



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
HOUSING AUTHORITY MEETING
November 13, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Authority with valuable information regarding issues of the community. This meeting will begin at 6:00 pm. There is a public comment period at the beginning of the meeting. Any person wishing to comment shall be allotted three minutes per distinct item. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the City Clerk at cityclerk@cityofsignalhill.org not later than 4:00 p.m. on Thursday, November 13, 2025. Written comments will be provided electronically to the Authority and attached to the meeting minutes. Written comments will not be read into the record.

Housing Authority Members receive no compensation.

(1) **CALL TO ORDER – 6:00 P.M.**

(2) **ROLL CALL**

CHAIR JONES
VICE CHAIR HANSEN
MEMBER COPELAND
MEMBER HONEYCUTT
MEMBER WOODS

(3) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA
(SPEAKERS WILL BE GIVEN THREE MINUTES FOR EACH DISTINCT ITEM)**

(4) EXECUTIVE DIRECTOR REPORT

- a. PROPOSED AMENDMENT TO THE EXCLUSIVE NEGOTIATION AGREEMENT WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE)

Summary:

Staff has negotiated and is presenting revised terms of an Exclusive Negotiation Agreement (ENA) by and between the City, Housing Authority, and National Community Renaissance of California, a California nonprofit public benefit corporation (National CORE). The Orange Bluff ENA expires on November 15, 2025, and supports efforts to develop the Orange Bluff Affordable Housing Projects. The ENA for the Walnut Bluff Project has been satisfied. The Walnut Bluff project is located on a two-acre property at the northwest corner of East Willow Street and Walnut Avenue, consisting of approximately 83 affordable homes for individuals and families earning below 80% of the area median income (AMI). The Orange Bluff Project is located on an 8.6-acre property on the south side of East 28th Street, between Orange Avenue and Gundry Avenue, and consists of approximately 297 affordable homes.

Since the original ENA was negotiated, National CORE has experienced significant impacts from a changing financial environment due to changing funding priorities at the State level. In response, National CORE is pursuing funding through the Affordable Housing and Sustainable Communities (AHSC) program, funded by the Greenhouse Gas Reduction Fund. The AHSC program prioritizes larger, denser projects that promote greenhouse gas reductions through sustainable design, location efficiency, and transit connectivity. To strengthen its competitiveness for AHSC funding, National CORE is now evaluating a scattered-sites approach, which could include both the Orange Bluff and Walnut Bluff sites and a third alternative public or privately owned site.

Staff recommends the City Council and Housing Authority Board approve the proposed ENA between the City of Signal Hill, the Signal Hill Housing Authority, and National CORE substantially in the form presented, for the development of the Orange Bluff Workforce Housing project and the 28th & Walnut or Alternative Site. Staff further recommends extending the ENA deadline to September 15, 2027 for the Orange Bluff Project and July 15, 2026 for the 28th & Walnut or Alternative Site. In addition, staff has identified a need to amend the ENA to include language that allows for the identification and consideration of an alternative site, either publicly or privately owned, should the originally proposed site not be available or feasible for development.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation(s):

Staff recommends the City Council and Housing Authority Board approve the proposed amendments to the Exclusive Negotiation Agreement (ENA) between the City of Signal Hill, the Signal Hill Housing Authority, and National Community Renaissance (National CORE) substantially in the form presented for the development of two proposed workforce housing projects known as Orange Bluff and an alternative potential site as follows:

1. Approve the revised ENA between the City of Signal Hill, the Signal Hill Housing Authority, and National CORE, extending the ENA deadlines to September 15, 2027 for the Orange Bluff Project and July 15, 2026 for 28th & Walnut or Alternative Site.
2. Authorize the City Manager to effectuate all documents related to this action.

(5) HOUSING AUTHORITY AGENDA--NEW BUSINESS

MEMBER WOODS
MEMBER HONEYCUTT
MEMBER COPELAND
VICE CHAIR HANSEN
CHAIR JONES

(6) ADJOURNMENT

The next regular meeting of the Signal Hill Housing Authority will be held on Tuesday, January 13, 2026, at 7:00 p.m., in the Community Room of the Signal Hill Public Library, 1800 E. Hill Street, Signal Hill, CA 90755. Special meetings will be held as needed to conduct Authority business.

PUBLIC PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.