



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
1-D.		Favor	Brianna Egan	<p>I am in support of the joint application for the Homekey+ Program including the conversion of the site at 3525 Torrance Blvd in Torrance. As a resident of the South Bay and located just 2 miles from the proposed site, I understand the urgent need for comprehensive and sustainable solutions to homelessness in our community.</p> <p>The city has demonstrated a willingness to find solutions with the temporary shelter located near city hall. Permanent supportive housing is the next right step to provide more stable and long-term housing solutions for our neighbors in need. With the high cost of housing in the South Bay, many people are just a missed paycheck, medical bill, or lost job away from homelessness, especially those who are renters or on fixed incomes. The annual homeless counts in SPA 8 reveal a rise in senior and family homelessness each year. Local work is being done, but we need all pieces of the puzzle in place to make a meaningful difference.</p> <p>Permanent supportive housing such as the Moonstone Homekey project in Redondo Beach and the Proposed Homekey Project in Torrance operate on Housing First models with strict resident agreements, enrollment criteria, security, and support services. This location is ideal for future residents, near local bus routes, job opportunities, and city services. I think that the city's reaction and opposition to this project is unfounded, and largely based on grievances that they were not fully notified or engaged in this application. I hope the city works with the county to define parameters for the project by which they can work together to support and move it forward.</p> <p>It's important to remind city and county officials that we need more housing of all kinds including permanent supportive housing, affordable housing, market-rate housing, and senior housing to address the region's housing crisis. Concerns about traffic can be addressed by expanding multimodal transportation options such as more frequent service on Torrance Transit lines and protected bike lanes on major streets. I hope you move forward with this application and with making meaningful progress to prevent and reduce homelessness with housing solutions.</p>
			Grace S Peng	<p>I bike and drive by this place often to access medical services, retail and restaurants. I think this is a wonderful place for permanent supportive shelter. Families with children will benefit from having parks and schools nearby. Elderly will appreciate having so many services nearby without having to wait hours for paratransit. They can just walk or roll there on their own.</p> <p>Redondo Beach has a Homekey+ project and it has been a good neighbor. Please build them all over the region, including here in Torrance.</p>



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Agenda #	Relate To	Position	Name	Comments
1-D.		Favor	Hope Johnson	<p>Dear Chair Barger and Members of the Los Angeles County Board of Supervisors,</p> <p>I am writing as a resident of Torrance to express my full support for the proposed Homekey+ project at 3525 Torrance Boulevard, and my complete disagreement with the City of Torrance's opposition and the recent letter sent by Mayor George Chen.</p> <p>It is incredibly frustrating to see our city leadership once again lean into fearmongering and harmful stereotypes about unhoused people. The reality is clear: housing insecurity is driven by skyrocketing rents, cost of living, and insufficient affordable housing, not by personal moral failure. Mayor Chen's framing — which suggests unhoused people are a danger or burden — is misleading, stigmatizing, and deeply disappointing.</p> <p>Evidence-based policy tells us that housing-first approaches work. People need a stable, secure place to live before they can address challenges like employment, health, or addiction. It's disheartening that our city council unanimously opposed a project that would provide exactly that: dignity, housing, and support to people in need.</p> <p>As a member of this community, I welcome the Homekey+ project and encourage the County to move forward boldly. We need more permanent supportive housing, not less. And we need leadership that doesn't cave to classist scapegoating or economic fear tactics.</p> <p>Torrance has a responsibility to be part of the solution — and that includes stepping up to support regional efforts like Homekey+. In fact, I would like to see even more action, including:</p> <ul style="list-style-type: none">Expanding affordable housing and supportive housing optionsConsidering rent stabilization policiesCreating incentives for housing development and disincentives for vacancy (e.g., vacancy taxes and limits on short-term rentals) <p>This project is a small but meaningful step in the right direction. Please know that not all Torrance residents agree with the city's stance — many of us are ready to be compassionate, realistic, and proactive when it comes to addressing homelessness.</p> <p>Sincerely,</p>



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1-D.		Favor	Kenneth E Johnson	<p>Dear Chair Barger and Members of the Los Angeles County Board of Supervisors,</p> <p>I am writing as a resident of Torrance to express my full support for the proposed Homekey+ project at 3525 Torrance Boulevard, and my complete disagreement with the City of Torrance's opposition and the recent letter sent by Mayor George Chen.</p> <p>It is incredibly frustrating to see our city leadership once again lean into fearmongering and harmful stereotypes about unhoused people. The reality is clear: housing insecurity is driven by skyrocketing rents, cost of living, and insufficient affordable housing, not by personal moral failure. Mayor Chen's framing — which suggests unhoused people are a danger or burden — is misleading, stigmatizing, and deeply disappointing.</p> <p>Evidence-based policy tells us that housing-first approaches work. People need a stable, secure place to live before they can address challenges like employment, health, or addiction. It's disheartening that our city council unanimously opposed a project that would provide exactly that: dignity, housing, and support to people in need.</p> <p>As a member of this community, I welcome the Homekey+ project and encourage the County to move forward boldly. We need more permanent supportive housing, not less. And we need leadership that doesn't cave to classist scapegoating or economic fear tactics.</p> <p>Torrance has a responsibility to be part of the solution — and that includes stepping up to support regional efforts like Homekey+. In fact, I would like to see even more action, including:</p> <ul style="list-style-type: none">Expanding affordable housing and supportive housing optionsConsidering rent stabilization policiesCreating incentives for housing development and disincentives for vacancy (e.g., vacancy taxes and limits on short-term rentals) <p>This project is a small but meaningful step in the right direction. Please know that not all Torrance residents agree with the city's stance — many of us are ready to be compassionate, realistic, and proactive when it comes to addressing homelessness.</p> <p>Sincerely, Kenneth Johnson Torrance, CA Resident</p>

As of: 5/28/2025 7:00:03 AM



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1-D.		Favor	Kyle A Richardson	I live and own my home in Torrance with my wife and 2 young kids. We support this project. I work as a Architect on Affordable housing. I have met many of the residents who live in these projects. These are people who have had a family emergency, a medical emergency, etc and our now homeless or very close to homeless. Homes help people get the support they need to build their lives back together. Proximity to economic and political centers is a bonus for this project. I am disappointed that Torrance city leaders think otherwise.
			Marie Santos	At the local level, Torrance Village shows that programs like this work. With rising prices and a potential recession looming, we must as a community invest in safety nets for people experiencing homelessness. We cannot keep on running away from solutions because of fear and negative stigma. If we actually want safety in our community, we have to take care of those struggling. Many of the people at this meeting are likely parents or grandparents. The youth of right now face great odds for financial security. One of your kids and or grandkids could one day end up homeless. Someone in this meeting could one day end up homeless. All it takes is a freak accident, an unexpected layoff, or a health scare. I pray that we can find mercy and choose to love our neighbors, especially the ones who are hurting the most.
		Oppose	Allisa Park	
			Andrea L Reilly	Request removal of Weingart Center Association application for 3525 Torrance Blvd., Torrance, CA 90503 Adaptive Re-Use (Motel Conversion) \$55,165,00 motion. I understand there were prior discussions between City representatives and the county regarding this property. Concerned regarding subsequent communication prior to 5/21/25. However, residents only became aware of this proposed motion Friday May 23, 2025 at 5 pm. After reading the Homekey + Program plan details (and lack of details) and what was stated by the County representative (5/23/35), I have several questions that must be addressed before a decision is made to move this application location forward. I plan to speak remote at the meeting due to surgery recovery.
			Ann Wong	There are vulnerable seniors living right across the Extended Stay America. How can you make this decisions without even consult any of us. This is an unspeakable injustice to those who pay high rent to live in a safe space. I strongly oppose this unjustified proposal. This is unacceptable!!!



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1-D.		Oppose	Bridgett Lewis	<p>Los Angeles County Board of Supervisors 500 W. Temple Street Los Angeles, CA 90012</p> <p>Dear Honorable Members of the Los Angeles County Board of Supervisors,</p> <p>I am writing as the Councilmember representing Torrance District 2 to address the proposed inclusion of the Extended Stay America located at 3625 Torrance Boulevard in the County's Project Homekey application.</p> <p>I regret that I am unable to present these remarks in person at today's meeting, but I felt it was essential to share my thoughts on this matter, which is of significant concern to our community.</p> <p>As you know, the Torrance City Council unanimously opposed the inclusion of this location in the application. Although it is unlikely that the County will pause the pursuit of the Extended Stay America site at 3625 Torrance Boulevard and remove it from the pending Project Homekey application, let's return to the table together and develop a thoughtful plan that builds on our shared commitment and existing partnership. Additionally, I acknowledge that it is clear that pursuing legal injunctions has not proven to be an effective path and would only result in increased community tension and the waste of public resources.</p> <p>Instead, let us focus our collective energy on a more productive and collaborative solution that meets the needs of both the County and the City of Torrance. Specifically, I urge us to work together to convert this or a more suitable site into low-income senior and veterans housing — a use that directly addresses a critical need in our community, fosters public support, and honors the spirit of partnership. This location would meet the needs of seniors and veterans as it is close to transportation options, shopping, medical centers, and other city services, directly benefiting the city's aging population.</p> <p>Torrance has demonstrated that we are part of the solution. We request to be treated as genuine partners in developing solutions that benefit our residents and the region as a whole.</p> <p>Sincerely, Bridgett Lewis Councilwoman Bridgett Lewis</p>
			C W	As a resident directly across from the proposed HomeKey site on Torrance Boulevard, I am strongly against this initiative.



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1-D.		Oppose	elizabeth A bailey	See above.
			Frank W	<p>First, as residents of this neighborhood, we were not informed about this project until May 22nd, when we happened to see it on the City of Torrance website. We did not receive any direct notice, such as a letter, which should have been sent to all impacted residents. As a result, we had to scramble to attend an emergency meeting on the evening before Memorial Day weekend just to gather basic information about the project. This lack of proper notification is a serious violation of the principle that all affected community members should be adequately informed about developments that impact them.</p> <p>Second, as residents of this neighborhood, we are deeply concerned about the negative impact it could have on our community. This area has been a safe, vibrant place for our children to grow up, with convenient access to libraries, city pools, theaters, Del Amo Mall, and a variety of restaurants—all within walking distance. This neighborhood represents the heart of the Torrance community, and introducing this project here would undoubtedly introduce risks that could compromise the safety and character of the area. Therefore, we respectfully request that this proposal at Torrance location be put on hold. Los Angeles County should provide the City of Torrance and its residents sufficient time to engage in open discussion and meaningful communication before moving forward. Rushing this process and pushing it through quietly gives the impression that community voices are being overlooked, leaving us feeling disregarded and stripped of our rights as citizens.</p>
			James E Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
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1-D.		Oppose	John Norris	<p>I am writing to express strong opposition to the proposed conversion of the Extended Stay America at 3525 Torrance Blvd into a homeless rental facility. This location is entirely unsuitable for such a project. It is situated in the heart of Torrance—an area frequented by families, children, and seniors. Introducing a high-risk population into this setting poses serious safety concerns and threatens to increase crime in a community that prides itself on safety and stability.</p> <p>This plan, reportedly supported by Governor Newsom's administration, feels like a top-down decision that ignores the voices and well-being of the local community. Residents of Torrance overwhelmingly oppose this initiative, and it is deeply troubling that such a controversial plan is being considered without broad public support.</p> <p>We urge you not to submit any application for state funding for this project. Instead, please consider alternative locations that are more appropriate and can offer wraparound services without compromising the safety and character of Torrance's core neighborhoods.</p>
			Kyle Katarn	The building that is planned for this is near a shopping mall, a movie theater, and a public school. This is not a good location for such to take place. Take it somewhere else.
			Laura Dhondrup Yogi	As a 20 year homeowner who lives down Torrance Boulevard I am seriously concerned about building homeless supportive housing next to our city's pool and rec center, a church, and our children's schools. There is a severe threat to public safety to Del Amo Mall and everyone who lives in the residential neighborhoods surrounding the proposed site.
			Lemor Warzman	
			Li Wen	
			Mangesh Lolge	While housing homeless people is all of our responsibility, it is very clear that the decision is rushed and absolutely no transparency or input from local residents. As a resident of Torrance I am deeply shocked and concerned with this decision to turn Extended Stay America hotel to turn it into a homeless shelter. Adding right in the middle of residential area would quickly impact the quality of life, safety and overall security of the community. I would recommend the City Leaders to oppose this proposal.
			Mary E Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
			Matthew Sasaki	I'm a resident of Torrance and after watching the recent City Council meeting, I was struck by a real divergence in how people are thinking about this project.

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Some community members spoke compassionately about the need to provide housing for seniors—those on fixed incomes, aging into poverty, or just one medical bill away from homelessness. I agree. That kind of housing: dignified, stable, and responsibly supported, is likely something most people in Torrance are willing to stand behind.

But the concerns raised by residents, particularly around safety, are not about helping seniors. They are about the very different challenges posed by untreated mental illness, addiction, and behavioral health issues that require a much higher level of care, structure, and accountability. This is not about stigma. It's about recognizing that different populations require different solutions.

To the County's credit, this proposal includes supportive services. But services alone do not solve the problem of location. The proposed site is in the heart of one of Torrance's busiest commercial corridors—adjacent to the Del Amo Fashion Center, local businesses, schools, and family neighborhoods. Even with services, placing a high-density site here for residents with potentially complex needs is a planning mismatch. This isn't just about offering help—it's about offering help in the right way, in the right place.

I also want to address something stated by staff from Supervisor Hahn's office: that residents would sign leases. In traditional housing, a lease implies structure—screening, terms, enforceable rules. In supportive housing, those implications often don't apply. Saying "they'll sign leases" may reassure the public on the surface, but in practice, it doesn't mean what most residents assume it does.

There's also a much larger issue of sustainability. Permanent supportive housing means exactly that—permanent. But what's not being made clear is how this will be funded long term. Who pays for staff? For mental health services? For ongoing maintenance and case management? If the capital costs are covered by Homekey+, but no operational funding is guaranteed, what happens a year or two from now, or 10 years from now? That question deserves an answer before this is approved.

Let me also be clear: Torrance has already stepped up. We've built the 3290 Housing Village. We've cleaned encampments. We've helped house numerous people and conducted extensive outreach. We are not saying "no" to being part of the solution—we are the solution. But what's being asked here is not fair, not clear, and not strategic.

I respectfully ask the Board to delay approval until the following conditions are addressed:

A clear plan for who this site will serve, how they'll be screened, and how services will be matched to their needs.

Transparent explanation of lease terms, resident accountability, and enforcement procedures.



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	<p>A full analysis of the impacts to surrounding businesses, schools, and emergency services.</p> <p>Proof of long-term operational funding, including staffing, security, and services—not just capital construction.</p> <p>A County-wide plan for regional equity, so that all communities, especially affluent ones, participate, not just the politically convenient ones.</p> <p>Metrics for success and exit, not just permanent occupancy</p> <p>This doesn't have to be a rejection of housing. It should be a call to do better, with structure, strategy, and shared responsibility.</p>
melina curko	
Michael Wasserstrom	
Mike Ford	<p>I am writing with great concern about the plan to change Extended Stay America at 3525 Torrance Blvd into a housing place for homeless people. I believe this is not good idea and very bad location. This area is center of Torrance, with many families, children, and elderly people living nearby. It is not safe to bring high-risk population here, and many residents worry it will cause more crime and danger.</p> <p>Many people in Torrance do not agree with this project. We are peaceful community, and we feel this decision is made without asking local people. Governor Newsom's plan may look good on paper, but it does not fit our neighborhood. It will damage the safety and quiet life we have here.</p> <p>Please do not apply for funding from the state. We kindly ask to stop this plan and find better location where it can be safer and more helpful for everyone.</p>
Morgan F Kotecki	<p>I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA</p>
Nacy Green	<p>I am writing to express my strong concern about the proposal to convert Extended Stay America at 3525 Torrance Blvd into housing for homeless individuals. This is a very bad idea for this location. It is in the heart of Torrance, an area with many families, children, and elderly residents. It is not safe to place such a facility here, and it could increase crime and make the area more dangerous.</p> <p>Many of us in Torrance do not support this plan. We are a peaceful and close-knit community, and we feel that this decision is being made without considering the opinions of the people who live here. This location is simply not appropriate for such a project, and it will negatively impact our neighborhood.</p>



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	I kindly ask that you do not apply for state funding for this project. Please reconsider and find a better location that will be safer and more suitable for everyone.
Paul Jacobsen	Opposing the location of the Torrance Homekey program. This is a government forced project and impinges on the rights of the tax-paying citizens to have a say in the self-governing of their City.
Paul Meyers	As a Torrance resident and homeowner, I am opposed to turning the Extended Stay America Hotel at 3525 Torrance Blvd into permanent housing for the homeless. While I sympathetic to the situation, this location is too close to civic buildings, family destinations, and popular shopping. It will create an unsafe and unsanitary situation that we are not equipped to deal with it. I strongly urge you not to continue with this.
Pratiksha Lolge	Extremly shocked to wiht the proposal, this will impact overal safely and security of Torrance residents. Kindly reconsider or cancel this proposal.
Robert Desjardins	I have lived in Torrance for the past several years, we do not need a homeless shelter in our area. Build one in DTLA if you're building one or build a community training center for the homeless and transient to find work and skills they need. This is utterly unnecessary.
Ron Lee	<p>Agenda Item 6 - Authorize Joint Application(s) to and Participation in the Homekey+ Program</p> <p>Public comment: I absolutely oppose this application for location 3525 Torrance Blvd. It should be omitted from the application for many reasons with the first being it was an 'ambush' maneuver where by the city was informed on Wednesday, May 21st, the city rushed to hold an emergency city council meeting on Friday 23rd, 2025 at 6pm before three day weekend, and vote for 'financial' application to be held on Tuesday May 27th. There was no reasonable time to gather input from the residents as was experienced by the 'slim' community attendance.</p> <p>A few points became clear at the emergency city council meeting, First, Extended Stay owner initiated this project with a homeless community organization, Weingart. The resounding focus, even according to Weingart, was the acquisition and low renovation footprint, and not all the surrounding questions necessary for a successful project. This was reinforced by the lack of knowledge by Supervisor Hahn's and Weingart's representatives. This ready, fire, aim mentality of government is exactly why a huge amount of money is missing:</p> <p>cbsnews.com/losangeles/news/los-angeles-homeless-independent-audit-cannot-track-money/</p> <p>This mindset of "just give us more money, we can fix it" after the project is</p>



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	<p>underway is the definition of 'insanity' and the Los Angeles County Board of Supervisors are running the asylum so to speak.</p> <p>This reeks of "bad faith" by government actors and/or their proxies in collusion with corporate interests.</p>
Roxanne Jacobsen	<p>We concur with and support the Torrance City Counsel's unanimous vote to oppose the proposed Homekey+ project on Torrance Blvd. LA City declared itself a sanctuary city. Torrance did not. You keep your homeless or send them back to their families. We want residents who contribute to the quality of life we have worked so hard to achieve.</p>
Ted A	<p>I am a lifelong resident of Torrance. We have a wonderful, safe city that is home to a very diverse and vibrant population. Torrance residents are not opposed to helping the homeless. However, it must be done in an orderly manner and with input from the community members. Addressing this huge problem requires teamwork and coordination across all levels of government, including federal, state, county, and local. Yet, Torrance residents had no input for this location. The proposed location is very close to schools where young children are. It is close to the Del Amo mall, where families and friends shop and congregate. It is not the appropriate location to house a large population of homeless people who are working through addiction and mental health recovery.</p> <p>Proceeding with this planned location will have numerous downsides. First of all, there is an imminent danger to children. Madrona middle school is just down the street and many children walk home along Torrance Boulevard, right past where the proposed location is. The Torrance Civic center, including the public pool, recreation center, and library are essentially next door. These facilities are used daily by school children and families. There are also impacts to the elderly, and the population at large. Across the street is a senior living facility. And easily within walking distance is the Del Amo fashion center.</p> <p>By opening a homeless housing project, all these aspects of our thriving community will be threatened. School children will be subjected to verbal and physical harassment. Families will be discouraged from using the public pool and library. Parents will be wary of sending their children to School events held in the recreational buildings and performing arts center. Senior citizens will be intimidated. Shoppers will take their business and leisure spending elsewhere. These are legitimate concerns!</p> <p>I strongly urge the board to reconsider the location of the housing project and to work with the City of Torrance City Council and Mayor Chen to figure out a suitable location.</p>
Tricia Blanco	<p>Dear Honorable Members of the Los Angeles County Board of Supervisors, I am writing to you to address the proposed inclusion of the Extended Stay America located at 3625 Torrance Boulevard in the County's Homekey</p>



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			<p>application.</p> <p>The Torrance City Council unanimously opposed the inclusion of this location in the application. Although it is unlikely that the County will remove the Extended Stay America site at 3625 Torrance Boulevard from the pending Homekey application, let's develop a more thoughtful plan that provides permanent housing while preserving existing residential areas.</p> <p>Torrance residents will support a productive and collaborative solution that converts this site or a more suitable site into low-income SENIOR AND VETERANS housing — a use that directly addresses a critical need in our community, fosters public support, and honors the spirit of partnership. The location chosen should be close to transportation options, shopping, medical centers, and other city services but apart from schools and residential neighborhoods.</p> <p>Through our outreach services and tiny homes, Torrance has demonstrated that we are part of the solution. We request to be treated as genuine partners in developing solutions that benefit our residents and the region.</p> <p>Sincerely, Tricia Blanco 40 year resident of Torrance 90505</p>
		Yoon Yeom	
		Zheng Jia	I and my husband are against any homekey+ program. We do not want homeless people ruining the neighborhood. Torrance has already gotten worse we need more police, this will force us to leave.
	Other	Steve Garcia	I am writing to request a reasonable accommodations as a person with disabilities.I am a qualified individual with a disability which causes the following limitations. I need to have a care taker and my supportive services.i am requesting the following accommodations (1. Allow a temporary stay of 6 weeks in a hotel room for me to recover from my heart surgery and 2 expedite my voucher for permanent housing so I can continue my recovery -elaborate on this) this accommodations is needed for disability related reasons. In order for me to heal properly.i need a bathroom near my bed and I need a 24hour care which the shelter cannot provide this. I am requesting accommodations so that I will have equal opportunity to participate in your housing. Huds office of the fair house and equality opportunity policy on reasonable accommodations and modifications states that.federal nondiscrimination laws require require housing provider's to grant request for readable accommodations and modifications discriminationiistates that for this federal non discretion my laws require housing provider's to grant request for reasonable accommodation and modifications states that federal law requires housing provider's to grant request for reasonable accommodation and modifications that in housing programs and activities I am attaching a verification letter from my doctor supporting this requet
	Item Total	39	



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6.	1-D	Favor	Alexander Fineman	<p>Dear Chair Barger and Members of the Los Angeles County Board of Supervisors,</p> <p>I'm writing to you as a Redondo Beach resident who is deeply concerned about the homelessness crisis across our county. I wish to express my strong support for the proposed Homekey+ project at 3525 Torrance Boulevard, and my disagreement with the position taken by the City of Torrance.</p> <p>Homelessness is a crisis that impacts every single city in LA County. And just as it affects all of us, so too must every city work collectively to find solutions. It's incredibly frustrating to witness Torrance's leadership cite the usual, well-worn stereotypes about our unhoused neighbors. The root causes of housing insecurity have been demonstrated consistently as high rents, cost of living, and a severe lack of affordable housing. Our unhoused neighbors are not, broadly speaking, dangerous. In fact, it is quite the opposite - homeless individuals are far more likely to be the victims of crime. "Housing-first" strategies have been demonstrated as effective - both on the level of getting individuals needed help, and from a municipal budget perspective. Individuals need a stable, secure place to live before they can meaningfully address other challenges like employment, health, or addiction.</p> <p>As a member of the South Bay community, I wholeheartedly welcome the Homekey+ project and urge the County to move forward. We desperately need more permanent supportive housing options, not fewer. We also need leadership that stands firm against classist scapegoating and economically driven fear tactics.</p> <p>Torrance, like every other city, has a responsibility to be part of the solution. This includes actively supporting regional efforts like Homekey+.</p> <p>Furthermore, allowing one city to successfully opt out of a crucial initiative like Project Homekey+ sets a dangerous precedent. It essentially gives a green light for other cities to follow suit, which would undoubtedly exacerbate our current crisis rather than alleviate it.</p> <p>This project, though modest in scope, represents a crucial step in the right direction.</p>



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MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
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6.	1-D	Favor	Brianna Egan	<p>I am in support of the joint application for the Homekey+ Program including the conversion of the site at 3525 Torrance Blvd in Torrance. As a resident of the South Bay and located just 2 miles from the proposed site, I understand the urgent need for comprehensive and sustainable solutions to homelessness in our community.</p> <p>The city has demonstrated a willingness to find solutions with the temporary shelter located near city hall. Permanent supportive housing is the next right step to provide more stable and long-term housing solutions for our neighbors in need. With the high cost of housing in the South Bay, many people are just a missed paycheck, medical bill, or lost job away from homelessness, especially those who are renters or on fixed incomes. The annual homeless counts in SPA 8 reveal a rise in senior and family homelessness each year. Local work is being done, but we need all pieces of the puzzle in place to make a meaningful difference.</p> <p>Permanent supportive housing such as the Moonstone Homekey project in Redondo Beach and the Proposed Homekey Project in Torrance operate on Housing First models with strict resident agreements, enrollment criteria, security, and support services. This location is ideal for future residents, near local bus routes, job opportunities, and city services. I think that the city's reaction and opposition to this project is unfounded, and largely based on grievances that they were not fully notified or engaged in this application. I hope the city works with the county to define parameters for the project by which they can work together to support and move it forward.</p> <p>It's important to remind city and county officials that we need more housing of all kinds including permanent supportive housing, affordable housing, market-rate housing, and senior housing to address the region's housing crisis. Concerns about traffic can be addressed by expanding multimodal transportation options such as more frequent service on Torrance Transit lines and protected bike lanes on major streets. I hope you move forward with this application and with making meaningful progress to prevent and reduce homelessness with housing solutions.</p>
			Catherine Mone	
			Christopher Truman	<p>Highly in favor. I live a few blocks from the location and am excited to have this housing and services available to folks in our community. Unhoused individuals deserve access to city services and economic opportunities just as much if not more than local homeowners. This location may not be perfect, but it is very central to Torrance and will offer great opportunities to individuals who participate in Homekey housing. Thank you for your hard work in identifying this property and ensuring Torrance is leading the way on providing high quality housing for all.</p>



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6.	1-D	Favor	Douglas J Bender	I strongly support permanent supportive housing projects which are a proven, housing-first approach to homelessness. Project Homekey sites have been successful across the county and in Redondo Beach, helping to address homelessness and provide people with the support they need.
			Erik W Anderson	I urge the Board to approve the projects with the five properties to be submitted to the Homekey+Program, including 3525 Torrance Boulevard in the City of Torrance. I live in the vicinity of the proposed Torrance project and support the project as proposed.
			Gail Robillard	We all need to do our share to help unhoused people who want shelter. They live everywhere and we need to house them where we can.
			Harriette J Adelsman	<p>The Torrance City Council held a special meeting Friday afternoon to vote on whether it supported or opposed participation.</p> <p>I am sending this email before we know how they voted. I understand that they intend to turn down the offer.</p> <p>When the little homes first came up, the neighbors complained about what it would do the neighborhood. The reality: It did nothing to harm the neighborhood.</p> <p>To those who don't want the hotel for the same reason, I will point out it is NIMBYism pure and simple.</p> <p>I hope the Supervisors will support the program being suggested for Torrance.</p>
			Jimmy Gow	BOS, while the Torrance City Council seems to have succumbed to the NIMBY voices in the community, I want to inform you that not ALL of the members of the Torrance community feel the same, some of us believe that programs like Project Homekey+ will support our efforts to address the needs of our unhoused population. And while the creation of our "3290" site of 40 Tiny Homes was a good start, it is not the "end-all-be-all" answer. Some in our local government just want to enforce anti-camping bans, issue citations, and force people to "move on" out of the City of Torrance, even if they don't have anywhere else for people to go! But if we are serious about accessing our needs, in our efforts to help people to get off the street, then participation in the proposed supportive housing project located in Torrance is the next logical step. Project Homekey+ is an important program for Torrance, and the entire South Bay, as we seek more options and better solutions for focusing on assisting people experiencing homelessness in our community. Yours in service, Jimmy Gow, President, TorranceDems



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The following individuals submitted comments on agenda item:				
Agenda #	Relate To	Position	Name	Comments
6.	1-D	Favor	Kyle A Richardson	I live and own my home in Torrance with my wife and 2 young kids. We support this project. I work as a Architect on Affordable housing. I have met many of the residents who live in these projects. These are people who have had a family emergency, a medical emergency, etc and our now homeless or very close to homeless. Homes help people get the support they need to build their lives back together. Proximity to economic and political centers is a bonus for this project. I am disappointed that Torrance city leaders think otherwise.
			Marie Santos	At the local level, Torrance Village shows that programs like this work. With rising prices and a potential recession looming, we must as a community invest in safety nets for people experiencing homelessness. We cannot keep on running away from solutions because of fear and negative stigma. If we actually want safety in our community, we have to take care of those struggling. Many of the people at this meeting are likely parents or grandparents. The youth of right now face great odds for financial security. One of your kids and or grandkids could one day end up homeless. Someone in this meeting could one day end up homeless. All it takes is a freak accident, an unexpected layoff, or a health scare. I pray that we can find mercy and choose to love our neighbors, especially the ones who are hurting the most.
		Oppose	Allisa Park	
			Andrea L Reilly	Request removal of Weingart Center Association application for 3525 Torrance Blvd., Torrance, CA 90503 Adaptive Re-Use (Motel Conversion) \$55,165,00 motion. I understand there were prior discussions between City representatives and the county regarding this property. Concerned regarding subsequent communication prior to 5/21/25. However, residents only became aware of this proposed motion Friday May 23, 2025 at 5 pm. After reading the Homekey + Program plan details (and lack of details) and what was stated by the County representative (5/23/35), I have several questions that must be addressed before a decision is made to move this application location forward. I plan to speak remote at the meeting due to surgery recovery.



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6.	1-D	Oppose	Ash K	<p>While we all support the need for humane and effective homelessness solutions, placing high-needs housing near Del Amo Mall raises serious concerns about public safety and economic vitality. This mall serves as a family-friendly gathering space and retail center. Introducing housing here—especially without clear security, staffing, and support plans—risks disrupting the area's character, deterring foot traffic, and placing undue pressure on shop owners and patrons. Programs of this nature should be carefully matched to locations with proper infrastructure and minimal risk of conflict with public-facing community hubs.</p> <p>Many residents feel that this project was advanced without sufficient transparency or public input. Choosing a site next to a major shopping center—a place where families gather and local businesses depend on steady customer traffic—seems shortsighted. We ask that the city conduct a thorough impact study and consider alternative locations better suited to this kind of housing.</p>
			chen zhong	
			Chenguang Yang	
			Dennis M Piotrowski	<p>I strongly oppose the conversion of the Extended Stay America Hotel on Torrance Boulevard in Torrance into interim or long-term housing for those experiencing homelessness. This location is in the heart of the city and the concentration of units there would lead to a strain on public safety resources. Furthermore, this process has been rushed and has had little to no transparency.</p>



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6.	1-D	Oppose	Donald J Tippie	<p>Dear Board of Supervisors,</p> <p>I am writing as a deeply concerned Torrance resident regarding the proposal to include the Extended Stay America Hotel located on Torrance Boulevard as one of the five properties being submitted for potential conversion under the State's Homekey+ Program.</p> <p>While I fully recognize the importance of addressing homelessness and providing interim and long-term housing solutions, placing such a facility in the heart of Torrance is entirely inappropriate and poses significant risks to the safety, character, and well-being of our community.</p> <p>This particular hotel is surrounded by residential neighborhoods and is in very close proximity to numerous schools, parks, and family-centered community spaces. Within just a short distance are schools such as Torrance High School, Torrance Elementary, and several childcare facilities — locations where the safety and security of our children must remain an unwavering priority.</p> <p>Converting this hotel into interim housing would fundamentally alter the character of this central part of our city. Torrance Boulevard is a heavily traveled corridor that serves as the gateway to our civic center, retail, and dining areas. Introducing a high-density interim housing facility into this setting risks increasing public safety concerns, impacting local businesses, and eroding the sense of security that families and residents have long enjoyed in this area.</p> <p>There are far more appropriate locations that should be prioritized for such uses, including properties closer to the freeway or in areas such as Harbor Gateway, where facilities are better suited to accommodate these types of services without placing a strain on school zones and densely populated residential neighborhoods.</p> <p>I respectfully urge the Board to remove the Extended Stay America on Torrance Boulevard from consideration for this program and to focus efforts on identifying sites that are better aligned with public safety, land-use compatibility, and community expectations.</p> <p>Thank you for your time.</p>



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6.	1-D	Oppose	Dusty Pellegrino	<p>Dear Members of the LA County Board of Supervisors, I am writing to express my unequivocal opposition to the proposed Homekey+ project at 3525 Torrance Blvd, the site of the Extended Stay America Hotel.</p> <p>I live within one mile of this location in Southwood Torrance, with my spouse and three elementary school aged children. This is a neighborhood full of young families, many of whom - like us - have made substantial financial investments in our homes, specifically to live in a neighborhood which has been safe and family friendly. Additionally, my elderly mother lives within one block of this proposed Homekey project.</p> <p>The area surrounding Del Amo Fashion Center already faces persistent safety challenge. Incidents involving large groups of juveniles, violence and disruptions have already led to increased law enforcement intervention. Placing a permanent supportive housing facility just blocks from this already troubled area, with minimal community oversight and transparency is a serious misstep.</p> <p>Importantly, Torrance has not been ignoring homelessness. Our city has implemented thoughtful and effective solutions including the Tiny Home Village and partnerships with Harbor Interfaith. These projects are producing results without compromising community safety. The Homekey proposal disregards these successes and disrespects the unanimous opposing from the Torrance City Counsel.</p> <p>Let me be clear, our community does not oppose help for the unhoused. We are opposing and ill-conceived, poorly locating and community disregarding project that will overburden our already stretched thin police resources, put children, families and the elderly at risk, and undo years of responsible, local progress.</p> <p>Torrance residents will not quietly accept decisions imposed on our community by the County without proper engagement, support or accountability. This project is the wrong fit for this location. I urge the board to reject the Homekey+ application for 3525 Torrance Blvd. and to allow Torrance to continue leading with local, proven solutions.</p>
			elizabeth A bailey	<p>This is regarding the 3525 Torrance Bl., Torrance location. Los Angeles County and the City of Torrance have not planned together for this huge project, which will impact Torrance businesses and citizens, along with our emergency services. Please vote NO. This issue was proposed and pushed along without taking the time to truly plan for success. Permanent housing will have long-term effects and isn't a band-aid. It should be well thought out and executed, like a fine-tuned surgical operation.</p>
			Emily Solovy	



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6.	1-D	Oppose	Fengang Li	
			Frank W	<p>First, as residents of this neighborhood, we were not informed about this project until May 22nd, when we happened to see it on the City of Torrance website. We did not receive any direct notice, such as a letter, which should have been sent to all impacted residents. As a result, we had to scramble to attend an emergency meeting on the evening before Memorial Day weekend just to gather basic information about the project. This lack of proper notification is a serious violation of the principle that all affected community members should be adequately informed about developments that impact them.</p> <p>Second, as residents of this neighborhood, we are deeply concerned about the negative impact it could have on our community. This area has been a safe, vibrant place for our children to grow up, with convenient access to libraries, city pools, theaters, Del Amo Mall, and a variety of restaurants—all within walking distance. This neighborhood represents the heart of the Torrance community, and introducing this project here would undoubtedly introduce risks that could compromise the safety and character of the area. Therefore, we respectfully request that this proposal at Torrance location be put on hold. Los Angeles County should provide the City of Torrance and its residents sufficient time to engage in open discussion and meaningful communication before moving forward. Rushing this process and pushing it through quietly gives the impression that community voices are being overlooked, leaving us feeling disregarded and stripped of our rights as citizens.</p>
			George Chen	<p>Dear Chair Barger and Members of the Board:</p> <p>On behalf of the City of Torrance, I am writing to formally express our opposition to Los Angeles County's intent to submit a joint application to the State of California for Homekey+ Program funding for the proposed permanent supportive housing project at 3525 Torrance Boulevard, the site of the existing Extended Stay America Hotel.</p> <p>The City of Torrance continues to demonstrate its commitment to addressing homelessness through a range of proactive measures. These include a dedicated Street Outreach Program with full-time City outreach coordinators and the operation of the 3290 Temporary Housing Village, a 40-unit interim housing facility the City designed, developed and oversees within the Torrance Civic Center. Combined, these initiatives have helped over 1,100 individuals access services, housed more than 80 people permanently, and resulted in the successful resolution of dozens of encampments. We are proud of these outcomes and continue to support regional solutions grounded in compassion, accountability, and collaboration.</p>

As of: 5/28/2025 7:00:03 AM



PUBLIC REQUEST TO ADDRESS THE BOARD OF SUPERVISORS COUNTY OF LOS ANGELES, CALIFORNIA

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However, the County's proposed Homekey+ project presents a number of significant concerns that have not been meaningfully addressed. Situating 120 units of permanent supportive housing in such close proximity (750 feet) to the Torrance Civic Center and 3290, raises legitimate questions about the long-term sustainability of such an intensive concentration. The scale of the project increases the risk of overburdening on-site support systems and complicates efforts to ensure integration with the broader community.

Additionally, the project site lies directly adjacent to the Del Amo Fashion Center—one of the region's most prominent retail destinations—and is surrounded by restaurants, hotels, and other service-based businesses. The introduction of a high-density supportive housing facility in this location may result in unintended consequences for local commerce, consumer behavior, and the economic vitality of this commercial hub.

There are also pressing concerns related to public safety and the capacity of local services. The County has not clearly outlined how case management, emergency response, or ongoing operational responsibilities will be funded or shared. The City has already conveyed that the Torrance Public Housing Authority does not have the budget authority to provide project-based vouchers as doing so would require revocation of existing tenant-based voucher participants. Without coordinated interagency planning and guaranteed support, the burden of these critical services may fall disproportionately on the City of Torrance's police, fire, and human services departments.

Perhaps most concerning is the absence of any meaningful local engagement during the planning of this project. Torrance residents were not consulted at any stage, and community stakeholders have had no opportunity to provide feedback. This lack of transparency and collaboration is inconsistent with the principles of good governance and undermines trust in regional decision-making processes.

Recognizing the importance of this issue, the Mayor and Council held a Special City Council Meeting on Friday, May 23rd and heard from dozens of residents that expressed concerns with the County including the Torrance location in their application. The City Council voted unanimously to not support this location and against the Board including the Torrance location in their pending HomeKey+ application. For these reasons, we respectfully urge the Los Angeles County Board of Supervisors to reconsider the inclusion of the Torrance site in the Homekey+ application and welcome discussion between the Board and Torrance City Council. The City of Torrance remains committed to being a constructive partner in identifying appropriate, effective, and locally supported solutions to homelessness—but this particular proposal, as presented, does not reflect a viable or responsible path forward.

Thank you for your time and consideration.

Sincerely,



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	George K. Chen Mayor City of Torrance
Heather K	Oppose permanent housing project at 3525 Torrance Blvd. City of Torrance already has a homeless outreach program that is in operation. A second one is not needed. This location is right next to Del Amo Mall, businesses and home, and will result in crime and unsafe city atmosphere. Do not want to see it turn into downtown LA, said with no disrespect.
HEMAKUMAR G	
James Lake	As a local resident my family and I have already suffered violent aggression from local homeless persons due to the 3290 shelter at the Torrance courthouse. Increasing this concentrated population to include 120 more units at 3525 Torrance Blvd and 15 more units at 2930 El Dorado St is unacceptable. Please do not bring additional danger to our community.
James E Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
James E Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
Jason Crooks	
Jeffrey Demian	Torrance is not the city for this
jia wang	<p>I am a mother of two young children, and we moved to Torrance to provide them with a safe, peaceful environment. This community is full of families and excellent schools, and we chose it specifically because there are no homeless encampments like in the city we left behind—where parks became unsafe, businesses closed, and violence increased.</p> <p>Now you're planning to bring the homeless here? This will destroy the safety and stability we've worked so hard for. I've seen firsthand what happened to places like Santa Monica after similar decisions were made.</p> <p>We pay property taxes to support a thriving community—not to watch it turn into a dangerous ghost town. As a mother, I strongly oppose this plan. So do many others in this neighborhood. Please don't put our children's future at risk.</p>
Jiaqian Tian	I strongly oppose the selection of 3525 Torrance Blvd. as one of the five properties for the Homekey+ Program. This location is at the very heart of Torrance, surrounded by small businesses, commercial buildings, schools, and residential communities, including multiple senior living areas. It is not



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	<p>suitable for permanent housing for individuals facing mental health or substance use challenges, as outlined by the Homekey+ program. Placing a facility of this nature in such a central, densely populated area would place a significant strain on local public resources, including law enforcement, emergency services, and healthcare facilities. Furthermore, this proposal seems to disproportionately benefit the property owner, who may be able to sell the hotel at a price above its market value.</p> <p>If Los Angeles County is truly committed to helping the homeless, it would be more effective to select a location better suited to this type of housing. A more thoughtful, strategic location would serve both the homeless population and the surrounding community far better in the long run.</p>
Jie Lian	
John Norris	<p>I am writing to express strong opposition to the proposed conversion of the Extended Stay America at 3525 Torrance Blvd into a homeless rental facility. This location is entirely unsuitable for such a project. It is situated in the heart of Torrance—an area frequented by families, children, and seniors. Introducing a high-risk population into this setting poses serious safety concerns and threatens to increase crime in a community that prides itself on safety and stability.</p> <p>This plan, reportedly supported by Governor Newsom's administration, feels like a top-down decision that ignores the voices and well-being of the local community. Residents of Torrance overwhelmingly oppose this initiative, and it is deeply troubling that such a controversial plan is being considered without broad public support.</p> <p>We urge you not to submit any application for state funding for this project. Instead, please consider alternative locations that are more appropriate and can offer wraparound services without compromising the safety and character of Torrance's core neighborhoods.</p>
JUDY EMERSON	<p>Please reconsider the location of Extended Stay America in Torrance for Project Home key. I can't express in writing how adamantly I am opposed to your considering this area for your program. Torrance has been very receptive and proactive to the homeless situation and does not need you to add more to the burden.</p>
Jue Wang	
Juile D	
Juliana Huang	
Jung hoon Shin	
King Yiu Lam	<p>Don't want my kid to grow up in a place with tons of homeless, which makes Torrance worse.</p>
Kristy Imada	<p>As a resident and parent in this community, I am deeply concerned about the lack of public transparency, the rushed nature of this process, and the serious</p>



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	safety and livability impacts on families and children, particularly given the proposed site's proximity to multiple schools and youth-centered spaces. Please withdraw the current Homekey+ application and select an alternative location outside of our neighborhood
Kyle Katarn	The building is near a school and a mall, very well opposed against
Larry G	To turn a hotel into homeless shelter facility in the location that has been proposed I am against. First off, there are several middle schools in the area where children walk to and from, secondly, the traffic (both vehicle and pedestrian) will also cause a major issue within the community. I have seen the city of Torrance continue to build large scale apartment's and all seem to be within 2 square miles of the Del Amo Mall, which as we all know would put a negative affect on the community within that area. There are other areas that would be better suited for this type of proposal, this is absolutely not one of them. Please put your heads together and come up with a solution that benefits all torrance citizens.
Laura Dhondrup Yogi	As a 20 year homeowner who lives down Torrance Boulevard I am seriously concerned about building homeless supportive housing next to our city's pool and rec center, a church, and our children's schools. There is a severe threat to public safety to Del Amo Mall and everyone who lives in the residential neighborhoods surrounding the proposed site.
Lavanya K	
Lawrence E Bocock	I am not in favor of this project. I am requesting that the LA County Council allow Torrance City Council to make recommendations for an appropriate location for this type of project.
Lemor Warzman	
Li Wen	
Lily Lee	
Madison Viola	Subject: Opposition to Homekey+ Project at 3525 Torrance Blvd. Dear Members of the Los Angeles County Board of Supervisors, I am writing to express my firm and unequivocal opposition to the proposed Homekey+ project at 3525 Torrance Blvd., the site of the Extended Stay America Hotel. I live within one mile of this location, in Southwood Torrance, with my spouse and our three elementary school-aged children. Ours is a neighborhood full of young families, many of whom — like us — have made substantial financial investments in our homes, with prices in the \$1.5 million range. We did this with the expectation of raising our children in a safe, stable, and family-friendly environment. This project directly threatens that expectation. The area surrounding Del Amo Fashion Center already faces persistent safety



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		<p>challenges. Incidents involving large groups of juveniles, violence, and disruptions have led to increased law enforcement interventions and the adoption of a chaperone policy. Placing a permanent supportive housing facility just blocks from this troubled area, with minimal community oversight and little transparency, is a serious misstep. Equally important, Torrance is not ignoring homelessness. In fact, our city has implemented thoughtful, effective, and compassionate solutions — including the Tiny Home Village and partnerships with Harbor Interfaith. These programs are producing results without compromising community safety. The Homekey+ proposal disregards these successes and disrespects the unanimous opposition from the Torrance City Council and overwhelming concern from local residents. Let me be clear: we are not opposing help for the unhoused. We are opposing an illconceived, poorly located, and community-disregarding project that will overburden already stretched police resources, put children and families at risk, and undo years of responsible, local progress. Torrance residents will not quietly accept decisions imposed on our community by the County without proper engagement, support, or accountability. This project is the wrong fit for this location. I urge the Board to reject the Homekey+ application for 3525 Torrance Blvd. and allow Torrance to continue leading with local, proven solutions.</p> <p>Sincerely, Madison and Stephen Viola 22013 Ladeene Avenue Torrance, CA 90503</p>
	Maria E Lopez	<p>The proposal for the PSH project in the City of Torrance was placed on the agenda without any input from the City or its residents. The County of LA has shown bad faith in its approach to this project and its proposed location. Furthermore, the County has demonstrated its failure to adequately manage its homeless reduction efforts to such a degree that it is facing federal court action for its mismanagement. We cannot trust the County to be acting in the best interests of our community. At the very least, this agenda item must be removed from this agenda and further consultation with the City of Torrance must occur.</p>
	Maribel Lafarga	<p>Dear Members of the Los Angeles County Board of Supervisors, I am writing to voice my strong opposition to the proposed Homekey+ project at 3525 Torrance Blvd., currently the site of the Extended Stay America Hotel.</p>



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	<p>My spouse and 2 small children live in the Southwood neighborhood of Torrance, less than a mile from the proposed location. We chose this community for its sense of safety, stability, and residential character — qualities that are now at risk. Like many others in this area, we've made a significant commitment to our home and neighborhood, with property values in the \$1.5 million range. This project threatens the very qualities that drew us here.</p> <p>The vicinity around Del Amo Fashion Center has already seen a noticeable uptick in disturbances, including large group altercations and violent incidents. The fact that the mall had to implement a chaperone policy is telling. Placing a permanent supportive housing facility so close to this area, with little community input or oversight, only adds to those concerns. Importantly, Torrance is not turning a blind eye to the issue of homelessness. The city has put in place compassionate, effective programs — such as the Tiny Home Village and collaborations with Harbor Interfaith — that balance support with safety. The Homekey+ project, in contrast, bypasses local insight and dismisses the well-founded objections of both residents and our elected City Council.</p> <p>This isn't about turning our backs on those who need help. It's about insisting that such efforts be thoughtful, appropriate to the setting, and developed with real local collaboration. The current proposal falls short on all counts. It risks straining our public safety resources and undermines the progress Torrance has already made with practical, community-driven solutions.</p> <p>The County should not move forward with this project against the clear wishes of the people who live here. I respectfully urge you to deny the Homekey+ application for 3525 Torrance Blvd. and instead work with Torrance to support initiatives that are already making a difference — without compromising the fabric of our neighborhoods.</p> <p>Sincerely, Southwood, Torrance Resident</p>
mariel D kweton-bradley	As Bridgett Lewis stated in her well thought out letter, we need to take care of our low-income seniors and veterans. Te City of Torrance should be part of the planning instead of having this crammed down their throat.
Marifrances Trivelli	I strongly oppose agenda item 6. The proposed Homekey grant application was agendized without the City's input or knowledge and without regard to the resources of Torrance's first responders, law enforcement, or existing infrastructure.
Marina M Chen	
Marlene Schiller	
Mary E Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
Maura Toma	Crime rate will increase, city officials should have been informed earlier and different locations should have been considered. This is the business area heart
melina curko	



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Michael Montgomery	<p>Dear Supervisors,</p> <p>We are strongly opposed to including the Torrance Extended Stay America Hotel in the State's Homekey+ Program.</p> <p>The last thing the people of Torrance need is the importation of individuals with mental health or "substance use challenges". But that's who will be included in filling the property: "...veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness."</p> <p>Source: California Department of Housing and Community Development - hcd.ca.gov/grants-and-funding/homekey-plus; Factsheet attached.</p> <p>In 1909 my mother was born in what would become Torrance three years later. I was born, raised, and have lived here fundamentally all my life. So I've definitely witnessed first-hand both the city and the county grow and change.</p> <p>A very significant part of recent changes has been those in Sacramento bullying the cities into complying with their low-income and affordable housing demands. Unfortunately for those of us who live here, unlike Huntington Beach, Torrance and most other cities have spinelessly caved, permitting the building of huge, bee-hive apartment/condo/affordable housing complexes. This has had a crushing effect on our quality of life. The incredible congestion and daily traffic snarls have become nearly intolerable. So much so that for the first time in my life I am on the verge of just leaving.</p> <p>And now Los Angeles County wants to push the Homekey+ Program on Torrance, thereby subjecting the people to obvious health, safety, and crime issues associated with those who have mental health and, let's just get real and call it what it actually is, drug and/or alcohol addiction problems?</p> <p>Please...no!!! I realize this may appear harsh or uncaring. But it isn't when the best interests of the residents are actually made a top priority.</p> <p>Adding insult to injury, you inform Torrance on Thursday of a vote to take place the following Tuesday, over a three-day holiday weekend! Transparent, disgusting political malfeasance! You have handled this matter with both deep deception and Neolithic incompetence. It's no wonder that politicians have become reviled of late.</p> <p>Regards, Michael and Denise Montgomery Los Angeles County District 4 Torrance District 4</p>
Michael Wasserstrom	
Mike Ford	I am writing with great concern about the plan to change Extended Stay



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	<p>America at 3525 Torrance Blvd into a housing place for homeless people. I believe this is not good idea and very bad location. This area is center of Torrance, with many families, children, and elderly people living nearby. It is not safe to bring high-risk population here, and many residents worry it will cause more crime and danger.</p> <p>Many people in Torrance do not agree with this project. We are peaceful community, and we feel this decision is made without asking local people. Governor Newsom's plan may look good on paper, but it does not fit our neighborhood. It will damage the safety and quiet life we have here.</p> <p>Please do not apply for funding from the state. We kindly ask to stop this plan and find better location where it can be safer and more helpful for everyone.</p>
MINEL DHINDAW	This is the wrong location.
Morgan F Kotecki	I oppose the recommendation by the Governor and LA Council to the County's proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA
Nacy Green	<p>I am writing to express my strong concern about the proposal to convert Extended Stay America at 3525 Torrance Blvd into housing for homeless individuals. This is a very bad idea for this location. It is in the heart of Torrance, an area with many families, children, and elderly residents. It is not safe to place such a facility here, and it could increase crime and make the area more dangerous.</p> <p>Many of us in Torrance do not support this plan. We are a peaceful and close-knit community, and we feel that this decision is being made without considering the opinions of the people who live here. This location is simply not appropriate for such a project, and it will negatively impact our neighborhood.</p> <p>I kindly ask that you do not apply for state funding for this project. Please reconsider and find a better location that will be safer and more suitable for everyone.</p>
Nan Chen	<p>I've been living across the street since 2022, and I truly love the environment and sense of community here. However, I'm very concerned about this proposed project. Our neighborhood has many children and elderly residents, and the potential impact on their safety and well-being is troubling.</p> <p>The site is also very close to one of the largest shopping centers in the area, which could lead to increased traffic and other negative effects. Additionally, the gate to our community is often broken or left open during the week due to regular activities like mail and package deliveries, maintenance, and cleaning services.</p> <p>Given these factors, I'm deeply worried about the overall safety of our neighborhood, especially for our children.</p>



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Pail Burt	<p>Anybody in their right fiscal mind - ANYBODY who has ever balanced a checkbook - would call for an immediate and complete stoppage - temporary or otherwise - on any and all things involving taxpayer funds going toward "homeless programs", they would, period! - - The facts are that while the myth of the project Homekey+ Program had the potential to HELP in addressing LA County's homelessness industry, unaccounted-for-funds, vast numbers of unoccupied units - to name but 2 - suggest that significant accountability, operational, and oversight failures not only remain, but have been exacerbated.....</p> <p>Seriously? \$2.3 billion dollars in unaccounted-for-taxpayer funds? This point alone, indicates a far-deeper, systemic mega-problem where tracking taxpayer funds are concerned.....</p> <p>Any modicum of commonsense coupled with diligent tracking - not an advanced educational degree in economics - tells the everyday taxpayer that the involvement of private developers permeates this Homekey scam; its obvious. It also further demonstrates that "for-profit" motives are - NO SURPRISE - at work here and that they are sweeping aside the program's original feel good, failed-from-the-outset mission of lifting the downtrodden and housing the "less fortunate"..... Now, everybody knows this!..... The high vacancy rates alone, underscore a massive gap in not only fundamental economics, but in the pipe dream of "connecting housing resources with those in need" - It's a sham of epic proportion(s) again, EVERYBODY knows this now. The taxpayers have EARNED - much less deserve - a big "time out" in this regard, and if the County's mismanagement of said funding leaves "use it or lose it" funds on the table, you'll live with it and that's on you guy's, not the taxpayers.</p>
Patricia A McAllister	<p>#6. Project Homekey, Fraud, and Embezzlement. Where is the auditing process? Why are developers allowed to embezzle billions from the Homekey program? Are the politicians receiving some of that money?</p> <p>Project Homekey, a state-sponsored program in California that grants taxpayer dollars to private real estate developers to create housing for the homeless, granted SLI between \$114 to \$117 million for development. The company was tasked with seven Homekey property renovation projects. Real Estate Developer's CFO Accused of Stealing Millions of Government Grants for the Homeless.</p> <p>The former CFO is accused of transferring himself millions of dollars, granting himself equity in the company, and taking out loans against the business — all unbeknownst to the CEO. When Shangri-La Industries (SLI), a real estate and development firm in Los Angeles, ceased converting hotels into homeless shelters but retained all the government money they were granted to do so, California's attorney general sued them. Now, in recent legal proceedings filed by SLI against its former CFO Cody Holmes, the company alleges Holmes took a portion of that money, along with equity in the business and unapproved financing, to finance a lavish lifestyle. What has the LA County Board of Supervisors done about this theft? According to the lawsuit, Holmes' actions include purchases of a Beverly Hills home, a Ferrari,</p>



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	<p>chartering private jets, VIP Coachella tickets, and a quarter of a million dollars of gifts for his now former girlfriend. Giving funds to criminals who are paid to build affordable housing is why Los Angeles County has millions of homeless people living on the streets! DOGE is now in California auditing the books. The politicians who are involved in these crimes of theft will be prosecuted and sent to prison!</p>
Paul Meyers	<p>As a Torrance resident and homeowner, I am opposed to turning the Extended Stay America Hotel at 3525 Torrance Blvd into permanent housing for the homeless. While I sympathetic to the situation, this location is too close to civic buildings, family destinations, and popular shopping. It will create an unsafe and unsanitary situation that we are not equipped to deal with it. I strongly urge you not to continue with this.</p>
ramya sundararaman	
Ravi A	<p>I'm concerned that the County's selection of 3525 Torrance Blvd for a 120-unit supportive-housing conversion was made without the basic safeguards our community deserves. Despite the project's size and proximity to Del Amo Fashion Center and adjacent clinics, there was no documented Torrance-specific outreach or neighborhood workshop before the Board vote—undermining public confidence and missing local insights that could have identified critical concerns. Key technical studies also seem to have been omitted: such as traffic-impact, parking analysis, and capacity of bus routes, and if stops can accommodate the additional daily transit.</p> <p>Beyond process, the site itself is too cramped to meet buffering and design best practices. At just over half an acre, this former motel sits only two blocks from the mall and lacks any formal buffer from sensitive uses like nearby schools or parks. Have any studies been done in this regard. The Board materials included no details on site-security or operations plan—no staffing ratios, security protocols, nor tenant-selection policy—raising serious questions about long-term management and safety. Converting a small retail property into a large congregate shelter without these fundamental studies and community inputs feels rushed, and it risks creating unintended impacts on both neighboring homes and the businesses we all rely on.</p> <p>I request the board to re-consider its decision and perform additional due diligence including community outreach and meeting buffering best practices. If the board considers enough diligence has been done then, pursuant to the CPRA act and the Brown Act, pls share copies of all documents and communications regarding the evaluation of alternative sites for the Homekey + project that culminated in selecting 3525 Torrance Blvd, including but not limited to site-selection matrices, feasibility studies, scoring rubrics, and email correspondence between County staff and the Board. As well request that the board include in its agenda a future item to report back on alternative sites considered for Homekey+ in Torrance, including a comparative analysis.</p> <p>Thank you for your service to the community!</p>



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			<p>Rob T</p> <p>This needs to be investigated for fraud.</p> <p>Blackstone and Starwood Capital purchased the Extended Stay America property in 2021 for approximately \$10 million. They are now selling it to the State of California for \$55 million—a staggering increase in price that strongly resembles highway robbery of taxpayer dollars. This transaction raises serious concerns of potential misuse of public funds and must be scrutinized thoroughly. \$55M can build 1000 tiny homes instead of just 120 rooms.</p> <p>Opposition to Homeless Facility in Torrance</p> <p>Residents of Torrance express strong opposition to the proposed conversion of the Extended Stay America hotel into a homeless rental facility, citing safety concerns and a lack of community engagement.</p> <p>Residents were not informed about the project until May 22nd, resulting in a rushed emergency City Council meeting.</p> <p>Concerns include potential increases in crime and risks to community safety, particularly near schools and family-centered neighborhoods.</p> <p>The Torrance City Council voted unanimously against the proposal, emphasizing the need for local input and transparency.</p> <p>Lack of Community Engagement and Transparency</p> <p>The planning process lacked public outreach, undermining trust in local governance.</p> <p>The County did not consult the City of Torrance during key stages of planning.</p> <p>Residents were notified only days before the City Council meeting, giving them minimal time to respond.</p> <p>Many residents feel this is a top-down decision that completely disregards their voices.</p> <p>Concerns Over Location and Public Safety</p> <p>The site is located near Del Amo Fashion Center, schools, and family-oriented businesses—raising serious logistical and safety issues.</p> <p>Introducing a high-risk population to this area could compromise the safety and well-being of residents, especially children.</p> <p>The project risks overburdening local services and increasing emergency response needs.</p> <p>Call for Accountability and Collaboration</p> <p>Residents are urging the County to pause this project, reconsider the location, and engage with Torrance officials and community members to explore better alternatives.</p>
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	<p>Alternative locations must be considered that do not endanger families or compromise neighborhood character.</p> <p>Torrance has already demonstrated efforts to address homelessness through its own outreach and housing initiatives.</p> <p>A collaborative and transparent approach is essential to serve both vulnerable individuals and the broader community effectively.</p> <p>We demand a full investigation into the financial aspects of this transaction and call for immediate accountability. This project is being pushed forward without local consent, under deeply suspicious financial circumstances, and at the expense of the Torrance community and California taxpayers.</p>
Robert Desjardins	<p>I have lived in Torrance for the past several years, we do not need a homeless shelter in our area. Build one in DTLA if you're building one or build a community training center for the homeless and transient to find work and skills they need. This is utterly unnecessary.</p>
Robert Solovy	
Ron Goldman	<p>I am writing to express my strong concern about the proposal to convert Extended Stay America at 3525 Torrance Blvd into housing for homeless individuals. This is a very bad idea for this location. It is in the heart of Torrance, an area with many families, children, and elderly residents. It is not safe to place such a facility here, and it could increase crime and make the area more dangerous.</p> <p>Many of us in Torrance do not support this plan. We are a peaceful and close-knit community, and we feel that this decision is being made without considering the opinions of the people who live here. This location is simply not appropriate for such a project, and it will negatively impact our neighborhood.</p> <p>Additionally, spending \$55 million for only 120 rooms is a complete waste of taxpayer money. This feels like a huge fraud being pulled under the radar by holding meetings just after a long weekend, giving no time for public engagement. It's clear that the developers should be investigated for potential fraud. Some concerns have already been raised about the mismanagement of the Homekey program and the possibility of funds being misappropriated. There have been multiple calls for audits and investigations into how taxpayer money is being handled in this project.</p> <p>I kindly ask that you do not apply for state funding for this project. Please reconsider and find a better location that will be safer and more suitable for everyone.</p>



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	Thank you very much for your attention to this matter.
Roxanne Benecke	<p>Hello BoS,</p> <p>I'm aware that I'm emailing outside business hours for the Tuesday, May 27, 2025 meeting. The City of Torrance just adjourned a special council session - only the second one I've seen since I moved to Torrance in 2011.</p> <p>I strongly oppose the proposed "Homekey+" property conversion at 3525 Torrance Bl. It was revealed during the Council meeting that the County completely neglected to partner with / keep the City informed of this proposal.</p> <p>I agree wholeheartedly with the Council that, in order to allow Torrance input, this property either needs to be completely removed from the application to the state, or that item #6 be postponed altogether.</p> <p>This lack of coordination with the city of Torrance is absolutely in bad faith, and smacks of reinforcement of the Homeless Industrial Complex. This treatment gives the appearance of the County attempting to do an end run around Torrance (and other cities?) and is COMPLETELY UNACCEPTABLE.</p> <p>Regards, Roxanne</p>
Ruchira Mohnot	
Sadek Mansour	
Samuel P	<p>As a resident of Torrance for over 19 years and a small business owner near downtown Los Angeles, I am writing to express my strong opposition to the proposed HomeKey+ Project at the current site of the Extended Stay Hotel. On a daily basis, I pass through the Skid Row area and witness firsthand the ongoing crisis involving the unhoused population. Despite numerous initiatives and significant taxpayer funding allocated to address this issue, I have not observed any meaningful improvement in those areas. In fact, the situation appears to be deteriorating.</p> <p>I am deeply concerned that implementing a similar project in our neighborhood could lead to the same challenges we see in places like Skid Row—compromising the safety, quality of life, and stability of our community. This is a complex issue that requires transparent discussion and responsible planning. I urge our city leaders to bring this matter to the community for open dialogue, rather than proceeding through what feels like a quiet or expedited process.</p> <p>We all want effective, compassionate solutions, but they must be developed collaboratively and with careful consideration of long-term impacts on residents and local businesses.</p>
Sandy K	



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Sarah Gutknecht

Dear Honorable Members of the Board,

As a longtime resident of the City of Torrance, I am writing to formally and firmly oppose the proposed conversion of the Extended Stay America hotel on Torrance Boulevard into a Homekey+ site.

While I support compassionate and effective solutions to homelessness, the handling of this project reflects a deeply flawed process—one that fails both our community and the individuals this program is intended to help.

First and foremost, there has been no meaningful partnership with the City of Torrance. Residents and city officials were only informed the day before the special City Council meeting, leaving no time for thoughtful input or public engagement. The Torrance City Council has since voted against the proposal, citing the lack of transparency, oversight, and local control.

Additionally, there is no proven track record that this model works. Similar Homekey sites across Los Angeles County have been linked to ongoing safety issues, poor management, inadequate wraparound services, and disappointing outcomes. This project lacks basic clarity—there has been no explanation of what services will be provided, who will operate the facility, or how accountability will be maintained. As residents, we are being asked to blindly trust a system that has not earned that trust.

The location itself is problematic—situated close to schools, neighborhoods, and major commercial areas such as the Del Amo Fashion Center. This raises serious concerns regarding public safety, emergency services, and the economic impact on local businesses.

Torrance is already doing its part. Our city has created its own targeted outreach and interim housing solutions. We are not saying “not in our backyard”—we are saying “work with us, not around us.” We ask for a collaborative, transparent, and informed process that centers the needs of both vulnerable individuals and the communities asked to support them.

I urge you to reject this location and suspend the project until proper community input, oversight, and evidence-based planning can occur. Our city and its residents deserve a seat at the table in decisions of this magnitude.

Thank you for your time and consideration.

Respectfully,
Sarah Gutknecht

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Respectfully,
Sarah Gutknecht

Sarah Ryan

I live near the proposed Homekey location and am opposed to such a large scale housing (120 units!) program without any collaboration with the surrounding residents as to how the program will be maintained, secured, how residents will be selected to live there and what type of social services will be provided. LA City has a terrible track record with this type of program specifically with no services provided to residents placed in these rooms. Please fix the issues for this program prior to pushing them onto to surrounding cities (such as Torrance) which work hard to keep their cities safe, clean and liveable to residents, young and old.

Shi Shi

Shu Hei Tung

Too close to schools, shopping malls and business center.



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	Not safe for neighbor children, especially the nearby senior housing that's already experienced lots of illegal trespassing, stealing issues.
shuang zhou	
stella L zhu	
Tammy Rusznak	I am in full support of the City of Torrance's position that opposes the approval of the Homekey+ Program application that includes 3525 Torrance Blvd. in the City of Torrance. Not only is it a safety issue but also presents a significant burden to city resources. Torrance does not have an unlimited bank account to support added associated costs. The manner in which this has been advanced is lacking the integrity that we expect of our public servants. Do the right thing and do not approve this application.
Ted A	<p>I am a lifelong resident of Torrance. We have a wonderful, safe city that is home to a very diverse and vibrant population. Torrance residents are not opposed to helping the homeless. However, it must be done in an orderly manner and with input from the community members. Addressing this huge problem requires teamwork and coordination across all levels of government, including federal, state, county, and local. Yet, Torrance residents had no input for this location. The proposed location is very close to schools where young children are. It is close to the Del Amo mall, where families and friends shop and congregate. It is not the appropriate location to house a large population of homeless people who are working through addiction and mental health recovery.</p> <p>Proceeding with this planned location will have numerous downsides. First of all, there is an imminent danger to children. Madrona middle school is just down the street and many children walk home along Torrance Boulevard, right past where the proposed location is. The Torrance Civic center, including the public pool, recreation center, and library are essentially next door. These facilities are used daily by school children and families. There are also impacts to the elderly, and the population at large. Across the street is a senior living facility. And easily within walking distance is the Del Amo fashion center.</p> <p>By opening a homeless housing project, all these aspects of our thriving community will be threatened. School children will be subjected to verbal and physical harassment. Families will be discouraged from using the public pool and library. Parents will be wary of sending their children to School events held in the recreational buildings and performing arts center. Senior citizens will be intimidated. Shoppers will take their business and leisure spending elsewhere. These are legitimate concerns!</p> <p>I strongly urge the board to reconsider the location of the housing project and to work with the City of Torrance City Council and Mayor Chen to figure out a suitable location.</p>
TEJAS SHAH	Dear Decision making team, The Torrance location 3525 Torrance Boulevard in the City of Torrance is in



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	<p>heart of Torrance near apartments and Del Amo mall with many visitors all day. This location is not appropriate for homeless shelter. There can be another building on outer part of Torrance or in other cities near warehouses or business area, to avoid impact to general public. City of Torrance already is opposing this, and their decision should be respected by the county.</p> <p>As a Torrance Citizen, I am very concerned about this decision and it's impact to our community. Torrance community was not informed by letters and/or another communication method to give enough time to think and provide feedback.</p> <p>Sincerely, Tejas</p>
Tina Bamshad	I don't want this in Torrance.
Tina Blakeman	
Trevor L Song	<p>Torrance is a thriving community that continues to build businesses, hardworking dedicated people with promising careers, and has a steady reputation of being a mostly safe environment. By putting "permanent supportive housing," there is a major risk involved. Things like crime, increased insurance (things like homeowners / car) because the area can be deemed risky for unwanted activity - especially if the crime does happen, property devaluing, and citizens / businesses moving out simply because they don't want to be around it - effecting the economy, growth, and wellbeing of this city. There is a mall in Hawthorne that has been long abandoned. Why hasn't Los Angeles County eyeballed that eyesore into county+city owned "permanent supportive housing" given the amount of time that has remained long abandoned since 1999?</p>
Troy Fontana	<p>I'm writing to encourage you to vote against the application for Torrance Homekey site in Agenda Item 6 on Tuesday' May 27th board meeting. Or to remove Torrance from the application.</p> <p>Selection of such sites should be balanced with impact to the surrounding immediate community. Placing up to 120 mentally ill or addicted homeless people into long term housing degrades safety and quality of life near a vibrant center of Torrance. Shopping will be impacted at Del Amo Mall, with corresponding reduction in taxes. Nearby main Torrance library is likely to be made unsafe to children.</p> <p>The site will require additional Torrance police resources, which will also need increasing due to the upcoming LA County Metro end-of-service stop in Torrance and subsequent overnight stays of homeless riders.</p> <p>Project Homekey is cost inefficient, since it does not mandate treatment for root cause of many homeless (mental illness, addiction). The lack of results does not warrant impact to an important city center. There are better locations to place a site.</p>



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	<p>Given California's budget issues, there are better cost effective ways to deal with treatment. Housing could be built to improve affordability by discontinuing the use of Vehicle Miles Travelled as a criteria. This is completely inconsistent with the increase in green energy production and continued electrification of California automobiles.</p>
Wentao Shang	<p>I strongly oppose the inclusion of 3525 Torrance Boulevard in the City of Torrance as part of this application.</p> <p>This location is right in the heart of a very vibrant neighborhood within the center of the city of Torrance, next door to the office of Providence Pediatrics, across the street from Children's Hospital Los Angeles, within walking distance to two pediatric dentistry offices, two church facilities, a number of hotels, lots of restaurants and small businesses, not to mention the Torrance Civic Center, Katy Geissert public library, a number of parks, schools, and preschools that are 1-2 blocks away, as well as the famous Del Amo Fashion Center. Such a location is probably one of the worst places across the whole South Bay area for hosting a 120-unit housing facility for the Homekey+ program, which is designated for people with mental health issues and substance abuse (hcd.ca.gov/grants-and-funding/homekey-plus).</p> <p>What I find most disappointing is how poorly this project has been communicated with the local community. My family lives across the street from the proposed location and we had no clue about this proposal until our neighbor texted us on Friday, May 23rd, which is only 4 days before the proposal will be voted. A couple of residents from our community as well as many other Torrance city residents scrambled to attend the special meeting held by the Torrance City Council on that evening at 5pm before the Memorial Day long weekend, only to find out that the City Council also had very little information about the details of the project from the LA county. Given that the process of this project was handled by the LA county in such careless and disrespectful manner, it is not hard to understand the frustration expressed by the local residents during that special meeting.</p> <p>Homelessness is one of the most difficult, complicated, and sensitive issues in our community, especially when it involves behavioral health challenges. Please work with our City and local community to find a better solution that is set up for long-term success, which I believe is in the best interest of both the local community and the homeless people who are in need of help.</p>
Winny Li	
Xiang Li	<p>Dear Los Angeles County Board of Supervisors,</p> <p>I am submitting this public comment to express my strong and unequivocal opposition to the proposed homeless housing development planned for the</p>



PUBLIC REQUEST TO ADDRESS THE BOARD OF SUPERVISORS COUNTY OF LOS ANGELES, CALIFORNIA

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
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JANICE HAHN
KATHRYN BARGER

Correspondence Received

heart of Torrance, near Del Amo Fashion Center.

While the homelessness crisis demands urgent and humane solutions, the specific siting of any housing or shelter project must be balanced, responsible, and sensitive to land-use compatibility, public safety, and the wellbeing of surrounding residents. This proposal fails on all these fronts.

1. Proximity to Sensitive Uses — A Clear Risk to Safety and Welfare
The proposed location is surrounded by:

Multiple public and private schools

Senior housing complexes

Religious institutions

Childcare centers

The Torrance financial district

Residential neighborhoods

Southern California's largest retail center – Del Amo Fashion Center

Placing a high-density homeless housing development within walking distance of these sensitive institutions is irresponsible and incompatible with common-sense planning principles. Children, seniors, and families who use nearby parks, walk to school, or rely on public transportation in the area could face increased safety risks, reduced walkability, and stress on already-stretched emergency services.

This is not about stigmatizing homelessness—it's about protecting vulnerable populations while also designing programs that have a real chance of success in appropriate environments.

2. Zoning Incompatibility and Threat to Community Balance
The surrounding area has been carefully developed over decades as a mixed-use, high-value zone. This includes:

Residential housing

Commercial centers

Religious and civic buildings

Public institutions

Injecting an intensive supportive housing project into this environment violates the intent and balance of local zoning regulations. It risks:



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Overburdening city infrastructure

Undermining community investments

Detering future commercial growth

This area is not designed, zoned, or equipped for transitional housing services, nor is it a low-impact or isolated corridor where such facilities may be more appropriately sited.

3. Economic Impact on Businesses and Regional Commerce

Del Amo Mall is a major economic engine not only for Torrance but for the broader South Bay region. It attracts visitors from across Southern California and supports:

Thousands of jobs

Hundreds of local and national businesses

A thriving small-business ecosystem in surrounding streets

A poorly sited homeless housing project could lead to:

Decreased foot traffic and tourism

Reduced consumer confidence

Declining property values

Disinvestment from retailers

The area's economic momentum and job creation could suffer long-term harm. These consequences would affect not just businesses, but also city revenues that fund essential services, including programs to help those experiencing homelessness.

4. Lack of Transparency and Meaningful Community Engagement

Major land-use decisions—especially those with lasting impacts—must be guided by community input, transparent planning, and fair procedural safeguards.

Unfortunately, this project appears to have been advanced without:

Robust outreach to impacted residents

Full disclosure of the scope, services, and security plans

Adequate review under CEQA (California Environmental Quality Act) or



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similar public processes

Rushing approval without transparency erodes public trust and sets a troubling precedent. It sends a message that community voices are secondary to pre-determined agendas, even when families, children, and seniors are directly impacted.

5. Better, Safer, and More Sustainable Alternatives Exist

Many regions across L.A. County have successfully implemented homeless housing projects in lower-density zones, former industrial areas, or near transportation hubs and service providers. These areas are often:

Less congested

Closer to job programs and social workers

Better suited to rehabilitation efforts and supportive wraparound care

Rather than placing an intensive housing facility in the busiest, most sensitive corridor of Torrance, the County should engage in a regional planning effort to identify suitable sites based on:

Public land availability

Proximity to job training and healthcare

Low displacement risk

Neighborhood compatibility

Torrance has consistently shown a willingness to be part of regional solutions, but this does not justify siting projects with major safety, land-use, and economic conflicts in one of the city's most valuable and vulnerable areas.

In Summary

This public comment is not about opposition to homelessness solutions—it is a plea for responsible governance. We urge the County and City to:

Immediately and permanently halt any advancement of this project at the current location

Conduct a full environmental and public impact review

Engage in transparent dialogue with affected communities

Identify more appropriate alternative sites that protect both vulnerable residents and unhoused individuals alike



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

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Correspondence Received

	We ask you to stand with the residents, businesses, and families of Torrance who are committed to both community safety and meaningful solutions to homelessness. This application, as sited, is deeply flawed and must be reconsidered.
Xianghui Ma	
Xin Huang	<p>I oppose this proposal for the following reasons:</p> <ol style="list-style-type: none">1. The proposed location is near residential neighborhoods and schools. Many elementary school students walk to and from school, and the project could negatively impact community safety and the environment.2. It is within walking distance of the Del Amo Fashion Center, which could have negative economic consequences.3. Residents were not informed in advance, showing a lack of transparency and community involvement. Many of my friends are unaware of this proposal. Over the long weekend, many parents were busy with their children and couldn't submit their comments online in time. Today is a workday, and very few people are able to attend and voice their opinions. <p>We support helping the homeless with dignity and proper planning, but the location chosen for this project is highly inappropriate. We respectfully request the following:</p> <ol style="list-style-type: none">1. Suspend the project;2. Conduct a comprehensive reassessment of the suitability of the location;3. Listen to the voices of the Torrance City government and surrounding residents.
Yibo Guo	
Yini Wang	I oppose the proposed application. While I support efforts to address homelessness, placing this facility within close proximity to schools, residential buildings, and family-oriented neighborhoods raises serious safety and integration concerns. Site selection should carefully consider surrounding land use and community dynamics.
Yongjin Zhang	I am a Torrance resident live right across the street for 2 years. The main reason I moved to this community is because this is a safe community. This community has high rating schools and good merchandise stores. This Homekey+ program will bring too many uncertainties to my community and I am 100% oppose to it. This program will bring many unfamiliar homeless people to our community and I will no longer feel safe to walk my dog with my kid on Torrance Blvd. Take little Tokyo as an example, it used to be a wonderful place but had become a dangerous place due to the homeless program. I was threatened by a homeless person when I visit little Tokyo during 2021. Apparently, I don't want the same tragedy to happen to my



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			home. I hope the county will reject this application as it doesn't care about the Torrance city residents' feeling.
		Yoon Yeom	
		yuanyuan hong	I strongly oppose to LA county's intent to submit a joint application to the state for Homekey+ Program funding for the proposed permanent supportive housing project at 3525 Torrance Blvd, the site for the existing Extended Stay America Hotel. Because this project will impact community safety
		Yuntao Ling	challenges and risks to local safety, health, and hygiene
		Zhanbo Xia	
		Zheng Jia	I and my husband are against any homekey+ program. We do not want homeless people ruining the neighborhood. Torrance has already gotten worse we need more police, this will force us to leave.
	Other	John Kim	<p>I am a resident of the city of Torrance and am writing to provide additional perspective on the matter as a resident. Several years ago, I was waiting outside for my daughter to finish her lessons in downtown Torrance. A young woman approached me and showed me an address on a piece of paper to ask how far it was. The address was the very location for this Homekey+ application described in this agenda item. I told her it was about 2 miles west from where we stood. She was carrying a baby in her arms and had another small child next to her. She had a stroller, but instead of the baby, the stroller was full of diapers, groceries, and other supplies packaged in bulk. It appeared to me that she had just received assistance and was trying to find where to go next. I asked if she had a ride, and she said no. My daughter had just finished her class and walked up to us. I told the young woman that I would drive her, so I loaded up the car and drove her and her children to the Extended Stay.</p> <p>I understand the county's problems with homelessness and my city council's and neighbors' resistance to this measure. I agree with the council's letter that local engagement to find solutions is crucial, and I applaud the many efforts already addressed within Torrance to address the issue. I can agree with many of the reasons for opposition I've heard. But I also remember the young family I met that one night, and I know not all unhoused represent the threat the city council and residents of Torrance and LA County have in their minds. I cannot agree with doing nothing and letting the opportunity to help pass elsewhere or at another time. I love being in Torrance, and I want Torrance to be a place I can be proud of because of how it treats the people who live here, and not just the people it thinks should live here. I urge the elected officials of LA County and Torrance as well as local advocates and residents to continue to work together to come up with solutions.</p>
		Mark Ragins	<p>I'm a retired street psychiatrist, former Torrance City Social Services Commission member, and mental health recovery advocate</p> <p>Torrance, like many places, is in need of additional housing subsidies and supportive services, so I wanted to support this proposal, but it has been done so poorly, that it should be withdrawn and redone for the next round of</p>



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funding.

The Home Key Plus process is supposed to have begun with engaging the community to assess needs, challenges, resources, and to build partnerships.

This proposal was initiated by a hotel owner seeking a profitable sale approaching an established homeless housing developer, Weingarten, with no experience or contacts in Torrance. Together they put together a proposal for the county built on the seller's profit and relatively minimal renovation costs for Weingarten. While these are important considerations, they are far from the only considerations.

It appears the only outreach they did was a couple meetings with city representatives who gave them a list of four concerns that they disregarded. (The program is too concentrated, in too centralized and sensitive of a location, may burden local law enforcement and city services, and there has been limited local engagement.) Instead of addressing these issues and building relationships and partnerships, they continued with the county on their own, without ever improving their approach to those, and many other concerns.

The Home Key Plus project is designated for people with behavioral health challenges -serious mental illnesses and substance abuse. This fact was left out of the public discussion at the Torrance City Council meeting. Certainly working with people with behavioral health challenges is necessary (I've spent my life doing it.), but it is more challenging and more complex in many ways. Not mentioning it and hoping no one would notice is hardly a collaborative approach.

We've spent most of a decade gradually increasing Torrance's engagement with homeless services relying heavily on local strategies. For outsiders to come in, say we can only have input in who is in the program or how it is run if we pay for services, and that this proposal is moving ahead this week regardless of our reactions. This will likely undo all the progress we've made and galvanize local opposition.

There are local conditions that need to be incorporated in the plan to increase the chances of success.

- A program of this size will need significant mental health services including psychiatric medications. If this is set up as a Housing-First program without enough clinical support it will fail. Torrance doesn't have any adult community mental health centers within our city. Weingart cannot meet these needs on their own, especially far from their Skid Row contacts. Specific commitments need to be arranged, including FSP access, likely with Harbor General. A clinical tool, like the LOCUS and/or the MORS needs to be used to triage people to the level oof care they need and to ensure that the people in this program are likely to succeed.

- Permanent supported housing services need to be integrated into the

				<p>existing city run continuum of homeless services, so that people are more likely to succeed and are rewarded for taking steps towards recovery, rather than placed into the program out of expediency and vulnerability.</p> <ul style="list-style-type: none">• To provide ongoing support and to deal with the most NIMBY in our community, the community needs to know that this resource will be used for Torrance residents and to meet the needs of Torrance city, not the needs of Weingart, skid row, or the county in general. The city needs to be put in charge of the triage and approval process.• This program will need public service support to succeed and to keep the neighbors safe. Safety issues need to be negotiated between the Weingarten security and the local Torrance police and fire services proactively.• The neighbors living, working, playing, and going to church near this location need to be engaged. There will likely always be some objections, but there is also likely compassion and welcoming that can be activated as well. They deserve to be included in the process even if that's hard work for Weingart. The program site may need to be decentralized. <p>My current recommendation, along with the entire Torrance City Council, is to pull this site from the proposal, and start again doing it together this time. Helping homeless people with behavioral health challenges reintegrate into our community is complex, difficult work. It needs to be done thoughtfully, compassionately, and especailly collaboratively.</p>
		Item Total	110	
Grand Total			149	



CITY OF T O R R A N C E

GEORGE K. CHEN
MAYOR

May 23, 2025

The Honorable Kathryn Barger, Chair
County of Los Angeles Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 869
Los Angeles, CA 90012

CITY COUNCIL MEMBERS
JONATHAN KAJI – District 1
BRIDGETT LEWIS – District 2
ASAM SHEIKH – District 3
SHARON KALANI – District 4
AURELIO MATTUCCI – District 5
Dr. JEREMY GERSON – District 6

RE: Opposition to the County's Proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA

Dear Chair Barger and Members of the Board:

On behalf of the City of Torrance, I am writing to formally express our opposition to Los Angeles County's intent to submit a joint application to the State of California for Homekey+ Program funding for the proposed permanent supportive housing project at 3525 Torrance Boulevard, the site of the existing Extended Stay America Hotel.

The City of Torrance continues to demonstrate its commitment to addressing homelessness through a range of proactive measures. These include a dedicated Street Outreach Program with full-time City outreach coordinators and the operation of the 3290 Temporary Housing Village, a 40-unit interim housing facility the City designed, developed and oversees within the Torrance Civic Center. Combined, these initiatives have helped over 1,100 individuals access services, housed more than 80 people permanently, and resulted in the successful resolution of dozens of encampments. We are proud of these outcomes and continue to support regional solutions grounded in compassion, accountability, and collaboration.

However, the County's proposed Homekey+ project presents a number of significant concerns that have not been meaningfully addressed. Situating 120 units of permanent supportive housing in such close proximity (750 feet) to the Torrance Civic Center and 3290, raises legitimate questions about the long-term sustainability of such an intensive concentration. The scale of the project increases the risk of overburdening on-site support systems and complicates efforts to ensure integration with the broader community.

Additionally, the project site lies directly adjacent to the Del Amo Fashion Center—one of the region's most prominent retail destinations—and is surrounded by restaurants, hotels, and other service-based businesses. The introduction of a high-density supportive housing facility in this location may result in

unintended consequences for local commerce, consumer behavior, and the economic vitality of this commercial hub.

There are also pressing concerns related to public safety and the capacity of local services. The County has not clearly outlined how case management, emergency response, or ongoing operational responsibilities will be funded or shared. The City has already conveyed that the Torrance Public Housing Authority does not have the budget authority to provide project-based vouchers as doing so would require revocation of existing tenant-based voucher participants. Without coordinated interagency planning and guaranteed support, the burden of these critical services may fall disproportionately on the City of Torrance's police, fire, and human services departments.

Perhaps most concerning is the absence of any meaningful local engagement during the planning of this project. Torrance residents were not consulted at any stage, and community stakeholders have had no opportunity to provide feedback. This lack of transparency and collaboration is inconsistent with the principles of good governance and undermines trust in regional decision-making processes.

Recognizing the importance of this issue, the Mayor and Council held a Special City Council Meeting on Friday, May 23rd and heard from dozens of residents that expressed concerns with the County including the Torrance location in their application. The City Council voted unanimously to not support this location and against the Board including the Torrance location in their pending HomeKey+ application. For these reasons, we respectfully urge the Los Angeles County Board of Supervisors to reconsider the inclusion of the Torrance site in the Homekey+ application and welcome discussion between the Board and Torrance City Council. The City of Torrance remains committed to being a constructive partner in identifying appropriate, effective, and locally supported solutions to homelessness—but this particular proposal, as presented, does not reflect a viable or responsible path forward.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. K. Chen", with a stylized flourish at the end.

George K. Chen
Mayor
City of Torrance

cc. Honorable Janice Hahn, Supervisor, Fourth District
Torrance City Council
Aram Chaparyan, City Manager

Torrance Home Key Plus Proposal Comment:

Mark Ragins MD

I'm a retired street psychiatrist, former Torrance City Social Services Commission member, and mental health recovery advocate

Torrance, like many places, is in need of additional housing subsidies and supportive services, so I wanted to support this proposal, but it has been done so poorly, that it should be withdrawn and redone for the next round of funding.

The Home Key Plus process is supposed to have begun with engaging the community to assess needs, challenges, resources, and to build partnerships. This proposal was initiated by a hotel owner seeking a profitable sale approaching an established homeless housing developer, Weingarten, with no experience or contacts in Torrance. Together they put together a proposal for the county built on the seller's profit and relatively minimal renovation costs for Weingarten. While these are important considerations, they are far from the only considerations.

It appears the only outreach they did was a couple meetings with city representatives who gave them a list of four concerns that they disregarded. (The program is too concentrated, is too centralized and sensitive of a location, may burden local law enforcement and city services, and there has been limited local engagement.) Instead of addressing these issues and building relationships and partnerships, they continued with the county on their own, without ever improving their approach to those, and many other concerns.

The Home Key Plus project is designated for people with behavioral health challenges -serious mental illnesses and substance abuse. This fact was left out of the public discussion at the Torrance City Council meeting. Certainly working with people with behavioral health challenges is necessary (I've spent my life doing it.), but it is more challenging and more complex in many ways. Not mentioning it and hoping no one would notice is hardly a collaborative approach.

We've spent most of a decade gradually increasing Torrance's engagement with homeless services relying heavily on local strategies. For outsiders to come in, say we can only have input in who is in the program or how it is run if we pay for services, and that this proposal is moving ahead this week regardless of our reactions. This will likely undo all the progress we've made and galvanize local opposition.

There are local conditions that need to be incorporated in the plan to increase the chances of success.

- A program of this size will need significant mental health services including psychiatric medications. If this is set up as a Housing-First program without enough clinical support it will fail. Torrance doesn't have any adult community mental health centers within our city. Weingart cannot meet these needs on their own, especially far from their Skid Row contacts. Specific commitments need to be arranged, including FSP access, likely with Harbor General. A clinical tool, like the LOCUS and/or the MORS needs to be used to triage people to the level of care they need and to ensure that the people in this program are likely to succeed.
- Permanent supported housing services need to be integrated into the existing city run continuum of homeless services, so that people are more likely to succeed and are rewarded for taking steps towards recovery, rather than placed into the program out of expediency and vulnerability.
- To provide ongoing support and to deal with the most NIMBY in our community, the community needs to know that this resource will be used for Torrance residents and to meet the needs of Torrance city, not the needs of Weingart, skid row, or the county in general. The city needs to be put in charge of the triage and approval process.
- This program will need public service support to succeed and to keep the neighbors safe. Safety issues need to be negotiated between the Weingarten security and the local Torrance police and fire services proactively.
- The neighbors living, working, playing, and going to church near this location need to be engaged. There will likely always be some objections, but there is also likely compassion and welcoming that can be activated as well. They deserve to be included in the process even if that's hard work for Weingart. The program site may need to be decentralized.

My current recommendation, along with the entire Torrance City Council, is to pull this site from the proposal, and start again doing it together this time. Helping homeless people with behavioral health challenges reintegrate into our community is complex, difficult work. It needs to be done thoughtfully, compassionately, and especially collaboratively.

RE: Opposition to the City's Joint Application to the Homekey+ Program – Neighborhood Impact and Proximity to Schools

Dear Members of the City Council,

I am writing to voice my **strong opposition** to the City's joint application and proposed participation in the **Homekey+ Program**, specifically as it relates to the selected site at Extended Stay America in Torrance.

As a resident and parent in this community, I am deeply concerned about the **lack of public transparency, the rushed nature of this process, and the serious safety and livability impacts on families and children**, particularly given the **proposed site's proximity to multiple schools and youth-centered spaces**.

1. Proximity to Schools and Youth Spaces

The selected location is **within close walking distance to South Bay Academy, T.U.Y. Academy Afterschool Daycare, Marona Middle School, Victor Elementary School, and Anza Elementary school to name a few**, placing vulnerable students and young children near a facility that may house individuals struggling with mental health, substance abuse, or criminal histories — without sufficient safeguards in place. While supportive housing can be part of a compassionate response to homelessness, the **placement of such a facility near school zones raises serious child safety and supervision concerns**.

2. Neighborhood Safety and Livability

Residents in Torrance are already facing challenges related to crime and transient populations. Adding a high-density transitional housing site without adequate security plans, on-site management, or integration into local services may only **exacerbate safety concerns, strain local infrastructure, and decrease quality of life** for nearby homeowners, renters, and small businesses.

3. Lack of Community Engagement

Many residents — including myself — were **not notified or included in any meaningful discussion** prior to this application. Decisions of this magnitude, which can have long-lasting effects on neighborhood stability and property values, should not be made **without robust community outreach, public hearings, and transparent review of program details**.

4. Insufficient Site Planning and Oversight

There is **no clear plan for long-term oversight, public safety enforcement, or measurable success criteria**. Without these safeguards, we risk repeating the issues seen in other cities where poorly managed Homekey conversions led to neighborhood degradation, increased emergency response calls, and irreversible community decline.

For these reasons, I strongly urge the Council to:

- **Withdraw the current Homekey+ application tied to this site and select an alternative location outside of our neighborhood;**
- **Avoid placing high-density supportive housing projects near schools, parks, or family-centered communities;**
- **Prioritize transparency by including residents, school officials, and local businesses early in the planning process** for any future initiatives of this nature;
- **And pursue solutions in areas better equipped to manage the complexities**

of transitional housing, with appropriate zoning, infrastructure, and distance from sensitive community spaces.

We all support thoughtful, humane responses to homelessness — but this project does **not belong in our neighborhood**. It is not the right location, and the community should not be forced to bear the consequences of a rushed, top-down decision.

Thank you for your time and consideration.

Sincerely,
Kristy Imada



CITY OF T O R R A N C E

GEORGE K. CHEN
MAYOR

May 23, 2025

The Honorable Kathryn Barger, Chair
County of Los Angeles Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 869
Los Angeles, CA 90012

CITY COUNCIL MEMBERS
JONATHAN KAJI – District 1
BRIDGETT LEWIS – District 2
ASAM SHEIKH – District 3
SHARON KALANI – District 4
AURELIO MATTUCCI – District 5
Dr. JEREMY GERSON – District 6

RE: Opposition to the County's Proposed Homekey+ Project at 3525 Torrance Boulevard, Torrance, CA

Dear Chair Barger and Members of the Board:

On behalf of the City of Torrance, I am writing to formally express our opposition to Los Angeles County's intent to submit a joint application to the State of California for Homekey+ Program funding for the proposed permanent supportive housing project at 3525 Torrance Boulevard, the site of the existing Extended Stay America Hotel.

The City of Torrance continues to demonstrate its commitment to addressing homelessness through a range of proactive measures. These include a dedicated Street Outreach Program with full-time City outreach coordinators and the operation of the 3290 Temporary Housing Village, a 40-unit interim housing facility the City designed, developed and oversees within the Torrance Civic Center. Combined, these initiatives have helped over 1,100 individuals access services, housed more than 80 people permanently, and resulted in the successful resolution of dozens of encampments. We are proud of these outcomes and continue to support regional solutions grounded in compassion, accountability, and collaboration.

However, the County's proposed Homekey+ project presents a number of significant concerns that have not been meaningfully addressed. Situating 120 units of permanent supportive housing in such close proximity (750 feet) to the Torrance Civic Center and 3290, raises legitimate questions about the long-term sustainability of such an intensive concentration. The scale of the project increases the risk of overburdening on-site support systems and complicates efforts to ensure integration with the broader community.

Additionally, the project site lies directly adjacent to the Del Amo Fashion Center—one of the region's most prominent retail destinations—and is surrounded by restaurants, hotels, and other service-based businesses. The introduction of a high-density supportive housing facility in this location may result in

unintended consequences for local commerce, consumer behavior, and the economic vitality of this commercial hub.

There are also pressing concerns related to public safety and the capacity of local services. The County has not clearly outlined how case management, emergency response, or ongoing operational responsibilities will be funded or shared. The City has already conveyed that the Torrance Public Housing Authority does not have the budget authority to provide project-based vouchers as doing so would require revocation of existing tenant-based voucher participants. Without coordinated interagency planning and guaranteed support, the burden of these critical services may fall disproportionately on the City of Torrance's police, fire, and human services departments.

Perhaps most concerning is the absence of any meaningful local engagement during the planning of this project. Torrance residents were not consulted at any stage, and community stakeholders have had no opportunity to provide feedback. This lack of transparency and collaboration is inconsistent with the principles of good governance and undermines trust in regional decision-making processes.

Recognizing the importance of this issue, the Mayor and Council held a Special City Council Meeting on Friday, May 23rd and heard from dozens of residents that expressed concerns with the County including the Torrance location in their application. The City Council voted unanimously to not support this location and against the Board including the Torrance location in their pending HomeKey+ application. For these reasons, we respectfully urge the Los Angeles County Board of Supervisors to reconsider the inclusion of the Torrance site in the Homekey+ application and welcome discussion between the Board and Torrance City Council. The City of Torrance remains committed to being a constructive partner in identifying appropriate, effective, and locally supported solutions to homelessness—but this particular proposal, as presented, does not reflect a viable or responsible path forward.

Thank you for your time and consideration.

Sincerely,

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George K. Chen
Mayor
City of Torrance

cc. Honorable Janice Hahn, Supervisor, Fourth District
Torrance City Council
Aram Chaparyan, City Manager

Subject: Opposition to Homekey+ Project at 3525 Torrance Blvd, Torrance, CA

Dear Members of the Los Angeles County Board of Supervisors,

I am writing to express my strong opposition to the County's decision to submit an application to Project Homekey+ for the development of a facility at 3525 Torrance Blvd in Torrance, CA.

While I fully support compassionate and effective solutions to homelessness, I have serious concerns about the proposed location for this project. The site in question is situated in close proximity to schools, parks, residential neighborhoods, and local businesses — areas that could be significantly and negatively impacted by a facility of this nature.

This decision appears to have been made without adequate community engagement or transparency. Many local residents and stakeholders were not given a fair opportunity to participate in the planning process or express their concerns. This lack of communication erodes public trust and leaves many feeling unheard.

Furthermore, questions remain about how the County plans to ensure the safety, accountability, and successful integration of the facility into the surrounding community. Without detailed information on how the facility will be managed and how its residents will be supported, it is difficult to be confident that this project will achieve its intended goals without unintended consequences.

I urge the Board to pause this application, engage in meaningful dialogue with the Torrance community, and reconsider this location for the proposed Homekey+ project. Effective solutions to homelessness must be pursued — but not at the expense of community safety, cohesion, and transparency.

Thank you for your time and attention to this important matter.

Sincerely,

Jeffrey Demian

Homekey+

A place to live — and thrive.

MENTAL
HEALTH
FOR
ALL

Housing stability is vital to mental health wellness and well-being. Safe, affordable housing, paired with supportive services to address behavioral health challenges, can provide California's most vulnerable residents with the foundation they need to thrive.

Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. With funding allocated from the Bond Act, the California Department of Housing and Community Development (HCD), in partnership with CalVet, will expand the successful Homekey Program and honor the State's long-standing commitment to housing veterans to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness.

PROGRAM OVERVIEW

Homekey+ will be modeled on HCD's successful Homekey program, which emphasizes the acquisition and rehabilitation of existing buildings, or other project types including new construction, that can be quickly converted or constructed for permanent affordable housing, generally within 12 months of award. Since its inception, Homekey has funded 250 projects and over 15,300 affordable homes. Homekey+ will move quickly by making awards on a rolling basis, as applications are received. Applications will be assessed on project readiness, experience in developing and providing supportive services to eligible prospective tenants/residents, funding commitments that provide long term sustainable support (particularly BHSA ongoing funding), and project location, among other criteria.

ELIGIBLE USES

Homekey+ will provide applicants the flexibility to take advantage of opportunities available within their specific communities that will result in the speedy acquisition and availability of new homes with a focus on cost containment. It will also finance new construction for projects that can be built quickly in a cost-efficient manner.

Examples of eligible uses include acquisition and rehabilitation of existing sites (e.g. hotels/motels, apartments), commercial properties, master leasing, new construction, and the purchase of affordability covenants.



HOMEKEY+ AT A GLANCE

FUNDS AVAILABLE

Proposition 1 authorizes approximately \$2 billion of which approximately \$1 billion is for Veterans

ELIGIBLE APPLICANTS

- Local public entities (includes cities, counties, and public housing authorities)
- Tribal entities
- Housing developers

WANT
TO
LEARN
MORE?



CALVET
California Department
of Veterans Affairs

www.hcd.ca.gov/Homekey+
[View program overview webinar](#)
homekey@hcd.ca.gov
[sign up for email updates](#)

POPULATIONS SERVED

Veterans and other individuals with a behavioral health challenge who are at- risk of, or experiencing, homelessness.

- “Veteran”, for the purposes of this program, is defined as a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable.
- “Homelessness, chronic homelessness, or at risk of homelessness” has the same meaning as defined by the 24 Code of Federal Regulations Section 578.3
- “Behavioral health challenge” has the same meaning as defined within the California Welfare and Institutions Code to mean a serious mental illness, as described in subdivision (c) or (d) of Section 14184.402, or a substance use disorder, as described in Section 5891.5.

ANTICIPATED DISTRIBUTION OF FUNDS

To promote an equitable distribution of funds, the Program will create regional targets, based on need. Tribal entities and homeless youth will also have specified funding goals.

Summer 2024



Engage Stakeholders

Stakeholder Engagement including **demand survey** and small group **listening sessions** to inform program overview document release.

Late 2024



Issue Notice of Funding Availability

Requests for applications for bond funding will leverage existing Homekey models.

Early 2025



Accept Applications

Technical Assistance and webinars for **potential applicants** will be prioritized prior to opening of the application portal.

Summer 2025



Announce Awards

Awards will be announced on a rolling basis as applications are received and reviewed.

POTENTIAL APPLICANTS SHOULD TAKE THE FOLLOWING STEPS IN PREPARATION OF SUBMITTING AN APPLICATION

1. Coordinate with county mental health or behavioral health departments, local HUD Continuum of Care (CoC) entity, local Managed Care Plans and the United States Department of Veterans Affairs (USDVA), as applicable to identify needs, gaps, and opportunities.
2. Identify and obtain commitments of sustainable funding sources including existing MHSA and future BHSA funding
3. Identify sites or buildings for acquisition or development
4. Solidify partnership of housing and services teams

Subject: Opposition to Homekey+ Project at 3525 Torrance Blvd.

Dear Members of the Los Angeles County Board of Supervisors,

I am writing to express my firm and unequivocal opposition to the proposed Homekey+ project at 3525 Torrance Blvd., the site of the Extended Stay America Hotel.

I live within one mile of this location, in Southwood Torrance, with my spouse and our three elementary school-aged children. Ours is a neighborhood full of young families, many of whom — like us — have made substantial financial investments in our homes, with prices in the \$1.5 million range. We did this with the expectation of raising our children in a safe, stable, and family-friendly environment. This project directly threatens that expectation.

The area surrounding Del Amo Fashion Center already faces persistent safety challenges. Incidents involving large groups of juveniles, violence, and disruptions have led to increased law enforcement interventions and the adoption of a chaperone policy. Placing a permanent supportive housing facility just blocks from this troubled area, with minimal community oversight and little transparency, is a serious misstep.

Equally important, Torrance is not ignoring homelessness. In fact, our city has implemented thoughtful, effective, and compassionate solutions — including the Tiny Home Village and partnerships with Harbor Interfaith. These programs are producing results without compromising community safety. The Homekey+ proposal disregards these successes and disrespects the unanimous opposition from the Torrance City Council and overwhelming concern from local residents.

Let me be clear: we are not opposing help for the unhoused. We are opposing an ill-conceived, poorly located, and community-disregarding project that will overburden already stretched police resources, put children and families at risk, and undo years of responsible, local progress.

Torrance residents will not quietly accept decisions imposed on our community by the County without proper engagement, support, or accountability. This project is the wrong fit for this location. I urge the Board to reject the Homekey+ application for 3525 Torrance Blvd. and allow Torrance to continue leading with local, proven solutions.

Sincerely,

Madison and Stephen Viola
22013 Ladeene Avenue
Torrance, CA 90503

From: marcieguillermo@aol.com
To: [PublicComments](#)
Subject: Fw: Today's Agenda Item 6 - REMOVE the Extended Stay America Hotel in Torrance from the joint Homekey+ funding application submission to the State of California
Date: Tuesday, May 27, 2025 2:04:26 PM

CAUTION: External Email. Proceed Responsibly.

Good Afternoon, Honorable Board of Supervisors,

We respectfully request that you **remove** the Extended Stay America Hotel in Torrance from the joint Homekey+ funding application being submitted to the State of California. **We also urge you to engage our community** and our elected city officials in identifying an alternative location for this project.

I believe the impact on nearby small businesses and the city's already strained finances has not been adequately considered. Torrance is currently facing significant financial challenges, and **we cannot afford to lose additional revenue from Transient Occupancy Tax (TOT).**

Please do not take away TOT revenue that supports vital city services. Let's work together to find a more appropriate location.

Unfortunately and regrettably, the Homekey+ program previously converted a hotel on Pacific Coast Highway in Redondo Beach—a key business corridor—without adequate community input. As a result, **Redondo Beach is now losing valuable TOT revenue from that property.** We respectfully urge you to avoid repeating a similar mistake--potentially on an even greater scale. Engaging the community and our elected city officials is essential to the success and sustainability of any such project.

With gratitude and respect,

Maricela Guillermo
Resident of Redondo Beach with ties to the City of Torrance