

The Almanac

THE HOMETOWN NEWSPAPER FOR MENLO PARK, AHERTON, PORTOLA VALLEY AND WOODSIDE

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Why interim shelter programs aren't working

Heralded as the homelessness solution that California needs, experts say it can't work without a lot more affordable housing

By Magali Gauthier and Malea Martin

Folded blankets sit atop an outstretched sleeping bag in an empty parking lot on Leghorn Street in Mountain View. It's late September, and John Swangler's belongings are neatly tucked in plastic bags shaded by bushes covered in pink blooms.

The parking lot's not the safest place: Swangler said he was robbed after setting up camp here, but he — like so many other people who are unhoused — stays because there's nowhere else for him to go.

For about three months, he lived nearby at LifeMoves Mountain View, a temporary shelter program, hopeful that it would be his springboard into real housing. When that didn't pan out, he said he slept in another LifeMoves Mountain View client's car. After she left the program and took her car with her, Swangler's only option was to go back to living on the street.

LifeMoves Mountain View, which opened in May 2021 and is operated by Menlo Park-based nonprofit LifeMoves, offers its clients shelter and support services to find permanent housing in 90 to 120 days. But an investigation by this news organization found that the program falls short of this goal more often than not. According to county data, only 26% of clients who exited the program between its opening and September 2022 were placed in stable housing.

The 100-unit program has a lower success rate than most of the similar shelters operating in Santa Clara County, according to the county data. Many of the 18 former and current clients interviewed for this series trace their challenges at LifeMoves Mountain View back to staffing problems, whether it was

This is the second installment in a multi-part series. In the first part, we examine why, according to client testimony and county data, LifeMoves Mountain View is falling short of its promises.

conflicts with specific employees, too few staffers to provide promised services, or a program that failed to help them find housing.

But underlying the challenges that LifeMoves faces in getting its residents housed is something that experts and advocates say no shelter or city can fix on its own: There's simply not enough affordable housing in the Bay Area for everyone who needs it.

Nowhere to go

Dr. Margot Kushel, director of UCSF's Benioff Housing and Homelessness Initiative, said that no matter how motivated a homeless person is, or how much support an interim housing shelter offers them, programs like LifeMoves Mountain View can't work if there's no affordable housing to place people into. Kushel said California is about 1 million units short for extremely low-income households (those making less than 30% of the area median income). There are only 23 units of housing for every 100 extremely low-income households, she said.

According to city officials, Mountain View has 1,710 affordable housing units for lower-income households. City officials said there are usually substantial waitlists for affordable housing developments in the city, which means that there are rarely vacancies.

The most recent Comprehensive Housing



Magali Gauthier

John Swangler was sleeping in a parking lot after being unable to find housing following a three-month stay at the LifeMoves Mountain View interim shelter.

Affordability Strategy data, a special census tabulation used to determine how many households require rental assistance, indicates that nearly 11,000 households in Mountain View — approximately a third of all households in the city — are in need, officials added.

"The reality in California is we simply don't have the housing," Kushel said. "So organizations can be amazing. They can do everything that they're trying to do. And if there's no place to discharge people, there's no place to discharge people. If there's no housing, there's no housing."

Former Mountain View City Council member Sally Lieber, now a member of the State Board of Equalization, said LifeMoves leadership acknowledged the Bay Area's affordable housing shortage from the start. According to Lieber, during a



Magali Gauthier

John Swangler's belongings in a parking lot in Mountain View where he was sleeping in 2022.

November 2020 community meeting hosted by LifeMoves, its Vice President of Programs and Services Brian Greenberg said that case managers would work with clients to help them

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Palo Alto, Atherton

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Palo Alto

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Local News

MENLO PARK | AHERTON | WOODSIDE | PORTOLA VALLEY



Courtesy Carol Espinosa

Stanford University began work to take down at least seven trees along Alpine Road near the Highway 280 south onramp in Portola Valley on March 30.

Stanford starts removing hazardous trees along Alpine Road

By Angela Swartz

After an outpouring of concern from neighbors, Stanford University will begin removing unstable eucalyptus trees from its property along Alpine Road near Highway 280 in Portola Valley on March 30. Several trees in the area have fallen over the last week, one of them killing a plumber as he drove through the town.

Luisa Rapport, director of Emergency Communications and Media Relations for

Stanford, told The Almanac in an email that the tree removal work is “very difficult” due to the saturated soil, distance from the street, and size of the trees along Los Trancos Creek.

“The work may also be quite visible given its location and the use of a crane to perform the work,” she said on March 30. “The initial estimate is that at least seven trees will be removed and that the work will last into next week, although this is subject to change based on weather, equipment availability, and further evaluation

of the conditions at the site.”

Work was still ongoing on Wednesday, April 5.

Ladera residents told The Almanac earlier this week that they were worried that more trees would come down as storms continue to hit the Midpeninsula and threaten lives and property.

Rapport said Stanford is working with Santa Clara and San Mateo counties and other local officials to share updates and address community concerns.

See **TREES**, page 10

Menlo Park resident's work on display at the NIH museum

By Cameron Rebosio

When Menlo Park nurse Elizabeth McCarthy received a letter from the National Institute of Health (NIH), she said she was mostly panicked. But instead of bad news, the letter told McCarthy that her COVID-19-themed piñata would become a part of the permanent collection of the NIH's Stetten Museum in Bethesda, Maryland.

McCarthy began making piñatas in the shape of the COVID-19 virus when the vaccine was first announced. She'll never forget the day she heard that the vaccine would begin to roll out in late December. McCarthy was driving as the radio announced the development and said she immediately began crying.

In 2021, McCarthy sent a piñata designed to look like the COVID-19 virus to Dr. Anthony Fauci, then chief medical advisor to the president of the United States, who McCarthy describes as her “hero.” She said she assumed that Fauci would likely never see the piñata she sent to him, but hoped pummeling a physical representation of the virus would provide some catharsis.

“I hoped that he was going to take it home and smash it,” McCarthy said. “Maybe with his grandkids, or him and his co-workers would take it outside and smash it, you know, just for fun.”

McCarthy said that she

figured it would likely never reach its destination as NIH employees could be cautious about a strange box showing up at the headquarters. However, when she received a letter from the NIH, she said she was worried, not expectant.

Instead of telling McCarthy that she was exposed to some rare virus, the letter said that Fauci had not wanted to destroy the piñata and it would instead be a part of the NIH museum's permanent collection. McCarthy had included a letter to Fauci in her package, and gave her approval to display it.

McCarthy, who works as a nurse, began making piñatas because she believed people would be having parties to celebrate the beginning of the end of the pandemic.

“I thought ... Oh, my God, I should make a piñata, and have a party,” McCarthy said. “And then I thought, oh my God, the world needs a piñata, the world is going to want to party.”

McCarthy looked for a COVID piñata online but found that the options were lacking, so she decided to make her own.

“And it just looked so damn good,” McCarthy said. “I must say ... I just impressed my own self.”

McCarthy began selling piñatas in March 2021 and continued for six months, but said it was never about the money or this kind of recognition. She

See **NIH MUSEUM**, page 7

Portola Valley teachers get raises averaging 20%

By Angela Swartz

Fifteen months after negotiations began, the Portola Valley School District has ratified an agreement with the teachers union, with an average salary increase of 20%.

The agreement, ratified unanimously by the Board of Trustees on Thursday, March 30, is retroactive July 1, 2022 through June 30, 2025. It includes an additional 7.36% salary increase

for Portola Valley Teachers Association teachers, effective July 1, 2023.

The new contract will cost the district an additional roughly \$1.22 million during the 2022-23 school year, and \$646,000 on top of that for the 2023-24 school year.

“This agreement will bring PVSD salaries toward the top when compared to other San Mateo County school districts, demonstrates a strong working

relationship between PVSD and PVTA, and shifts the salary increase structure to a traditional step-and-column salary schedule for all members,” according to a March 31 district press release.

Union president Timothy Sato said in a statement that teachers “are grateful to our members and our community for their unwavering dedication, and we thank the Board of Trustees for hearing our concerns and

committing resources to support educators and students. We look forward to continued collaboration with the district to foster student learning and growth.”

Board president Kimberley Morris Rosen said in a statement that the board is “proud that the agreement reflects the district's deep appreciation of and respect for its teachers, while protecting the fiscal responsibility of the district. The salaries and benefits included in the agreement, along

with the district's exemplary facilities, students, families, and culture, will continue to make PVSD a district of choice for excellent teachers for years to come.”

The district announced it reached a contract agreement with the teachers union in February. The teachers union ratified the agreement on March 6 with 95% approval (a 40-2 vote), according to Sato.

See **TEACHERS**, page 17

Notice of Provisional Appointment to the San Mateo County Board of Education Pursuant to Education Code Section 5092

Trustee Joe Ross filed a Notice of Resignation with the San Mateo County Superintendent on January 18, 2023, with his deferred resignation from the San Mateo County Board of Education effective March 16, 2023. The Governing Board determined the vacancy would be filled through a provisional appointment process and on March 16, 2023, the Governing Board provisionally appointed Hugo Torres to fill the vacant seat. Unless a petition calling for a special election, containing a sufficient number of signatures, is filed in the office of the San Mateo County Superintendent of Schools within 30 days of the date of the provisional appointment, this shall be an effective appointment.

3/31, 4/7, 4/14, 4/21/23

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CRIME BRIEFS

Burglary suspects smash into Atherton home

The Atherton Police Department is investigating a residential burglary that occurred Saturday night on the 400 block of Walsh Road.

Around 8:03 p.m. on April 1, suspects entered the home by smashing a side window, a police bulletin said. The total losses were not immediately known, and police say that additional details on the incident were not immediately available.

Police are investigating and asking those living in the area to check their surveillance video for possible leads. Any information should be reported to the Atherton Police Department at 650-688-6500. Police are also advising residents to take steps to protect against burglary.

Sentencing delayed in cannibal murder

Sentencing for Francis Wolke, convicted of the 2018 murder of Menlo Park resident and retired Atherton town arborist Kathy Hughes Anderson, has been postponed to May 4.

Wolke, 30, pleaded not guilty by reason of insanity in San Mateo County Superior Court, but was found to guilty of first-degree murder and legally sane at the time of the crime. He was scheduled to be sentenced April 5.

—Cameron Rebosio

COMMUNITY BRIEFS

Love Our Earth Festival

A coalition of community-based organizations will host the Love Our Earth Festival on Saturday, April 22, from 11 a.m. to 4 p.m. at Menlo-Atherton High School, 555 Middlefield Road, in Atherton.

Attendees will celebrate the planet while learning about actions that can be taken to address the climate crisis. There will be cooking demonstrations, Spanish and English storytimes, crafts and live animal encounters.

“Sometimes we can feel so hopeless confronted with the scale of climate change,” said Menlo Park Mayor Jen Wolosin in a press release. “The ‘Love Our Earth Festival’ is an inspiring way for all of us to see that together, we can make a difference. Residents of all ages and abilities can learn about amazing work underway and how each of us, in small and big ways, can ‘be the change we wish to see.’”

The event features a plant-based market, with over 20 vendors with food, plant product sampling, and live cooking demonstrations from Anne-Marie Bonneau, the Zero Waste Chef, and Zaida Soriana from Zaida’s Kitchen.

There will be a clean vehicle showcase featuring dozens of models of electric vehicles plus e-bikes, scooters and elliptical street bikes. Experts will answer questions about electrifying your home, going solar, installing grey water systems and more.

There will be performances from Bay Area musicians, Deborah Levoy and the Cook ‘N Fenny Combo and family-friendly movie screenings.

The event is being put on by 350 Silicon Valley, Menlo Spark, the town of Atherton, and the cities of East Palo Alto, Menlo Park and Palo Alto.

Register at tinyurl.com/loveourearthfest. Sign up to volunteer at tinyurl.com/earthfestvolunteerform.

Woodside Village Band concert

The Woodside Village Band will host a spring concert on Sunday, April 30, at 3:30 p.m. at Woodside Village Church, 3154 Woodside Road in Woodside.

The band will be conducted by Yessica Gallagher and songs will include “Mother Goose March” and “The Whistler and his Dog.”

Entrance is free, but donations are welcome. The concert will be held indoors. Masks are recommended.

Learn more or donate at windband.org/woodside.

New Woodside High scholarship

Students at Woodside High School with learning challenges such as dyslexia are now offered the opportunity to receive a \$1,500 scholarship called a “Frannie,” thanks to a fund started by the family and friends of Frances Pierce, who was a longtime teacher in local schools.

See **COMMUNITY BRIEFS**, page 8



PVI Presents the 32nd Annual



Sunday, April 23rd, 2023
10:30 am - 2:00 pm

800 Middle Ave Menlo Park, CA 94025



Jan Yanehiro



Jane Smiley

Jane Smiley portrait © Derek Shapton



Vanessa Hua



Adam Hochschild

Mark your calendar for PVI's 32nd Annual Authors Salon! The event will be held outdoors in the courtyard of PVI's Little House on Sunday, April 23rd, 2023. Authors Salon will feature an exciting panel of authors, the opportunity to purchase their work, a sit-down lunch, and more! This year's featured authors are Jane Smiley, Vanessa Hua, and Adam Hochschild. The amazing Jan Yanehiro will return as our moderator. Individual tickets are \$150.

For more information and tickets visit:
1pvi.org/authorssalon2023/

Another Atherton property owner interested in upzoning his land

By Angela Swartz

Wanting to help with the town's growing housing needs, one of the owners of 97 Santiago Ave. in Atherton wrote a letter of interest to City Manager George Rodericks to develop the property for multifamily housing.

Managing member Aron Fukuhara told Rodericks that they would be interested in developing homes at the site at a density of 20 units per acre, with 20% available at below market rate, to help address the town's current shortfall in planned housing against the state's mandated allotment.

The town must plan for the development of 348 new housing units, per its 2023-31 Regional Housing Needs Allocation.

"Our site is well suited to support a higher density of development based on: corner lot with two points of egress minimizing neighbor impact; located on outlying, main artery as requested by council; large 1.4-acre site; and site has been vacant for three plus years," they said in a Feb. 28 letter.

The property, a block away from Sacred Heart Schools, Atherton, sold for \$9.3 million in February 2022, according to Zillow.

Fukuhara joins the owner of 23 Oakwood Ave., a neighbor of Warriors star Stephen Curry, who has also sought to develop his site into multifamily housing. The council has suggested zoning 23 Oakwood for 10 units per acre.

At a March 15 meeting, the City Council reviewed a presentation from the Housing Element Ad Hoc Subcommittee — made up of council member Elizabeth Lewis and Mayor Bill Widmer — with updates

on sites under consideration, including 97 Santiago.

Updates on town's housing element sites

Fire district site: 28 Almendral Ave.

The council has floated the idea of using a Menlo Park Fire Protection District property at 28 Almendral Ave., a single family home on a 0.9 acre lot located next to Fire Station 3.

The district is considering plans for use of the property, which the agency purchased in 2017 for \$4.6 million, according to a March 15 presentation by the Ad Hoc Subcommittee. Ideas include workforce housing, expansion of the existing/adjacent fire station or sale of property. The site has the potential for four to six units of housing, according to the presentation.

The district board has not yet discussed uses for property, according to the presentation. Any use requires board approval.

For now, the town plans to leave the site out of its plan while it continues to talk to the fire district.

Gilmore House in Holbrook-Palmer Park

The town could split the Gilmore House from Holbrook-Palmer Park, at 150 Watkins Ave., to rezone it for two- to three-story senior or workforce housing, according to the presentation. Council members have brought up concerns that the park deed dictates that Stanford University would take over the park if it's developed for anything other than recreational use.

There is potential for six to 10 units at the site, and doing so would require a separate entrance and exit from the rest of the park.

The home has been used in

the park for the last 60 years. Past town managers lived in the Gilmore House, and police officers used the home as sleeping quarters until Police Chief Steve McCulley moved in.

DeGolia said the deed does allow for an exception for incidental housing, which the town has deemed the Gilmore house to be since just one family has lived there at a time. He said someone will likely sue the town if it tries to split the Gilmore House land from the park.

"One of those townhomes that gets built should be made available to a person that we would identify as a manager for the park," he said. "But it could be another county employee, I think, but I just think we need to think that through."

El Camino Real corridor

A strong coalition of residents who live in the El Camino Real corridor have come out against upzoning their properties.

Lewis said she's been approached by a couple residents who live along El Camino Real who were excited when the El Camino overlay was talked about because they would like to develop their property that faces El Camino.

Other options presented

The ad hoc subcommittee also proposed including an initial overlay:

- Bay Road — Included within the town's initial overlay proposal; could be zoned for up to 6 units per acre with 20% deed-restricted affordable units (two to three).

- Northeast Middlefield Road — Consider an overlay of properties along the east side of Middlefield from Marsh to Town northern border at six to

10 units per acre with 20% deed-restricted units (two to three).

- Evaluation of neighborhood overlays — Redwood Way Neighborhood

- Sacred Heart Schools, Atherton — If supported by Sacred Heart, include potential renovation of the Oakwood units as workforce housing, which could have four to six years.

- Strengthen second accessory dwelling unit (ADU) provisions — Allow a square foot exemption for a second ADU on lots 2 acres or larger; but require one of the two units to be affordable under a deed restriction.

- Consider a town/developer partnership opportunities to purchase property along El Camino Real

for potential multifamily development.

The council has yet to discuss these sites in detail, but is expected to at an upcoming study session. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

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NIH MUSEUM

continued from page 5

said she wanted to bring some joy to the dreary lives of the pandemic.

"I know it brought joy to people's lives, but it brought so much joy to my life," McCarthy said. "I spent every waking moment that I wasn't at work taking care of COVID patients, at home, making COVID piñatas and it just made me so happy." ■

Email Staff Writer

Cameron Rebosio at crebosio@almanacnews.com.



Magali Gauthier

Elizabeth McCarthy glues paper into the side of her coronavirus piñatas in her Menlo Park home in 2021.

Post office theft leaves residents with fraudulent charges

Stolen checks reported after being placed in mailbox outside of Avy Avenue post office

By Cameron Rebosio

When Kate Mulligan dropped checks in the roadside mailbox outside the Avy Avenue post office in Menlo Park, she thought her money was safe. However, \$18,400 later, she realized someone had stolen from her.

On the weekend of March 18, Mulligan was sent out bills before she went on vacation. She mailed out six

checks at the box in front of the West Menlo Park Post Office before leaving, assuming the mailbox was safe because it was directly outside the post office.

When Mulligan checked her account, one of the checks she mailed had been deposited, but under a different name than who she made it out to, and the amount had been altered the check to \$18,000. Two other checks cleared without

Mulligan's handwriting or the correct recipient, totaling \$18,400.

"I was mad," Mulligan said. "I was like, 'How did this happen?' You know, this isn't right."

Mulligan said she took the issue to the Menlo Park postmaster and reported it to the United States Postal Inspection Service.

"There's probably all these unsuspecting seniors who are out there, dropping their mail

in that box, not knowing that it's not safe or secure," Mulligan said.

Menlo Park Postmaster James Nelson said he had no comment on the story but disputed the idea that it wasn't safe to use the mailbox.

Mulligan's Nextdoor post received responses from six other residents who had experienced a similar issue on the same weekend. There are at least three names listed as

recipients on the fraudulent checks stolen that weekend, they claimed.

"If I could go and duct tape that thing and put a sign on it (warning people), I would," Mulligan said.

The postal investigation service is currently investigating the complaints. ■

Email Staff Writer

Cameron Rebosio at crebosio@almanacnews.com.

COMMUNITY BRIEFS

continued from page 6

"Slightly dyslexic herself, Pierce understood how difficult learning could be for students with learning difficulties,"

according to a press release. A spokesman for the Pierce family explained they wanted the scholarship to memorialize Pierce, who always believed students with disabilities should be encouraged, especially those

that face greater challenges than their peers.

Applicants can contact Zorina Matavulj, Woodside's college and career advisor at zmatavulj@seq.org. Questions about donations should be sent to Susan Garcia, Woodside High School treasurer at sgarcia@seq.org.

Winners will be announced at an awards ceremony in June.

and the Menlo Park-Atherton Education Foundation (MPAEF) will honor parents, teachers, staff members and community volunteers who have contributed in an extraordinary way to Menlo Park City School District schools annually.

This year, nominations are due Friday, April 14, at tinyurl.com/mpcsdservice.

—Angela Swartz

Menlo Park district service awards

The Encinal, Laurel, Oak Knoll and Hillview school parent teacher organizations (PTOs)

Earthquake reported near Hollister felt in Bay Area

A 4.5-magnitude earthquake was reported in San

Benito County on April 5 but could be felt in parts of the Bay Area.

The quake was reported at 3:23 p.m. and was centered about 5 miles northwest of Hollister and 19 miles west-southwest of Salinas, according to the U.S. Geological Survey.

There have been no reports of damage related to the quake, which people in Palo Alto, parts of the south bay and elsewhere around the region reported feeling Tuesday afternoon.

—Bay City News Service

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Email: sharper@woodsidetown.org

PUBLIC HEARING

1. 3154 Woodside Road

ASRB2022-0032; CUSE2018-0002

Woodside Village Church

Planner: Sage Schaan, Interim Planning Director

Presentation and approval, conditional approval, or denial of Design Review and a Conditional Use Permit (CUP) amendment to create a Sign Program for the Village Church, including the nursery and Village Hub; and, to update the operational conditions of the CUP. The overall project also includes a detached Accessory Dwelling Unit (ADU) to be used as living unit for the Church grounds caretaker (sexton).

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, which includes minor alterations to existing facilities; Section 15303(e), which includes accessory structures; and, Section 15311, which provides exemptions for the minor structures such as on-premise signs.

This project was continued from the January 11, 2023, Planning Commission meeting with direction to the applicant to return with additional information for review.

THE APPLICATION MATERIALS ARE AVAILABLE FOR PUBLIC REVIEW BY CONTACTING SAGE SCHAAN SSCHAAN@WOODSIDETOWN.ORG.

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Menlo Park may have to refund residents for utilities tax after judge sides with plaintiffs

By Cameron Rebosio

A San Mateo County Superior Court Judge issued a tentative ruling Monday that Menlo Park failed to make the necessary findings to continue collecting Utility Users Tax (UUT) from residents. The ruling opens the door for residents to seek refunds on taxes paid going back to 2020.

The tentative decision, issued on April 3, favored plaintiffs claiming that they were owed a refund on their UUT because the city did not make findings in 2016, 2018 or 2020 that the tax continued to be necessary for the city's financial health.

Menlo Park's UUT was approved by voters in 2006 and imposes a maximum 3.5% tax on

gas, electrical and water usage and a maximum 2.5% tax on cable, telephone and wireless services. Since 2007, the UUT has been set at 1% with an annual cap of \$12,000 that residents can pay for electric, gas and water utilities.

The class action lawsuit was brought by Menlo Park residents David Fogel, Kirill Pertsev and Kaitlin Darke, alleging that the City Council has failed to properly reauthorize the tax collection since 2014. The residents sought a refund for their UUT paid after Dec. 31, 2016.

The decision laid out the "ordinary and plain meaning" of several key words in Menlo Park's statute that introduced this tax, finding that it was completely necessary for Menlo Park to present findings that the UUT was still

necessary to the city's finances.

"There was not even a staff report discussing the UUT for years after 2016, let alone a staff report sent to the City Council or any line item of the Council's agenda from which the Court could make an implied finding," the decision said.

The court's tentative decision concludes that the UUT expired Dec. 31, 2016, as the Menlo Park City Council did not make the required findings and that a class of taxpayers is entitled to refunds on the UUT assessed since October 28, 2020.

A final decision will be issued by May 3. ■

*Email Staff Writer
Cameron Rebosio at crebosio@almanacnews.com.*

Council wants new Menlo Park Community Center to focus on Belle Haven residents

By Cameron Rebosio

The need for Belle Haven-centric services was front and center as the Menlo Park City Council discussed future programming at the Menlo Park Community Center (MPCC) at an April 4 meeting at the Belle Haven Library.

A heavy emphasis was on making services for the soon-opening MPCC focus on the surrounding community's needs. Vice Mayor

Cecilia Taylor said that she wanted to make sure that all Belle Haven students were given priority access to the MPCC, including those who are homeschooled.

No concrete plans came from the meeting, but it did generate some ideas. The center could give priority to those who signed up for programs in-person, which would indirectly give priority to the MPCC's closest neighbors. However, it was acknowledged that some residents with mobility issues could struggle with that system, and Council member Betsy Nash said that residents who cannot get time off of work to sign up for programs should be accounted for.

"I think one of the challenges now is going to be taking all of those words and putting them into action," Nash said.

Mayor Jen Wolosin recommended that the city focus instead on programs that are tailored for the Belle Haven community. She said that one of her priorities was for the center to feel inviting to the community.

"I remember years ago when we were having initial conversations, people were talking about the couch that they like and the artwork on the wall," Wolosin said. "They didn't want it to feel like this shiny, tech-oriented newcomer ... but it was like coming back home."

Council member Drew Combs recommended that city staff bolster programs that it already has the resources to deliver to the community, stressing quality of services over quantity. Combs said some of the program concepts would be difficult to staff with well-informed teachers.

"Maybe you focus on things obviously that you feel that you can do well and that you have the talent and the resourcing to deliver it," Combs said.

The Parks and Recreation and Library Commissions will have a joint meeting on April 26 to further discuss the MPCC and its next steps. ■

*Email Staff Writer
Cameron Rebosio at crebosio@almanacnews.com.*

OBITUARIES

A list of local residents who died recently:

Alvin Irving Haimson, 88, a Woodside resident and psychologist who helped pioneer the unique therapy methods of encounter groups, marathons and psychodrama during his 60-year career as a psychologist and was later depicted as "the young psychologist" in Ken Kesey's book "One Flew Over the Cuckoo's Nest," died on March 8; **Barbara Tanner**, 91, a former long-time Palo Alto resident who worked as an instructional aide in East Palo Alto and Mountain View and assisted a Stanford University education researcher, died on Feb. 20.

To read full obituaries, leave remembrances and post photos, go to Lasting Memories at almanacnews.com/obituaries.

TREES

continued from page 5

The current lane restriction on Alpine Road will remain in place to protect community members and the tree crew, Rappaport said.

On March 21, Jesus Ivan Cruz Diaz, 29, had just completed a job for Able Plumbing, Sewer and Drain when a tree fell on

his work van as he drove eastbound along Alpine Road near the Highway 280 south onramp. Emergency responders said that several more trees fell while they were attempting to extricate Diaz from the van, nearly hitting them and their vehicles. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

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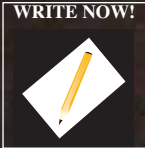


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Portola Valley punts on submitting a housing plan to the state, again

By Angela Swartz

After meeting for over six hours, the Portola Valley Town Council opted on March 29, not to approve its latest iteration of its state-mandated housing element in a split vote. The major concern? Development of the Stanford University-owned Glen Oaks Equestrian Center where Isola Stables is currently housed.

The council voted 2-3 to approve the draft, which was due to the state on Jan. 31. Council members Judith Hasko, Mary Hufty and Craig Taylor voted against the plan, while Mayor Jeff Aalfs and Vice Mayor Sarah Wernikoff were in favor of submission to the state Department of Housing and Community Development.

Portola Valley is required to plan for 253 new units that could reasonably be built between 2023 and 2031 as part of the 2023-31 Regional Housing Needs Allocation (RHNA). The state asked the town to revise its plan in November 2022.

Wernikoff told The Almanac on March 30 that she is “cautiously optimistic” that the council will adopt the housing element at its May 10 meeting. She said the housing element process has been expansive, with over 140 hours of public meetings over 18 months. Taylor suggested reconvening in two weeks after talking to Stanford, but Wernikoff noted Planning Director Laura Russell will be on vacation, and Russell said she won't be able to put together a staff packet until late April.

“Portola Valley's process has been the most robust housing element process on the

Peninsula, if not the entire nine-county Bay Area,” said Wernikoff in a March 30 email. “I voted in favor of adoption of the housing element to limit the known risk of builder's remedy and lawsuits, risks which increase after March 31, as the post-approval process begins. ... I trust my fellow council members, the Planning Commissioners, our staff, our volunteer committees, WFPD (Woodside Fire Protection Department) and the many community members who have been working under difficult circumstances with complicated mandates.”

Hasko said she is concerned developing 16 units of housing (at four units per acre) at the 4-acre Glen Oaks site at 3639 Alpine Road will hamper a vibrant business. It's also inconsistent with the town's value of supporting horse facilities, she said. She noted it is near another equestrian facility that will be shut down when the Stanford Wedge project is developed.

“If you go to Roberts (market) on a Saturday or Sunday morning, you see everyone dressed in equestrian clothing,” she said. “It's not lost on me that this is going to have an impact on a lot of businesses and a lot of workers who need affordable housing.”

Taylor agreed that the plan at Glen Oaks conflicts with the general ethos of horse culture in the town.

Wernikoff said the town tried to minimize the number of units at the location, but with few development plots of land in town, Glen Oaks made the list.

Hasko and Taylor said they will explore alternative plans with Stanford and lessee



Angela Swartz

Isola Stables at Glen Oaks, on Alpine Road in Portola Valley, is being considered for a 16-unit housing development.

Isola at the Alpine Road and Arastradero Road site.

Town staff acknowledged that it is unlikely the stables will stay, based on where land can be developed on the site. Russell said the town would have trouble justifying including more backyard accessory dwelling units (ADUs) in the plan when asked if the town could swap the Glen Oaks site for more ADUs.

Aalfs said Glen Oaks has been thoroughly examined as a site already, so he didn't understand the sudden need to remove it from the plan.

Taylor told The Almanac that with a new council, it was one last try to protect a local business and find an alternative. Because it is private land, the town can't include Glen Oaks under a sunrise provision. The town-owned Dorothy Ford Field and Open Space is included in a sunrise provision that it can only be developed only after a 2-year period, if no alternative sites are identified that enable the town to meet its RHNA requirements through other means.

Residents have written the town expressing concerned about the units of housing designated at the Glen Oaks site. The town previously proposed 29 units at the site.

Specific site plans at Glen Oaks

A portion of the land is occupied by the Isola Stables at the Glen Oaks Equestrian Center with grassy open fields surrounding the stables, according

to a staff report.

Stanford has expressed interest in working with the town to develop an appropriate project at the Glen Oaks project site.

The housing units are anticipated to be for Stanford faculty/staff with an affordable housing component. The plan includes 14 above moderate-income units and two moderate-income units. Isola Stables has expressed interest to the town in designating low-income housing for its staff members.

The feasibility analysis evaluated the most restrictive scenario by keeping development outside of a 75-foot scenic corridor setback and 55-foot setback from Los Trancos Creek. The width of each area (235 feet and 338 feet, respectively) was also considered wide enough to accommodate future development.

Fire district letter and other approvals

One of the reasons the meeting lasted so long was a letter from Woodside Fire Protection District sent to the town on the day of the meeting. The letter requests that the town commit to ensuring that the revisions to another part of the town's general plan, the safety element, is revised to be at least as protective as the 2010 version. The agency advised using the “Mortiz Map,” which gauges fire safety for the area, or any successor map for evaluating fire risk.

Though the council did not

approve the housing element at the meeting, it did vote unanimously to accept the town's post-approval planning process and its environmental impact study, an initial study/mitigated negative declaration, during the meeting.

Staffing changes

At the same meeting, the council approved a six-month contract to appoint Public Works Director Howard Young to step into the vacant town manager role temporarily.

Young is serving in both roles at the same time, and he would be paid a 10% premium above his current salary (which equates to about \$10,951 over the six months) to account for his expanded duties. Young is allowed under the agreement to retain additional consultant support to backfill some of the administrative functions of his public works duties in the amount of \$50,000, and to hire a consultant to fulfill other interim town manager duties for \$75,000.

Town Manager Jeremy Dennis left the role on March 17. Assistant Town Manager Melvin Gaines left the town in January to take on the city manager role in East Palo Alto.

The town is also in the midst of hiring a replacement for Town Clerk Melissa Thurman, who left on March 20, according to Aalfs. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

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In aftermath of Silicon Valley Bank collapse, will housing market feel fallout?

JP Morgan Chase CEO tells shareholders 'crisis is not yet over.' Local industry leaders weigh in on how region could be impacted

By Palo Alto Weekly staff

On March 10, California regulators seized Silicon Valley Bank — a storied cornerstone of the startup economy, and, as of last year, the country's 16th largest bank.

They declared it to be “conducting its business in an unsafe manner” and insolvent after investors and depositors tried to withdraw \$42 billion in deposits the previous day, leaving the bank with a negative cash balance of nearly \$1 billion, court documents said.

The bank was in sound financial position, but it sold U.S. treasuries and mortgage-backed securities earlier that week and suffered a loss of \$1.8 billion. That's what prompted customers to try to get their money before they couldn't.

The Federal Deposit Insurance Corporation announced it would guarantee all deposits in response to panic across the Bay Area that businesses and non-profits with millions of dollars in the failed bank's vaults might be unable to access their cash and

be forced to shutter.

The following Monday, stock in San Francisco-based First Republic Bank sank nearly 62% and shares of other regional banks reportedly suffered losses due to uncertainty in the financial markets following the failure of Silicon Valley Bank.

And less than a week later, regulators seized Signature Bank in New York after it failed.

In his annual letter to shareholders on Tuesday, April 4, Jamie Dimon, president, CEO and chair of JP Morgan Chase, said the banking crisis is not over and “there will be repercussions from it for years to come.”

Silicon Valley investors, startup employers, California budget analysts and lawmakers are now watching closely to see whether this is the end of a minor crisis — or just the beginning of a major one precipitated by higher interest rates.

We reached out to a handful of industry leaders to get their take on the following question: How do you think the collapse of Silicon Valley Bank will impact

the local housing market? The interviews have been lightly edited for length and clarity.

Ken DeLeon Founder, DeLeon Realty

Ken DeLeon is the founder of DeLeon Realty. He has a degree in mathematics and economics, and graduated from Berkeley Law and Stanford Graduate School of Business. The Wall Street Journal ranked him as the nation's No. 1 real estate agent in 2011.

“The surprising and rapid implosion of Silicon Valley Bank (SVB) may have a large impact on the startup ecosystem, yet will have a minimal impact upon Silicon Valley real estate.

SVB was a foundational player in the startup world through offering non-traditional loans to help provide initial liquidity to promising, but unprofitable startups.

During my time as an attorney at Wilson Sonsini Goodrich & Rosati, we would always refer our clients to SVB as they were the default bank for all startups.

While the star of the startup world, SVB was a niche player in providing mortgages. By design, SVB would only provide mortgages to elite VC partners or successful startup founders, a relatively small group of buyers.

Through representing buyers in California for homes over \$20M, I saw the diversity of funding sources for these high-end homes. Most of my clients in this range would pay all cash, but for those who were getting mortgages, First Republic is the dominant player whereas SVB played a minor role, utilized by less than 10% of all clients above \$15M, less than 5% of all clients for homes above \$5M, and 0% for homes below \$5M. So, the impact of losing SVB on Silicon Valley real estate will be minimal in the short run.

The long-run concern is that startups will not be as successful through losing this foundational financing partner and that may attenuate future Silicon Valley growth and lower real estate appreciation, but the immediate impact will be negligible due to

SVB being such a niche player in home purchases.”

Arti Miglani Realtor, Compass

Arti Miglani has ranked among the top 1% of top-producing Realtors in Silicon Valley during her 20-plus years as a Realtor practicing in the Bay Area.

“The downfall of SVB followed by the collapse of Signature Bank and financial losses at First Republic Bank has caused concern in an already downward trending economy. The real estate community and homebuyers and sellers are naturally asking how the collapse of these banks will impact the local housing market.

Lawrence Yun, the chief economist of the National Association of Realtors says that “The Silicon Valley Bank failure, along with a few other banks, means that the Federal Reserve cannot be so aggressive in raising its short-term interest rates. Therefore mortgage rates will decline.”

See **BANK COLLAPSE**, page 17



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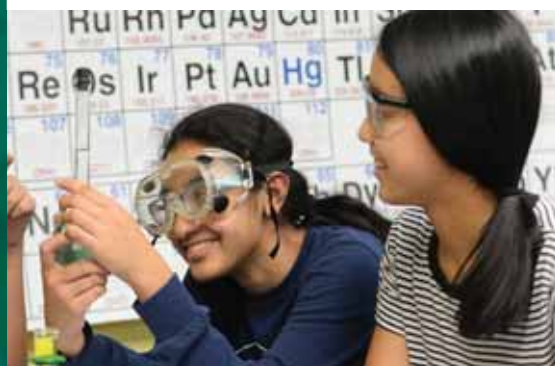


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BANK COLLAPSE*continued from page 13*

Safer assets like treasury bonds have dropped their interest rates and mortgage rates have followed this trend since SVB's collapse — there is a correlation between the two.

Census tells us that there is a continuous shortage of housing in the Bay Area. With the decline in mortgage rates and a shortage of home inventory, homebuyers will be back in the market to purchase a home. Home ownership is the only tax shelter for homeowners.

On the Midpeninsula, sales of homes under \$4 million are moving within a few days of going on the market this season and often with multiple offers. Therefore, the real estate market will continue to be steady, but strong, through the end of the year with prices staying relatively flat."

Eric Trailer**Financial consultant, Bay Area**

Eric Trailer is a former Palo Alto resident with a 28-year history in financial consulting, specifically banking, financial planning and corporate finance, who continues to serve the Bay Area.

"There are really two impacts as a result of this failure: One, greater affordability with lower rates; and two, higher lending standards due to tightening liquidity.

Addressing rates first, you can see the drop in rates on the 10-year treasury, now hovering around 3.56%, down about a half percent since March 1 and up slightly from the SVB-collapse low of 3.4%. While the 10-year treasury is not a direct reflection of mortgage rates, it's an index that reflects how mortgage-backed securities are trading.

A half-point drop in rates is great for housing affordability, as it equates to a 4.5% increase in purchasing power. This is great news for both buyers and sellers since affordability has increased, and median prices may have

stabilized after declining about 35% since a year ago.

Addressing the subject of tightening liquidity, it means that a bank's lending standards are raised, which will make it more difficult for the average buyer to obtain a loan. While I don't believe that SVB had a significant number of preapproved, residential mortgage borrowers in the market when they collapsed, I would recommend that any current buyers check in with their mortgage professional to understand whether their current lender has changed any of their lending guidelines that may negatively impact their approval status.

Keep in mind, however, that congress is currently evaluating whether all deposits should be insured, which would eliminate liquidity concerns but would raise the cost to insure deposit accounts above the current \$250K level."

Alana Corso**Vice President, Experience, Sereno Group**

Alana Corso is Realtor and Vice President, Experience at Sereno Group in San Carlos. She has lived and worked in the Bay Area for more than 20 years.

"The failure of Silicon Valley Bank impacts a few layers in our residential housing market. I think the most consequential is the psychological impact to consumers. Since the Federal Deposit Insurance Corp. (FDIC) ended up guaranteeing assets at SVB for bank customers, it helps with the financial stability, but it still shakes the consumer's psyche. We haven't seen a major financial institution fail since 2008 so many have not been through this type of event in many years or ever.

The negative news, subsequent stock market volatility and panic with First Republic Bank and Credit Suisse further exacerbates the negative impact to the psyche of the consumer and makes one wonder, "what else can happen?"

Several economists share that we are teetering on a recession and with a major bank failure in our own backyard, it doesn't bolster economic confidence.

On a positive note, the Bay Area has proven historically to be a strong real estate market and weathers recessions and negative economic news differently than the rest of the nation with our compressed housing inventory, innovative technology and leading research institutions. We tend to enter recessions later than the nation and exit quicker, which helps insulate our residential real estate market.

My clients often share negative news headlines with me, but they are from a national perspective and not what is actually happening on the ground here in the Bay Area. Real estate is highly personal and hyper-local, so what works for one person in our local market may not work for the next."

Leannah Hunt**Realtor, Sereno Group**

Leannah Hunt has lived in Palo Alto for more than 50 years and has been an active Realtor representing buyers and sellers of residential properties for over 30 years. She has been consistently recognized as a Top Producer.

"It was very alarming to hear of the failure of Silicon Valley Bank. It had a sterling reputation among members of the local high-tech community, so many of whom did business with the bank.

I think this alarm was a very broad-based reaction, from new customers to its longtime wealthy customers, the feds moved in quickly to protect those customers.

It has brought to light to members of the public issues involving oversight of banks. In the short run, people are really startled by what happened to Silicon Valley Bank and by the problems at First Republic Bank, a very big bank with locals.

I know some customers have gone to larger banks like Wells (Fargo) and Chase.

This and other economic factors have definitely contributed to a slowdown in the local housing market. Many are being affected by stock market events and tech layoffs. The long-term impacts of the work-from-home trend among employers have certainly had an impact on, for example, the local condominium market.

On the positive side, recent jobs reports have been very strong, so we are hoping the spring housing market will begin to ramp up again in April and May. A lack of inventory continues to be the biggest challenge for our local market.

The recent problems in the banking industry have served as an education for the general public as to how banks do business and how quickly things can change. And here in the digital era, those changes can occur in a matter of hours, or even minutes." ■

Interviews conducted by Linda Taaffe and David Goll. Some information previously reported on this news site by Ben Christopher from CalMatters and Keith Burbank from Bay City News Service.

Alvin Irving Haimson*July 12, 1934 – March 8, 2023*

Alvin Irving Haimson passed away on March 8, 2023, at the age of 88, in Palo Alto, California. He was born on July 12, 1934, in Chicago, Illinois, before moving to Los Angeles with his family, where he spent most of his youth.

Al attended Occidental College and graduated Phi Beta Kappa with a Bachelor of Arts and a Master of Arts in Psychology. After graduation, he moved to Palo Alto, California to earn a Ph.D. in Psychology from Stanford University and ultimately worked in private practice as a psychologist for over 60 years.

Al dedicated his professional life to helping his clients. He embraced the human potential movement — a belief that all people have extraordinary untapped potential. He helped pioneer the unique therapy methods of encounter groups, marathons, and psychodrama. He worked in the Stanford Counseling Testing Center, spent three years teaching in the Stanford Psychology Department, and counseled Vietnam veterans at the Menlo Park VA Hospital. Drawn to fellow iconoclasts, Al was depicted as "the young psychologist" in Ken Kesey's book *One Flew Over the Cuckoo's Nest*. As an entrepreneur, he developed real estate in the Bay Area and beyond, had a corporate consulting practice, and was a burgeoning young concert promoter.

Al was a generous, supportive, and funny husband, dad, brother, and friend. He showed his love with a Sunday morning phone call, a lunch date at Ann's Coffee Shop, and a surprise appearance at an afternoon football practice or play rehearsal. He taught his family and friends that you can make small, daily, incremental changes to design the life you want to live. Did you know? 'You can do anything, it's Menlo Park!'. Al did. He would break into song mid-conversation with a chorus inspired by your last word. He spent his weekends playing on the Oasis softball team and perfecting his backhand for the annual Woodside tennis tournament. He rooted for the Stanford Cardinals and 49ers, and always against the Dodgers. Al was a regular at Alice's Restaurant, where his tea was served with three slices of lemon and one sweetener.

Al is survived by his wife of 44 years, Katherine Letteer Haimson, their son Alex, sons David (Kathy) and Robert (Michelle) from a previous marriage to Jean Dickson, sister Betty Walker, cousins Elaine Winer and Jackie Hasenstab, Robert's children Nathan, Christopher, and Dylan, Katherine's son Brendan Kenney (Kate), and Brendan's children Aidan, and Rhys.

Alvin Irving Haimson will be remembered for the profound impact on those whose lives he touched. He will be deeply missed, but his legacy will live on. As Paul Simon said, "I've reason to believe we both will be received in Graceland."



PAID OBITUARY

TEACHERS*continued from page 5***Additional contract details**

Base salaries begin at \$82,130 and teachers can earn up to \$153,886 for the 2023-24 school year. The district's prior contract started teachers at \$64,108, and teachers could earn up to \$132,969.

Teachers had previously complained about a district proposal to add 30 minutes to the end of their school days. The district and teachers ultimately agreed on adding 30 minutes each Wednesday for collaboration, professional development and

other professional duties and for which they are compensated at their per diem rate of pay.

The district changed its teacher evaluation process in the contract. For example, teachers who have been in the district for fewer than three years will be evaluated annually, while teachers with the district for three to nine years will be evaluated every other year.

Teachers who have completed 10 or more years with the PVSD will be evaluated every three years or may opt to participate in the alternative evaluation option, which includes portfolio, action research or professional growth project.

The district is increasing its

medical plan premiums for all members. Beginning January 1, 2023, the district will retroactively contribute \$11,000. This contribution will increase again to \$12,500 on Jan. 1, 2024.

The district will continue to pay for full family dental benefits, and employee vision cash-in-lieu of benefits increase to \$5,000 per full time equivalent employee.

The contract also includes an appreciation/wellness payment of \$2,000 for teachers' work during the 2021- 22 school year. ■

Email Staff Writer Angela Swartz at aswartz@almanacnews.com.

Carol Bartlett Little

March 17, 1936 – Jan. 9, 2023

La Quinta, California

Carol Bartlett Little, 86, passed away on January 9, 2023 in La Quinta, California surrounded by family.

Born March 17, 1936 in Morgantown, West Virginia, Carol was the eldest child of Dorothy Taylor (Lee) and Dana Pierre Bartlett. At age 10, she moved with her family to Ventura, California and later graduated with honors from Ventura High School as Class President. She earned an academic scholarship to UCLA as a National Merit Scholar where she received her degree in Retail Merchandising. Prior to her UCLA graduation, she met her future husband, Richard A. Little (of Detroit, Michigan) and they were married in Santa Barbara, California. Shortly



thereafter, they moved to France where Richard served in the Air Force and their first child, Barbara, was born. Even as a busy, new mother, Carol found opportunities to travel, visit museums and take cooking classes in Paris, igniting a lifelong love of art, food, travel, and all things French. Carol & Richard returned to Santa Barbara where their second daughter, Kristin, and son, Cameron, were born. Together they raised their three children, moving frequently around the US and Europe over the years as Richard pursued his real estate career and Carol embraced her many passions. Their loving partnership lasted over 60 years until Richard passed away in 2020.

Carol embodied warmth, positivity and a spirit of living life to the fullest, always seeking connections with people and the communities she lived in. She moved over forty times in her lifetime and flourished wherever she was planted by remaining open to new experiences. Carol put down deep roots in the San Francisco Bay Area as a long-time Mid-Peninsula resident (Atherton, Menlo Park, Los Altos, and Palo Alto). In the 1970's, she became an art docent at the Stanford Museum of Art and formed an investment group with fellow docents to acquire works from emerging, contemporary artists. These experiences fueled her lifelong appreciation of visual arts, design, and antiques reflected in her warm, welcoming family homes. She also loved classical music and the performing arts and was a decades-long supporter of San Francisco's Symphony and American Conservatory Theater (ACT).

One of the defining moments in Carol's life was the family decision to uproot from the Bay Area and move back to Europe for several years. Carol and Richard seized the chance to pursue a mid-life adventure with

their teen children along for the ride. Carol embraced language and art classes, organized family trips, and loved hosting friends from abroad. She relished the challenges and opportunities of living overseas and considered it one of the highlights of her life. After returning to the US, Carol & Richard established homes in Arizona, Texas, Southern California, and Hawaii, eventually moving back to the San Francisco Bay Area to be closer to family.

Carol was a voracious reader known for stealing time at long stop lights or doctor's waiting rooms to finish a good book, which she then generously passed on to family and friends. She belonged to multiple book clubs and an investment club well into her late 70's and early 80's. She kept active with golf, tennis and brisk neighborhood walks throughout her lifetime. She also had an enduring appreciation for nature and animals. In her last few years living in La Quinta, California, Carol would throw her arms wide open to the mountains, desert and flowers at every opportunity. We can picture her now with her warm smile and laugh embracing the landscapes and natural wonders of the living desert.

Over her lifetime, Carol maintained decades-long friendships with friends, neighbors, and colleagues around the globe. She was known for being incredibly fun, curious, and caring. She never forgot a friend's or family member's birthday or special occasion, and was a constant cheerleader at family graduations, sporting events and performances. She will be forever remembered as a connector of family and friends, a loving wife, daughter, sister and aunt, a devoted and involved mother to her three children, and beloved "Dommie" to her seven wonderful grandchildren.

Carol is survived by her two brothers, Lynn Peter Bartlett and James Martin Bartlett; her three children and in-laws, Barbara Little and Mary Yates; Kristin Little Vais and Paul Vais; Cameron Little and Laura Moreno Little; her seven grandchildren, Alex and Morgan Buckner; Natalie, Julia and Camille Vais; Ryan and Sara Little; Frances Meredith, whom she called her "sister"; and many beloved nieces and nephews.

Memorial contributions can be made to Art in Action, 1755 East Bayshore Rd, Suite 24 A&B, Redwood City, CA 94063, and Alzheimer's Los Angeles, 4221 Wilshire Blvd # 400, Los Angeles, CA 90010.

Links:

<https://artinaction.org>

<https://www.alzheimersla.org>

INTERIM SHELTER

continued from page 1

understand that they would need to relocate to the Central Valley if they wanted to get housed.

"It was really clear from the beginning of this project that one of the main objectives was to export our homelessness here in Mountain View to the Central Valley," Lieber said of the program.

Lieber also questioned the speed at which interim housing programs like LifeMoves Mountain View aim to get clients housed: just three to four months.

"I've been really uncomfortable with it being held up as a model for statewide action, because it's not a model for statewide action," Lieber said of the program. "There's no way that 90 or even 120 days of housing can stabilize people enough to somehow, miraculously, find housing — in our area, or even in the Central Valley, or anywhere in California."

LifeMoves CEO Aubrey Merriman did not agree to be interviewed for this story, despite more than a dozen requests made over three months. LifeMoves Director of Community Engagement & Public Affairs Ben Biscocho, who has since left the organization, denied that it has a goal to house people in the Central Valley.

Systemic challenges

The dearth of affordable housing isn't the only systemic issue that makes it hard for programs like LifeMoves to get its clients housed. Former residents said that case managers and other staff members frequently quit or changed jobs, sometimes leaving them without case management services for weeks, despite the program's promise to offer it weekly. Case managers work to connect clients with resources that will get them closer to achieving stability.



Courtesy Dr. Margot Kushel

Dr. Margot Kushel, director of UCSF's Benioff Housing and Homelessness Initiative.

Former LifeMoves Mountain View case manager Grace, whose name was changed for this story, said her workload was often overwhelming, the facility was usually understaffed and that there was no director in place when the program first opened. Grace said she ended up leaving LifeMoves when a position outside the organization offered her higher pay.

'They come in here; they've been promised that they're going to get housing; and you've got nothing to offer them.'

DR. MARGOT KUSHEL DIRECTOR OF UCSF'S BENIOFF HOUSING AND HOMELESSNESS INITIATIVE

A January 2022 CalMatters series on California's labor shortages found that high staff turnover and understaffing aren't just challenges for individual shelters, but major, systemic impediments to meeting the state's homelessness goals.

"If they don't leave homeless services completely, workers will switch jobs for \$1 or \$2 more an hour," the CalMatters



Magali Gauthier

Former Mountain View City Council member Sally Lieber said it was clear to her that the LifeMoves Mountain View project aimed to relocate the city's homeless to the Central Valley.

PAID OBITUARY

report said, leading to constant turnover at shelters and leaving clients without case management support.

Kushel said an already challenging and underpaid job is made more frustrating when case managers, despite their best efforts and through no fault of their own, can't help their clients succeed.

"It's hard to face people, day after day, when you don't have anything to offer them," Kushel said. "They come in here; they've been promised that they're going to get housing; and you've got nothing to offer them. That's hard, grueling work."

Lieber said that whenever she and other Mountain View City Council members had the opportunity to ask questions about staffing and LifeMoves' bandwidth, "there are no answers" from its leadership.

Greenberg acknowledged in an interview that staffing is a challenge. He said his employees often face long commutes to work because they can't afford to live on the Peninsula.

Staffing issues don't just increase stress on employees — that strain trickles down to clients.

"What I've heard from the clientele and the advocacy community that I've talked to, are just that people are on a treadmill where they're forced to reapply for their housing (at LifeMoves) and there are no caseworkers to do their side of the work (to get the extension)," Lieber said.

LifeMoves requires residents who are there more than 90 days to fill out a brief extension form with their case manager on a biweekly basis to keep them on track with their housing goals, LifeMoves leadership said. However, multiple clients told reporters that they were never or rarely asked to fill out an extension form by their case managers.

"If there isn't even a case-worker to help you reapply for the temporary housing that you're in, then it suggests that there's little to no bandwidth for finding people actual housing," Lieber said.

Former client Caroline Mathangani said she had the option to ask for an extension when her time was up, but chose to leave the program without filing one.

"They were telling me, if you want to stay longer, you need to write us a letter and tell us why you need to stay here," Mathangani recalled. "And I'm like, is there any other reason besides being homeless and not having found somewhere to go?"

Those who did meet with a LifeMoves housing specialist regularly said it was helpful, but

Sheltered and unsheltered homeless populations in Santa Clara County cities, 2019 versus 2022



Source: Santa Clara County 2022 point-in-time count • Chart by Magali Gauthier

limited rental options still make finding housing an uphill battle.

Former client Carolyn and her children came to LifeMoves Mountain View in November 2021 to escape domestic violence. This news organization agreed not to publish Carolyn's last name.

'The reality in California is we simply don't have the housing.'

DR. MARGOT KUSHEL DIRECTOR OF UCSF'S BENIOFF HOUSING AND HOMELESSNESS INITIATIVE

She already had a stable job and a good credit score before starting the program. But Carolyn said she kept running into the same roadblock: She was disqualified from the single bedroom apartments that she could afford because she has more than two children.

California law generally permits up to two people to occupy each bedroom in a home, plus one person in the living space. So a one-bedroom unit can legally accommodate up to three people, while a two-bedroom can accommodate up to five.

With the guidance of her housing specialist, Carolyn said she sometimes looked at 20 apartments in one weekend. Her housing specialist eventually found her a place she could afford that was big enough for her and her kids, and Carolyn lives there today.

But Carolyn believes she would have found a place a lot faster if her family could

have been considered for one-bedrooms. She'd like to see a change in state law to be less restrictive toward single parents with children.

"That would help a lot of people completely even avoid the shelter," she said.

Quantifying homelessness

Despite the many systemic barriers to solving homelessness, county data suggests that the city's homeless population is shrinking.

According to Santa Clara County's point-in-time count — a census of unhoused people in the county, which is conducted every other year — Mountain View's unsheltered homeless population dropped from 574 in 2019 to 206 in 2022. The count was not taken in 2021 due to COVID-19.

Some neighboring Peninsula communities also saw their homeless population drop, though not as drastically as Mountain View. Palo Alto's unsheltered individuals decreased by 12% between 2019 and 2022, and the city of Los Altos saw a 14% drop.

With LifeMoves Mountain View having opened in mid-2021, both city officials and LifeMoves leadership point to these numbers as evidence for the program's success in getting people off the streets and into housing.

However, experts say the data only tells one piece of the story. The county acknowledged in the report that the methods employed in a non-intrusive count, "while academically sound, have inherent biases and shortcomings."

"The point-in-time count is

helpful in showing us trends over time. It's one piece of information that we use," said Kathryn Kaminski with the Santa Clara County Office of Supportive Housing. "But it is, by itself, not something that we use to draw conclusions about what's happening in specific areas."

The report says that counting unsheltered individuals is something of a guessing game, particularly when trying to identify how many people sleep in vans, cars and RVs.

"We don't generally draw conclusions about specific cities from the (point-in-time) count alone," Kaminski said.

And while Mountain View's homeless count dropped, other communities in the county saw a huge increase. Gilroy's unsheltered population increased by 76% between 2019 and 2022, Milpitas' unsheltered count nearly doubled, and nearby Campbell's nearly tripled. The county's overall homeless population increased by 3%, suggesting that the region's homeless

issue is not improving.

Neighboring counties saw even higher increases. According to San Mateo County's point-in-time count, Menlo Park's unsheltered homeless population more than doubled between 2019 and 2022, and Redwood City saw an 11% increase. The number of unhoused people in East Palo Alto increased by nearly 58%. Overall, San Mateo County's homeless population increased by more than 21%.

Kushel said that the biennial count offers valuable information about where a county's homeless population is at over time. But because it doesn't track individuals, it's hard to know if decreasing numbers in a specific city are caused by individuals getting housed or just by people leaving for another area. "Communities can do things to push people away," Kushel said.

After Mountain View banned oversized vehicles from parking on the majority of city streets in

See **INTERIM SHELTER**, page 20



Magali Gauthier

Community members visit family units at the 2021 opening of LifeMoves Mountain View, an interim shelter for the unhoused.

INTERIM SHELTER*continued from page 19*

2019 and began enforcing those rules in 2022, Lieber speculated, some of Mountain View's homeless population may have relocated to areas that are more lax about RV street parking.

"I know that the vehicle-dwelling community all really got the message that they had to leave or they were going to be ticketed or towed," Lieber said. "So people kind of knew what their time frame was and left."

While people living in their vehicles are considered

unsheltered and homeless by the point-in-time census, the count also tracks the number of unhoused individuals who stay at shelters. Kaminski explained it is a more precise data point than the unsheltered count, since the county is able to determine "exactly how many people were in each shelter on the night of the count," she said.

According to the data, the number of homeless people in shelters in Mountain View rose from 32 to 140 between 2019 and 2022.

When the 2019 point-in-time count was taken, Trinity United Methodist Church served as

Mountain View's only homeless shelter, offering about 30 beds during the winter months to women, children and families. So when LifeMoves Mountain View opened in 2021, it represented a huge increase in the number of shelter beds, and the 2022 sheltered count saw a commensurate rise.

Mountain View city officials declined to be interviewed for this story but said in a written statement that it attributes the rise in sheltered individuals to LifeMoves Mountain View opening, which increased the city's shelter capacity.

A formula for success?

Dave Arnone, a local advocate who delivers meals weekly to unhoused residents, believes that's the best thing to have come out of LifeMoves Mountain View: more shelter beds. Many of the clients reporters spoke to said, despite the things they disliked about the program, they were grateful to have a roof over their heads and to no longer be sleeping on the street or in their small vehicles.

"The people for whom it's functioned at some level of shelter or permanent supportive housing, I think it's been great," Arnone said.

But LifeMoves isn't supposed to provide long-term shelter. Rather, the program is meant to provide temporary shelter and supportive services "designed to return people to stability," according to LifeMoves website. That's where Kushel said that programs like LifeMoves need "to reframe what the problem is."

"People are not homeless because they need services," Kushel said. "People are homeless because there isn't any housing."

It's not that people don't benefit from things like case management or job training, she added, but a lack of services is not the root of the problem. While interim shelters like LifeMoves "can be a very important part of a system response," Kushel said her research suggests that putting people directly into permanent supportive housing is the most effective solution.

"We might need it as a system, to bridge people," Kushel said of interim housing models. "But we have lots and lots of evidence that people can be taken directly from their car, from a tent in an encampment, from a shelter, whatever, to housing."

Kushel pointed to a 2020 study she conducted in which a randomized set of chronically homeless people were offered access to permanent supportive housing, which the study defined as "subsidized housing

with closely linked, voluntary supportive services," like case management, physical and mental health services, and substance use treatment. The research found that it only took two and a half months on average to get the participants into the permanent supportive housing they were offered. By the end of the study, which spanned from 2015 to 2019, 86% of them remained housed.

The study concluded that directly offering high-risk individuals permanent supportive housing reduces the need for emergency psychiatric services and shelter use.

'People are not homeless because they need services. People are homeless because there isn't any housing.'

DR. MARGOT KUSHEL DIRECTOR OF UCSF'S BENIOFF HOUSING AND HOMELESSNESS INITIATIVE

Arnone believes the LifeMoves site would be more effective if it were converted into a permanent supportive housing site: a place where people can stay as long as they need — without assigned chores, or room checks, or the threat of a time limit, as is the case at LifeMoves Mountain View. And most importantly, a place where they can build community.

"People don't need staff and services," he said. "They need friends."

Arnone pointed to Mountain View's plans to turn the Crestview Hotel on El Camino Real near Sunnyvale into 48 affordable housing units with supportive services as a perfect example of this type of solution. The project received \$26.9 million in county and city funding, as well as a \$16.7 million Homekey grant to support the purchase and conversion of the property. By contrast,

Five key takeaways from an investigation into LifeMoves Mountain View

By Magali Gauthier and Malea Martin

While investigating LifeMoves Mountain View, an interim homeless shelter program, reporters found that the program often falls short of its promises. But there are also major hurdles that make it difficult for any interim shelter model to succeed.

Don't have time to read the full stories? Check out our top findings.

Data shows the program falls short

Santa Clara County data suggests that LifeMoves Mountain View is not living up to the expectations heralded at its opening. Data shows it places its clients in permanent housing at a significantly lower rate than other interim shelter programs in the county, ranking close to the bottom.

"There's no way that 90 or even 120 days of housing can stabilize people enough to somehow, miraculously, find housing," given the lack of low income housing available in the Bay Area and California, said former Mountain View City Council member Sally Lieber.

LifeMoves Mountain View struggles with management and staffing

Both clients and former staff say that LifeMoves Mountain View started accepting residents before a program director was in place. In its first year and a half of operation, the site has shuffled through at least three program directors.

One of those directors left his job after allegedly pushing a client. A former resident who said she experienced repeated sexual harassment during her stay at LifeMoves, and left because the program director at the time refused to evict her harassers, despite a written policy prohibiting such behavior.

Most of the clients interviewed said they never received specialized help to find housing, despite the LifeMoves Mountain View's promise to provide it. A former employee said the program was chronically understaffed when she worked there.

One size doesn't fit all

The LifeMoves Mountain View program is unique in that it serves a wide variety of people: families escaping domestic violence, seniors living on fixed incomes, single parents with teenage children and more. But current and former clients interviewed said this approach creates problems.

There are a myriad of rules intended to keep everyone safe, from a nightly curfew to providing only plastic utensils for meals. Clients are assigned chores, including cleaning communal bathrooms frequently described as filthy, need permission to be away overnight and aren't allowed visits from family or friends at the site. Those interviewed said they chafed under the restrictions and come to resent the loss of independence.

"The way the rules are set up, I would characterize my being here less as a client and more of an inmate," said a current resident.

The homeless population is hard to count

Throughout this investigation, LifeMoves leadership, elected officials and the city of Mountain View pointed to Santa Clara County's point-in-time count as evidence that the interim shelter model is working. According to the count, Mountain View's unsheltered homeless population dropped from 574 in 2019 to 206 in 2022.

But experts say that point-in-time count data can be misleading. They said that Mountain View's reduction in unhoused people could be attributed to a number of factors, including people who are still unsheltered but have moved on to other cities. Overall, the county's homeless population increased by 3%, suggesting that the region's homelessness crisis isn't improving.

There's not enough affordable housing to make it work

Even if an interim shelter program does everything right, a housing-first model can only be successful if there's affordable housing for people to move into. And according to experts, the overwhelming demand far exceeds the available low-income housing units.

"The reality in California is we simply don't have the housing," said Dr. Margot Kushel, director of UCSF's Benioff Housing and Homelessness Initiative. "So organizations can be amazing. They can do everything that they're trying to do. And if there's no place to discharge people, there's no place to discharge people. If there's no housing, there's no housing."

Read all of our stories in this investigation, and watch a discussion of how we reported it, at tinyurl.com/LifeMoves-MV. ■



Magali Gauthier

The Crestview in Mountain View, one of the affordable housing projects that has tapped into Measure A funds.

LifeMoves Mountain View cost \$25 million to build — a figure that includes land acquisition and construction. The project was the recipient of a \$14.4 million Homekey grant.

Similar to the Crestview model, the Opportunity Center in Palo Alto includes 88 permanent supportive housing units run by Abode Services, a non-profit devoted to helping people secure stable housing.

When asked to respond to this news organization's investigation of LifeMoves Mountain View, which found that the program places its clients into permanent housing at a lower rate compared with other interim shelter programs in the county, Santa Clara County Supervisor Joe Simitian said that measuring a program's success isn't black and white. It "depends on what your definition of 'working' is," he said.

"When the temperatures drop down in the 30s and it's pouring rain, giving somebody a place that is safe, warm and dry — I consider that 'working,'" he said.

Mountain View City Council member Lucas Ramirez took a similar stance. While Ramirez said he was discouraged to hear that many of the clients interviewed by this news organization didn't receive support that led to permanent housing while at LifeMoves, he still believes the program may have benefitted them by offering stability.

"Did they feel the stability of living there in that time, and did that enable them to have maybe greater ability and latitude to look for permanent housing on their own?" Ramirez said.

Simitian acknowledged that the shortage of affordable housing in the Bay Area makes it challenging for programs like LifeMoves to succeed.

"Telling folks, 'You've got to find a permanent housing solution,' when it just isn't there — that isn't a formula for success," he said.

But he still believes that interim programs like LifeMoves need to exist. Interim housing and other temporary solutions, he said, are important because they give people a place to go until more affordable housing gets built.

"So you're going to have to keep pushing on the permanent supply side, even as you are creating the interim housing," he said. "It's not an either-or; it has to be both."

Searching for a solution

The state has already committed a little over \$78 million in state Homekey funding to LifeMoves and the cities of Palo Alto and San Jose to build sites



Magali Gauthier

Former LifeMoves Mountain View client Caroline Mathangani talks in the kitchen she shares with roommates in Santa Clara in 2022. Mathangani says she found a room in this house on her own without the help of LifeMoves.

modeled after the Mountain View program. Homekey grants local public agencies funding to purchase hotels, motels and other properties to house people experiencing homelessness.

LifeMoves leadership said in 2021 that the long term goal is to have 10 interim shelter sites across the Bay Area. In direct response to LifeMoves' ambitions, Santa Clara County approved up to \$40 million in September 2021 to be used for these types of projects.

'There's no way that 90 or even 120 days of housing can stabilize people enough to somehow, miraculously, find housing.'

SALLY LIEBER FORMER MOUNTAIN VIEW CITY COUNCIL MEMBER, CURRENT STATE BOARD OF EQUALIZATION MEMBER

There's also large pots of money set aside for building permanent, affordable housing in the county, such as Measure A, a \$950 million Santa Clara County affordable housing bond measure passed by voters in 2016. Since the passage of the bond, 47 developments with 4,363 new units and 689 renovated apartments have been approved by the Board of Supervisors, according to the county.

Mountain View is taking advantage of the bond measure. The city entered into a Memorandum of Understanding (MOU) with

the county in 2022 to advance the development of affordable housing in the city.

Three Mountain View projects have already received funding through Measure A (1100 La Avenida St., Lot 12 on Bryant Street, and The Crestview on E. El Camino Real); two are anticipated to receive an allocation under the MOU with the county (1265 Montecito Ave. and 1020 Terra Bella Ave.); and two projects are expected to go before the county Board of Supervisors for Measure A funding consideration later this year (96 W. El Camino Real and 1012 Linda Vista Ave.).

Simitian was a strong supporter of Measure A, and said he believes it's producing "real results." But he said those results aren't happening as fast as he would like.

"Is it keeping pace with the extent of the demand? I don't think so," Simitian said.

There are other creative ideas on the horizon to build more of the affordable units that the state so desperately needs. One is "opportunity homes," a concept that State Sen. Josh Becker (D-Menlo Park) wants to accelerate through a piece of legislation he recently introduced.

Opportunity homes are relocatable housing units that can be quickly built on vacant land. The key difference between this model and an interim shelter program is that opportunity homes are only as temporary as their residents want them to be: There's no time limit for people living in opportunity homes. So while folks living in shelters are still considered homeless, a person

living in an opportunity unit would be considered housed.

The idea is that someone could live in one of these units for years — rather than the three to four months typically offered by interim shelter programs — offering residents increased stability while more permanent, affordable housing gets built, Becker said.

"Why couldn't someone stay longer in one of these units if they wanted to? That's part of one of the focuses of this bill," Becker said in an interview. "That people could stay longer until they either get a placement

into permanent housing, or ... that possibility is there that people could pay a small amount of rent to stay there."

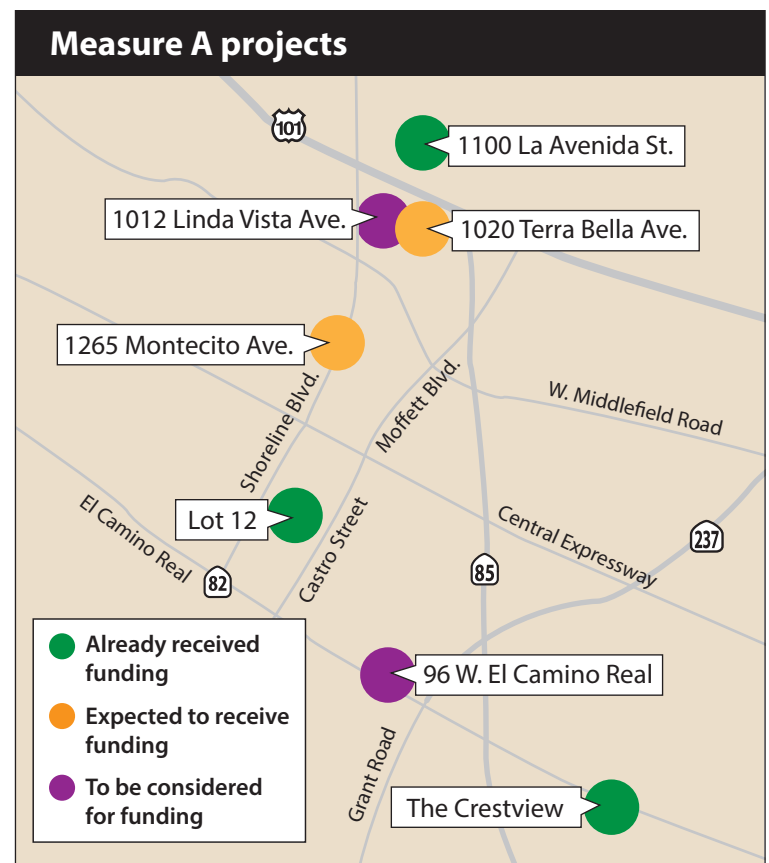
With the price of housing outpacing local wages, Kushel said the number of households experiencing homelessness is only going to keep increasing. Meanwhile, the demand for affordable housing already well exceeds the Bay Area housing stock, she said.

"We have such a housing shortage that we can guarantee that new people are falling into homelessness every day," she said. "If you're not actually moving anyone out of homelessness, people are just going to pile up and you're going to fill up the shelters really fast, and then you'll be back where you started."

Kushel understands the excitement around interim shelter programs, with their supportive services and ambitious goals to get people housed in three months. But when she hears about these endeavors, she said her first thought is, "Gosh, they're going to be disappointed."

"We pretend that people who have experienced homelessness have some deficit, like there's something wrong with them, and if only we fix them, we can solve this problem," Kushel said. "But that's not what the problem is. The problem is that there's no housing." ■

Email Chief Visual Journalist Magali Gauthier at mgauthier@almanacnews.com and Staff Writer Malea Martin at mmartin@mv-voice.com.



Magali Gauthier and Malea Martin

Affordable housing projects in Mountain View that are expected to tap into Measure A funds.

Spring

2023 CLASS GUIDE

Business & Tech

CareerGenerations

2100 Geng Road, Suite 210,
Palo Alto
info@careergenerations.com /
careergenerations.com

CareerGenerations currently offers group workshops and one-on-one help via Zoom to meet the career needs of a variety of individuals, including college students looking for internships, and graduates and professionals exploring career options or looking for employment.

Find the perfect class this spring

As flowers bloom and the weather begins to warm again, make the most of your spring by learning something new. Around the Peninsula, you'll find a variety of classes and other activities, offering the opportunity to develop a current interest and skill or try out something completely fresh. Whatever you are looking for, the Spring Class Guide is your starting point to enjoy this season to the fullest.

The Class Guide is published quarterly by the Palo Alto Weekly and The Almanac.

ReBoot Accelerator for Women

585 Broadway, Redwood City
650-387-3743 /
reboot@rebootaccel.com /
rebootaccel.com

ReBoot Accelerator for Women keeps local women current, connected and confident about re-entering the workforce through workshops taught by social media experts and instructors from LinkedIn, Google, Apple and Enjoy.

Sports & Fitness

One Heart Yoga

Portola Valley Presbyterian Church,
945 Portola Road, Portola Valley
oneheartyyoga.com

Weekly classes in Kundalini yoga and meditation, aimed at helping students increase flexibility and strength, learn breathing techniques to calm and focus and reduce anxiety and depression. View schedules and register for classes online.

Menlo Park Tennis

Nealon Park Tennis Courts,
800 Middle Ave., Menlo Park
650-814-6734 / jimheebnertennis@
aol.com / menloparktennis.com

Tennis classes for adults and children ages 5 and up and at all levels. Lessons include tips, strategy, drills and entertaining games.

Spring Down Equestrian Center

725 Portola Road,
Portola Valley
650-851-1114 /
sdecenter@aol.com / springdown.com

Spring Down Equestrian Center educates children (beginning at age 6) and adults on horses and horseback riding. Instruction in basic riding, jumping, dressage, Western riding and horsemanship is offered. Classes and camps held year-round.

Webb Ranch Riding School

2720 Alpine Road, Portola Valley
650-854-7755 /
summer@webbranchinc.com /
webbranchinc.com

Instruction for beginning and intermediate riders in both group and private settings. Specialties include Western riding, dressage and hunt-seat riding. In addition, there are a number of week-long camp sessions for children ages 7 to 18.

Music, Arts & Crafts

Art & Soul

Webster Street Studio,
2326 Webster St., Palo Alto
650-269-0423 /
artandsoul.paloalto@gmail.com /
artandsoulpa.com

Art & Soul offers private and small group lessons online or in-person by bringing the class to home backyards. Programs allow children to explore drawing,

painting and sculpture techniques, as well as develop their observational skills. Spring after-school art clubs are held at Gideon Hausner Jewish Day School, Herbert Hoover Elementary School and Walter Hays Elementary School.

Community School of Music and Arts

Finn Center, 230 San Antonio Circle,
Mountain View
650-917-6800 / info@arts4all.org /
arts4all.org

The Community School of Music and Arts (CSMA) offers classes year-round in music, visual and digital arts, with courses suited for adults and children as young as preschool-age.

Midpen Media Center

900 San Antonio Road, Palo Alto
650-494-8686 /
hello@midpenmedia.org /
midpenmedia.org/workshops

The center offers workshops for a range of media arts, including video production, photo enhancement, studio work and more.

Music Together Menlo Park

75 Arbor Road, Suite N, Menlo Park
650-799-1624 /
admin@mt-mp.com / mt-mp.com

Music Together holds classes exploring music and movement for children from birth up to age 5 and their guardians at the Allied Arts Guild. Spring semester begins April 7.

New Mozart School of Music

2100 El Camino Real Suite C,
Palo Alto
650-324-2373 /
info@newmozartschool.com /
newmozartschool.com

New Mozart School of Music offers music lessons year-round to students of all ages and abilities. Piano, violin, viola, cello, voice, guitar, flute and early childhood music classes are available.

Pacific Art League

668 Ramona St.,
Palo Alto
650-321-3891 /
info@pacificartleague.org /
pacificartleague.org

The classes and workshops at the Pacific Art League are taught by qualified and experienced instructors for children and adults with varying experience. Instructors teach many mediums, including drawing, painting, watercolor, digital art and more. In-person and online classes are available.

Palo Alto Art Center

1313 Newell Road, Palo Alto
650-329-2366 /
artcenter@cityofpaloalto.org /
https://tinyurl.com/artcenterpaloalto

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LOCATION TBD JULY 25 - 27

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Dance

Dance Connection

4000 Middlefield Road, L-5,
Palo Alto / 650-322-7032 /
info@danceconnectionpaloalto.com /
danceconnectionpaloalto.com

Dance Connection offers a combination class for preschool-age children (beginning at age 3), graded classes for youth and adults and other programs to meet dancers' needs. Ballet, jazz, tap, hip-hop, lyrical, Pilates and other instruction is available for students at various levels of ability. The spring season runs from now to June 5.

Mannakin Theater and Dance

en Avant School of Dance,
1841 Bay Road, East Palo Alto
415-519-7171 /
info@mannakindance.org /
mannakindance.org

Mannakin Theater and Dance offers spring ballet and dance classes at its new en Avant School of Dance studio in East Palo Alto. Until June 4, youth between ages 3 and 14 can learn from professional dancers and practice different styles, with small class sizes and classes for five different age groups.

Victoria Ballet

370 California Ave., Palo Alto
650-720-2643 /
webmaster@victoriaballet.dance /
victoriaballet.dance

At this new ballet studio, students from age 4 to adult are learning the art of dance from instructor Victoria Lee and other dance faculty who have danced professionally with the San Francisco Ballet. The classes offered include all experience levels.

Zohar School of Dance & Company

4000 Middlefield Road, L-4,
Palo Alto
650-494-8221 / zohardance@gmail.com /
zohardancecompany.org

With roots going back to 1979, Zohar School of Dance holds a range of adult dance classes in jazz, contemporary, modern, ballet, musical theater and tap.



Spring 2023 Class Guide

Palo Alto Art Center classes and workshops — teaching children, teens and adults — cover such areas as ceramics, painting, drawing, jewelry, sculpture, Adobe Photoshop and more. Visit the website to see the class catalog.

Sur La Table Cooking School

Town & Country Village, 855 El Camino Real, #57, Palo Alto / 650-289-0019 / slt073@surlatable.com / surlatable.com

Sur La Table offers hands-on cooking classes, guiding students in making regional cuisines, themed meals or special foods like bread, croissants and baked goods. In-store and online classes are available.

Silicon Valley Boychoir

600 Homer Ave., Palo Alto info@svboychoir.org / svboychoir.org Silicon Valley Boychoir (SVB) offers rehearsals, musicianship classes and performance opportunities to boys ages 7 and up. Auditions by appointment are available.

School days

Amigos de Palo Alto

1611 Stanford Ave., Palo Alto 650-493-4300 / info@amigosdepaloalto.com / amigosdepaloalto.com

Amigos de Palo Alto is a Spanish-immersion preschool for children 2 1/2 and older. Visit the website for information on spring programs and classes.

Lydian Academy

815 El Camino Real, Menlo Park 650-535-8618 / staff@lydianlink.com / lydianacademy.com

Lydian Academy is a middle and high school offering individualized instruction to prepare students for college.

Peninsula School

920 Peninsula Way, Menlo Park 650-325-1584 / info@peninsulaschool.org / peninsulaschool.org

Peninsula School is a progressive institution teaching students from nursery through eighth grade, with an emphasis on choice and experience.

Special needs

Bay Area Friendship Circle

3921 Fabian Way, Suite A023, Palo Alto 650-858-6990 / info@bayareaafc.org / bayareaafc.org

The Bay Area Friendship Circle offers programs for children, teens and young adults with special needs ages 2 to 22 year-round as well as a summer camp program. Trained teen volunteers provide one-on-one friendship and support.

Something for everyone

Palo Alto Adult School

Palo Alto High School, Tower Building, 50 Embarcadero Road, Palo Alto 650-329-3752 / adultschool@pausd.org / paadultschool.org

Classes on computer skills, language, cooking, art, outdoors, and many others are available through the Palo Alto Adult School. Registration for the spring quarter is open.

Sequoia District Adult School

3247 Middlefield Road, Menlo Park 650-306-8866 / seqsas.org

Sequoia District Adult Education holds classes in English as a second language and computer and business skills. Students can also earn a high school diploma or GED certificate. Counselors are available to help students transition to college programs.

Stanford Continuing Studies

Littlefield Center, 365 Lasuen St., Stanford. continuingstudies@stanford.edu / continuingstudies.stanford.edu

Stanford Continuing Studies organizes classes in liberal arts and sciences, creative writing and professional and personal development. Registration for the spring quarter is open.

Seniors

Little House Activity Center

800 Middle Ave., Menlo Park 650-272-5000 / lpvi.org/littlehouse

Little House Activity Center offers various activities, including health

and wellness for seniors; fitness exercises like line dancing and Pilates; ceramics, drawing and other arts; languages; history and culture; and computer skills. Check website for calendar of classes.

Class Guides are published quarterly in the Palo Alto Weekly and the Almanac. Descriptions of classes offered in Palo Alto, Stanford, Menlo Park, Mountain View, Atherton, East Palo Alto, Los Altos, Los Altos Hills, Portola Valley and Woodside are provided. Listings are free and subject to editing. Due to space constraints, classes held in the above cities are given priority.

To place a paid advertisement in the Class Guide, call the display advertising department at 650-326-8210.



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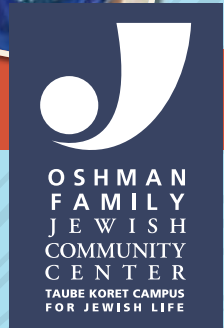


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maccabisportscamp.org
(415) 997-8844 | info@maccabisportscamp.org



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Portola Valley council should free the housing element

By John Richards and Maryann Derwin

GUEST OPINION

Portola Valley is in a pickle. For years the state encouraged cities to provide affordable housing. The Portola Valley Town Council on which we served, like the councils before us, made good faith efforts to take modest actions within our strong design and planning guidelines, dictated by our general plan, but the residents shot down every project.

We weren't alone; few cities came through to address the ever worsening housing and homeless crisis, particularly after redevelopment funds were discontinued under former Gov. Jerry Brown. Facing a catastrophe of epic proportions, the state had no choice but to act. Hence the exponentially increased Regional Housing Needs Assessment (RHNA) numbers for every jurisdiction in the state, enhanced penalties for cities that do not comply, the creation of a new state department to enforce the mandate, and dozens of new housing laws making it easier to build.

Final housing elements were due at the state Department of Housing and Community Development by Jan. 31, to be reviewed and either certified or sent back for changes. When the Town Council did not adopt our element by the deadline, they created a timeline to approve it by March 31.

At the March 29 council meeting, after more than 140 hours of public meetings leveraging the input of hundreds of community volunteers, including a 15-member Ad Hoc Housing Element Committee, the fire department and geological and wildfire experts, an expenditure to date of over \$500,000 in public tax dollars and a staggering number of town staff hours, the three new council members pulled a dark rabbit out of the hat at 12:30 a.m.

They declared that they could not support the housing element, objecting to the inclusion of Glen Oaks on the site plan. Glen Oaks has been on the plan for eight months, a fact they could not have missed given the many meetings since they were elected that featured the housing element. Never once in those meetings did the council members who opposed the approval — Judith Hasko, Mary Hufty and Craig Taylor — object to Glen Oaks. Consequently, Portola

Valley does not have a compliant housing element and under the builder's remedy, a developer can exceed our density limits if 20% of the units are designated as low-income housing.

One of the hardest parts of serving on a city council is making unpopular decisions, particularly in a small town where you cannot escape running into unhappy constituents at the market, the library, the schools or on trails. We sympathize with the newest council members, especially since they were supported by the very people who encourage them to delay this critical vote. But this is what they signed up for, and there is no hiding from taking unpopular votes.

Developing a housing element is a daunting, contentious process. Portola Valley has been blessed with a dedicated and talented staff who have successfully navigated the complexities and produced, with the help of the Ad Hoc Housing Element Committee, a draft housing element widely recognized as one of the best in the county, meeting the demands of the state while maintaining critical elements of local control.

Besides wasting tax dollars and time by pushing back blindly

against the new state mandates, we risk losing additional staff members. Already our town manager and town clerk have resigned, preceded by the resignation of the assistant town manager. Under constant attack from a small coterie of disaffected residents and an impossible workload, several others are likely to follow suit.

There is still time to fix this. Portola Valley has almost 60 years of history showing that we know how to accommodate change within our guidelines while cooperating with the state, resulting in hundreds of homes developed since incorporation in 1964. To the new council members, please, do what you were elected to do: approve the housing element and send it to the state before we hemorrhage more staff members and face the prospect of a big fat builder's remedy project. As former Congresswoman Jackie Speier always said, "If you aren't making half of the people unhappy, if they aren't calling you names, you aren't doing your job." Please do your job. Free the housing element. ■

John Richards and Maryann Moise Derwin are both former Portola Valley Town Council members and served a term a mayor.

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DATES: July 10-28, 2023 (Monday through Friday; 3 week program)
TIME: 9am-12pm daily (Pacific Standard Time) via zoom

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ELIGIBILITY: High School Students (9th-12th grade)

REGISTRATION: Online registration will open on MARCH 1, 2023

PROGRAM TOPICS:

WEEK 1 (JULY 10-14): IMMUNOLOGY/NEUROSCIENCE

WEEK 2 (JULY 17-21): STEM CELL/CANCER

WEEK 3 (JULY 24-28): BIOINFORMATICS/BIOENGINEERING

PLEASE VISIT OUR WEBSITE FOR MORE INFORMATION:

[HTTPS://EXPLORE.STANFORD.EDU](https://explore.stanford.edu)

Employment

Engineers

Pacific Biosciences of California, Inc. has openings in Menlo Park, CA. Sr Engineer, Systems (Integration & Verification) Job ID JR100287: Design, develop & evaluate company systems & products – salary range \$123,300 to \$166,800 per year. Engineer (Metrology/Solutions) Job ID JR100284 : develop & maintain solutions in production environment + collect & analyze data and defect analysis – salary range \$110,500 to \$149,500. Submit resume (principals only) for position of interest through the Pacific Biosciences of California, Inc. Website at <http://www.pacb.com/company/careers/> EOE

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Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. M292407

The following person(s)/registrant(s) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):

MAGNOLIA PROPERTIES

131 & 141 S. MAGNOLIA AVE

MILLBRAE, CA 94030

CA

FILED IN SAN MATEO COUNTY ON:

10/11/2022

REGISTRANT'S NAME(S):

PACIFIC WEST RESOURCES, INC.

2820 HILLSIDE DRIVE

BURLINGAME, CA 94010

THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk-Recorder of San Mateo County on

March 28 2023.

(ALM Apr 7, 14, 21 and 28, 2023)

THE STOKED COMPANY FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293745

The following person (persons) is (are) doing business as:

1.) The Stoked Company, located at 1292

Galvez Dr., Pacifica, CA 94044, San Mateo

County.

Registered owner(s):

PAUL TRENTO JACKSON

1292 Galvez Dr.

Pacifica, CA 94044

This business is conducted by: an Individual.

Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.

This statement was filed with the County Clerk-Recorder of San Mateo County on

March 20 2018.

(ALM Apr 7, 14, 21 and 28, 2023)

WAVES OF GRIEF COLLECTIVE FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293673

The following person (persons) is (are) doing business as:

1.) WAVES OF GRIEF COLLECTIVE, located at

1259 EL CAMINO REAL, UNIT 1118, Menlo

Park, CA 94025, San Mateo County.

Registered owner(s):

OCEANFLOW COLLECTIVE

1259 EL CAMINO REAL, UNIT 1118

MENLO PARK, CA 94025

CA

This business is conducted by: a Corporation.

Registrant commenced to transact business under the fictitious business name(s) listed above on 02/06/2023

This statement was filed with the County Clerk-Recorder of San Mateo County on

March 13 2023.

(ALM Apr 7, 14, 21 and 28, 2023)

PALO ALTO SMART THERAPY FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293543

The following person (persons) is (are) doing business as:

1.) Palo Alto Smart Therapy, located at 4370

Alpine Rd, Suite 200, Portola Valley, CA 94028,

San Mateo County.

Registered owner(s):

KRISTA REGEDANZ, PH.D. A PSYCHOLOGICAL

CORPORATION

3000 El Camino Real, Building 4, Suite 200

Palo Alto, CA 94306

CA

This business is conducted by: a Corporation.

Registrant commenced to transact business under the fictitious business name(s) listed above on 02/09/2015

This statement was filed with the County Clerk-Recorder of San Mateo County on

February 24 2023.

(ALM Mar 24, 31, Apr 7 and 14, 2023)

DANIEL PURINTON DESIGNS FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293628

The following person (persons) is (are) doing business as:

1.) Daniel Purinton Designs, located at 1320

Academy Ave Belmont, CA 94002, San Mateo

County.

Registered owner(s):

DANIEL MARTIN PURINTON

1320 Academy Ave

Belmont, CA 94002

MARY GUADALUPE PURINTON

1320 Academy Ave

Belmont CA 94002

This business is conducted by: a Married

Couple.

Registrant commenced to transact business under the fictitious business name(s) listed above on 02/29/2012

This statement was filed with the County Clerk-Recorder of San Mateo County on

March 06 2023.

(ALM Mar 17, 24, 31 and Apr 7, 2023)

LINEAGE & LEGACY FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293665

The following person (persons) is (are) doing business as:

1.) Lineage & Legacy, located at 2512

Farrington Way, East Palo Alto, CA. 94303, San

Mateo County.

Registered owner(s):

HELPING OTHERS MAINTAIN EARTH, INC.

2085 East Bayshore Road

Palo Alto, CA. 94303

CA

This business is conducted by: a Corporation.

Registrant has not yet commenced to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of San Mateo County on

March 10 2023.

(ALM Mar 17, 24, 31 and Apr 7, 2023)

MAISON MEDICAL GROUP FICTITIOUS BUSINESS NAME STATEMENT

File No.: M-293440

The following person (persons) is (are) doing business as:

1.) Maison Medical Group, located at 150

Portola Road, Ste A, Portola Valley, CA, 94028,

San Mateo County.

Registered owner(s):

NEDA N. PAKDAMAN MD PC

205 De Anza blvd #4

San Mateo, CA, 94402

CA

This business is conducted by: a Corporation.

Registrant commenced to transact business under the fictitious business name(s) listed above on 01/01/2023

This statement was filed with the County Clerk-Recorder of San Mateo County on

February 13 2023.

(ALM Mar 3, 10, 17, 24, 2023)

To place a legal notice visit

AlmanacNews.com/legal_notices/

Artscene

PEOPLE AND PERFORMANCES IN ARTS AND ENTERTAINMENT

Life on the edge

A library on the U.S.-Canada border plays an important role for patrons, visitors in 'A Distinct Society' at TheatreWorks

By Heather Zimmerman

Libraries have evolved to become not only a place for books, but also a reliable third place for community members to come together for family events, workshops and other programs. For a time just a few years ago, a library that sits on the border between the United States and Canada became a place for a different type of community gathering, where loved ones separated by the U.S.' Muslim Travel Ban could — briefly — reunite.

Playwright Kareem Fahmy took inspiration for his new play, "A Distinct Society," from reading news stories about those meetings at the Haskell Free Library and Opera House, which is located in both Derby Line, Vermont, and Stanstead, Quebec.

"A Distinct Society" makes its world premiere at TheatreWorks Silicon Valley in partnership with the Pioneer Theatre Company in Salt Lake City, Utah. The play opens April 8 at the Mountain View Center for the Performing Arts. Giovanna Sardelli directs.

Fahmy had long known of the Haskell Free Library's unique border location, having grown up in Sherbrooke, Quebec, less than an

hour's drive from the library, but said he hadn't ever visited.

"It's kind of an amazing story. When I read (about) it, I was thinking 'this is my backyard.' A lot of the articles I read were primarily about people from the Middle East, my family is Middle Eastern immigrants. So it just seemed like the perfect story for me to tell," Fahmy said.

After the Trump Administration enacted an executive order in 2017 that came to be known as the "Muslim Ban," barring entry to the U.S. by citizens of seven majority-Muslim countries — and which later expanded to include more countries — word of the Haskell Free Library spread, drawing people who were hoping to reunite, for just a few hours, with loved ones they couldn't otherwise see in person.

Although "A Distinct Society" is based on real events, the characters we meet in the play are all Fahmy's creations — a group of five people from different countries and cultural backgrounds.

"I wanted to create a fictional world. I didn't want to use someone else's stories. All of the characters in the play are highly fictionalized. None of them are inspired by any specific people,"



Courtesy Michaela Vatcheva

Actors from left, Vaneh Assadourian, Kenny Scott, Carrie Paff, James Rana and Daniel Allitt play characters from different countries and cultural backgrounds brought together in a library that stands on the border between the U.S. and Canada in Kareem Fahmy's new play, "A Distinct Society."

Fahmy said. "And I've taken certain creative liberties with the situation, the geography. So really, it was mostly thinking about this place and thinking about the events that took place there (that) activated my imagination in terms of what would be the most dramatic story to tell."

In the play, members of an Iranian family aim to reconnect at the library, with cardiac surgeon Peyman (James Rana), having traveled from Iran to see his daughter, Shirin (Vaneh Assadourian), who has been going to medical school in the U.S.

Navigating the difficult balance between handling regular library services and trying to accommodate the library's new visitors is Québécoise librarian Manon (Carrie Paff). She has struck up a friendship with Bruce (Kenny Scott), a U.S. Customs and Border Protection officer tasked with enforcing border rules in a building that was meant to unite

citizens from the U.S. and Canada.

Rounding out the cast is Declan (Daniel Allitt), a teenager who's recently moved with his family from Northern Ireland and finds refuge in the library reading graphic novels.

Librarian Manon is an opera enthusiast, a passion that Fahmy said was inspired by the fact that the Haskell Free Library is also home to an opera house, where audiences, seated on both sides of the border, can watch performances taking place on a stage located in Canada.

"The idea that this building was created for the cultural health and well-being of the local community, which is both American and Canadian, that's really the spirit on which it was founded, that it would be shared between the people in Vermont and people in Quebec. So I love that idea that the building is steeped in stories — literary stories, operatic stories and music," he said.

"A Distinct Society" was developed in part at TheatreWorks' New Works Festival in 2021, with performances presented online. Though the pandemic slowed the play's development, Fahmy said, it also gave him a chance to work with a number of actors, directors and theater companies on the show, and narrow the focus on characters and themes that go beyond the events captured in the play.

"It's really about these characters. The way (the play) has grown the most is deepening my understanding of who these people are — what makes them tick, what it is that is universal in the story," Fahmy said.

TheatreWorks presents "A Distinct Society" April 8-30 (pre-view April 7) at the Mountain View Center for the Performing Arts, 500 Castro St., Mountain View. Tickets start at \$30. For more information visit theatreworks.org or call 877-662-8978. ■

ARTS BRIEFS

New Art Kiosk show

A new installation at the Art Kiosk aims to shed light on the issues surrounding undocumented immigrants' hardships in modern-day America.

The new installation is a product of artist Hector Dionicio Mendoza and is called "Mil USOS/Labor Monument: Portrait of my aunts, uncles, cousins, sisters, brothers, others, parents, and grandparents."

The Redwood City Improvement Association is hosting the exhibit with Fung Collaboratives at the Art Kiosk through April 30.

Based in Salinas, California, Mendoza understands firsthand the experiences of the immigrant community. His new mixed-media piece features a figure kneeling on one knee to represent the millions of exploited immigrants.

The art piece is meant to be a celebration of all those who work in laborious and straining jobs such as construction, agriculture, and home cleaning. "Mil Usos" translates in English as "one thousand uses."

One of the most notable features of the installation is the spray-painted pattern of plants on the figure's left arm and right leg to symbolize life, hope, and the power of community healing. Mendoza was recently awarded the 2022 Louis Comfort Tiffany Foundation Award. His work is currently on view at the Orange County Museum of Art's California biennial 2022 and has been exhibited throughout the U.S., Europe, Japan and Mexico.

Art Kiosk is located at Courthouse Square, 2200 Broadway, Redwood City. For more information, visit redwoodcity.org.

— Redwood City Pulse staff

D'DAT

D'DAT melds Indigenous musical traditions with improvisational jazz, funk and hip-hop in unique, high-energy shows. Stanford Live presents the group April 8 at The Studio.

D'DAT draws together different musical influences from its three members: improvisational Diné (Navajo) trumpet artist Delbert Anderson, LatinX funk percussionist Nicholas Lucero and groove bassist Mike McCluhan. Their sound is rooted in the idea of Diné Spinning Songs, which "were composed to teach all people stories and traditions of the past, present and future," according to their website.

Later this year, D'DAT will head out on its second annual tour of national monuments and land conservation areas, in a partnership with the Bureau

of Land Management. On its first tour, the group composed original music with Indigenous tribes of the lands they visited, according to their Instagram.

D'DAT plays April 8, 7 p.m. at The Studio, 327 Lasuen St., Stanford. Tickets are \$30-\$40. For more information, visit live.stanford.edu.

— Almanac staff

Rob Verchick at Kepler's

Nobody likes looking for parking, but the experience could be way worse — just ask the lost octopus found trapped in the flooded parking garage of a Miami Beach condo complex back in 2016.

The stranded cephalopod inspired the title of Rob Verchick's new book "The Octopus in the Parking Garage," which he will be discussing at

Kepler's Books on April 12, a day after its publication. Verchick is featured in conversation with Kepler's journalist-in-residence Angie Coiro.

Verchick is a climate law scholar who teaches at Loyola University in New Orleans and designed climate-resilience policies for the Obama Administration.

As the title might suggest, "The Octopus in the Parking Garage" explores how the effects of climate change are already at our doorsteps, but it also aims to "empower readers to face the climate crisis," according to Verchick's website, and emphasizes how we can adapt.

Rob Verchick speaks April 12, 7 p.m. at Kepler's Books, 1010 El Camino Real #100, Menlo Park. Tickets are \$12-\$35. Masks are required. For more information, visit keplers.org.

— Heather Zimmerman

Food & Drink



Macaron Metamorphosis

Meet the baker infusing new flavors into the traditional French dessert

By Kate Bradshaw

Jayne Baltazar's first forays into baking macarons began as an effort to get to France. As a college student at San Jose State University nearly a decade ago, Baltazar was eager to study abroad in Paris.

In order to pay her own way there, she decided to launch a bake sale fundraiser based on the most French dessert she could think of: a macaron.

The only problem was, she'd never baked one before. So she got to work, experimenting, reading blogs and watching YouTube videos to learn the technique. Once she mastered the technique, she began to sell her macarons via word of mouth and Instagram, taking orders through text and social media.

After a few months of fundraising, she met her goal and went on her Paris trip, where she was able to sample some real Parisian macarons.

Upon returning, she finished her college degree and began working in the health care field as an administrative assistant at Kaiser Permanente, continuing her side hustle as a macaron baker. She started selling macarons at the Willow Glen Farmers Market in San José in 2019, baking every day after work to make 800 to 1,100 macarons for each market day.

When the pandemic hit she stepped back, focusing on weekly sales from her commercial kitchen space in Milpitas. She later returned to the market and began to regularly sell out of her macarons.

"Seeing the community out there supporting other small

businesses was very touching, especially during that time," she says.

While her baking business continued to expand, the stress of working in health care at a dangerous time mounted.

"I had to go into work every day... not like other jobs where people can stay home," she says. "The baking was a little distraction."

She found herself getting distracted by her baking business at work and realized she'd have to make a choice: remain in health care or branch out into baking full time.

"I'd rather have my small business stress versus health care stress," she says. So in January 2021, she left her job to pursue it full time through catering, pop-ups and direct sales from a commercial kitchen in Milpitas.

Her menu includes a wide range of macarons and sweets made with innovative flavors inspired by desserts she's eaten. Her signature macaron flavor is chocolate hazelnut, which is inspired by Ferrero Rocher chocolates and made with milk chocolate, roasted hazelnuts and Nutella. She also offers ube cookies and creme macarons, a matcha green tea macaron and seasonal macaron flavors like honey soy furikake, brown butter apple pie, pandan brulé and cookie butter s'mores.

Another signature offering is what Baltazar has called (and trademarked) the tira•mac•su. It uses macaron shells instead of ladyfinger cookies and is available in espresso and matcha green tea flavors. The inspiration came to her in November 2020 while



Photos courtesy Jayne Baltazar

Above Left: Chocolate hazelnut macarons by Macaron de Jayne. Above: Jayne Baltazar runs Macaron de Jayne, a Santa Clara-based catering and pop-up macaron shop. Below: The tira•mac•su is a spinoff of tiramisu, using cracked macaron shells and available in espresso and matcha green tea flavors.

baking, when she found herself with hundreds of cracked macaron shells and decided to turn them into a tiramisu-inspired creation. The tira•mac•sus are now available through Baltazar's catering.

A key tool for learning how to navigate running a baking business on her own has been social media, she says.

"Social media ... is a great resource for you to ask for tips and advice from other bakers," she says. "I post all the time if I have questions."

Today she's enjoying the flexibility and freedom that comes with being a small business owner — although she does miss having paid time off.

When asked why she's so passionate about macarons instead of other baked goods, she says she appreciates the precision and science that go into making macarons and the reward that comes with seeing the finished product turn out how it's supposed to.

"The macaron is a very finicky cookie," she says, adding that



it's also very versatile — she can change the shells' color and create different designs and decorations. She offers her catering customers macarons that are customized with logos, wedding dates or initials and even photos.

"You can do so much with a macaron," she says.

Baltazar also hosts pop-ups and offers a monthly assortment

through the local food delivery service Neon.

Weekly preorders for pickup open online Sundays at 9 a.m.

Macaron de Jayne, Instagram: @macarondejayne. ■

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