

**RESOLUTION NO. 2025-02-XX**

**A RESOLUTION OF THE CITY COUNCIL 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**

**WHEREAS**, the City of Signal Hill recognizes the need to provide quality, affordable housing for residents of all income levels; and

**WHEREAS**, housing policy has been a long-standing priority in California, with the State Legislature requiring municipalities to plan for and accommodate their Regional Housing Needs Assessment (RHNA) allocations, including affordable and workforce housing across designated income categories; and

**WHEREAS**, National Community Renaissance of California (National CORE) is a respected nonprofit developer dedicated to building and managing affordable housing communities that contribute to the well-being and sustainability of local communities; and

**WHEREAS**, the Walnut Bluff Affordable Housing Project, developed by National CORE, will provide 83 units, including 82 long-term affordable housing units designated for households at various income levels, and will feature on-site amenities and partnerships with Hope through Housing and the Boys & Girls Club of Long Beach; and

**WHEREAS**, the Project is expected to provide safe, high-quality, and energy-efficient housing units, as well as community on-site services and amenities,

including a Boys and Girls Club facility, that promote economic stability, health, and social well-being; and

**WHEREAS**, the Project aligns with the City's Housing Element and General Plan, and supports multiple strategic goals, including creating more affordable housing opportunities; and;

**WHEREAS**, supporting this Project demonstrates the City of Signal Hill's commitment to fostering housing opportunities that are accessible, equitable, and sustainable; and;

**WHEREAS**, the City acknowledges the importance of partnerships with experienced organizations like National CORE to address housing needs and enhance the quality of life for Signal Hill residents.

**WHEREAS**, the City and the Housing Authority desire to provide financial assistance to the project totaling \$6,550,000. The total is derived from a variety of sources, including the Housing Authority Funds, Housing Impact Funds and State funds provided through the Permanent Local Housing Allocation Program. The City is also providing an Impact Fee Deferral in the amount of \$500,000.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Signal Hill as follows:

Section 1. The City fully supports the National CORE Affordable Housing Project within Signal Hill and encourages collaborative efforts to facilitate its development and success.

Section 2. The City acknowledges the Project's potential to contribute to the City's affordable housing supply, economic development, and community well-being.

Section 3. The City Council hereby approves the Affordable Housing and Loan Agreement in substantial final form subject to minor modifications approved by the City Attorney and City Manager. The City Manager is hereby authorized and directed to

execute the agreement, provide letters of support, participate in planning and review processes, and take any actions necessary to advance the Project.

Section 4. The City hereby appropriates \$1,550,000 for this Project.

Section 5. The project has been reviewed under the California Environmental Quality Act and Adopted by the City Council on September 27, 2022, and Certified by the California Department of Housing and Community Development (HCD) on October 13, 2022. The City of Signal Hill finds that the impacts of this project were fully analyzed and there are no new or differing circumstances that warrant additional environmental review. As such, the City Council is relying upon the previously adopted 2021-2029 6<sup>th</sup> Cycle Certified Housing Element, Environmental Impact Report #SCH-NO.2021050296.

Section 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.

**PASSED, APPROVED, AND ADOPTED**, at a regular meeting of the City Council of the City of Signal Hill, California, on this 25<sup>th</sup> day of February 2025.

---

KEIR JONES  
Mayor

ATTEST:

---

DARITZA GONZALEZ  
CITY CLERK

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )ss.  
CITY OF SIGNAL HILL            )

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, do hereby certify that Resolution No. 2025-02-XX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 25<sup>th</sup> day of February 2025, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

DARITZA GONZALEZ  
CITY CLERK