. The developers told City officials and the public that the proposed 19.5 million dollar garage would generate over 3 million dollars in annual revenue or \$12,275 per parking space to pay the MICLA bond payments and operating costs of the garage. The existing surface parking lot on the site generated less than 420 thousand dollars (\$2200 per parking space) in FY 2024-2025 and the revenue from the proposed parking structure hidden behind the housing units and located much farther from the beach would be much less. The difference would between the promised and actual cost for the City would be about 2.5 million dollars per year, which would be more than 45 million dollars over the first 18 years of the project with continuing losses for the rest of the 99 year lease term. The developers also deceived decision makers and the public about the cost per unit and cost to the City by using a 3,349 million dollar appraisal on the 40 City owned lots at the beach that are really worth about 34 to 70+ million dollars.