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**MOVIES | 26**



NATALIA NAZAROVA

Cupertino's languishing **Vallco Shopping Mall** could be redeveloped with up to 2 million square feet of office space. Opponents and developers have put competing measures on the ballot to decide its fate, adding Cupertino to the list of Bay Area cities with housing and development-related measures on the November ballot.

## Housing advocates turn to the ballot box

By Kevin Forestieri  
and Mark Noack

Like other North County communities, Cupertino is a city at a crossroads. Carried for years by explosive tech-sector growth, the city's employers have created about twice as many jobs as the city's housing inventory can support, meaning Cupertino is effec-

tively outsourcing much of its residential needs to other areas.

The imbalance is unlikely to end any time soon. Later this year, Apple's new "spaceship" headquarters will open for business, adding an estimated 14,500 new workers.

And there's plenty more in the pipeline. A short walk from Apple's campus, the cavernous Vallco Shopping Mall is being

**OUT OF BALANCE**

A LOOK AT THE JOB-GROWTH DRIVING SILICON VALLEY'S HOUSING CRISIS

pitched for a metamorphosis into a mixed-use district with shops, restaurants, housing, and a massive new office development. Up to 2 million square feet of office space has been provisionally approved by the city, which is expected to

► See **OUT OF BALANCE**, page 12

## Seeking spare rooms to house teachers

LOS ALTOS DISTRICT PROGRAM PAIRS LOCAL HOMEOWNERS WITH TEACHERS SEEKING AFFORDABLE HOUSING

By Kevin Forestieri

It's not easy being a public school teacher in the Bay Area. Teachers in local school districts have made it clear, in one poll after another,

that the high cost of living in Silicon Valley is taking its toll in the form of long commutes and an increasing chunk of their take-home pay going toward rent. The big question facing many school districts is

what to do about it.

While officials at both the Mountain View Whisman and the Los Altos school districts concede that their budgets

► See **TEACHER HOUSING**, page 8

## Council puts dueling rent control measures on fall ballot

CITIZEN-BACKED RENT RESTRICTIONS AND COUNCIL'S MILDER VERSION GOING BEFORE VOTERS

By Mark Noack

This November, Mountain View voters will have a choice of two competing ballot measures that would restrict increases in apartment rents. In a late Tuesday night meeting on Aug. 9, the City Council approved final language to place a citizen-backed rent-control measure on the November ballot, but members also signed off on their own hastily crafted alternative that they described as less rigid and onerous.

The council-initiated measure was approved in a 4-2 vote with Lenny Siegel and John Inks opposed, and Ken Rosenberg absent.

By all accounts, it was a curious situation. Councilmen John McAlister, Chris Clark and Mike Kasperzak, each of whom had previously come out against rent control, joined Mayor Pat Showalter at the Tuesday meeting to fine-tune their own version of it. Some council members even agreed to help

campaign and write ballot arguments in favor of the measure. They described their decision as an example of pragmatism, a necessary move to offer voters a "middle-ground" option to a citizen-backed rent-control initiative that they opposed.

"We're crafting what we think is a better methodology; it's an honest difference of opinion," Showalter said. "The need for rental protections is very real, and without (the tenant advocates') efforts we wouldn't be consider-

ing these ballot measures."

But the council members' sudden endorsement of restricting rents was called out repeatedly by supporters of the citizens' measure. Placing a second measure on the ballot was tantamount to a political "dirty trick," said Councilman Siegel. The action gave the appearance that city leaders were acting on behalf of landlords and were attempting to split the vote in November, he said.

"This is going to be confusing for voters; they'll think it's either/or for these measures," Siegel said. "Are the people putting this on the ballot really going to be supporting this?"

Skyrocketing rents and their impact on Mountain View's large tenant population have created a political groundswell and forced local leaders to make the

**'Are the (council) people putting this on the ballot really going to be supporting this?'**

COUNCILMAN LENNY SIEGEL

issue a top priority in the past year.

After months of discussions, council members in March presented what they called a palatable answer — a complex non-binding mediation program to try to settle disputes between landlords

and tenants.

But the council majority at the last moment gutted what critics called the most important piece of their solution — they removed a binding-arbitration system that would have allowed independent officials to impose a solution to landlord-tenants disputes. In effect, that meant it was entirely voluntary for landlords to lessen rent increases or address tenants' concerns.

► See **RENT CONTROL**, page 14



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# Voices

A R O U N D T O W N

Asked in downtown Mountain View. Photos and interviews by Perla Luna

*If you won a free trip to the moon, what would you do there?*



“Take pictures and enjoy the silence.”  
*Allison Flynn, Mountain View*



“Just live there for a while and enjoy exploring.”  
*Jesse Buchanan, Mountain View*



“Make a super awesome Snapchat story.”  
*Andre Gamble, Mountain View*



“Explore like NASA because it’s a very fascinating planet.”  
*Tina Mezzetta, Mountain View*



“I would see how high up I can jump.”  
*Ale Sanchez, Redwood City*

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## Water System Flushing

The City of Mountain View will begin flushing the water system north of Cuesta Drive on August 15, 2016. Flushing helps to maintain water quality by removing accumulated sand and sediment from water lines. Signs and barricades will be posted in neighborhoods the day before flushing begins. Flushing north of Cuesta Drive is anticipated to be complete by the end of November 2016.

If you would like more information about the City's water system flushing program or have questions or concerns while City personnel are in your neighborhood, please contact the Public Services Division at (650) 903-6329 or visit the City's website at [www.mountainview.gov](http://www.mountainview.gov).

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### CRIME BRIEFS

#### SCUFFLE LEADS TO ARREST

A 23-year-old Mountain View man was arrested on misdemeanor battery charges after he allegedly fought with and struck a woman last week.

Officers were called out to an apartment complex in the 500 block of West Middlefield Road on Thursday, Aug. 4, at about 10:30 a.m. following reports of a battery. The woman involved in the fight told police that the man, who was later identified by police as Jason Castro, had hit her hand, according to police spokeswoman Katie Nelson.

During their interview with police, both Castro and the woman continued to argue and fight with each other, Nelson said. Police eventually arrested Castro, and he was taken to Santa Clara County Main Jail.

#### MAN ARRESTED FOR OBSTRUCTION

Police arrested a Mountain View man early Monday morning after he had allegedly approached a woman aggressively in the San Antonio Shopping Center, and attempted to flee from officers.

The woman told police that the man had approached her near the 500 block of San Antonio Road shortly before 4 a.m.

► See **CRIME BRIEFS**, page 8

### POLICE LOG

#### AUTO BURGLARY

100 block Bryant St., 8/3  
1000 block N. Rengstorff Av., 8/4  
500 block Showers Dr., 8/4

#### BATTERY

1000 block Grant Rd., 8/3  
3100 block N. Shoreline Blvd., 8/3  
500 block W. Middlefield Rd., 8/4  
1 block Amphitheatre Pkwy., 8/6

#### COMMERCIAL BURGLARY

900 block Alta Av., 8/3

#### GRAND THEFT

500 block Showers Dr., 8/4

#### POSSESSION OF STOLEN PROPERTY

300 block Escuela Av., 8/5

#### RESIDENTIAL BURGLARY

200 block S. Rengstorff Av., 8/6

#### RESISTING A PUBLIC OFFICER

500 block San Antonio Rd., 8/8

#### STOLEN VEHICLE

1900 block Rock St., 8/4  
Fayette Dr. & San Antonio Rd., 8/7

#### VANDALISM

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800 block Sevely Dr., 8/5  
500 block W. Middlefield Rd., 8/6

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### COMMUNITY BRIEF

#### CSMA'S OPEN HOUSE

The Community School of Music and Arts (CSMA) will host a free open house on Saturday, Aug. 20. The event will be held at CSMA's Finn Center to showcase its musical and visual arts programs.

There will be interactive art and music demonstrations, student performances and hands-on activities for preschoolers. Faculty and staff will be on site to do instrument demonstrations and conduct information sessions about CSMA's private lessons and preschool classes.

CSMA is Northern California's largest nonprofit source for educational arts programs, and provides art classes at numerous local schools.

Students of all ages and experience levels are welcome to the event and will be able to register for fall semester classes at the open house. More information is [arts4all.org](http://arts4all.org).

—Perla Luna

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COURTESY OF CHRIS O'KEEFE

**Chris O'Keefe** traveled from Southern California to Maryland in fewer than 12 days when he competed in the 2016 Race Across America.

## A cross-country trip, the hard way

MOUNTAIN VIEW MAN COMPLETES GRUELING BIKE RACE ACROSS AMERICA, WITH A LITTLE HELP FROM FRIENDS AND FAMILY

By Perla Luna

After cycling through desert and mountains, being chased by dogs, and running on the bare minimum of sleep, Mountain View resident Chris O'Keefe had done it. He rode from Oceanside, Calif. to Annapolis, Md. in 11.5 days and placed second in his solo male age category, finishing seventh overall. Not so bad for a 49-year-old financial services technology manager.

Covering 870 miles more than the Tour de France, and

in 9 fewer days, Race Across America (RAAM) is a cross country cycling competition that bills itself as the hardest course in the world. Solo racers like O'Keefe have to qualify for the race, though amateurs and professionals alike are welcomed. Solo racers then have 12 days to get across the finish line while RAAM tracks their progress with live GPS tracking and video and photo coverage.

Participating in the race was something that had been in the back of O'Keefe's mind since he first heard about the competi-

tion in 2009, but he kept it on the back burner as he started competing in 200- and 500-mile races. In 2011, a serious biking accident and his subsequent recovery finally pushed O'Keefe into his first attempt at completing the course in 2014.

"RAAM is its own animal. You don't know really how to train yourself because you can't simulate what happens out there. I rode to L.A. as a training ride and I did multiple 24-hour rides, but nothing pre-

► See **BIKE RACE**, page 15

## County's heroin overdoses on the rise

GROWING PROBLEM PROMPTS Foothill-DEANZA POLICE TO CARRY AN ANTIDOTE

By Sue Dremann

The number of people who end up in hospital emergency rooms from heroin overdoses is rising, as use of the potent narcotic increases in Silicon Valley and elsewhere, according to data recently released by the California Office of Statewide Health Planning and Development.

Poisonings or overdoses have jumped by more than 100 per-

cent over four years in Santa Clara County and other parts of the state, fueled in large part by prescription painkiller abuse. As addiction to the painkiller increases, users often switch to cheaper and more easily obtainable heroin, medical professionals said.

The problem has escalated to the point that Foothill-DeAnza Community College District police began carrying Naloxone on Aug. 1, an over-the-counter

drug used as an overdose antidote, the department announced last week. Foothill-DeAnza is the first law-enforcement agency in Santa Clara County to carry the drug, which is commonly known as Narcan. It's in the form of a nasal spray, which makes it easy to administer, and it has long been used by paramedics to treat heroin and other prescription opioid overdoses.

► See **HEROIN**, page 6

## District OKs sharing parcel tax with charter school

ABOUT \$300,000 OF LOS ALTOS DISTRICT'S TAX FUNDS COULD GO TO BULLIS CHARTER

By Kevin Forestieri

The Los Altos School District board of trustees agreed Monday night to put a \$223-per-parcel tax on the November ballot. Unlike past tax measures in the district, this resolution calls for an estimated \$300,000 in revenue to go to Bullis Charter School for educational services.

In a unanimous vote, board members at the Aug. 8 meeting approved a resolution to put a new parcel tax measure on the ballot. Although the original plan was to simply renew the \$193-per-parcel Measure E, which expires next year, board members called for another round of polling to see whether voters in the Los Altos School District would be willing to support a slightly higher tax in order to share revenue with Bullis Charter School without having to cut back on district expenditures.

Currently, the district brings in about \$10 million in annual parcel tax money, but does not share any of it with the charter school within its district. But when poll results earlier this year showed a \$30 increase to the parcel tax wouldn't

sink the measure at the ballot box, board members agreed it was time to change course and start sharing with Bullis Charter School.

About \$2.5 million of the district's annual revenue comes from Measure E, and the \$30-per-parcel increase is expected to boost it to about \$2.8 million. The additional \$300,000 would go toward Bullis for maintaining core academic programs, creating science, technology, engineering and math (STEM) programs and attracting and retaining teaching staff.

Board members approved the resolution at the Aug. 8 meeting with little fanfare and little to say about Bullis. Board member Sangeeth Peruri said it was a great opportunity to work

collaboratively with the charter school, and that agreeing to share parcel tax funds is a clear example that the community is "healing" what has been a strained and adversarial relationship in past years.

"I think it's great for all the children in the district," Peruri said.

The big question looming over the board is how to best exercise oversight over the charter school. Bullis operates independently from the school district, raising the question of what measures would need to be in place to make sure the charter school is appropriately spending the parcel tax revenue.

Under the agreement, Bullis Charter School must provide the district with the names, addresses and the school district of residence for all of the charter school students in order to better determine how much parcel tax money should go to the school district.

*'I think it's great for all the children in the district.'*

BOARD MEMBER  
SANGEETH PERURI

At the same time, Bullis will be obligated to approve all parcel tax expenditures in a properly noticed open-session meeting of its governing board, and must provide the district with annual written reports showing how the money

was spent in the previous fiscal year. District staff indicated at the Monday meeting that prior to the board vote, Bullis Charter School's board of directors agreed to the oversight measures and supports the school district's plan.

The measure will require a two-thirds yes vote of district residents, which includes Los Altos, Los Altos Hills and portions of Mountain View and Palo Alto. Surveys commissioned by the district found that the measure could pass, but not by a wide margin due to a general anti-tax sentiment in the community. Measure E originally passed in 2011 by a fraction of a percent.

Email Kevin Forestieri at [kforestieri@mv-voice.com](mailto:kforestieri@mv-voice.com)

## HEROIN

► Continued from page 5

Misuse of heroin and other similar drugs, known as opioids, has become an epidemic across the nation, prompting President Barack Obama to sign legislation on July 26 that aims to reduce the number of deaths. The legislation includes \$181 million for states to fight heroin and opiate addiction and death, including providing Naloxone to first responders and law enforcement.

Santa Clara County has seen a 126 percent increase in the number of heroin poisonings between 2011 and 2015. There were 19 cases in 2011 and 43 in 2015. The spike began in 2012 with a 115 percent jump, according to the California Office of Statewide Health Planning and Development, which tracked hospital emergency department data for heroin overdoses between 2005 and 2016. The first quarter of

2016 indicates the year is on track to match the trend, with 11 cases documented from January through March.

But those numbers only tell part of the story. They don't include the number of overdoses from other sources of opioids, such as prescription pain medications, nor do they parse out the number of deaths. Since July 2015, the Santa Clara County Medical Examiner has reported 11 deaths from drug overdose related to fentanyl, including two in April 2016 when fatal levels of fentanyl combined with other opioids and illicit drugs, according to a May 11 advisory to hospitals and physicians by Dr. Sara Cody, county public health director and Toni Tullys, director of behavioral health services.

The county's age-adjusted rate for opioid-related deaths gradually rose from 4.2 per 100,000 in 2005 to 6.5 per 100,000 in 2015, a more than 50 percent increase,

according to the advisory.

"Some had a known history of buying prescription drugs off the street, including one person who bought counterfeit Vicodin, and another, counterfeit Norco. The emergence of illicitly produced fentanyl and fentanyl compounds are a new threat to public health and safety," they wrote.

### *'It's not an urban epidemic, it's suburban and rural.'*

DR. KEITH HUMPHREYS

The rise is the reason that Santa Clara and Orange counties filed suit in May 2014 against five of the nation's largest opioid manufacturers for false and misleading advertising, which, they allege, underplayed the dangers and caused doctors to over-prescribe

the drugs. That case is still in the court.

Foothill-DeAnza police Chief Ronald Levine said the county increase in overdoses led to the decision for officers to train in and carry Narcan.

"I was surprised to learn about the number of overdoses in the communities that surround our campuses. It is important that our officers be prepared to address any medical emergency they might encounter during their shift," he said.

Invariably, overdose patients end up in hospital emergency rooms if they aren't found dead. Stanford Health Care hasn't seen an increase in heroin poisoning — just one overdose so far in 2016, spokeswoman Lisa Kim said. But Dr. Keith Humphreys, a professor of psychiatry and behavioral sciences at Stanford School of Medicine and former Senior Policy Advisor to the White House Office of National Drug Control

Policy, said. Dr. Keith Humphreys, said that doesn't mean there should be complacency.

In the 1970s, an opioid epidemic, mainly heroin, affected mostly urban black populations. The over-prescription of narcotics such as OxyContin started a new wave of addiction, which is evident in the emergency room reports in the Office of Statewide Health Planning study. This time, it is largely affecting whites as well as wealthier populations.

"It's not an urban epidemic, it's suburban and rural. And because they have better access to health care and insurance, your dealer becomes your doctor — although maybe not on purpose," he said. The problem is also attributable to a culture that believes one shouldn't be in pain, and there is a quick fix for anything, Humphreys said. "Pain is a part of living, like disappointment in life," he said.

The switch from prescription drugs to heroin often happens when the person becomes increasingly addicted. As tolerance builds, it becomes more difficult and expensive to obtain and take as many as 20 to 40 pills a day. But heroin, brought in to California by enterprising Mexican drug cartels, is potent and cheap, he said.

But overdoses on prescription opioids are no less lethal. Overdose on pills usually occurs among middle-aged users in their 30s and 40s who have been using for a while. In middle age it is easier to get a drug prescription because many physicians can accept that an older person has pain, he said. But "younger people have a harder time to do that, so they go straight to heroin," he said. The shift to heroin isn't difficult. OxyContin in particular, when its extended release is altered, acts very much like heroin, he said.

Heroin and other opioids can be so deadly because they bind to a set of receptors that reduce respiration. Overdoses can be swift and fatal. The danger increases if alcohol or tranquilizers are also in the system, which many people take in combination, he said.

But having Naloxone or Narcan on hand can save a life. The drug is available without prescription, and it is available over the counter at some local pharmacies, he said. Humphreys recommends keeping the drug on hand if anyone knows a person with an opioid addiction.

"Get it and keep it in the house. If they overdose, you can spray it up their nose. It's not a cure, but it knocks the opioids out of the receptors to get the person breathing again until the ambulance comes." ■

Email Sue Dremann at [sdremann@paweekly.com](mailto:sdremann@paweekly.com)



## CITY OF MOUNTAIN VIEW

### BELOW MARKET RATE RENTAL WAITLIST OPEN!

The City of Mountain View's Below Market Rate Rental Program is accepting applications for the waitlist. Palo Alto Housing (PAH), a local non-profit affordable housing organization, assists in administering the application process and waitlist for the City.

**Applications will be accepted**

**Monday through Friday, August 8, 2016 through August 26, 2016  
between 9:00 a.m. and 4:00 p.m.**

**Completed applications must be received at the address below by August 26, 2016 before 4:00 p.m. Applications postmarked on or before August 26, 2016 but received after that date will not be accepted.** Emailed or faxed applications will not be accepted. A lottery will determine a household's place on the waiting list; applicants will be processed in the order of priority ranking and lottery number. **Only one application per household will be considered.** Please contact Lauren Bigelow with any questions at (650) 321-9709 x 22 or [info@pah.community](mailto:info@pah.community).

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#### Income Eligibility

To be eligible for a BMR apartment, households must have a combined annual income of more than 50% and less than or equal to 80% of the HUD 2016 Area Median Income (AMI) shown below.

2016 BMR Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Minimum Income (50% AMI)	39,100	44,650	50,250	55,800	60,300
Maximum Income (80% AMI)	59,400	67,900	76,400	84,900	91,650

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## TEACHER HOUSING

► Continued from page 1

cannot support major pay increases to catch up with the high cost of rent — let alone home ownership — one local school board member is trying to think of new solutions.

Sangeeth Peruri, a recently-elected board member of the Los Altos School District, has made it a major goal to seek out new ways for teachers to find affordable housing that's reasonably close to their schools. Constructing teacher housing has never been seriously considered by district staff, so Peruri began working with neighboring districts, local startups and local community foundations this year to find alternatives.

The latest idea was announced late last month, when the Los Altos School

District teamed up with the Los Altos Community Foundation to launch a new program and a similar number of teachers have come forward looking for housing.

***'If you were ever going to rent out a room, a teacher would be the best person for it — short of your grandchildren.'***

LAUREL IVERSON OF THE LOS ALTOS COMMUNITY FOUNDATION

gram that links teachers with homeowners who have a spare bedroom, apartment or in-law unit they're willing to offer at an affordable rate to a local teacher. Since the launch, the district staff has set up a virtual bulletin board for teachers and district homeowners alike, and the results are promising: about 25 people in the community have offered a mix of spare rooms and rental units,

"I don't have the latest on how many have moved in so far, but there's definitely demand on both sides," Peruri said.

The program is structured in a way that homeowners are not required to offer the units at a specific cost lower than the average asking rent, but so far Peruri said all of the units appear to be at a below-market rate.

The Los Altos Community Foundation has acted as the liaison between the district and the rest of the community in Los Altos, firing off a volley of emails to the foundation's mailing list to see if anyone would be interested in helping teachers find a place to live, according to Laurel Iverson, the foundation's communication and marketing director. Iverson said she suspects a lot of families in Los Altos may be "empty nesters" with a room to spare, and having a public school teacher as a tenant has a lot of appeal.

"If you were ever going to rent out a room, a teacher would be the best person for it — short of your grandchildren," she said.

Peruri said the program comes after a survey of 250 teachers found that, by in large, teachers are interested in living closer to where they work, and are commuting anywhere from 30 minutes to an hour each way.

Another big take-away, he said, is that housing costs have risen to the surface as a major problem facing teachers in the district. Teachers in the district made an average of \$78,615 in the 2014-15 fiscal year, according to data from the California Department of Education, which is less than 75 percent of the county's median income during the same time period. Meanwhile, the average rent for a one-bedroom apartment has remained above \$2,300, and was even higher in Mountain View, at just under \$2,600, during the first quarter of 2016, according to data from the city.

The problem crosses district borders. The Mountain View Whisman School District conducted a similar survey and found that an overwhelming majority of teachers live outside of the district's boundaries due to the high cost of rent, and nearly a quarter of the respondents say they commute more

than 45 minutes to get to work every day. The district has since started exploring options to build teacher housing on district-owned property.

Peruri said there's no presumption that the new housing program introduced in July will solve all of the problems facing teachers in the Los Altos School District. Some of the teaching staff have large families and would be ill-served by a single room in a home, making the program more ideal for younger teachers.

It turns out that Peruri was also behind an effort to start a partnership between local school districts and the startup company Landed, which could provide teachers with a local funding source to put a sizable down payment on a home. Under Landed's proposed framework, investors could pool money into a fund that teachers can tap into for a 20 percent down payment on a home. Investors would have a stake of about 25 percent of the future profits, or losses, when the home is sold or refinanced.

Peruri helped bring the co-founders of Landed out to a county-wide symposium on teacher housing, and coordinated between Landed and district officials in both the Los Altos and the Mountain View-Los Altos High school districts earlier this year.

"We want to find any way we can help our teachers," Peruri said. "There's nothing more important for our children's education than our teachers."

Anyone with an available room, suite, in-law unit or apartment can join the program by contacting Erin Green, Los Altos School District's director of student and staff services, at [egreen@lasd-schools.org](mailto:egreen@lasd-schools.org) or 650-947-1150. District residents living in cities outside of Los Altos, including Mountain View, are encouraged to participate. ■

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## CRIME BRIEFS

► Continued from page 4

on Aug. 8, and acted "aggressively" towards her, according to police spokeswoman Katie Nelson. An officer later located the man in a nearby parking lot, but he allegedly refused to

stop walking away from officers, Nelson said.

Officers eventually detained the man, who was identified as 23-year-old Michael Dearaujo, and arrested him on charges of obstructing a public officer.

—Kevin Forestieri

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## OUT OF BALANCE

► Continued from page 1

create 7,000 to 10,000 more jobs, depending on how you calculate it.

Sitting inside a coffee shop on a recent morning, Cupertino resident Liang Chao sipped a cappuccino as she watched a logjam of traffic inching along Stevens Creek Boulevard, one block from Vallco. A former software engineer who is now a full-time political activist, she was sitting with a group of like-minded residents who are waging a campaign to slow down Cupertino's momentum for tech-fueled development, calling themselves Cupertino Residents for Sensible Zoning.

While office expansion is providing a windfall for Cupertino's tax revenues, Chao and others described those gains as being outweighed by the long-term costs to the area's services, roads and quality of life. Unlike surrounding cities, Cupertino has no mass transit other than buses, so nearly all of the office workers streaming into town are being funneled into the same overcrowded roads. Saying yes to more offices is simply "crazy," Chao said.

"Property taxes simply aren't enough to pay for all these costs," she said. "With every new office project we end up borrowing money from our future."

Unlike the typical debates that swirl around development, this controversy is one that will be decided by voters in November. Chao's group has drafted a ballot measure that would force the Vallco project back to the drawing board and restrict what its members see as a City Council too eager to appease developers. Meanwhile, officials at Sand Hill Property, the firm behind the Vallco project, are taking their own countermeasure to the ballot, asking voters to approve the Vallco project as submitted.

Cupertino is just one example of how the regional challenges and pressures of tech development, job growth and housing shortfalls are influencing a wave of local ballot measures across Silicon Valley cities. In Milpitas, voters will decide on an urban growth boundary to prevent housing development in the local hills. Farther south in Morgan Hill, residents are wary of being a bedroom community and are looking into a population cap that would last through 2035.

And in Mountain View and several other cities across the Bay Area, residents are throwing support behind rent control as a way to prevent tenants from being priced out of town.

Part 1 of the *Voice's* series "Out



NATALIA NAZAROVA

Shoppers walk past the nearly abandoned food court at **Vallco mall** in Cupertino. Owner Sand Hill Properties is pitching a ballot measure seeking approval to build a mixed-use campus with 2 million square feet of offices, but is facing opposition from local residents.

of Balance" examined the widening gap between job growth and housing construction in Santa Clara County and the impact on Silicon Valley's economy. Part 2 looked into the failure of nearly all cities to meet targets for low- and moderate-income housing development. The frustration caused by those two thorny issues is coming to fruition in the upcoming election.

Leslye Corsiglia, executive director of the housing advocacy group SV@Home, said there's a clear groundswell of support by residents throughout the county to do something about the lack of available housing in the region. Local elected officials are following suit, approving higher housing impact fees for developers and finding new ways to finance affordable residential development projects.

"People are becoming more aware of the need to act," she said.

### Spurring housing growth at the ballot box

The November ballot is going to be packed this year, but housing advocates are zeroing in on one measure in particular — Santa Clara County's proposed \$950 million affordable housing bond — as the big-ticket item that could provide relief in an overheated rental market.

County officials say the money would go a long way toward easing demand for affordable housing in the region. A vast majority of the bond revenue — over 80 percent — would fund residential projects for extremely low- and low-income families, which is exactly the kind of development cities have failed to provide over the last decade, according to reports from the Association of

Bay Area Governments.

The spending plan for the bond measure, which the Santa Clara County Board of Supervisors devised two months ago, is heavily weighted toward the most needy county residents. Of the \$950 million, \$700 million would help build homes for "extremely low-income" families (households of four people making less than \$33,500 a year, for example), as well as permanent supportive housing and rapid rehousing projects that would accommodate some of the estimated 6,500 homeless people in the county. Of the remaining revenue, \$200 million would be split evenly for homes for low- and middle-income households, and \$50 million to help first-time home buyers.

If passed, the housing bond would be an absolute boon for boosting affordable housing funds in the county, Corsiglia said, providing much-needed money for residential development for the county's homeless and low-income families.

The bond proposal is coming from an unusual source — it wasn't too long ago, Corsiglia said, that county officials said publicly that housing was not a core part of their vision. In recent years, the Board of Supervisors has doubled down on affordable housing and homelessness prevention efforts.

"It would be a game-changer, particularly for homeless people," Corsiglia said. "There's no way that we're going to respond to our affordable housing needs without money — it just won't happen."

Estimates from the California Housing Partnership show that over 67,000 new homes would need to be built in order to meet

the demand for low-income families renting in Santa Clara County. The need for more housing also coincides with rising home prices that reached a median level of \$900,000 across the county over the past year, according to real estate analytics used by the county.

At the same time, the county's Community Plan to End Homelessness found that it would need to build 3,600 supportive housing units to meet the needs of chronically homeless residents, as well as 2,400 rapid rehousing units aimed at providing short-term housing for people coming out of the foster care system and victims of domestic violence and human trafficking.

County Supervisor Joe Simitian told the *Voice* that the housing would go a long way toward solving the county's homeless problem, and finally help the county make significant progress toward a "Housing First" solution to end homelessness. Projects to be funded, Simitian said, aren't geared toward workforce housing; instead, they could help as many as 4,000 of the most needy county residents.

"This bond is essentially focused on the folks who really are at the lowest end of the ladder in terms of their income," Simitian said. "We were very explicit that those funds will be available to dedicate towards tackling homelessness."

Simitian noted that there's a clear financial incentive to approve the bond measure. Homelessness costs an estimated \$521 million each year in countywide services including criminal justice, health care and social services, which could be greatly reduced by housing and helping the county's neediest

become self-sufficient, he said.

"It's a little hard for folks to get squared away when they're worried about where they're going to put their head down at night," he said.

The housing bond isn't the only thing on the ballot designed to address the region's growing pains. The Valley Transportation Authority is pitching a half-cent sales tax initiative to provide about \$6.5 billion for transit improvements.

### Grassroots efforts for rent control

While some ballot measures aim to increase housing, others are intended to stabilize the cost of living in existing homes. In response to skyrocketing rents and high levels of tenant displacement, residents in several Bay Area cities have put rent control measures on the ballot this November.

Mountain View, San Mateo, Alameda, Burlingame and Richmond have measures on the ballot that propose some form of rent control. Community organizers have said there's a clear popular sentiment that more needs to be done to protect renters.

Jennifer Martinez is the executive director of Faith in Action, formerly Peninsula Interfaith Action, and has helped spearhead the rent control measure in San Mateo. She said faith-based communities have traditionally been involved in efforts to support affordable housing and get out the vote in low-income and minority neighborhoods, but heading a campaign for rent control is a change of pace for Faith in Action.

The rent control measure in San Mateo, which glided through the signature-gathering process, comes after four years and thousands of conversations with local residents about evictions and rent increases, Martinez said. In one instance, a family had totally paid off a building they were renting out to tenants, but decided to raise the rent by \$1,200 a month in one fell swoop. Tenant advocacy quickly became the No. 1 issue, prompting a real change for Faith in Action.

"It's not an isolated incident, it's not one building, it keeps happening again and again," Martinez said. "It became very clear that, though our organization has always supported building affordable housing, it isn't happening quickly enough to address the need."

A poll conducted by Faith in Action earlier this year found that 72 percent of San Mateo residents and 68 percent of Mountain View residents support some kind of

► Continued on next page

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rent control measure, Martinez said.

“I was surprised to see how many people said ‘thank you, thank you for doing this,’ and told us their stories about how they were evicted, or how they were afraid of being evicted,” she said.

**A statewide override for affordable housing?**

Perhaps the most radical attempt to increase affordable housing in California is a bill proposed by Gov. Jerry Brown that would streamline the approval process of housing developments, making it much easier for developers to get the green light for new residential construction — as long as affordable units are included.

Proponents of this “by-right” housing bill say it will spur affordable housing development in cities that have traditionally blocked or delayed dense housing projects by allowing developers to sidestep the local approval process. The projects still have to be consistent with the general plan and local zoning and design review ordinances.

The by-right housing proposal

began as a trailer bill attached to this year’s state budget, with an incentive of \$400 million in affordable housing subsidies that were contingent on the bill passing. The budget has since been signed and adopted without the by-right housing bill, but Brown has continued to push hard for the policy in the current legislative session. The language of the trailer bill remains virtually unchanged.

Brown’s proposal comes after a report by the Legislative Analyst’s Office concluded that the high cost of housing is caused, first and foremost, by the lack of housing to meet the demand. As of 2015, the average home in California cost \$440,000 — about two and a half times the average national home price — and average monthly rent is 50 percent higher than the rest of the country, at \$1,240, according to the report.

Corsiglia said that SV@Home supports Brown’s proposal, with a few amendments asking for greater affordability requirements and assurance that there would be community outreach. She said many cities in the Bay Area have zoned for housing and could support residential growth, but it isn’t happening because of hurdles at the local

level — something that by-right housing seeks to fix.

“If your housing element and your general plan says you can build housing in an area, you should be able to build it.” Corsiglia said.

The League of California Cities has come out strongly against the by-right housing bill, calling the governor’s plan a misguided attempt to revitalize affordable housing development following Brown’s own decision to dissolve redevelopment agencies in late 2011. Redevelopment agencies routed roughly \$1 billion annually to affordable housing projects across the state prior to dissolution; that amounted to \$65 million in Santa Clara County.

City agencies aren’t the only ones with a bone to pick. A statewide coalition of more than 60 organizations, including community development groups, tenant advocacy groups, faith-based organizations and unions, released a statement earlier this month slamming the governor’s proposal.

The coalition asserts that the bill will do nothing to truly address the housing crisis in California. Under the proposal, it says, a mostly market-rate development could avoid local review by having a small number

of units reserved for affordable housing, and city governments would be unable to control a potential influx of high-cost units that could push out existing residents and further gentrify cities.

“Policies that deregulate market-rate housing development have proven in all of California’s major urban areas to cause displacement of lower-income communities,” according to the coalition’s statement. “High-priced housing developments are already destroying existing diverse neighborhoods, displacing residents, small businesses, and jobs.”

**Concerns over initiative overuse**

In some cases, local elected officials have expressed concerns that making decisions on complex issues by popular vote is a poor way to craft policy. Mountain View officials have criticized the citizen rent-control initiative for being drafted as a charter amendment, which requires another ballot initiative to make any major policy changes.

In the case of Cupertino, Councilman Rod Sinks said he was dismayed that both local activists and developers were using ballot initiatives to circumvent the normal government

process on the Vallco project. He predicted both measures would fail.

“Doing land-use planning at the ballot box is not smart, it’s not wise. If anything needs to change with the Vallco process, then we have to go back to voters,” he said. “I don’t like this process — you have a small group of people fiercely in favor or fiercely opposed, and then you have a huge pool in the middle.”

But many opponents of the Vallco project are well past the point of politely laying out their grievances at public meetings. Already, the citizens’ group has filed a lawsuit against the city for allegedly mischaracterizing its initiative in the brief write-up that would appear on the ballot.

Many members of the same group are also working to recall Cupertino Mayor Barry Chang, who is perceived as having too cozy a relationship with Sand Hill Property and other office developers.

Sand Hill officials did not return calls seeking comment for this story. ▣

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# Local teens help peers get their ACT together

HIGH-SCHOOLERS OFFER FREE TEST PREP COURSE THEY CREATED

By Kevin Forestieri

Preparing for college admission tests like the SAT and ACT is tough and time-consuming, but it doesn't have to be expensive. In an effort to give teens a free and effective alternative to costly test prep classes, two local Mountain View students launched their own ACT training class over the summer in order to guide students through the challenging test.

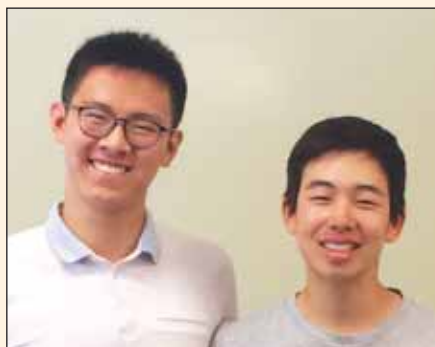
Justin Duan, an incoming senior at St. Francis High School in Mountain View, said he recently went through the process of preparing for and taking the ACT, and wasn't impressed with the courses tutoring companies had to offer.

"I took those expensive classes myself, and I actually found that they were not that useful," Duan said.

Rather than kick back and avoid academics during his senior summer, Duan decided to start his own ACT test

preparation class. Working with incoming Mountain View High School senior Derek Zhang, the two started working on their own curriculum in June, and spent hours each day making slides for PowerPoint presentations. Duan and Zhang put their new course to the test last week, when they ran a week-long class out of the Mountain View Teen Center to help nine incoming sophomores get ready for the ACT.

The goal of the class, Duan said, is to start a new model of peer-to-peer tutoring for standardized testing, and hosting a class for one of the toughest exams — the ACT — seemed like a good place to start. The introductory class goes through each section of the test, covering what questions to expect and the strategies Duan and Zhang learned along the way. One of the key things they teach students is that the test is time-sensitive, and sections go by fast, meaning students need to learn how to answer



COURTESY OF JUSTIN DUAN

Local high school students **Justin Duan and Derek Zhang** teamed up to create their own ACT test prep class that they offered for free at the Mountain View Teen Center this summer.

questions at the right tempo in order to keep up and maximize their scores.

"The ACT is tough, but with these strategies and a little bit of help, anyone can get through it," Duan said.

The other component of the class is teaching students about the importance of taking these college readiness exams. The ACT plays an integral role when it comes to scholarships and college applications, Duan said, and getting on track to take these standardized tests is just as

important as preparing for the test itself. Duan and Zheng recruited students for the class with help from administrators at Mountain View and Los Altos high schools, and targeted the class to low-income families who may not be able to afford the cost of test preparation courses.

City staff at the Mountain View Teen Center provided space in the computer lab for the class, which ran through the afternoon, and allowed them to use all the resources they needed to run an effective program. The early verdict, Duan said, is that the class was a success.

"We've been asking students at the end of each class if it's been helpful, and we've received positive feedback," he said.

As for whether the program will make a return anytime soon, Duan said he and Zhang would like to work with the Mountain View's Youth Advisory Committee to see if they can pick up the program and make it a regular offering each year.

"We're hoping to get other members of the community to jump in on this," Duan said. "We're going to be busy ourselves, but other students may be able to help out." ▣

## RENT CONTROL

▶ Continued from page 1

In response, the momentum of the hundreds of tenants who had shown up at council meetings instead went toward raising support for a rent-control measure. The Mountain View Tenants Coalition successfully gathered 7,300 signatures for an initiative that would basically tie rent increases to the rise in the regional Consumer Price Index as well as create a variety of protections against retaliatory evictions.

At a special meeting last month, the City Council came out against the tenant coalition's measure. Council members' chief criticism was that the citizens' initiative is written as a charter amendment, meaning its provisions would be enshrined in the city code and amendable only through another public vote. But authors of the measure say that was intentional because otherwise the rental protections would be vulnerable to the whims of the council.

Mayor Showalter called a special meeting in July to consider a city-backed alternative measure to compete on the November ballot. In a proposal that gained majority support, the council agreed to dust off the binding-arbitration system they had previously rejected and rewrite its language as a ballot measure. They agreed the binding-arbitration program would be mandatory only if a tenant's rent increase exceeded 5 percent.

At the Tuesday meeting, council members hashed out final details for their measure with no time to spare if they wanted to make the Santa Clara County Registrar of Voters deadline for placing the competing measure on the Nov. 8 ballot.

In a long and nuanced discussion, council members for the first time considered how they would draft eviction protections. At its last meeting, the council backed the idea of using the just-cause eviction protections in the tenant coalition's measure as a template. But on Tuesday, Clark came out against that idea and he urged instead creating a system of financial disincentives.

"I really feel the just-cause protections will gentrify this city more than anything else," he said. "(Landlords) will become really picky for who they're letting into their units."

Clark's idea, which won majority support, led to the rewriting of the council's measure to use the city's existing tenant-relocation ordinance to penalize landlords who evict tenants without cause. The city last updated that program in 2014, and it currently affects landlords only if they displace four or more households. Households are eligible only if they subsist on less than 80 percent of the local median income (about \$85,000). City officials promised they would update the relocation program in September before the election to make it applicable to more tenants. In effect, landlords who paid the relocation penalty would be

allowed to circumvent the eviction protections.

The council considered making its rental protection apply to Mountain View's large number of mobile homes — a move that might open up a significant voting bloc. The Tenants Coalition's charter amendment doesn't specify mobile-homes as a protected group, but an attorney representing the group indicated its language could be reasonably applied to cover these residents. But City Attorney Jannie Quinn warned that mobile homes fall under a different section of state law, and council members declined to include it for fear they would risk a future lawsuit.

If the council-initiated measure passes, the City Council wouldn't be allowed to amend it for at least two years. After that, a five-member supermajority of the council could make changes to the program or revoke it entirely.

Critics warned that the council's action would create confusion by putting forward two superficially identical measures that nonetheless contain significant differences that the average voter may find hard to distinguish. Clark and others gave assurances they were writing up ballot summaries that would offer a clear choice for voters between the two policies.

But the council's motives for bringing forward the measure were repeatedly called into question by Tenants Coalition supporters, and some speakers pointed out the significant politi-

cal campaign contributions that typically come from landlord interest groups.

"Are you really going to commit yourselves to campaigning for this ordinance you voted for?" asked Joan MacDonald, an organizer with the tenants' group. "Or are you going to sit back and let the California Apartment Association campaign against both (measures)?"

For their part, the measure's supporters on the council defended their actions as doing what they believed was the best for the community.

"I don't think any of us can be bought by a \$500 check — if you believe that's the motive behind this, then so be it," Clark said. "Voters want to help people, at least on a temporary basis. They

deserve a middle ground instead of a black-or-white choice."

At the meeting, the City Council was also obliged to formally put the Tenants Coalition's rent control measure on the ballot, which it did on a 6-0 vote. Supporters had collected enough valid signatures to assure it a place on the ballot.

In an email following the meeting, a representative from the Tenants Coalition criticized the city's measure for providing weaker protections and tacitly allowing rents to rise faster than wages.

As a charter amendment, the Tenants Coalition's measure would supercede the city-initiated measure if both should pass. ▣

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COURTESY OF DIANA K. ARREOLA

Members of the **Mountain View Tenants Coalition** rally outside of City Hall in July to protest the City Council's competing rent control measure. On Aug. 9, the council voted to place its own measure on the November ballot along with the coalition's more stringent rent control measure.



COURTESY OF CHRIS O'KEEFE

**Chris O'Keefe**, center, is surrounded by the friends and family members who made up his support crew in a grueling long-distance Race Across America competition this year.

## BIKE RACE

► Continued from page 5

prepares you for what happens five, six days into the race.”

O'Keefe and his crew figured this out the hard way. Lack of nutrition and the sleep deprivation he endured hit them the hardest in his 2014 attempt. O'Keefe said he suffered from delusions and his crew had a hard time getting him to ride properly so his sister made the call somewhere in Missouri to pull him out of the race and get him to a hospital.

“It was a difficult moment because we didn't talk about how to quit,” Kim Westphal said. “It was the middle of the night and he was struggling, not quite knowing where he was. It just didn't seem safe. He didn't have the cognition to decide on his own so the decision fell on my shoulders.”

The situation was heartbreaking for everyone involved, but O'Keefe said he's nonetheless grateful for the experience and what it taught him, because it pushed him to try again. As a result, he and his crew had a smoother, successful race this year.

“I couldn't imagine why he hadn't made it in 2014,” said Yin Chen, O'Keefe's sister-in-law and a 2016 crew member. “The family and I flew over to the East Coast to see him because we hadn't thought then he wouldn't finish. I hadn't realized the enormity of the race and I really thought he would succeed because he'd succeeded in all these other races. But he had the failure and he learned from it.”

When O'Keefe announced he would try again, some wondered why, when the experience had been so painful the first time around. His sister and 2016

crew chief were especially worried over the possibility of having to pull him out of the race again. But O'Keefe said he was determined to finish what he'd started.

“Because we still had a nice rookie mentality the first time, I thought it was going to be great and so much fun. There was a lot of innocence and not knowing what I was getting myself into,” Westphal said. “The second time, I was happy to help him but I was really nervous because I knew there's a lot of work that goes into this.”

O'Keefe began training 10 months in advance and was coached by a veteran RAAM rider. He also started working on the logistical part of the race and held weekly meetings with his crew to plan. The team reached out to different riders and crews through Facebook for tips on how to best organize themselves, sorting out details like who would have the day and night shift. His crew of 10 was made up of friends and family and their roles alternated from feeders, navigators, drivers and even medics.

During the race, the crew would ride ahead and prep a motel so that all O'Keefe had to do was pull in, take a bath, and sleep. The crew helped him get washed off, gave him massages and sneaked in the occasional cheeseburger. The race also served as a bonding experience, since O'Keefe was in constant communication with them.

“The crew is as important as the rider. It's rare when you get a group of 10 people to take care of you for 11 days and for you to trust them completely,” O'Keefe said. “It's daunting, it's challenging, but it's also a lot of fun. Without the crew, I wouldn't have made it.”

Throughout the race, O'Keefe road a Shiv Time Trial bike for flat lands, a Tarmac bike with aero bars for terrain, and a Scott Addict with lightweight wheels for climbs. Although participating in RAAM comes with a steep price tag (he estimates spending around \$25,000), O'Keefe said he got to experience the vastness of America at the perfect pace, from the intense beauty of Monument Valley in Arizona to the half-deserted towns of Kansas.

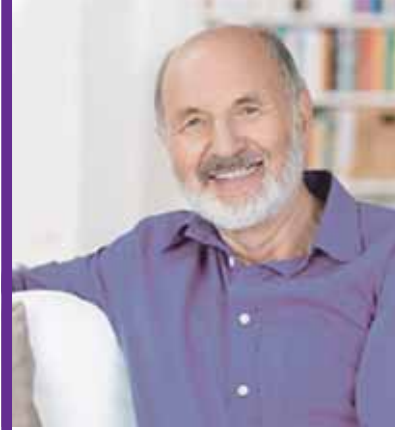
“During the last 15 miles, I was still nervous and I couldn't talk about us finishing because I didn't want to jinx us. I was on high alert until the end,” Westphal said. “Once we finally finished it really sunk in, and I looked at him and he looked at me ...we had just a knowing look of exhaustion mixed with joy mixed with disbelief.”

After conquering the race, O'Keefe said he would still love to have another go, but he's content to bask in his success for now. Having hiked the Pacific Crest trail and hitchhiked through parts of South America, O'Keefe said he has an adventurous spirit he wants to keep feeding. Next up for him is a 24-hour race in November and continuing his lifelong goal of keeping up his fitness.

“Having those other extreme experiences under my belt already prepared me to even think about (it). I think the hardest thing in the world is just signing up for (RAAM). When you get to the end, it's an ultimate relief and you also feel respect for the race and the people involved. You get a different perspective on America and how big and diverse it is.” ▣

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### MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

#### PUBLIC HEARING NOTICE

#### PROPOSED DEDICATION AND CONVEYANCE OF PUBLIC UTILITY EASEMENT

NOTICE IS HEREBY GIVEN that, pursuant to Education Code section 17556, et seq., the Governing Board (“Board”) of the Mountain View Whisman School District (“District”) has adopted a Resolution of Intention to dedicate and convey a public utility easement and right-of-way to the City of Mountain View (“Mountain View”) for utility pipelines and appurtenances incidental thereto, with right of ingress and egress to and from same, in, on, over, under and across a 20-foot (20') wide portion and a thirty-five-foot (35') wide portion of District's Crittenden Middle School site, located at 1701 Rock Street, City of Mountain View, County of Santa Clara, State of California (APNs 153-14-024 and 153-14-025, respectively) (“Public Utility Easement”). A copy of the Board's Resolution of Intention and proposed Public Utility Easement Deed and Agreement are posted at: (1) Mountain View Whisman School District Office, 750-A San Pierre Way, Mountain View, CA; (2) Crittenden Middle School, 1701 Rock Street, Mountain View, CA; and (3) Mountain View Public Library, 585 Franklin Street, Mountain View, CA.

A public hearing will be held during the regular meeting of the Board on August 18, 2016, at 7 p.m., or as soon thereafter as practicable, in the Board Room located at 750-A San Pierre Way, Mountain View, California, on the question of making the dedication and conveyance of the Public Utility Easement. Any interested person may be heard on the matter at the public hearing. At the time and place of the hearing, if no legal protest is entered, the Board may adopt a resolution by a two-thirds vote of its members authorizing and directing the execution of an easement deed conveying the Public Utility Easement to the City.

# Brock Turner judge criticized for child-porn case sentencing

RECALL CAMPAIGN: 'TURNER SENTENCE IS NOT AN ISOLATED CASE'

By Elena Kadwany

The campaign to recall Santa Clara County Judge Aaron Persky for his controversial sentencing of former Stanford University student-athlete Brock Turner is pointing to another “lenient” decision, this time in a 2014 child-pornography case, as further evidence of Persky’s alleged bias in sex-crime cases.

In 2015, Persky sentenced Rob-

ert James Chain, a 48-year-old San Jose resident who pleaded guilty to a felony child-pornography charge, to four days in county jail, according to a press release the Recall Persky campaign put out Tuesday.

Chain was arrested in Sunnyvale in May 2014 following an investigation conducted by the Silicon Valley Internet Crimes Against Children Task Force. Police found one video and more

than 200 child-pornography images, according to documents provided by the recall campaign.

Chain was charged in June 2014 with one count of possessing/controlling matter depicting a person under age 18 engaging in or simulating sexual conduct. The crime carries a maximum three-year penalty and no minimum. Persky eventually gave him the four-day sentence, three year’s probation and ordered him to register as a

sex offender. Court documents show this was an “open plea” rather than an agreement with the district attorney’s office.

Persky said at Chain’s sentencing that he would be “receptive” to Chain’s request to reduce his conviction from a felony to a misdemeanor, “after one year of successful compliance with probation conditions,” the sentencing transcript reads. A hearing on Chain’s motion to have the

charge reduced to a misdemeanor is set for Aug. 25 before Persky.

Michele Dauber, the Stanford law professor and Palo Alto resident chairing the recall campaign, said in the press release that this “incredibly lenient” sentencing “suggests that the Brock Turner sentence is not an isolated case.

“Judge Persky simply does not understand or correctly weigh the harm caused by sexual violation and treats these serious crimes as if they are minor misdemeanors,” she said.

Chain’s attorney, Brian Madden of San Jose firm Madden & Redding, did not immediately respond to requests for comment.

The recall campaign also researched sentencing outcomes for felony possession of child pornography in Santa Clara County and found 14 similar cases with defendants who were also arrested as the result of child-pornography “sweeps,” charged as first-time child-pornography offenders, had similar amounts and types of material, were charged with the same crime and also pleaded guilty or no contest to the charged offense.

They found that out of those cases, every other defendant received a sentence of six months. Chain’s case was the only one overseen by Persky, according to the recall campaign.

“This is why we believe that recall is the correct way to address this situation,” Dauber said. “Judge Persky is out of step with his colleagues on the court.”

Santa Clara County Public Defender Sajid Khan, who has spoken out in support of Persky in recent months, told the Weekly Tuesday that while Chain’s four-day sentence was “unusual,” it was within the bounds of the law and actually a “refreshing” break from the sentencing norm for this type of crime.

“While this particular sentence is, like I said, unusual, it is refreshing to see that a judge was willing, just like he did with Brock Turner, to not necessarily follow convention or follow expectations and instead impose a sentence that was appropriate for this unique individual and for this unique case,” Khan said.

Persky, who is barred from commenting on open cases, has faced international ire since he sentenced Turner to six months in county jail and three years of probation for sexually assaulting an unconscious and intoxicated woman outside a fraternity party on Stanford’s campus in 2015. With credit for good behavior, Turner is expected to be released on Sept. 2.

The Recall Persky campaign said it plans to hold a rally that day with Congressional members, local elected officials and prominent women’s organizations and leaders. ▣

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# Something **bold**, something *new*

## 2016 NEW WORKS FESTIVAL BOASTS AN ECLECTIC LINEUP

By Karla Kane

TheatreWorks' New Works Festival is always a summer treat for theater lovers, giving audiences a peek at new plays in progress. This year's lineup offers six works — including a musical adaptation of Ray Bradbury's "Something Wicked This Way Comes," the graphic-novel-based "The Four Immigrants: An American Musical Manga" and the Pablo Neruda-inspired "I Enter the Valley" — that range from historical drama to rock opera.

Festival veteran Rajiv Joseph returns this year with "Archduke." The play centers around the plot to assassinate the heir to the Austro-Hungarian Empire, Archduke Franz Ferdinand, whose death in Bosnia at the hands of Serbian nationalists in 1914 set off the First World War. While the assassination eventually led to that massive global conflict, Joseph said none of the radicalized conspirators had any idea the ramifications their actions would have on the wider world.

"Not in anyone's wildest dreams did they imagine they would be sparking a world war. The kind of domino effect it had, it's almost absurd. It's with that absurdity that I'm taking the play," he said. And though the subject matter is deadly serious, "in many ways it's a comedy, about a bunch of very inept incompetent men who stumble upon this cataclysm."

The plot to murder the archduke was carried out by several young, poverty-stricken men who were diagnosed with tuberculosis — a death sentence at that time.

"They're swept up by this man who's using them as his soldiers, installing in them this idea that, if you're going to die soon why not make your life mean something?" Joseph said.

He sees the conflict as the crucial tipping point that transitioned the 19th century into the 20th and noted that, in 2016, we may be reaching that point again in the new millennium.

"If it's true, we're in the midst of that again now," he said. "I do think it's worth examining that it doesn't take brains to change the world if you're changing it through violence. If you look at today, the expansion and insurgency of ISIS

and al Qaeda is preying on the same types of individuals: young men who are impoverished, with no hope of upward mobility."

"Archduke" will be directed by Giovanna Sardelli (who's also the festival director), a big fan of Joseph's work.

"If Rajiv writes something on a napkin I want to do it," she joked.

"While it's placed a century ago, it also has a contemporary feel to it," she said of the play. "It has mischief... dark humor in the tone and a beauty to the writing that really speaks to the fear and lack of purpose in the characters."

The play gives a voice to people largely forgotten by history.

"You don't want to glamorize these individuals but you do want to humanize them," Sardelli said. "I think it's very brave to actually say, 'I want to create characters that you have complicated relationships to.'"

More fanciful but also rooted in history is "Gravity: a New(tonian) Musical," a romantic sci-fi comedy featuring young Isaac Newton on the brink of making his groundbreaking scientific discoveries and Sophie, a modern physicist who travels back to the Enlightenment age and upsets the timeline of history and science in the process. The show, by Ken Savage, Joel Chapman, Weston Gaylord, Matt Herrero and Jessie Hoffman, got its start in a Stanford University musical-writing competition and offers a feminist perspective, exploring the challenges female scientists face in gaining recognition and opportunities, both in the past and in the modern world.

"Though progress has been made, there is definitely work to be done to give female voices empowering opportunities to share their point of view with their colleagues and influence the advancement of science and knowledge," Savage said.

He described the music of "Gravity" as ranging in style from "acoustic-guitar singer-songwriter freestyle to Gaga-esque dance pop to contemporary a cappella and musical theater" and said that while he and his fellow Stanford alums have worked together before, this show represents their first joint musical-writing effort.

"World-building, bending rules, and exploding the personalities of famous historical figures has been an absolute joy," he said. "It's a gift to work with people you trust and whose taste you respect."

Another close-knit team of



FRANK CHEN

"Gravity," a musical about a modern physicist who travels back in time to meet young Isaac Newton, was created by a group of Stanford alumni: (back row left to right) Jessie Hoffman, Ken Savage, Weston Gaylord, (front row left to right) Joel Chapman and Matt Herrero.

writers created the musical "Eddie the Marvelous, Who Will Save the World." Married couple Kate Kilbane and Dan Moses, who also write and perform around the Bay Area as the rock-band The Kilbanes, came up with the story of Eddie, a young man with a host of mental-health issues who lives an isolated existence. While his outer world is restricted, he has a rich inner life.

"Eddie draws from small, mundane moments in his life and recreates them as epic battles in an intergalactic rock opera, starring a Ziggy-Stardust-inspired

version of himself, called 'Eddie the Marvelous,' who is always victorious, no matter the odds," Kilbane explained. The character was inspired by a conversation she had with a friend over how excruciating young adulthood can be, and soon the idea to combine a straight-play storyline about Eddie with rock-opera sequences (with music inspired by artists such as David Bowie and Queen) struck.

"Dan has always loved rock from the '70s ... and my enthusiasm for 'Ziggy Stardust' knows no bounds, so this seemed like a great opportunity to let those

artists inspire us," she said.

Though she's known on the local indie-music scene as a songwriter, guitarist and bassist, Kilbane has a background in musical theater, training as a director and dramaturg and earning a master's degree in performance studies from New York University. In 2008 she created the one-character rock opera "The Medea Cycle," based ancient on Greek mythology, and in 2009 she and Moses began work on the four-character musical "Weightless."

"Now we've written 'Eddie,' which has a whole stage play inside a rock opera," she said, "so I found my way back to the theater quite accidentally, bringing my masters-in-jazz-performance-had-barely-set-foot-in-a-theater husband with me, and we couldn't be happier." ▣

Email Arts & Entertainment Editor Karla Kane at [kkane@paweekly.com](mailto:kkane@paweekly.com).



COURTESY OF THEATREWORKS SILICON VALLEY

The Kilbanes, a theatrical rock band led by married songwriting duo Dan Moses and Kate Kilbane, are authors of the rock opera "Eddie the Marvelous, Who Will Save the World."

### ■ INFORMATION

**What:** TheatreWorks' New Works Festival

**Where:** Lucie Stern Theater, 1305 Middlefield Road, Palo Alto

**When:** Aug. 12-21; check online for complete schedule

**Cost:** \$19-\$65 (individual tickets and festival passes available)

**Info:** Go to [theatreworks.org/shows/nwf](http://theatreworks.org/shows/nwf)

# Viewpoint

- EDITORIAL
- YOUR LETTERS
- GUEST OPINIONS

MountainView  
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Founding Editor, Kate Wakerly

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## ■ WHAT'S YOUR VIEW?

All views must include a home address and contact phone number. Published letters will also appear on the web site, [www.MountainViewOnline.com](http://www.MountainViewOnline.com), and occasionally on the Town Square forum.

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## Here's how rent stabilization can backfire

by Linda Curtis

The majority of Mountain View City Council members have the insight to not favor rent stabilization measures because of the unintended consequences for the housing market in Mountain View. Such measures reduce the inventory of older, lower-priced apartments. The middle class is effectively pushed right out of the housing business. They do not have the savings for upkeep and major repair of older buildings.

There is high overhead, like the roof overhead, for example. Re-plumbing or rewiring a whole building, replacing damaged flooring, etc., have to be dealt with in the moment, without red-tape delays or obstacles to hiring contractors who offer the best price for the job and can begin immediately.

To mandate exactly static numbers in the rental income pushes the envelope of what small owners can bear. And these small owners, the "moms & pops" of the rent market, are histori-

cally charging way below market. They actually are acquainted with their tenants and don't have the heart to charge even

close to market price, much less to be unfair to them. They like long-term tenants for their predictability.

Any form of rent control targets these little guys, but none of the big guys like Prometheus, whose Madera apartments can rent for upwards of \$8,000 a month for a two-bedroom unit. Owners of anything built since 1995 can charge what they want and increase by any amount they want. As the little guys are priced out of the market, new is all we will have here in a fully gentrified Mountain View.

Councilman John McAlister has spoken about the issue from his own real experience of the overhead involved in running a small business. It is not just one's mortgage, but so much more.

A tricky, fluctuating rent cap based on the Consumers Price Index can espe-

cially scare the low-priced landlords right out of the market. The cap, possibly trending downward as upkeep costs climb,

and definitely restricting when major expenditures arise, plus little or no capitol on hand, plus higher amounts of upkeep required on older buildings, combine as the perfect trifecta for making small landlords withdraw from the market.

All their worries are resolved if they can just take the big money and sell out to Prometheus, et al, who immediately scrape, rebuild, and gouge with the new rents for the new stack-and-pack building. That is the worst kind of displacement.

We've seen this in other cities. As rent control in San Jose has become tougher, older buildings have increasingly thinned out. Recent example: The Reserve, a large, pleasant apartment complex with many green spaces and home to hundreds of families. Now gone. Everyone displaced.

As this selling out and scraping really takes off, a charter amendment cannot be modified whatsoever to remedy the situation until a subsequent, costly election. Much that average-income renters need can be lost by then. This is why our City Council prefers a modifiable city ordinance, not because they are devious and adversarial, as the Mountain View Tenants Coalition is implying. Rather, they see the need to make tweaks to help save the older apartment buildings in order to offer a range in rental prices.

Unless you prefer massive demolition/construction to replace existing housing with all new and expensive housing distributed all over the place to avoid "deterioration in the quality of life and attractiveness of Silicon Valley as a whole to talented young people" (a priority, in the Aug. 5 Viewpoint guest's opinion), vote no on both rent control measures on November's ballot.

Mountain View resident Linda Curtis lives on Park Drive.

## Guest Opinion

## ■ LETTERS

VOICES FROM THE COMMUNITY

### DEVELOPMENT ISSUES WORTH THE INK

Many thanks to Mark Noack and Kevin Forestieri for the excellent reportage on development in Mountain View and surrounding communities. The historical and regional perspective and the exploration of the economic and fiscal context and incentives were very informative. It is much clearer how, and why, local leadership has just kicked the can down the road to arrive at our current situation of a massive housing shortage and gridlock on the highways for much of the day.

A couple of suggestions, one editorial and one substantive. First, a simple table would have helped summarize numbers along several parameters in the various communities.

Second, it might have been useful to include Stanford in

the analysis. The university has added very large numbers of housing units in the last decade or so, with more in the pipeline. The university has absorbed some of this with staff growth, probably, but the net effect seems likely to have been pulling many renters out of housing markets in Palo Alto and other communities. Without that, the housing shortage would be even worse.

I hope the Voice will continue exploring this topic with more investigative work and discussion with experts about possible solutions. It seems that local officials need to summon up the courage to say no to commercial development more often while working on the difficult issues of housing development and tax revenue sharing to make housing more attractive.

Robert Franklin  
Gretel Lane

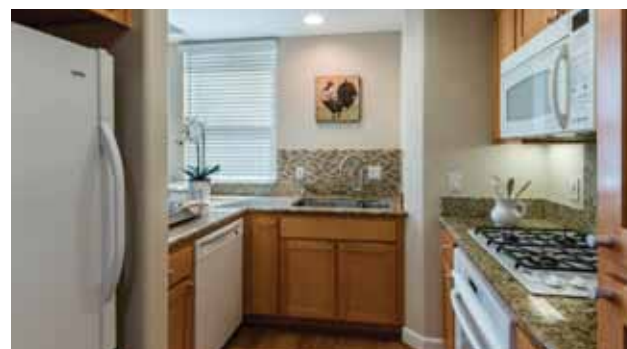




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