

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 black ink, appearing to read 'Will Wright', with a long horizontal stroke extending to the right.

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