



CITY OF
T O R R A N C E

GEORGE K. CHEN
MAYOR

June 4, 2025

The Honorable Gustavo Velasquez, Director
California Department of Housing and Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: Formal Opposition to the County of Los Angeles' Proposed Homekey+ Application at 3525 Torrance Boulevard

Dear Director Velasquez:

The City of Torrance formally opposes the Los Angeles County Board of Supervisors' Homekey+ application for the proposed permanent supportive housing project at 3525 Torrance Boulevard (Extended Stay America Hotel). We respectfully request that the California Department of Housing and Community Development (HCD) deny this application based on the significant concerns outlined below.

I. LACK OF LOCAL CONSULTATION AND COMMUNITY ENGAGEMENT

The Weingart Center Association and County have failed to engage in meaningful consultation with the City of Torrance throughout this process. Torrance residents were not consulted at any stage of project planning, and community stakeholders have had no opportunity to provide feedback. Only two of the seven Torrance City Councilmembers were approached only days before the announcement Countywide was made. While they both shared concerns with the location and requested additional information, those were never provided. This lack of transparency and collaboration is inconsistent with principles of good governance and undermines trust in regional decision-making processes.

Following a Special City Council meeting on May 23, 2025, during which a large number of residents voiced strong concerns, opposition to the proposed location, and frustration over the lack of public awareness about the project, the Torrance City Council voted unanimously to oppose the inclusion of the Torrance site in the County's pending Homekey+ application. This decision directly challenges the Board of Supervisors proposal to include the Torrance location. Despite this clear expression of local opposition, the County proceeded without addressing community concerns or seeking alternative sites.

II. INAPPROPRIATE SITE SELECTION AND CONCENTRATION CONCERNS

The proposed location presents several critical issues:

- **Proximity to Sensitive Uses:** The site is located within 750 feet of the Torrance Civic Center and the City's existing 3290 Temporary Housing Village, creating an inappropriate concentration of intensive social services in a single area that also includes a Middle School and Pre-School in the immediate area.
- **Scale and Integration:** Situating 120 units of permanent supportive housing in such close proximity to existing facilities raises legitimate questions about the long-term sustainability and community integration of such an intensive concentration.

III. PUBLIC SAFETY AND SERVICE CAPACITY CONCERNS

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, and 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.

IV. FINANCIAL CONCERNS AND POTENTIAL MISUSE OF TAXPAYER FUNDS

The City of Torrance has serious concerns regarding the proposed \$30 million acquisition cost for the Extended Stay America property. This purchase price appears significantly inflated and represents a potential misuse of taxpayer dollars. The actual appraised value of this property is likely substantially lower than the proposed acquisition cost, raising questions about fiscal responsibility and stewardship of public funds.

We urge HCD to require an independent appraisal of the property to verify that the proposed purchase price represents fair market value. California taxpayers deserve assurance that Homekey+ funds are being used efficiently and responsibly, not to inflate property values or provide windfalls to private property owners.

V. TORRANCE'S DEMONSTRATED COMMITMENT TO ADDRESSING HOMELESSNESS

The City of Torrance continues to demonstrate its commitment to addressing homelessness through a range of proactive measures, including:

- A dedicated Street Outreach Program with full-time City outreach coordinators
- 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 initiatives that have helped over 1,100 individuals access services, housed more than 80 people permanently, and resulted in the successful resolution of dozens of encampments

The City of Torrance are proud of these outcomes and continue to support regional solutions grounded in compassion, accountability, and collaboration. However, this particular proposal does not reflect a viable or responsible path forward.

The Honorable Gustavo Velasquez
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VI. REQUEST FOR ALTERNATIVE SOLUTIONS

The City of Torrance remains committed to being a constructive partner in identifying appropriate, effective, and locally supported solutions to homelessness. We respectfully urge HCD to deny the 3525 Torrance Blvd Extended Stay site in the County's Homekey+ application and welcome discussion between the County and Torrance City Council regarding more suitable alternatives the City is currently advancing including the City's Regional Transit Center (owned by the City and the site of the future K-Line southern terminus) and Civic Center Master Plan (currently in the public engagement phase) efforts.

Torrance has shown leadership by advancing locally led solutions in responding to Homelessness. As an incorporated Charter City, we ask to continue to be able to do so in advancing our own approach to siting and developing permanent supportive housing solutions. For these reasons, we respectfully request HCD deny the Torrance site in the Homekey+ application and direct cooperative discussions between the Board and Torrance City Council.

CONCLUSION

Based on the lack of community engagement, inappropriate site selection, unresolved service capacity issues, financial concerns regarding the inflated purchase price, and strong local opposition, we urge HCD to deny the 3525 Torrance Blvd Extended Stay site in the County's Homekey+ application. We stand ready to work collaboratively with the County to identify alternative sites that are not only more suitable but also reflect the values and voices of our community. Our goal is to ensure that any proposed location has the community's support and represents a thoughtful, responsible use of public resources.

Thank you for your time and consideration of these important concerns.

Sincerely,



George K. Chen
Mayor
City of Torrance

cc. The Honorable Gavin Newsom, Governor of California
The Honorable Kathryn Barger, Chair, Los Angeles County Board of Supervisor
The Honorable Janice Hahn, Supervisor, Fourth District
The Honorable Ben Allen, California State Senator, 24th District
The Honorable Al Muratsuchi, California State Assemblymember, District 66th
Aram Chaparyan, City Manager
Torrance City Council