



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
HOUSING AUTHORITY MEETING
January 13, 2026

Final

To participate:

- In-person Participation: Signal Hill Park Community Center, 1780 E. Hill Street, 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 5:00 p.m. on Tuesday, January 13, 2026. 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 HANSEN
VICE CHAIR HONEYCUTT
MEMBER COPELAND
MEMBER JONES
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

(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.

- ANNUAL REPORT OF THE HOUSING AUTHORITY

b. APPROVAL OF MEETING MINUTES

Recommendation:

Approve the meeting minutes.

(6) HOUSING AUTHORITY AGENDA--NEW BUSINESS

MEMBER WOODS

MEMBER JONES

MEMBER COPELAND

VICE CHAIR HONEYCUTT

CHAIR HANSEN

(7) ADJOURNMENT

The next regular meeting of the Signal Hill Housing Authority will be held on Tuesday, January 12, 2027, 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.



CITY OF SIGNAL HILL

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STAFF REPORT

1/13/2026

AGENDA ITEM

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

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

SUBJECT: ANNUAL REPORT OF THE HOUSING AUTHORITY

Summary:

The bylaws of the Signal Hill Housing Authority requires 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 (National CORE) 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. In 2025, the City Council/Housing Authority Board entered into an Affordable Housing Agreement with National CORE for the development of the Walnut Bluff Workforce Housing site.

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, 2025, the total fund balance in the Signal Hill Housing Authority was \$7,993,469. The Authority is projected to receive \$2.7 million from a Successor Agency loan, scheduled for full repayment by 2028. As of FY 2024-2025, the City Council (acting as the Successor Agency) has repaid \$1.6 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 Alamitos 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 consist 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

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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 East 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 28th 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 28th 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. National CORE initiated its due diligence on both sites; successfully executing a Letter of Intent with the property owner of the Walnut Bluff site to obtain site control. The Housing Authority also approved an Affordable Housing Agreement with National CORE in 2025 for the development of the Walnut Bluff property. National CORE has begun seeking funding to proceed with the project and will continue to do so as anticipated in 2026.

Orange Bluff - Conceptual Site Plan



Walnut Bluff- Conceptual Site Plan

Walnut Bluff Conceptual Site Plan



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.

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Reviewed for Fiscal Impact:

Siamlu Cox



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STAFF REPORT

1/13/2026

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 14, 2026, Special Meeting of February 25, 2025 and Special Meeting of November 13, 2025.

Strategic Plan Goal(s):

Goal No. 5. High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Approve the meeting minutes.



CITY OF SIGNAL HILL

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MINUTES OF A REGULAR MEETING HOUSING AUTHORITY

January 14, 2025

A Regular Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on January 14, 2025.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

PRESENT: CHAIR JONES
VICE CHAIR HANSEN
MEMBER COPELAND
MEMBER HONEYCUTT
MEMBER WOODS

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**

Executive Director Tomaino provided an update on Authority activities, including facilitation of five affordable housing projects over the past several years, resulting in a total of 250 income-restricted units. He reported the City owns one vacant, landlocked parcel that could be made available for future development. Lastly, he reported 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.

ACTION: Received and filed the report.

(5) CONSENT CALENDAR

a. APPROVAL OF MEETING MINUTES

MOTION: It was moved by VICE CHAIR HANSEN and seconded by BOARD MEMBER COPELAND to approve the Consent Calendar as presented.

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(6) HOUSING AUTHORITY AGENDA--NEW BUSINESS

There was no new business presented.

(7) ADJOURNMENT

CHAIR JONES adjourned the meeting at 8:29 p.m.

Keir Jones, Chair

ATTEST:

Daritza Perez, Authority Secretary



CITY OF SIGNAL HILL

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MINUTES OF A SPECIAL MEETING HOUSING AUTHORITY

February 25, 2025

A Special Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on February 25, 2025.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

PRESENT: CHAIR JONES
VICE CHAIR HANSEN
MEMBER COPELAND
MEMBER HONEYCUTT
MEMBER WOODS

(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. ADOPT RESOLUTIONS AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT AND LOAN AGREEMENT (AHA) WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE) FOR THE WALNUT BLUFF WORKFORCE HOUSING PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT AND APPROPRIATING \$6,550,000 THEREFORE

It was moved by MEMBER WOODS and seconded by MEMBER COPELAND to adopt Resolution No. 2025-02-21 authorizing the execution of an Affordable Housing

Agreement and Loan Agreement (AHA) with National Community Renaissance of California (National Core) for the Walnut Bluff Workforce Housing Project, authorizing the City Manager to execute all transactional documents required to complete the agreement and approving the appropriations from the Housing Authority Land Loan in the amount of \$3,250,000 and the Housing Authority Funds in the amount of \$1,750,000.

Adopt Resolution 2025-02-21, entitled:

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SIGNAL HILL, CALIFORNIA, AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING AGREEMENT AND LOAN AGREEMENT (AHA) WITH NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (NATIONAL CORE) FOR THE WALNUT BLUFF WORKFORCE HOUSING PROJECT, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE AGREEMENT AND APPROPRIATING \$6,550,000 THEREFORE

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(5) CONSENT CALENDAR

There were no Consent Calendar Items.

(6) HOUSING AUTHORITY AGENDA--NEW BUSINESS

There was no new business presented.

(7) ADJOURNMENT

CHAIR JONES adjourned the meeting at 9:31 p.m.

Keir Jones, Chair

ATTEST:

Daritza Perez, Authority Secretary



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.MINUTES OF A SPECIAL MEETING HOUSING AUTHORITY

November 13, 2025

A Special Meeting of the Signal Hill Housing Authority was held in-person in the Council Chamber on February 25, 2025.

(1) CALL TO ORDER – 6:03 P.M.

(2) ROLL CALL

PRESENT: CHAIR JONES
VICE CHAIR HANSEN
MEMBER COPELAND
MEMBER HONEYCUTT
MEMBER WOODS

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

Alexa Washburn, National CORE Chief Development Officer, made a presentation on this item and answered questions regarding budget and remediation efforts. Catalyst Environmental Solutions representatives Steven Michelson, Technical Director, and Megan Schwartz, Director of Regulatory Compliance & Permitting, were in attendance in support of this item. At the request of the City Council, Mr. Michelson provided an overview of the Human Health Risk Assessment prepared in conjunction with this project.

It was moved by MEMBER WOODS and seconded by VICE CHAIR HANSEN to approve the revised Exclusive Negotiation Agreement 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 and authorize the City Manager to effectuate all documents related to this action.

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(5) HOUSING AUTHORITY AGENDA--NEW BUSINESS

There was no new business presented.

(6) ADJOURNMENT

CHAIR JONES adjourned the meeting at 7:40 p.m.

Keir Jones, Chair

ATTEST:

Daritza Perez, Authority Secretary