



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



May 23, 2008

Mayor Villaraigosa  
City of Los Angeles  
City Hall, Room 415  
200 North Spring Street  
Los Angeles, California 90012

Subject: Proposed Housing Element

Honorable Mayor Villaraigosa:

At a regular meeting of the Venice Neighborhood Council May 20, 2008 the following motion was passed 18-0-1 recommending that we send a letter to you, Mayor Villaraigosa, the other City Council members, the Los Angeles Housing Department, the State Department of Housing and Community Development, and other Neighborhood Councils as follows:

- (1) Registering opposition to the proposed Housing Element in its current form;
- (2) Demanding adequate and meaningful community and public input;
- (3) Requesting that the City revise the draft Housing Element to reflect such public input;
- (4) Demanding the City to:
  - (a) Release data detailing what housing units were destroyed and/or converted, where this occurred within the City, and what replaced those units. If these units were replaced by housing, what that new housing sold/rented for, and how many net-units were lost, particularly low income units;
  - (b) Release the production numbers for the following programs, *along with affordability levels*: Second Unit,



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RAS, Adaptive Reuse, Redevelopment Area, Other  
Inclusionary Requirements;

- (c) Provide details regarding how the Housing Element is going to achieve the goals it purports to achieve and provide specifics regarding how it will ensure that each community plan area in Los Angeles will meet its Fair Housing Share goals, and what the City intends to do to reward those areas that do;
- (d) Revise the language concerning how the City intends to preserve existing affordable units, as well as units subject to the City's rent stabilization laws, and provide specific details and solutions regarding both;
- (e) Devise a long-term plan regarding demolitions and condo-conversions, including adherence to the City Council's directive regarding adherence to existing law allowing the City to deny conversions when the vacancy rate is less than 5%, instituting allowances regarding the total amount of demolitions and conversions that may occur each year, committing funds to the same, among other things;
- (f) Demonstrate how it will facilitate building affordable units, how it will enforce affordable housing covenants and promises by developers to build affordable housing on site or within a certain radius of the proposed project in exchange for variances and permits, and ensure collection of any lieu affordable housing fees paid where this is not feasible;
- (g) Include a mandatory city wide program to ensure affordable housing will be built on sites identified in its inventory and to address its prior failures in meeting affordable needs;



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- (h) Implement a Community Benefit Fee Program establishing a permanent source of funding for affordable housing, where the monies collected shall be used for affordable housing in the community plan area where the development occurred; and
- (i) Require developers to replace, provide or build affordable units either onsite or within the same community plan area as the underlying development.

As always, thank you for your attention to this matter and representation of our community.

Sincerely,

A handwritten signature in black ink that reads "Mike R. Newhouse".

Mike Newhouse, President  
Venice Neighborhood Council

CC: Mayor Villaraigosa  
Barbara Greaves, City Council Secretary for distribution to council members  
Los Angeles Housing Department  
State of California Department of Housing and Community Development  
DONE for distribution to all Neighborhood Councils  
[secretary@venicenc.org](mailto:secretary@venicenc.org)