



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
HOUSING AUTHORITY MEETING  
January 14, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Authority with valuable information regarding issues of the community. Meetings are held annually on the 2nd Tuesday of January.

Meetings begin at 6:00 pm with the conduct of any business permitted to be conducted in closed session by the Brown Act (Government Code Section 54950, et seq.), if any, and with the public portion of the meeting beginning at 7:00 pm. There is a period for public comment on closed session matters at 6:00 pm prior to the closed session. In the event there is no business to be conducted in closed session, the regular meeting shall begin at 7:00 pm. There is a public comment period at the beginning of the regular 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](http://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](mailto:cityclerk@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, January 14, 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 – 7:00 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. ANNUAL REPORT OF THE HOUSING AUTHORITY

Summary:

The bylaws of the Signal Hill Housing Authority require an annual meeting to be held during its first meeting in January. At this meeting, staff provides a report summarizing the year's activities and updates pertaining to the Housing Authority efforts to preserve and create affordable housing units in Signal Hill.

Notable updates include the Signal Hill Housing Authority's, facilitation of five affordable housing projects over the past several years, resulting in a total of 250 income-restricted units. Additionally, the City owns vacant, landlocked parcel that could be made available for future development. Lastly, the City Council and Housing Authority Board have selected National Community Renaissance as the City's development partner for the Walnut and Orange Bluff sites, which are planned to collectively accommodate a total of 380 units for future development.

Strategic Plan Goal(s):

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

Recommendation:

Receive and file the report.

**(5) CONSENT CALENDAR**

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Housing Authority at one time without discussion. Any item may be removed by an Authority Member for discussion.

## a. APPROVAL OF MEETING MINUTES

Summary:

Regular Meeting of January 9, 2024.

Special Meeting of February 13, 2024.  
Special Meeting of July 23, 2024.

Recommendation:

Approve the meeting minutes.

**(6) HOUSING AUTHORITY AGENDA--NEW BUSINESS**

MEMBER WOODS  
MEMBER HONEYCUTT  
MEMBER COPELAND  
VICE CHAIR HANSEN  
CHAIR JONES

**(7) 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 Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755. Special meetings will be held as needed to conduct Authority business.

**SPECIAL NOTE**

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.



STAFF REPORT

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1/14/2025

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**AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE HOUSING AUTHORITY**

**FROM: CARLO TOMAINO  
CITY MANAGER/EXECUTIVE DIRECTOR**

**BY: COLLEEN DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**ALFA LOPEZ  
ASSISTANT TO THE CITY MANAGER/ECONOMIC DEVELOPMENT MANAGER**

**SUBJECT: ANNUAL REPORT OF THE HOUSING AUTHORITY**

Summary:

The bylaws of the Signal Hill Housing Authority require an annual meeting to be held during its first meeting in January. At this meeting, staff provides a report summarizing the year's activities and updates pertaining to the Housing Authority efforts to preserve and create affordable housing units in Signal Hill.

Notable updates include the Signal Hill Housing Authority's, facilitation of five affordable housing projects over the past several years, resulting in a total of 250 income-restricted units. Additionally, the City owns vacant, landlocked parcel that could be made available for future development. Lastly, the City Council and Housing Authority Board have selected National Community Renaissance as the City's development partner for the Walnut and Orange Bluff sites, which are planned to collectively accommodate a total of 380 units for future development.

Strategic Plan Goal(s):

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

Recommendation:

Receive and file the report.

Fiscal Impact:

As of June 30, 2024, the total fund balance in the Signal Hill Housing Authority was \$7,214,877. The Authority is projected to receive \$2.7 million from a Successor Agency loan, scheduled for full repayment by 2028. As of FY 2023-24, the City Council (acting as the Successor Agency) has repaid \$1.2 million to the Housing Authority.

The City and the Housing Authority collectively have access to multiple potential funding sources totaling approximately \$10 million, which are restricted to the development of affordable housing. Additionally, the City possesses \$789,000 in affordable housing in-lieu fees from a prior Development Agreement and has access to \$262,645 in Permanent Local Housing Allocation (PLHA) funding to help offset site remediation costs. The City is in the process of securing additional funding through the PLHA program.

In accordance with State law, the City's financial contribution toward affordable housing projects requires the units to remain income-restricted pursuant to affordability covenants for a minimum of 55 years.

Background and Analysis:

The Signal Hill Housing Authority was formed on December 12, 2000, pursuant to the provisions of the California Health and Safety Code. The primary purpose of the Housing Authority is to provide suitable, safe, and sanitary housing opportunities for the City's residents. Following the dissolution of the Signal Hill Redevelopment Agency (SHRDA), the Housing Authority assumed ownership of housing assets and responsibilities of the SHRDA. The City Council acts as the governing body of the Housing Authority, which is managed by City employees and is financially interdependent with the City. Currently, there are four rental and affordable/workforce housing developments in the City that the former SHRDA or Housing Authority participated in developing; each development is briefly described below:

**Sea Breeze Manor (Formerly Eucalyptus Gardens)  
2067 Alamos Avenue**

Sea Breeze Manor was completed in 1997 and consists of 24 affordable housing units. The total cost of this project to the SHRDA was \$775,000 and included the donation of land to the developer, a forgiven pre-development loan as well as a project grant, the affordability restrictions for this project remain in place until 2037.



**Las Brisas I  
2399 California Avenue**

Abode Housing, formerly known as Los Angeles Community Design Center, developed Las Brisas I. There were originally 92, 2-bedroom deteriorated units in the Las Brisas neighborhood, consisting of 23 fourplexes. The crime rate was higher in this neighborhood compared to other parts of the City; there were squatters in the units as well as absentee property owners.

Abode Housing rebuilt each building with new exteriors, windows, doors, plumbing, heating, and utility systems; along with new drywall, floor coverings, counters, closets, shelving, and other interior features. Abode Housing also added new three-bedroom units with a private balcony or porch. Lastly, Abode Housing demolished existing substandard garages; created onsite resident parking; and built attractive laundry buildings throughout the site.

Las Brisas I was completed in 2005. The project was financed with assistance from the SHRDA, Housing Authority, City, tax credits, state grants, and private funding. The SHRDA and Housing Authority provided property and financial assistance in the amount of \$4,500,000 for the purpose of assisting the developer in purchasing and developing an apartment complex for very low- and low-income households.

The SHRDA provided a \$2,000,000 residual receipts loan with a 0% interest rate. Of the annual net operating income, the Housing Authority has repaid 50% of the income which is credited to the outstanding balance. The current balance of the loan is \$1,754,534. The loan must be paid in full by, or at its maturity date, on April 15, 2060.

Affordability restrictions remain in place until 2060.



**Las Brisas II**  
**2440 California Avenue**

Abode Housing developed Las Brisas II in 2007. Las Brisas II was built from the ground up and consists of 60 affordable housing units. The SHRDA assisted in acquiring 9 sites for the project. Instead of rehabilitating the units, Abode Housing demolished the existing buildings and constructed three, four-story buildings; all but one property was developed with fourplex apartment buildings.

The SHRDA and Housing Authority provided property and financial assistance in the amount of \$5,150,000 for the purpose of assisting the developer in purchasing and developing an apartment complex for very low- and low-income households. The developer was required to repay a residual receipt note for \$819,673 with a 4% simple interest rate and a loan of \$150,000 with a 0% interest rate to fund certain predevelopment costs. The remainder of the balance for the first note is \$365,521 and \$150,000 for the 0% loan. The loan must be paid in full, by or at its maturity date, on April 15, 2060.

Affordability restrictions remain in place until 2062.



The Amenities of Las Brisas I and II include Calbrisas Park, a community center, preschool, and police substation.

**Zinnia**  
**1500 East Hill Street**

Meta Housing completed construction of Zinnia Workforce Housing Development (Zinnia) in December 2017. Zinnia is a 72-unit affordable housing, four-story residential apartment development; the on-site property manager occupies one unit. The development features units ranging from 1 to 3 bedrooms, open space, a playground, community center, community garden space, and a fenced area for dogs. The units are restricted to extremely low, very low- and low-income residents. The Housing Authority loaned Meta Housing \$7,729,480 with a 3% simple interest rate for the land and development fees, to be repaid through a residual receipts loan, the loan must be paid in full by or at its maturity date in 2073. Pursuant to the terms of the Disposition and Development Agreement, the units are required to be affordable for 55 years or until 2073.





**Assets of the Housing Authority as of December 31, 2024**

**967 Las Brisas Way**

By Oversight Board Resolution No. 2012-11-03 (OB), this property was transferred from the SHRDA to the Housing Authority. This duplex is managed by Abode Communities. The units are made available to families who qualify for affordable housing; the duplex is fully leased.



**2200 Block of Gaviota Avenue**

On February 21, 2012, the Housing Authority acquired a landlocked property in the 2200 block of Gaviota Avenue, north of E. Hill Street, for \$60,000. The property was purchased with the intent to develop housing in the future. The property is subject to the Surplus Land Act provisions which require that parcels be offered for sale to build affordable housing.



### Future Workforce Housing Sites

The City’s Certified Housing Element identifies two sites owned by Signal Hill Petroleum for the future development of workforce housing, known as Orange Bluff and Walnut Bluff. As part of the Housing Element update process, the City Council entitled both sites to collectively accommodate up to 380 units. These sites, along with two additional market-rate sites, achieve the City’s goals of meeting its Regional Housing Needs Assessment allocation. Once constructed, the two properties would fulfill the City’s broader housing goals by increasing the available inventory of housing for low- and moderate-income residents.

“Orange Bluff” is an approximately 8.6-acre property located on the south side of East 28<sup>th</sup> Street between Orange Avenue and Gundry Avenue. The City entitled the site to accommodate up to 290 workforce units in a village cluster setting of six 3- to 5-story structures around a common open space with internal private drives for circulation. The property has two access points onto public streets, at East 28<sup>th</sup> Street and at Gundry Avenue.

“Walnut Bluff” is a 2-acre property located at the northwest corner of East Willow Street and Walnut Avenue. The site is entitled to accommodate up to 90 workforce units in three 3- to 4-story structures clustered around an internal parking area and open space.

In April 2023, the City Council and Housing Authority Board authorized staff to issue a Notice of Funding Availability (NOFA) totaling approximately \$10 million to leverage toward the development of the Orange Bluff and Walnut Bluff workforce housing sites. After conducting an extensive selection process, on October 10, 2023, the City Council and Housing Authority Board selected National Community Renaissance (National CORE) to negotiate an Exclusive Negotiation Agreement (ENA) to effectuate the next steps in the development process. In 2024 the ENA was approved National CORE initiated their due diligence on both sites; successfully executing a Letter of Intent with the property owner of the Walnut Bluff site to obtain site control. National CORE has begun seeking

funding to proceed with the project and will continue to do so as anticipated in 2025.

### Orange Bluff - Conceptual Site Plan



### Walnut Bluff- Conceptual Site Plan Walnut Bluff Conceptual Site Plan



In conclusion, the Signal Hill Housing Authority remains committed to addressing the housing needs of the community by facilitating the development of safe, affordable, and high-quality housing opportunities. Through strategic partnerships and effective use of resources, the Authority continues to support projects that enhance the quality of life for residents while meeting the long-term affordability requirements mandated by State law. Looking ahead, the Housing Authority will maintain its focus on creating sustainable housing solutions that align with the City's vision and priorities.

Reviewed for Fiscal Impact:

Siamlu Cox



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

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1/14/2025

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**AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE HOUSING AUTHORITY**

**FROM: CARLO TOMAINO  
EXECUTIVE DIRECTOR**

**SUBJECT: APPROVAL OF MEETING MINUTES**

Summary:

Regular Meeting of January 9, 2024.  
Special Meeting of February 13, 2024.  
Special Meeting of July 23, 2024.

Recommendation:

Approve the meeting minutes.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL HOUSING AUTHORITY January 09, 2024

A Regular Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on January 9, 2024.

(1) **CALL TO ORDER – 8:11 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR LORI WOODS  
VICE CHAIR EDWARD WILSON  
MEMBER ROBERT COPELAND  
MEMBER TINA HANSEN  
MEMBER KEIR JONES

ABSENT: NONE

(3) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THE AGENDA**

There was no public business from the floor.

(4) **EXECUTIVE DIRECTOR REPORT**

a. ANNUAL REPORT OF THE HOUSING AUTHORITY

It was moved by COUNCIL MEMBER HANSEN and seconded by VICE MAYOR WILSON to receive and file.

The following vote resulted:

AYES: CHAIR WOODS  
VICE CHAIR WILSON  
MEMBER COPELAND  
MEMBER HANSEN  
MEMBER JONES

NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**(5) CONSENT CALENDAR**

a. APPROVAL OF MEETING MINUTES

It was moved by COUNCIL MEMBER HANSEN and seconded by VICE MAYOR WILSON to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR WOODS  
VICE CHAIR WILSON  
MEMBER COPELAND  
MEMBER HANSEN  
MEMBER JONES

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(6) HOUSING AUTHORITY AGENDA--NEW BUSINESS**

There was no Housing Authority new business.

**(7) ADJOURNMENT**

CHAIR WOODS adjourned the meeting at 8:17 p.m.

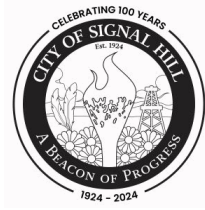
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LORI Y. WOODS  
CHAIR

Attest:

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DARITZA GONZALEZ  
CITY CLERK



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A SPECIAL MEETING SIGNAL HILL HOUSING AUTHORITY July 23, 2024

A Special Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on July 23, 2024.

(1) **CALL TO ORDER – 7:04 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR LORI WOODS  
VICE CHAIR EDWARD WILSON  
MEMBER KEIR JONES

ABSENT: MEMBER ROBERT COPELAND  
MEMBER TINA HANSEN

(3) **EXECUTIVE DIRECTOR REPORT**

UPDATE FROM NATIONAL COMMUNITY RENAISSANCE REGARDING THE WALNUT AND ORANGE BLUFF HOUSING DEVELOPMENTS

Sonia Savoulian, Signal Hill resident commented on the project and asked questions.

Zachary Straub, Signal Hill resident commented on the project and asked questions.

Alexa Washburn, representative from National Community Renaissance addressed the questions.

It was moved by VICE CHAIR WILSON and seconded by COUNCIL MEMBER JONES to receive the presentation from the City's affordable housing development partner, National Community Renaissance, regarding its progress on the Walnut Bluff and Orange Bluff workforce housing sites; direct staff to renegotiate the terms of the City's Exclusive Negotiation Agreement with

National Community Renaissance to allow additional time beyond the initial negotiation period to complete due diligence of the Orange Bluff property; and direct staff to negotiate an Affordable Housing Agreement with National Community Renaissance for the development of the Walnut Bluff property.

The following vote resulted:

AYES: CHAIR WOODS  
VICE CHAIR WILSON  
MEMBER JONES

NOES: NONE

ABSENT: MEMBER COPELAND  
MEMBER HANSEN

ABSTAIN: NONE

(4) **ADJOURNMENT**

Mayor Woods adjourned the Housing Authority at 8:42 p.m. to the next regular meeting of the Housing Authority on January 14, 2024.

CHAIR WOODS adjourned the meeting at 8:42 p.m.

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LORI Y. WOODS  
CHAIR

Attest:

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DARITZA GONZALEZ  
CITY CLERK





## CITY OF SIGNAL HILL

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### MINUTES OF A SPECIAL MEETING SIGNAL HILL HOUSING AUTHORITY July 23, 2024

A Special Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on July 23, 2024.

(1) **CALL TO ORDER – 7:04 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR LORI WOODS  
VICE CHAIR EDWARD WILSON  
MEMBER KEIR JONES

ABSENT: MEMBER ROBERT COPELAND  
MEMBER TINA HANSEN

(3) **EXECUTIVE DIRECTOR REPORT**

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The following vote resulted:

AYES: CHAIR WOODS  
VICE CHAIR WILSON  
MEMBER JONES

NOES: NONE

ABSENT: MEMBER COPELAND  
MEMBER HANSEN

ABSTAIN: NONE

(4) **ADJOURNMENT**

Mayor Woods adjourned the Housing Authority at 8:42 p.m. to the next regular meeting of the Housing Authority on January 14, 2024.

CHAIR WOODS adjourned the meeting at 8:42 p.m.

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LORI Y. WOODS  
CHAIR

Attest:

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DARITZA GONZALEZ  
CITY CLERK