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EXPLAINER



Richard H. Grant | Signal Tribune

(Top) A "For Rent" sign hangs on a balcony of an Ocean Blvd. apartment building on Jan. 18, 2022. (Middle) Two Long Beach residents hold up signs demanding changes to housing inequality during a Long Beach City Council meeting on Nov. 16, 2021. (Bottom) An aerial view of Downtown Long Beach on Nov. 10, 2021.

Affordable housing: What does it mean, and how is it made?

Samantha Diaz
Managing Editor

Affordable housing — it's become a buzzword for politicians, a branch of social services, a rubber stamp often repeated when the newest downtown development is approved and a vague promise of housing for all. So what does it mean when Long Beach says it's building more affordable housing? How much affordable housing can realistically be built in a city with nearly half a million residents and little land up for grabs? What are the hurdles in the way of affordable housing, and what help is available?

Long Beach is one of hundreds of cities in the United States grappling with these issues. In 2022, the City laid out its housing goals as part of the General Plan, which included "creating" 26,500 additional housing units by 2029 (both affordable and market rate).

In order to accomplish this goal, Long Beach has to apply and compete for state and federal grants, dish out loans and incentivize developers to build housing cheap enough for residents to afford, but pricey enough for developers to still make a profit.

We'll attempt to explain each piece of the affordable housing web as we know it, diving into how Long Beach approaches the issue, the role state and federal funding plays and what the numbers are telling us.

A Brief History on Affordable Housing

Pre-Great Depression, Americans were on their own when it came to housing. The government became involved in housing and the national housing stock in 1934 when it created the Federal Housing Administration as part of President Roosevelt's "New Deal" to stimulate the economy.

The creation of the Federal Housing Administration resulted in the home ownership methods we still use today: lower down payments and long term mortgage payments made to a bank that technically owns your home. This helped well-off white people buy and own their own homes, and in 1937, Congress passed the U.S. Housing Act to create more public housing (government-owned) for lower-income residents.

It soon became clear that the cost of creating and maintaining public housing was not being met by the revenue from low-income renters. The Federal Housing Administration became the Department of Housing and Urban Development (HUD), and in the 1960s, it began providing government subsidies to public housing agencies to help bridge the gap in revenue and costs.

The federal government still provides subsidies to cities that meet certain requirements, which in turn rewards these grants to their public housing agencies that provide affordable housing.

In 1969, Congress passed the "Brooke Amendment," creating the affordable housing income threshold still used today. Under the amendment, a public housing resident could not be expected to spend more than 30% of their income on rent.

Around the same time, Congress began incentivizing developers with low interest rates and subsidies if they built affordable housing or rehabilitated a building to become affordable housing.

These incentives resulted in a housing boom in the 1970s, but many developers opted out of affordable housing programs, paid back their subsidies early and increased rent in the following decades. According to the California Housing Partnership, between 1997 and 2022, the state lost 22,078 affordable homes due to expiring regulations and units returning to market rate.

The '70s also saw the creation of Section 8 rental assistance programs that are federally funded and still in use today. Thereafter, local governments were given more freedom to create affordable housing through federal block grants given to housing trust funds, then awarded to developers.

AFFORDABLE HOUSING see page 6

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SENIOR HOUSING

Will Long Beach get a senior safe home for victims of elder abuse?

Kristen Farrah Naeem

Staff Writer

The Long Beach City Council voted to look into the feasibility of creating a shelter for victims of elder abuse in February 2023. But over a year later, the fate of the possible shelter is still up in the air.

During the Feb. 14, 2023 city council meeting, councilmembers unanimously voted for city staff to research the financial cost of creating a shelter for victims of elder abuse, and to identify government-owned buildings where the shelter could operate. City staff later presented the requested information to the city council in a private presentation.

Vice Mayor Cindy Allen initially brought the item to the city council, along with Councilmember Mary Zendejas.

In a December 2023 report, City staff determined it would cost between \$10 million to \$20 million from the general fund to create the senior shelter, and an additional \$1 million annually to operate it, which the city is unable to provide.

The City reached out to Janice Hahn of the Los Angeles County Board of Supervisors to ask for support and funding to help create the shelter, said Naida Tushnet, former

chair of the City's Advisory Commission On Aging. Tushnet said Hanh's office is currently doing an exploration of potential sites for the shelter.

When asked if the City planned to do any public presentations on the progress of the shelter during upcoming city council and commission meetings, Allen said there were currently no set plans to do so, but she and her staff are looking into it.

"I wouldn't say that this is dead on arrival. I think that there's a lot of hope here. We've just got to figure it out."

- Cindy Allen,

Vice Mayor of Long Beach

The World Health Organization defines elder abuse as "an intentional act, or failure to act, by a caregiver or another person in a

relationship involving an expectation of trust that causes harm to an adult 60 years and older." Elder abuse can range from physical, mental, emotional, sexual and financial abuse.

According to the National Center on Elder Abuse, around one in 10 seniors in the United States experience elder abuse. This number spiked during the pandemic to one in five.

There is currently only one shelter specifically for victims of elder abuse west of the Mississippi River. The senior safe home is run by Volunteers of America, has a total of six beds, and a maximum stay time of 30 days.

According to a 2023 article published in the academic journal Home Healthcare Now, 60% of perpetrators who commit elder abuse are related to their victim. In two out of three elder abuse cases, the perpetrator is a spouse or adult child.

Los Angeles County Adult Protective Services (APS) recorded nearly 29,000 cases of elder abuse in 2021. In 10% of those cases, victims were in danger of losing their homes. The Long Beach Age-Friendly Community Gap Analysis published by the City in 2018 found that for every 200 cases



Richard H. Grant | Signal Tribune

Myron Wollin, president of the Long Beach Gray Panthers, calls for investment in senior services, including a new senior center and a housing specialist for seniors at the release of the 2021 People's Budget on June 22, 2021.

of reported elder abuse, there was only one APS caseworker available.

The City of Long Beach operates the Senior Links program through its health department, which connects seniors to nursing and social work services. Workers in the Senior Links program are mandated reporters, and reported 43 cases of suspected elder abuse to Adult Protective Service between Jan. 1, 2022 and July 10, 2023, Allen said.

Allen said that although the city has increased its stock of affordable senior housing by 500 units over the last decade, not all victims of elder abuse may qualify for them.

"What do we do with that little gap? We have seniors that will qualify for senior housing, but if you're abused and you don't meet that criteria, then there's really no place for you," Allen told the *Signal*

Tribune.

Tushnet said that while there are some county-funded services for victims of elder abuse, there is a lack of available long-term housing for them, and shelters can be especially difficult to navigate at their age. Shelters tend to be populated by younger people, who may suffer from substance abuse or mental health issues.

"Shelters are very difficult for seniors because they don't feel safe there [...]," Tushnet said. "It's loud. It's noisy. The shelters are fairly chaotic. They don't have privacy."

When asked how likely she believed it was that the senior shelter would eventually open, Allen said "That's hard to say. [...] I wouldn't say that this is dead on arrival. I think that there's a lot of hope here. We've just got to figure it out."

EXPLAINER

Pulverizing property taxes since 1978: The history of Proposition 13 and its modern-day impact

Ryan Hardison

Design Editor

The passage of Proposition 13 in California on June 6, 1978 presented an enticing new landscape for homeowners and radically altered the state's taxation for years to come.

Officially known as the People's Initiative to Limit Property Taxation, and as the Jarvis-Gann Amendment after co-authors Howard Jarvis and Paul Gann, Prop. 13 continues to make a long-standing impact on California homeowners 46 years later.

Supporters of Prop. 13 claim it has saved generations of homeowners from losing their property; its opponents argue the amendment has deprived public services of tax revenue and allowed commercial properties to escape just taxation.

Today, as California cities struggle to build affordable housing and fund state infrastructure improvements, the existence of Prop. 13 remains controversial.

There is no universal agreement on whether Prop. 13 has been more helpful or hurtful. However, whether they are aware of it or not, every California resident has been affected by Prop. 13 — so let's dive in.

Prop. 13 origins and significance

The charismatic face of Prop. 13 in California was unquestionably Howard Jarvis — a politician, businessman, avid anti-tax advocate and namesake of the Howard Jarvis Taxpayers Association.



Richard H. Grant | Signal Tribune

An aerial view of three Spanish revival-style homes in the Nehyam Historic District on March 16, 2022. Most of the homes were built in the 1920s and '30s along the 6000 block of Walnut Avenue in North Long Beach.

With rapidly rising inflation and sky-high gas prices due to the ongoing energy crisis during the 1970s, thousands of Californians were concerned about losing their homes. Jarvis's calls for citizen action inspired them to act on their fears and vote for property tax limitations.

Property taxes are paid to a local state government based on where the property is located and based on the purchase price and/or value of a specific property. The revenue raised from property taxes in California help fund public schools, local infrastructure and government services as well as pay for first responders and law enforcement.

A YouTube video from KPBS de-

tailoring the legacy of Prop. 13 also cites the failure of the state legislature to pass meaningful tax relief in 1977 as another potential cause for strife among Californians. Coupled with it was a growing belief that legislators were wasting the state's tax revenue on trips and frivolous expenses.

According to the Public Policy Institute of California, Prop. 13 consists of three essential elements:

1. Limits property tax to 1% of the assessed annual value at the time of purchase.

2. Restricts annual tax increases to no more than 2% until the property is sold. (If ownership of property changes hands or new construction is completed on the

property then it will be assessed at the current market rate.)

3. Requires a two-thirds majority to be reached in both legislative houses for there to be any increases on tax rates in the state — including income tax. Also requires that special taxes imposed by local governments be approved by two-thirds of voters.

The 1978 California Proposition 13 passed in a landslide, earning over 62% of "Yes" votes, despite strong opposition from then-Governor Jerry Brown, becoming a certified state amendment as article XIII A of the California Constitution.

UCLA's Blueprint Magazine reported that before the massive 1978 legislation, the statewide average property tax rate was 2.67 percent. With the passage of Prop. 13, that tax rate was now capped at 1%, instantly securing billions in tax breaks for some California homeowners.

Long-term impacts of Prop. 13

Prop. 13 offered a massive incentive for homeowners to continue living in the same home to reap the rewards of tax breaks.

Theoretically, two homes sitting right next to each other could be worth virtually the same on the housing market. But, if one homeowner has lived in the neighborhood for five years while the other has had their house for 15, then the homeowner who has lived there the longest will likely pay significantly less in property taxes. With Prop.

13, the waiting game pays off.

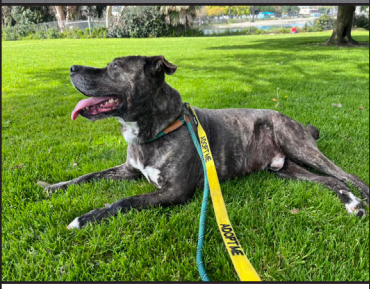
The California Dream Series, a media research collaboration created for the 40th anniversary of Prop. 13, mapped the long-term financial impact that the amendment has had on California neighborhoods. Working with Zillow's Zestimate tool and using data from 2017 and 2018, the map shows that Belmont Shore and Naples are the two Long Beach neighborhoods impacted most by Prop. 13.

While long-term homeowners benefitted from the generous property tax initiative, public schools took a big hit. With property tax revenue cut by more than half — 60% according to The California Dream Series — schools received massive budget cuts, leading to a noticeable disparity in the amount of teachers in the classroom and per-student spending.

As a long-term result, California had the highest teacher-to-student ratio in the nation in 2022 according to Public School Review, with an average of 22 students to one teacher per classroom. District Administration reports this ratio as twice as high as the lowest ratio in the U.S. of 11 students to one teacher in Maine.

When looking back on the history of Proposition 13 in 2016, the *New York Times* reports that the landmark California legislation inspired similar tax revolts in several other states. That being said, Prop. 13 likely remains the strongest piece of the anti-tax movement.

PROPOSITION 13 see page 7



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HISTORY

Part IX
a continuing series about
HISTORY
On the Hill



Oil Booms and Infernos

The rapid emergence of the Signal Hill oil field in the 1920's did not occur without calamity. Drilled wells commonly "blew out", showering nearby structures and landscape with their crude oil and muck. Before these gushers could be capped, small rivers of crude cascaded down the neighboring hillsides. The original derricks were all wood, and highly flammable. By 1930 the Hill was so densely populated with derricks it resembled a forest. Long Beach residents nicknamed the area "Porcupine Hill."

A Signal Hill's first oil fire, and one of its most spectacular, occurred on September 1, 1921. Shell Oil's Nesa No. One well ignited and its flames formed a 125-foot roaring torch. The blast could be seen 12 miles away by land and 30 miles out to sea. Shell Oil Company finally succeeded in smothering the inferno by dumping mud and steamy water into the well front near- by boiler.

July 1923 was a particularly hazardous month for the oilmen of Signal Hill. First, two derricks went up in flames like matchsticks when oil leaking front broken pipe lines was ignited by contact with near-by boilers. Next, Long Beach Gasoline Company's manufacturing plant suffered extensive damage from an early morning explosion. And, later that same day, Union Oil Company's Community No. 11 well blew out uncontrollably, causing natural gas to spew into the atmosphere for several days.

Signal Hill fire chief Adolph Fiel and his crew of a dozen firemen are credited with having developed fire fighting techniques for combatting oil and natural gas fires in the early 1920's. In their 1929 annual report, The City of Signal Hill proudly informed its residents, "although the (fire)men work in two shifts, never the less when fire alarm sounds, the firemen answer the call one hundred percent regardless of shifts. Signal Hill has probably the most difficult fire hazard to face of any city of its size in the state. The crew's specialization, however, is fighting oil fires and this has resulted in a remarkably low fire loss. Added to this is the assistance given by several of the leading oil companies with their private fire apparatus."

The Fisher fire of July 15, 1924 was one terrible-lire that served as training ground for the Signal Hill Fire department. But, in terms of the loss of human life, the June 2, 1933 explosion of the Richfield Meandor plant, near Lime Avenue and 27th Street, was the most tragic disaster to occur on the Hill.

Bo Cockriel, an oilman who drilled his first Signal Hill well in 1929, remembers the Richfield plant blast in 1988 Press; Telegram article: "The first refinery we lost was kind of an odd situation. In June, three months after the (1933) earthquake, /ARCO's refinery blew up.

Completely disintegrated. Killed every person there. I was one of the first ones there. All the wooden derricks there were on the ground in splinters. All the cars around had their windshields blown out, blew the tires off.

And to this day, I don't think they actually know what happened. I lived on Pine Avenue, in the 1500 block, and I thought we'd had an earthquake. I ran out on the porch and drove up there before they had anything blocked off. They called a fire."

Eight people died in the explosion and fire that followed. Damage was estimated at \$250,000 (in 1933 dollars.) Nearby residential structures and derricks were heavily damaged or destroyed. Other calamities, many resulting in explosions or fires, occurred throughout the Signal Hill oil field during the 20s and 30s. Some of these mini-disaster locations were: Pacific Avenue and Bixby, the Johnston well, Combs Trust No. Three, the Ryder well, the Lucas Jergins Trust No. One, Shell Church No. One, and Shell Wilbur No. One.

The most recent oil related disaster to claim the lives of oil workers in Signal Hill occurred on May 22, 1958, when Hancock Oil Company's storage tanks caught fire and burned uncontrollably. Two people died in this incident.

In more recent history, such fires have become rare. The wooden derricks have long since given way to safety steel structures and the tall rigs have been replaced by stockier pumpers. Still, just how adequately the existing oil pipelines and storage tanks will withstand a major earthquake remains to be seen. ...to be continued



Fisher fire of July 15, 1924

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*Above article originally published Nov, 1990 in the Star Tribune
Written by Julie Bendizick-Sin. Part 9 of 23*

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COMMUNITY

LiBRE is paving the road for Long Beach's first community land trust. Here's what that means.

Samantha Diaz
Managing Editor

When Long Beach announced its search for an organization to create the city's first-ever community land trust, it felt like divine timing for local nonprofit Long Beach Residents Empowered (LiBRE).

The tenant's rights group has had plenty of practice protecting renters, advocating for community power through informative meetings and fighting for affordable housing and higher wages through protests and speaking at city council meetings.

Their most popular programs are workshops informing Long Beach residents of their rights as renters, including what to do if they receive an eviction notice and what the city lacks in renter's protection compared to neighboring cities.

For the past few years though, the team at LiBRE has found themselves as the students rather than the teachers, as they've been learning everything they can about a community land trust and how to start one in Long Beach. Team members have been attending workshops and conferences held by the California Community Land Trust Network as well as visiting sites around the country to see them in action.

"With or without the City, this is something we've been wanting to start," said Sylvana Uribe, deputy director with LiBRE.

LiBRE felt confident when Long Beach announced \$800,000 in funding for the organization who could lay the groundwork for a

community land trust. They applied for the two-year funds, and the City announced in September that LiBRE was chosen to create this community-centric housing initiative.

So, now what? The Signal Tribune spoke to LiBRE about their plans for the next two years surrounding Long Beach's first-ever community land trust, and how residents can get involved now.

What is a Community Land Trust?

A community land trust is a nonprofit that essentially functions as a developer and landlord; one that prioritizes affordable housing and community needs over profit. The nonprofit acquires a piece of land and leases it for a renewable term of 99 years back to its residents, ensuring stable affordability for years to come.

The first community land trust,

New Communities, was created in 1969 to support Black farmers as the result of a collaborative effort between farmers and Civil Rights activists. Historically, community land trusts are meant to address housing inequity.

There's no one-size-fits-all model for community land trusts, as it shifts to a city's specific needs. Projects can be single-family homes, multi-family homes, apartments, etc. and can include community resources, urban farms, gallery spaces and more.

Since the land itself is being leased, rather than the properties on it, the homes remain affordable under the terms agreed upon no matter who owns, develops or sells them.

This is a drastic difference from the way Long Beach has traditionally approached affordable housing development, Housing and Neighborhood Services Bureau Manager



Richard H. Grant | Signal Tribune
A "For Rent" sign sits in a window of a two-bedroom home, where the owners are asking for \$5500 a month in rent in the Peninsula neighborhood of Long Beach on July 20, 2022.

Meggan Sorensen explained.

"We [Long Beach] provide funding and/or convey land that we've purchased for the future development of affordable housing restricted to that use for 55 years, whereas the land trust model, typically that land can only be used for affordable housing in perpetuity," Sorensen said.

Once the community land trust is operating, it continues to function in service of the people who live there and around the development. Normally, a three-prong board is established consisting of residents in the land trust, surrounding community members and the general public. The board decides what improvements are needed and who to contract for those services.

Long Beach Program Specialist Mary Daou said that certain state and federal funding opportunities favor community land trusts, which they hope to take advantage of to create more affordable housing in the city.

Over 20 land trusts are part of California's network, spanning from Irvine and Los Angeles to San Francisco and Oakland.

What will this look like in Long Beach?

Since LiBRE already put years of preparation into the project, they've already licensed their non-

profit: the Housing for All Long Beach Community Land Trust.

Now that the community land trust is its own nonprofit, LiBRE's role is to hire staff, hold funds and "get it off the ground." Housing for All Long Beach has an established board made up of renters, urban planners, lawyers, leaders from neighborhood groups and Steve Gerhardt of Walk Long Beach.

This story was originally published in the Dec. 29, 2023 Signal Tribune print issue.



Courtesy of LiBRE
A graphic explaining how a community land trust differs from other housing development.



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AFFORDABLE HOUSING
continued from page 2

How Does Affordable Housing Work Today?

The United States still uses the 1969 “Brooks Amendment” 30% threshold for income-restricted affordable housing, meaning a renter can only spend up to 30% of their income on rent. Income limits are updated annually and published by the U.S. Department of Housing and Community Development as well as the California Department of Housing and Community Development (HCD).

The two branches take the median income in each California county and use that as the annual basis for affordable housing requirements. These income limits determine who is eligible to apply for housing funded by HUD, which includes Section 8 housing, Emergency Housing Vouchers or rental assistance programs.

Most affordable housing developments are made for families with incomes of 60% or less than their area’s average income.

Here are the most recent income limits for Los Angeles County, as determined by HCD. For a single resident to qualify for “extremely low-income” housing, they must make less than \$26,500 a year, and so forth.

Income-restricted affordable housing developments determine their income threshold based on the amount and type of assistance it received from the state or federal government. Federal, state and local governments offer better loan terms in exchange for the developer offering lower rents for an agreed upon amount of time.

Developers historically have had

to follow state and local guidelines, or inclusionary housing policies, in order to streamline development and qualify for grants and loans. In September 2023, California legislators introduced a slew of bills that would remove environmental regulations and open up more land for developers willing to follow affordable housing and labor guidelines.

In Long Beach, the inclusionary housing policy is set at 11%, meaning a developer has to include 11% of affordable units locked in for 55 years in its plans in order to receive favorable loans. California has its own set of inclusionary policies, but local governments are permitted to create their own.

What Does Affordable Housing Look Like In Long Beach?

In Long Beach, affordable housing developments begin with the Long Beach Community Investment Company (LBCIC).

The LBCIC is a nonprofit that applies for state and federal funds when the government announces a Notice of Funding Availability. These grants have certain requirements, such as the Transit-Oriented Development Program for developments near public transit and the Veterans Housing and Homelessness Prevention Program.

The LBCIC spends 30 to 60 days identifying and applying for these grants, said Meggan Sorensen, Housing and Neighborhood Services Bureau Manager. These grants are loaned to private developers that meet Long Beach’s inclusionary policy standards, which helps developers leverage more state and federal grants.



Richard H. Grant | Signal Tribune
Elsa Tung, land use program manager for Long Beach Forward, reviews what she will say during public comment at a Nov. 16, 2021 Long Beach City Council meeting.

Since Long Beach is competing with hundreds of other local entities for these funds, Sorensen said it helps if the City identifies projects that fall in line with whatever housing goals the state has. As of now, that goal is permanent supportive housing, in which long term leasing, rental assistance and/or supportive services are provided when at least one person in the household has a disability.

“It’s good for us to align our strategy with the federal government. Right now it’s permanent

supportive housing,” Sorensen said. “I don’t want to say it drives our decisions, but it helps focus a very limited amount of funds.”

Long Beach uses certain incentives to encourage developers to build more affordable housing such as waiving impact fees, allowing for more dense developments (smaller units and less space) and the aforementioned low interest rate loans from the LBCIC.

According to Long Beach’s Affordable Rental Housing List of 2023, there are 27 apartments and

developments with affordable units available to families. Most of these are no longer accepting applications, and some allow you to submit an application for their waiting list.

For seniors, 32 apartments and housing developments fall under the affordable threshold and there are 16 developments that offer units deemed affordable for disabled residents or those with special needs.

Sorensen said four affordable housing projects are slated for grand openings this year.

POLITICS

These are the property owner and manager PACs that donated to each city councilmember in Long Beach

Kristen Farrah Naeem

Staff Writer

Each election season, city council candidates garner thousands of dollars in donations to fund their campaigns. Among some of the most regular donors to these campaigns are groups that represent the interests of landlords and property managers.

Four different property owner and manager groups made 18 donations, totaling over \$7,000, to Long Beach council members’ most recent election campaigns through their Political Action Committees (PAC):

- California Apartment Association PAC - This association is the largest statewide landlord group in the nation, with over 60,000 members, according to its website. This group is aimed at those who run apartment buildings, and provides resources to help them manage their buildings. The California Apartment Association was also staunchly in favor of ending the four-year ban on rent increases in Los Angeles that started during the pandemic.

- Apartment Association of California Southern Cities PAC - According to its website, this association’s goals are to “promote, protect, and enhance the rental housing industry and to preserve private property rights.” It represents the interests of landlords across counties of Los Angeles, Orange, San Louis Obispo, San Ber-

	CALIFORNIA APARTMENT ASSOCIATION PAC	APARTMENT ASSOCIATION OF CALIFORNIA SOUTHERN CITIES PAC	WESTERN MANUFACTURED HOUSING COMMUNITIES ASSOCIATION PAC	APARTMENT ASSOCIATION OF GREATER LOS ANGELES PAC
ZENDEJAS	✓	✓		
ALLEN	✓	✓		
DUGGAN	✓		✓	
SUPERNAW	✓			
KERR	✓	✓		
SARO	✓	✓		
URANGA		✓		✓
THRASH-NTUK	✓	✓		
RICKS-ODDIE	✓	✓		✓

Kristen Farrah Naeem | Signal Tribune

This bar graph shows which Long Beach city councilmembers received donations from four different property owner and manager groups through their Political Action Committees (PAC).

nardino and San Diego.

- Western Manufactured Housing Communities Association PAC - This group has represented the interests of owners, operators and developers of mobile home communities across California since

1945. Its members control over 1600 mobile home communities in the state, which contain over 194,000 mobile homes.

- Apartment Association of Greater Los Angeles PAC - According to its website, this group

consists of landlords and property managers across Los Angeles, Ventura and San Bernardino counties. It has been around for over a century, and has around 10,000 members, who control over 250,000 rental housing units. This group

also sued the City of Los Angeles in 2023 over the COVID-era freeze on rent increases.

Political Action Committees are organized by various interest groups specifically to raise money to donate towards political campaigns. They wield significant power in the nation’s democratic process, as the winners of elections are often the candidate with the largest budget for their campaigns.

According to the City of Long Beach Campaign Ethics Guide, donors, including PACs, are allowed to contribute no more than \$400 to each city council candidate.

Three of these PACs, belonging to the California Apartment Association, California Real Estate and the Apartment Association of California Southern Cities, also contributed to the failed mayoral campaign of Suzie Price, who ran against the current mayor Rex Richardson

The property owner PAC that donated the most towards the election campaigns of current council members belongs to the California Apartment Association.

The California Apartment Association PAC donated to the most recent election campaign of every sitting councilmember except for Roberto Uranga of District 7.

Every councilmember accepted donations from at least one of the PACs listed in the bar graph.

PROPOSITION 13
continued from page 3

Belmont Shore and Naples were the Long Beach neighborhoods that had the highest amount of “Total tax savings/revenue lost under Prop. 13” compared to the rest of the city in 2017-2018, which depicted a statewide trend of coastal housing carrying a significant price tag.

Neighborhood	Belmont Shore	Naples
Total tax savings/revenue lost under Prop. 13	\$6,207,711	\$8,797,707
Tax savings/revenue lost per home	\$3,343	\$6,307
Effective tax rate	0.69%	0.6%
Avg. assessed value	\$570,300	\$729,900
Avg. market value	\$1,075,700	\$1,565,000

It is difficult to gauge the extensive aftermath of Prop. 13 because of the perplexing web of amendments tied to it, as depicted in the *CalMatters* Prop. 13 family tree. As of 2020, California has voted on 33 potential amendments to Prop. 13, adding to its legislative legacy.

Where do people stand on Prop. 13 today?

In June 2018, research from the Public Policy Institute of California found the majority of California voters still support Prop. 13.

The study found that 57% of Californians and 65% of likely voters believe Prop. 13 turned out mostly good for California. It also found that homeowners compared to renters were more likely to view Prop. 13 as a good thing (65% to 50%, respectively) and that at least half of all voters across all demographics except African Americans (39%) viewed it as good.

California voters had the chance to revise Prop. 13 with the approval of Prop. 15 on the Nov. 3, 2020 ballot, but the legislation was narrowly defeated with 51.8% of “No” votes prevailing. Prop. 15 would have secured billions of dollars in revenue, including over \$2.5 billion for schools and community colleges statewide according to *EdSource*, and required commercial properties to be reassessed every three years.

In 2022, a 47-page report from The Opportunity Institute and Pivot Learning named “Unjust Legacy: How Proposition 13 Has Contributed to Intergenerational, Economic, and Racial Inequities in Schools and Communities” reckoned with how the greatest benefactors of Prop. 13 were wealthy white homeowners. The report also proposes potential reforms for Prop. 13 as well as ways to close California’s housing wealth gap between Black and Latino residents and white residents.

With strong support for property tax limitations and organizations like the Howard Jarvis Taxpayers Association still leading the anti-tax crusade, it is unclear whether voters will ever shed some of the Prop. 13 property tax protections in pursuit of resounding housing reform.



Richard H. Grant | Signal Tribune
An election worker hands an “I Voted” sticker to a voter after turning in their ballot at the Signal Hill Community Center voting center on Nov. 7, 2022.

COMMUNITY

Long Beach’s lax Short Term Rental rules favor tourism over residents

Samantha Diaz
Managing Editor

As housing in Long Beach is increasingly harder to come by, there is one largely underregulated market that the city has very few plans on limiting: Short Term Rentals.

An STR is a room or entire home rented out for 30 or less consecutive days. These are commonly referred to as Airbnbs, though recently the renters have begun using other sites such as Vrbo, RentCafe, and Sublet.com, making it difficult to track the amount of STRs.

According to the Long Beach Community Development website, there are currently 843 registered Short Term Rentals (STR) in the city.

At least 605 of these units are non-primary, meaning the owner and renter of the unit does not live at the residence. There are 238 registered primary units, meaning the owner and renter resides on the property at least 275 days out of the year.

However, AirDNA, a market performance site that tracks short term rentals, listed 1,981 STR listings and 1,296 active listings in Long Beach.

It costs \$250 to register an STR in Long Beach, and the registration is valid for one year.

Property owners can also rent out STRs following these guidelines:

- 1-10 units on the property qualifies for one STR
- 11-50 units on the property qualify for 10% of units to be STRs
- 51-100 units on the property qualify for 12% of units to be STRs
- 101 units or more on the property qualify for 15% of units to be STRs

In 2022, Long Beach expanded



Richard H. Grant | Signal Tribune
A “For Rent” sign for a two-bedroom home is stuck into the dirt along the median of Ocean Avenue in the Peninsula neighborhood of Long Beach on July 20, 2022.

the STRs Program to allow for up to 250 non-primary STRs in the coastal zone each year.

These STRs help Long Beach’s tourism industry thrive (the city’s second most profitable industry, according to a 2019 Downtown Long Beach Alliance report), but it has had questionable impacts on the surrounding communities. Visit Long Beach’s 2023 report estimated that overnight tourists brought in over \$1.17 billion in spending on dining, transportation and attractions.

Amidst a shrinking housing market, many major cities have introduced stringent regulations and caps on STRs such as limiting the amount of days an STR can be rented and limiting the amount of functioning STRs per zip code. Long Beach is not one of those cities.

Following a shooting at an STR in the College Estate Park neighborhood on Jan. 1, residents have begun asking the City to put limits on non-primary, or unhosted, rent-

als as well as those with reported complaints. Over 120 residents showed up to a community meeting later that week and pitched solutions such as making complaints on STRs public, suspending an STR after it receives a complaint and revoking an STR if it receives three complaints.

Councilmember Daryl Supernaw, who represents the district that the College Estate Park neighborhood is in, brought the issue to a January Long Beach City Council meeting and asked City Manager Tom Modica to explore enforcement options.

Supernaw also asked that the city streamline the complaint and reporting process, which currently begins with the STR complaint hotline and then is sent to a number of different departments depending on what the issue is.

Multiple councilmembers expressed concern about changing the ordinance, including Mayor Rex Richardson, who said he wants

to look at the issue through a “city-wide lens” rather than make an ordinance change based on one incident.

“Some of us here spent five years of our life working on the original ordinance and have no desire to spend another five years rewriting the ordinance,” Modica said. “We agree there needs to be changes on the enforcement side and that’s what we’ll be working on and focused on.”

The Los Angeles County Board of Supervisors began talks in February about regulating STRs in unincorporated parts of the county.

Jean Young, a senior who lives in Long Beach, said at the city council meeting that she has been hosting on Airbnb since 2014 and said it has allowed her to “maintain” the property and pay her property taxes.

Supernaw said that in the last nine years, he had never received a complaint about an STR in his district. Then in the last year, he said he’s received three.

“Because we hadn’t had any issues, we didn’t know there was a flaw in the communication system,” Supernaw told the Signal Tribune. “Let’s look at what’s already there and what we’re not enforcing.”

Supernaw said he is not asking the City to “reinvent the wheel,” only to add certain enforcement and communication items.

He also said since the January shooting, that specific STR, once known by the community as a “party house,” is still operating, but he’s heard it’s much quieter now. When asked what contributed to that change since no enforcement was taken, he said, “I wish I could tell you specifically, but I’ll take it as a victory. The bottom line is that it happened.”

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AROUND TOWN

A WEEKLY LIST OF THINGS TO DO IN LONG BEACH AND SIGNAL HILL



Richard H. Grant | Signal Tribune

Antonette Fanceschi-Chavez adjusts some of the books on display inside Casita Bookstore on Dec. 7, 2022. Casita Bookstore will host a free book reading and signing for author Vianney Harely this Saturday from 10 a.m. to 11:30 a.m.

Now that everyone is acclimated to the time change, residents can enjoy the plethora of things to do in Long Beach, ranging from art markets to aquarium night parties.

For the evening dwellers, the Aquarium of the Pacific is hosting a Mexican night-time celebration Friday night, parents can meet up Tuesday night for a support group and Casita Bookstore is hosting a silent book club Wednesday night. Early birds can thrive at Willow Springs Park's Monarch Day of Action Saturday morning, at an art market a bit later in the day or at a free workout class Wednesday morning.

Humans can take their Frenchies to a French Bulldog meetup Sunday morning. Parents can take their children to a wide range of story times this week, either in Spanish at the Signal Hill Public Library or surrounded by nature at Ranchos Los Cerritos.

15 FRIDAY

SIDEWALK VENDING WEBINAR

1 p.m. Residents can learn about the newly introduced sidewalk vending laws and supportive services available in Long Beach through this virtual community webinar. The meeting will have interpretation services in Khmer, Spanish and Tagalog. The Zoom link is here and the passcode is 114665. Free.

FERAL FRIDAYS

Appointment Times Vary. Golden State Humane Society (555 E Artesia Blvd.) is offering free spaying and neutering services for feral cats. Only unsocialized cats will be accepted. To read the nonprofit's feral cat policy, visit goldenstate-humane-society.org/feral-policy. To register a spot, call (562) 423-8406. Free.

NOCHE DE ESTRELLA

6:30 p.m. to 10:30 p.m. Residents can enjoy a night under the stars and surrounded by sea creatures at this evening event from Aquarium of the Pacific (100 Aquarium Way). The night will feature live music from Mexican bands

playing cumbia, Spanish rock and salsa, plus Mexican drumming and dance, a loteria game, food, drinks and more. Tickets cost \$25 and can be purchased online.

16 SATURDAY

MONARCH DAY OF ACTION

9 a.m. to noon. The community is invited to learn about and participate in the conservation of monarch butterflies during this event at Willow Springs Park (2745 Orange Ave.). There will be restoration and planting activities as well as live music, crafts and more. Free.

CARS AND CLIPPERS

9 a.m. to noon. The Long Beach Fire Department returns with this fundraiser in support of pediatric cancer research at Long Beach Police Officer Association Park (7390 Carson Blvd.). Residents can enjoy a car show, petting zoo, bounce houses, live music and more. Free, but donations are encouraged.

EASTER TEA PARTY

9 a.m. to 10 a.m. Local eatery Noble Bird Rotisserie will host this family-friendly Easter Wonderland Tea Party at its shop (6460 E PCH, Suite 125). The Easter bunny and friends will be in attendance as tea-goers munch on french toast, eggs, bacon and a slew of desserts. Tickets are \$30 for adults, \$25 for kids and can be purchased online.

BOOK READING & SIGNING

10 a.m. to 11:30 a.m. Author Vianney Harely will be reading an excerpt of her book and signing copies at Casita Bookstore (1440 E Fourth St.). Stickers and art prints will also be available for purchase, with the proceeds benefiting the Palestinian nonprofit E Sims for Gaza. Free to attend.

ART MARKET

11 a.m. to 4 p.m. Local artist Chris Estrada of the brand Farewell Transmission will be hosting this marketplace at 1330 Gladys Ave. A dozen other vendors will also be selling their wares, including art, baked goods, coffee and more. Free to attend.

17 SUNDAY

FRENCHIE MEETUP

10 a.m. So Cal's French Bulldogs invites local French Bulldogs and their humans to gather at Rosie's Dog Beach (5000 E Ocean Blvd.). Free.

TRIBUTE TO FEMALE MUSICAL ICONS

2 p.m. An all-female band will pay tribute to some of the iconic women in country music at this concert at the Carpenter Performing Arts Center (6200 E Atherton St.). Tickets cost \$45 and can be purchased online.

18 MONDAY

BLOOD DRIVE

10 a.m. to 4 p.m. The Red Cross and El Dorado Nature Center will host a blood drive for those in need of life-saving blood. The drive will be located at 7550 E Spring St. Residents should visit redcrossblood.org/ and enter the code ElDoradoLB. Free.

SPANISH STORYTIME

2:30 p.m. to 3:30 p.m. Children of all ages will be able to enjoy Spanish stories read by staff at the Signal Hill Public Library (1800 E Hill St.). Free.

19 TUESDAY

STORY TIME

10 a.m. to 10:30 a.m. Children and families can enjoy a story and songs in the Ranchos Los Cerritos Courtyard (4600 Virginia Road) surrounded by nature. Blankets, strollers and snacks are welcome. Free.

SENIOR WALKING CLUB

11 a.m. to noon. Seniors can meet up for a morning walk around Reservoir Park (3315 Gundry Ave.). Free.

DROP-IN AFTER SCHOOL PROGRAM

3:30 p.m. to 4:30 p.m. Students from the 3rd to 5th grade are invited to enjoy STEAM crafts, 3D

printing, gaming, snacks and more at the Signal Hill Public Library (1800 E Hill St.). Free.

PARENT SUPPORT GROUP

6:30 p.m. to 8 p.m. Parents can attend this safe space to connect with other parents as well as learn about mental health and community resources at Grace Memorial Baptist Church (1021 E 19th St.). Childcare will be provided, along with food and refreshments. This is the first in a series of four sessions. Those who attend all four sessions will receive a gift card. To register, call (949) 264-2083. Free.

20 WEDNESDAY

FREE WORKOUT CLASS

9 a.m. to 10 a.m. Rumble Boxing will host a series of free boxing classes in the 2nd and PCH courtyard (6480 PCH) near the grand staircase and fountain. RSVP on Eventbrite. Free.

SILENT BOOK PARTY

6 p.m. Casita Bookstore (1440 E Fourth St.) will be holding this silent gathering of readers every third Wednesday of the month. Attendees only need to bring their own book. Free.

21 THURSDAY

GROCERY GIVEAWAY

9 a.m. to 11 a.m. Residents can receive free groceries at this monthly giveaway provided by Love Beyond Limits and the Food Bank of Southern California. This giveaway is located at Dr. Martin Luther King, Jr. Park (1133 Rhea Ave.). Free.

TEEN DROP-IN AFTER SCHOOL PROGRAM

4 p.m. to 5 p.m. Students from the 6th to 9th grade are invited to enjoy STEAM crafts, 3D printing, gaming, snacks and more at the Signal Hill Public Library (1800 E Hill St.). Free.

IS THAT IT?

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AROUND TOWN

A WEEKLY LIST OF EVENTS IN LONG BEACH AND SIGNAL HILL



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TRIAL

California Supreme Court won't review case of man convicted of killing LB mother

City News Service
Southern California Local News

The California Supreme Court refused Tuesday to hear the case of a Riverside County man who was convicted of second-degree murder for a woman's shooting death at her Long Beach home.

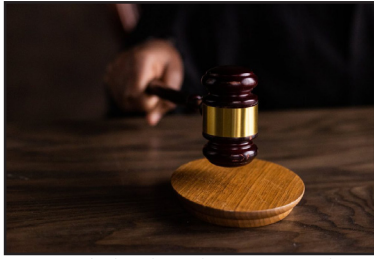
John Kevin McVoy Jr., 42, of Corona, is serving a 35-years-to-life state prison sentence for the Jan. 10, 2017, killing of 33-year-old Susan Garcia.

A Long Beach jury deliberated for more than four days before finding McVoy guilty of second-degree murder and finding true an allegation that he personally used a handgun.

Jurors acquitted McVoy of attempted murder and the lesser charge of attempted voluntary manslaughter involving the woman's husband, Victor, who was seriously wounded, along with attempted murder and child endangerment involving the couple's 2-year-old son, who was being held by the woman but was not injured by the gunfire.

Then-Deputy District Attorney Irene Lee told jurors in her closing argument that there was "very strong evidence" against McVoy and urged the panel to convict him of all four charges, while defense attorney Ninaz Saffari countered that the prosecution "did not prove their case of murder, attempted murder or child endangerment beyond a reasonable doubt."

The prosecutor told jurors that McVoy "absolutely lied to you" about previous threats he testified



Courtesy of Ekaterina Bolovtsova on Pexels.com
A close-up stock image of a person holding a gavel.

that Victor Garcia — with whom he was in a garage band — had made against him, and that his account of what had happened makes "no sense" when all of the other evidence is considered.

"There are no prior threats. This is all made up," the prosecutor said of the defendant's claim.

"He's the one that made this something else ... There was no imminent danger at the time," Lee told the panel.

The prosecutor said the defendant fired "kill shots" — not warning shots — in what was "not a heated situation."

McVoy's attorney alleged that police "didn't do a thorough investigation" before turning the case over to the District Attorney's Office two days after the killing and that they "didn't want to hear his side of the story."

"They don't have motive. They don't have intent," Saffari said of the prosecution's case. "They haven't proven it."

The defense lawyer told jurors that her client is a "nice guy" who "gets along with everyone."

"He's telling the truth about what

happened that day," she said of her client's testimony.

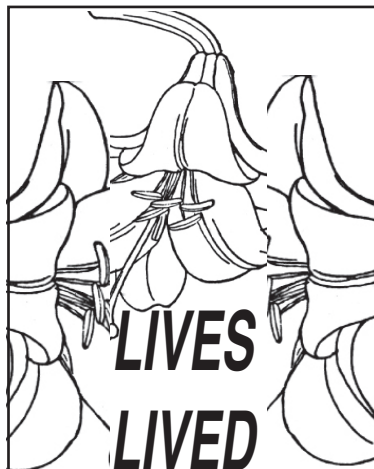
In his second day on the stand, McVoy maintained that he brought the loaded handgun to the home because Victor Garcia had shown him a shotgun and "made a threat" in early December 2016.

The defendant told jurors that he had gone to the home to talk with Victor Garcia, and called what happened a "tragic event" and the "most horrible outcome you can imagine."

McVoy testified that he fired at Victor Garcia when the man threatened him with what he later realized was a can opener after making comments during then-President Barack Obama's televised farewell speech and telling McVoy to get out of his house, according to the appellate court panel's 24-page ruling.



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- Linda Rich 82
- Paula Salcedo 76
- Malgorzata Hill 52
- Curnal Costanzo 74
- Shirley Folsom 90
- Rodger Watkins 60
- Jerome Wendt 83
- John Ward 69
- Heidi Dalton 58
- Curt Evers 59
- Premacita San Jose 86
- Gary Williams 83
- Arlene Coulis 81
- Fred Weisel III 71

The families were assisted by McKenzie Mortuary.
For more details on service dates and times, contact (562) 961-9301

EYE ON CRIME

CRIMES REPORTED BY THE SIGNAL HILL POLICE

Wednesday, March 6

- 2:42 a.m., Stolen vehicle — recovered, E. 27th St./Lime Ave.
- 4:08 a.m., Auto burglary; conspiracy; contribute to the delinquency of a minor; driving while license suspended, 2400 block California Ave. (3 suspects arrested)
- 7:39 a.m., Battery, E. 19th St./St. Louis Ave.
- 9:41 a.m., Auto burglary, 700 block E. Spring St.
- 11:41 a.m., Grand theft — motor vehicle, 3300 block Lewis Ave.
- 4:08 p.m., Grand theft — motor vehicle, 3200 block Grand St.
- 5:51 p.m., Shop lifting; felony warrants, 900 block E. 33rd St. (2 suspects arrested)
- 8:27 p.m., Battery, 1900 block Stanley Ave.

Thursday, March 7

- 2:11 p.m., Grand theft — motor vehicle, 1800 block E. Spring St.
- 4:03 p.m., Grand theft — motor vehicle, 1400 block E. Hill St.
- 4:23 p.m., Injury traffic collision, E. Willow St./Orange Ave.

Saturday, March 9

- 1:54 a.m., Grand theft — motor vehicle, 3500 block E. PCH
- 11:02 a.m., Auto burglary, 2500 block Temple Ave.
- 12:25 p.m., Stolen vehicle — recovered, 2600 block E. 19th St.
- 2:08 p.m., Auto burglary, 1900 block Cherry Ave.
- 11:22 p.m., DUI, E. PCH/Temple Ave.

Sunday, March 10

- 8:35 a.m., Stolen vehicle — recovered, E. Hill St. west of Gundry Ave.
- 12:16 p.m., Identity theft, 2500 block E. Willow St.
- 2:06 p.m., Stolen vehicle — recovered, 3300 block Olive Ave. (suspect arrested)
- 2:59 p.m., Injury traffic collision, Junipero Ave./E. Willow St.

Monday, March 11

- 2:48 p.m., Identity theft, 1900 block Junipero Ave.
- 3:35 p.m., Auto burglary, Gundry Ave./E. Willow St.

Tuesday, March 12

- 12:57 a.m., Family disturbance, 1900 block Stanley Ave.

LBPD reporting area is too extensive to report here, but you can go to their website: longbeach.gov/police. Once there, click on Crime Info, then Crime Incident Mapping Application. Click on Launch Crime Incident Mapping Application and type in an address.

You can use filters to select dates and types of crime.

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TST7215



County of Los Angeles Department of the Treasurer and Tax Collector

NOTICE OF DIVIDED PUBLICATION

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2024A)

Whereas, on Tuesday, January 9, 2024, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online public auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, April 19, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, the TTC will offer for sale and sell said properties on Saturday, April 20, 2024, beginning at 3:00 p.m. Pacific Time, through Tuesday, April 23, 2024, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at www.bid4assets.com/losangeles.

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, May 31, 2024, at 5:00 p.m. Pacific Time.

The TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, May 31, 2024, at 5:00 p.m. Pacific Time, for sale at online public auction at www.bid4assets.com/losangeles beginning Saturday, June 1, 2024, at 3:00 p.m. Pacific Time, through Tuesday, June 4, 2024, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector at ttc.lacounty.gov. Bidders are required to pre-register at www.bid4assets.com and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, March 15, 2024, at 8:00 a.m. Pacific Time and end on Tuesday, April 16, 2024, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the properties, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at ttc.lacounty.gov or email us at auction@ttc.lacounty.gov.

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at assessor.lacounty.gov.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on February 6, 2024.

[Signature]

KEITH KNOX Treasurer and Tax Collector County of Los Angeles State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE NO. 2024A)

3840 AIN 7133-019-010 JACKSON CONSULTING AND MANAGEMENT LLC LOCATION CITY-LONG BEACH \$3,872.00

3842 AIN 7212-009-015 KING TUT TRUST LOCATION CITY-LONG BEACH \$4,406.00

4113 AIN 7217-015-013 TEN EYCK, FRED W AND TEN EYCK, WARREN E LOCATION CITY-SIGNAL HILL \$7,917.00

4116 AIN 7204-009-036 RAYO, JAVIER AND ANGELA LOCATION CITY-LONG BEACH \$23,414.00

CN104674 578 Mar 1, 8, 15, 2024

TST7213 / 2024 032704 FICTITIOUS BUSINESS NAME STATEMENT

The following person is doing business as: AUNTIE JOES, 1759 N PALMER CT, LONG BEACH, CA. 908013. County: LOS ANGELES. Registrant: JOEANNE GAINES, 1759 N PALMER CT, LONG BEACH, CA. 90813. State of Incorporation/Organization: (State). This business is conducted by: an Individual. I declare that all information in this statement is true and correct. Signed: JOEANNE GAINES, OWNER. The registrant has begun to use this fictitious business name. The registrant began using this fictitious business name in 01/2024. This statement was filed with the county clerk of Los Angeles County on February 13, 2024. NOTICE: This fictitious business name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see section 14411 et seq., Business and Professions Code). Pub. The Signal Tribune: February 23 & March 1, 3, 10, 2024

TST7216 Case No. 24LBPC00057 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, Governor George Deukmejian Courthouse, 275 Magnolia, Long Beach, CA 90802 PETITION OF: Anna Lamae Johnson for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Anna Lamae Johnson has filed a petition with this court for a decree changing her name as follows: Present Name: Anna Lamae Johnson Proposed Name: SkyWalker 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: April 9, 2024; Time: 8:30a.m., Dept. 26. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. March 1, 8, 15, 23, 2024 ___/ss//___ Michael P. Vincencia, Judge of the Superior Court Dated: February 23, 2024

TST7231 Case No. 24CMCP00032 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, 200 W. Compton Blvd., Compton, CA. 90220 PETITION OF: TAYNA LAVON KING for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: TAYNA LAVON KING filed a petition with this court for a decree changing her name as follows: Present Name: TAYNA LAVON KING Proposed Name: TANYA LAVON KING 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: May 14, 2024; Time: 8:30a.m., Dept. A, Room 904. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. March 8, 15, 22, 29, 2024 ___/ss//___ Michael Shultz, Judge of the Superior Court Dated: March 5, 2024

TST7232 Case No. 24LBPC00055 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, Gover-

nor George Deukmejian Courthouse, 275 Magnolia, Long Beach, CA 90802 PETITION OF: Celeste Mishael Saxton for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Celeste Mishael Saxton has filed a petition with this court for a decree changing her name as follows: Present Name: Celeste Mishael Saxton Proposed Name: Celeste Mishael Saxton-Moncure 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: April 9, 2024; Time: 8:30a.m., Dept. S-26, Room 5500. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. March 15, 22, 29 & April 5, 2024 ___/ss//___ Michael P. Vincencia, Judge of the Superior Court Dated: February 23, 2024

TST7233 Case No. 24CMCP00015 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, Compton Courthouse, 200 West Compton Blvd., Compton, CA 90220 PETITION OF: Ramon Santos for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners: Ramon Santos has filed a petition with this court for a decree changing his name as follows: Present Name: Ramon Santos Proposed Name: Ramon Flores 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: April 23, 2024; Time: 8:30a.m., Dept. A, Room 904. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755 March 15, 22, 29 & April 5, 2024 ___/ss//___ Michael Schultz, Judge of the Superior Court Dated: February 14, 2024

TST7234 Case No. 24NWCP00082 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, Norwalk Courthouse, 12720 Norwalk, Blvd., Norwalk, CA 90650 PETITION OF: 1. FNU Rajni, 2. FNU Reeva for Change of Name. TO ALL INTERESTED PERSONS: 1. Petitioners 1. FNU Rajni, 2. FNU Reeva has filed a petition with this court for a decree changing their name as follows: Present Name: 1. FNU RAJNI 2. FNU REEVA Proposed Name: 1. RAJNI SINGH 2. REEVA SINGH 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: May 6, 2024; Time: 9:30a.m., Dept. C, Room 312. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. March 15, 22, 29 & April 5, 2024 ___/ss//___ Olivia Rosales, Judge of the Superior Court Dated: March 6, 2024

TST7229

Case No. 23STPB13617 NOTICE OF PETITION TO ADMINISTER ESTATE OF: Monica Rae Herman, aka Monica Herman, or Monica R. Herman 1. To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both of MONICA RAE HERMAN, aka Monica Herman or Monica R. Herman. 2. A Petition for Probate has been filed by Charlene Garces in the Superior Court of California, County of Los Angeles. 3. The Petition for Probate requests that Charlene Garces be appointed as personal representative to administer the estate of the decedent. 4. The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. 5. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain and very

important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. 6. A hearing on the petition will be held in this court as follows: a. April 15, 2024 @ 8:30am, Dept: 99 b. Stanley Most Courthouse 111 North Hill St., Los Angeles, CA 90802. 7. If you object to the granting of the petition, you should appear at the hearing and state your objection or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. 8. If you are a creditor or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court with the later of either (1) four months from the date of issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. 9. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code Section 1250. A request for Special Notice form is available from the Court clerk. ATTORNEY FOR PETITIONER: J. BRETT MILLER 3070 BRISTOL ST., STE. 500 COSTA MESA, CA. 92626 Pub. Signal Tribune, March 8, 15, 22, 2024

TST7247 Case No. 24LBPC00081 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, Governor George Deukmejian Courthouse, 275 Magnolia Ave. Long Beach, CA 90802 PETITION OF: Crystal Hazel Saguin Flores for Change of Name. TO ALL INTEREST-

ED PERSONS: 1. Petitioners Crystal Hazel Saguin Flores has filed a petition with this court for a decree changing her name as follows: Present Name: Crystal Hazel Saguin Flores Proposed Name: Crystal Hazel Soegono 2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. NOTICE OF HEARING: Date: April 23, 2024; Time: 8:30a.m., Dept.S26, Room 5500. The address of the court is the same as above. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, THE SIGNAL TRIBUNE, 1860 Obispo Ave., Ste. F, Signal Hill, CA 90755. March 15, 22, 29 & April 5, 2024 ___/ss//___ Michael P. Vincencia, Judge of the Superior Court Dated: March 12, 2024

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TST7241/Order No: 17361 Auto Lien Sale

On 03/29/2024 at 9635 LAUREL ST LOS ANGELES, CA a Lien Sale will be held on a 2017 DODGE VIN: 2C3CDZAG6HH611793 STATE: CA LIC: 9AJW605 at 10 AM

TST7246/Order No: 16968 Auto Lien Sale

On 04/01/2024 at 2915 E SOUTH ST LONG BEACH, CA a Lien Sale will be held on a 2017 CADILLAC VIN: 2G61M5S32H9160740 STATE: CA LIC: 8MLH110 at 10 AM

TST7242/Order No: 17358 Auto Lien Sale

On 03/29/2024 at 9635 LAUREL ST LOS ANGELES, CA a Lien Sale will be held on a 2018 FORD VIN: 1FTYRIZMJKJA98352 STATE: CA LIC: 9CIC594 at 10 AM

TST7243/Order No: 17352 Auto Lien Sale

On 03/29/2024 at 9609 ATLANTIC AVE SOUTH GATE, CA a Lien Sale will be held on a 2020 CADIL VIN: 1GYKNAR45LZ213185 STATE: TX LIC: at 10 AM

TST7244/Order No: 17351 Auto Lien Sale

On 03/29/2024 at 644 E MANCHESTER AVE LOS ANGELES, CA a Lien Sale will be held on a 2022 HONDA VIN: 5J6RW1H59NA007133 STATE: CA LIC: 8ZPR866 at 10 AM

TST7245/Order No: 17324 Auto Lien Sale

On 03/29/2024 at 1902 W 136ST COMPTON, CA a Lien Sale will be held on a 2017 KIA VIN: KNDJN2A28H7470913 STATE: CA LIC: 7ZQT263 at 10 AM

TST7235/Order No: 16448 Auto Lien Sale

On 03/27/2024 at 16204 S GARFIELD AVE PARAMOUNT, CA a Lien Sale will be held on a 2018 POLARIS VIN: 3NSVFE994JH463753 STATE: CA LIC: BU4J59 at 10 AM

TST7236/Order No: 16471 Auto Lien Sale

On 03/27/2024 at 16204 S GARFIELD AVE PARAMOUNT, CA a Lien Sale will be held on a 2022 MERCEDES-B VIN: W1KAF4GBSNR057465 STATE: CA LIC: 9GBL160 at 10 AM

TST7237/Order No: 16849 Auto Lien Sale

On 03/27/2024 at 15321 ATLANTIC AVE COMPTON, CA a Lien Sale will be held on a 2023 HYUND VIN: KMHELLAAG9PU603454 STATE: CA LIC: 9HRF636 at 10 AM

TST7238/Order No: 16918 Auto Lien Sale

On 03/27/2024 at 1420 W FLORENCE LOS ANGELES, CA a Lien Sale will be held on a 2020 DODGE VIN: 2C3CDXCT7LH209658 STATE: CA LIC: 8SAN623 at 10 AM

TST7239/Order No: 17279 Auto Lien Sale

On 03/27/2024 at 7523 S WESTERN AVE LOS ANGELES, CA a Lien Sale will be held on a 2017 HONDA VIN: 1HGCR2F51HA099520 STATE: CA LIC: 9DFN732 at 8 AM

TST7240/Order No: 16191 Auto Lien Sale

On 03/27/2024 at 9814 S MAIN ST LOS ANGELES, CA a Lien Sale will be held on a 2021 KIA VIN: 3KPF24AD3ME362060 STATE: CA LIC: 8XPC367 at 10 AM

ARCHITECTURE



Cal Heights' historic home tour returns

Samantha Diaz | Signal Tribune

The first stop on the final Mid-City Studio Tour is Sue Ann Robinson's home in Lakewood Village on June 6, 2023.

Staff Report

Signal Tribune

The California Heights Neighborhood Association's Home Tour is returning for the first time since the pandemic, and is made especially historic because of its alignment with the neighborhood's centennial anniversary.

In the past the tour has typically showcased the architectural styles of local houses built from 1928 to 1940, including Spanish Colonial Revival, Minimal Traditional and Spanish Eclectic.

Participants on this tour will visit several homes in the Cal Heights neighborhood that are being restored, and learn about the history of both the homes and the neighborhood.

"Many Cal Heights residents

chose the neighborhood because they appreciate the charm and beauty of older homes, and they are willing to work within the mandatory style guidelines set forth by the City of Long Beach," the CHNA said in a public statement in 2019. "And while the City only requires approval for changes to the outside of Cal Heights homes, homeowners in the neighborhood tend to be just as conscientious when making updates to their houses' interiors."

Proceeds from the home tour will benefit volunteer groups that work to clean and restore the neighborhood, such as the Cal Heights Clean Streets Team and more.

This year's tour will be held on Sunday, May 19. Tickets can be purchased ahead of time for \$35 on calheights.org, or \$40 on the day of the event.

DEVELOPMENT

Signal Hill works towards state housing goals; grows workforce housing and ADUs

Kristen Farrah Naeem

Staff Writer

During a presentation to the Signal Hill City Council on Tuesday, City staff discussed State housing goals and increases in the local stock of available housing.

California's Regional Housing Needs Assessment (RHNA) sets new housing requirements for each city every eight years based on population, with various income levels identified.

In 2021, the State told the City that it needed to create another 517 new housing units by 2029 in order to meet state goals.

The RHNA requires that 239 of these new dwellings be available to those with extremely-low, very-low and low incomes; 90 for those with moderate incomes; and 188 for those with above-moderate incomes.

The City has planned the construction of two workforce housing developments. According to California Statewide Communities Development Authority, workforce housing is for individuals and households that earn between 60% and 120% of the Area Median Income. At times it is also known as middle/moderate-income housing.

Orange Bluff, a planned 9.2-acre site on Orange Avenue between



Richard H. Grant | Signal Tribune

Construction continues at the View Park Project at the corner of Cherry Avenue and Burnett Street in Signal Hill on Oct. 26, 2021.

27th and 28th streets, would accommodate up to 289 new apartment units in three and four-story buildings for those with low and moderate incomes.

Walnut Bluff, at the corner of Walnut Avenue and Willow Street, will consist of up to 90 one to three-bedroom units in multi-story buildings for those who make a moderate income.

City staff said that 11 new accessory dwelling units (ADU) had been built throughout the city in 2023. Last year, the City of Signal Hill is-

sued permits for the construction of seven ADUs, five of which have already been completed.

This information was included in the Signal Hill General Plan Annual Progress Report, which has to be submitted each year to the Governor's Office of Planning and Research, as well as to the State Department of Housing and Community Development by April 1.

Councilmembers unanimously approved the Signal Hill General Plan Annual Progress Report for submission to the state offices.

COMMUNITY

Cal Heights residents invited to meeting on proposed affordable housing project



Richard H. Grant | Signal Tribune

An exterior look at the Expo Art Center in Bixby Knolls as people prepare the space for the Able ARTS Work showing in January on Jan. 5, 2022.

Staff Report

Signal Tribune

A new affordable housing development may be coming to the Cal Heights neighborhood, and the local community is invited to weigh in on the project during a public meeting on Tuesday, March 26.

The Long Beach Community Investment Company (LBCIC) Board of Directors unanimously voted on Jan. 17 to purchase a vacant commercial building near the intersection of Cerritos Avenue and Wardlow Road in order to turn it into affordable housing. No development plans have been finalized yet.

The proposed affordable housing project aims to serve families with

household incomes ranging from 30% to 80% of the area median income. These households would typically earn between \$26,000 and \$90,000 annually.

The future development will be adjacent to, but not within, the Cal Heights Historic District.

A public statement from Councilmember Megan Kerr's office said the March 26 meeting was planned to address "concerns being raised by our community."

The meeting will be held from 5:45 p.m. to 7 p.m. on Tuesday, March 26 at the Expo Arts Center (4321 Atlantic Ave.). Attendees are asked to register ahead of schedule by emailing nsb@longbeach.gov or calling (562) 570-6949.

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