



IT'S ADOPT A SHELTER PET DAY!

Locally Owned, Community Oriented

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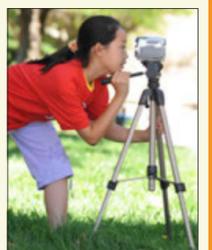
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**HOMETOWN**

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All the doings of Island safety & law personnel



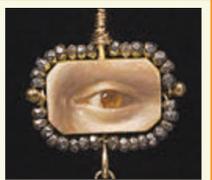
**CAMPS & SCHOOLS**

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Check out the offerings for summer activities.



**CROSSWORD PUZZLE**

**And Sudoku** Page 7  
Sharpen your pencils for that newspaper tradition.



**ISLAND ARTS**

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Smithsonian recognizes Alameda artisan.



**LOCAL HAPPENINGS**

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Museum talk on Victorian-era architecture tonight.

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**Alameda Sun Almanac**

Date	Rise	Set
Today	06:15	19:57
May 1	06:14	19:58
May 2	06:13	19:59
May 3	06:12	20:00
May 4	06:11	20:01
May 5	06:10	20:02
May 6	06:09	20:03

## Landlords Use Duplicitous Eviction Method in Town

Michele Ellison  
The Alamedan

Early last month attorney and mediator David Perry learned that he had sixty days to vacate the apartment he's lived in for the last seven years. The story bears just a touch of irony or as Perry put it a touch of something "cruel and sad." He's the president of Alameda's Rent Review Advisory Committee, which hears rent disputes between landlords and tenants.

Perry received a legal notice from an attorney working for his landlord stating that he had 60 days to move out. No explanation was given for the termination of his tenancy; none is required.

"I made a phone call (to ask), but it wasn't returned," Perry said.

The landlord's attorney could not be reached by a reporter for comment, and the owner listed in county assessor's records did not answer a reporter's call to his listed telephone number seeking comment.

Perry and others said they believe local landlords' use of the 60-day notices to get rid of tenants is on the rise. He said his receipt of the notice doesn't make him special, as head of the rent review committee Perry isn't just another tenant.

"I'm absolutely certain the (committee) only sees a small fraction of rent increases. It only sees a small fraction of what's happening to people," said Perry, who fears landlords are using the notices to avoid the bad publicity that rent hikes brought to the committee could generate.

Perry, who received a 20 percent rent hike in 2014 after years without an increase, said that with rents reaching new heights, he understands a landlord's motivation to issue a notice: His apartment, he said, could be rented on the current market for \$800 to \$1,000 a month more than he's paying.

Angela Hockabout of the Alameda Renters Coalition said the coalition has been hearing fewer stories about rent increases and more about renters receiving notices to leave. The coalition is conducting a survey to gather data on both increases and termination notices given over the past three years.

"We haven't received many calls to our crisis line in the last month, perhaps because folks know there is little that they can do to fight a 60-day notice, whereas renters can fight rent increases," Hockabout said.

Don Lindsey, a local property owner has been working with a community group of property owners, tenants and other stakeholders to address the impacts of rising rents. He said that property owners have been waiting years for the right time to sell. A repre-

sentative for the Alameda Association of Realtors, who declined to comment for this piece, said in an earlier interview that homes prices in Alameda are exceeding their 2004 heights.

Lindsey said he's not hearing that the notices are forcing people to leave the Island, and that it's "rare" that renters asked to leave can't find another home in Alameda.

"In my experience owners and renters here have been able to work things out if they try, and there is housing available," Lindsey said. "I believe it is a rare situation where someone's rights have been taken advantage of especially, if they were truly in a situation of need."

State law requires landlords to provide renters who have lived in a home or apartment for more than a year with 60 days' notice if they want the tenant to move. The notice doesn't have to offer a reason why the landlord wants the tenant to leave.

While some cities have "just cause" rules that only permit landlords to ask tenants to leave under certain circumstances, Alameda does not — giving renters who can't convince their landlords to let them stay little choice but to move.

Lindsey said that owners have a right to occupy and use their property as they desire, and that renters know that renting carries risks.

But one renter who recently received a 60-day notice detailed the stress, anxiety and expense the notice — and the way it was handled — have caused him and his family.

Kyle Hansen said he had lived in the same Victorian-era home for 11 years when he found a 60-day notice taped to his door, in mid-March. He said he had a tough time getting answers about the reason for the notice.

"The owners as well as the property management company refused to give a reason for the notice," said Hansen. His landlords lived downstairs from him and his family for several years before moving out of state. "No one will just look us in the eye and tell us the truth. It's all very impersonal."

Hansen, a self-employed IT technician who runs his business out of his home, is also coping with the recent deaths of his father and his day-care provider in addition to a move.

"The stress this has caused my family is immeasurable," he said of the forced move, adding that he is seeing a psychiatrist and taking medication as a result.

The owners listed in county assessor's records don't have a listed telephone number and couldn't be reached for comment. But Victor Jin, whose company

**METHOD:** Page 8



Richard Bangert

Alameda Cub Scouts helped prepare the least tern nesting area last Saturday. Some of the scouts are studying the least tern for a merit badge.

## Scouts Pitch In at Point

Boy Scouts, Cub Scouts help prepare least tern nest area

Richard Bangert

Fifteen boys from Cub Scout Pack 1015 and three from Boy Scout Troop 73, along with 18 parent volunteers, came out to the least tern nesting area at Alameda Point on Sunday, April 12. They joined a dozen students from UC Berkeley's Tau Beta Pi honor society, and five students from Oakland School for the Arts' Club Impact and Empowerment. The volunteers put out oyster shells and tern shelters, made fence repairs and trimmed weeds. It was the final work party before the terns arrive later in April to begin nesting.

"The older boys in our Webelos Den have been studying the least tern as part of their Naturalist Badge where they study local birds that are endangered, as well as studying the local ecosystem and wetlands," said Dorinda von Stroheim, Bear Den Leader Pack 1015. "The young-er scouts are working toward their World Conservation Award where

**"The boys felt a big sense of accomplishment being part of the conservation project..."**

— Dorinda von Stroheim  
Bear Den Leader, Pack 1015

the boys are encouraged to 'think globally' and 'act locally.'"

When asked what they liked most about their day of volunteering, Dash, age 9, said, "Digging up all the weeds! We did a lot of work but that part was fun!" Will, age 8, said, "I liked putting out the oyster shells the best because the little baby birds will now be protected. Also we saw a big spider!" They also saw some crickets and fence lizards.

The oyster shells are similar in color to a tern chick and make it harder for flying predators to spot them, especially if the chicks

## Return of the Tern Bus Tour

**What:** Annual Return of the Terns bus tours to visit the Least Tern nesting site. Includes a presentation.

**When:** Saturday, June 20, 11 a.m. and 12:15 and 1:30 p.m.

**Where:** Crab Cove Visitor Center 1252 McKay Ave.

**Registration:** Required at [www.ebparks.org](http://www.ebparks.org).

**Where:** Crab Cove Visitor Center 1252 McKay Ave.

**Cost:** \$11 for adults or \$9 for youth (8 years and older).

hunker down under the flanks of a larger shell. A-frame wooden shelters and terracotta drain tiles also provide shelter from predators and from the sun.

**SCOUTS** Page 11

## Picnic for Vietnam Vets Slated

Sun Staff Reports

Vietnam veterans (left to right) Bill Hodges, Arnold Dos Santos and Andrew Hontoon stand at the monument at Crab Cove that honors the Merchant Marines who gave their lives in World War II. The local chapter of the Vietnam Veterans of America will host a picnic at Crab Cove's Neptune Picnic Area at the foot of McKay Avenue.

The picnic will take place this Saturday, May 2, from 10 a.m. to 3 p.m. It is free to all veterans who served during the Vietnam War; their families are also welcome. The Vietnam Veterans of America will provide all the goodies along with a resource table with information about benefits available to veterans and their families.

Photo by Dennis Evanosky



## 18-Year-Old Golfer Wins Commuters Tournament

Ekene Ikeme

Eighteen-year-old Miguel Delgado shot four-under par in the final round and 11-under overall to win the 88th iteration of the Commuters Golf Championship last Sunday, April 26, on the Earl Fry Course.

After 54 holes of golf action it looked like anyone's tournament to win when fourth-round action began Sunday morning. Delgado entered the final round in a four-way tie for the lead at eight-under 205 with Carlos Briones, Jonathan Keane and Finigan Tilly.

Briones, of San Lorenzo, was the leader after two rounds at eight-under-par 134, but he shot even par in the third round allowing Delgado, of Novato and Keane, of San Mateo to creep up to the top of the leaderboard. Both Keane and Delgado shot four-under-par 67s in the third round. Keane, Delgado and Tilly, who posted a two-under 69 in the third round, were three of just 11 golfers who shot under par in the third round. This was due to

inclement weather on Saturday.

With the four men atop the leaderboard, it seemed the winner would not be decided until the final hole, but that would not be the case. Delgado, a senior at Novato High, was the only player of the four who shot under par in the final round. Delgado shot a three-under 68 on Sunday (overall 11-under 273); while Briones shot a two-over 73 (six-under 278), Keane posted a three-over 74 (five-under 279) and Tilly shot a four-over 75 (four-under 280).

"This is my first big amateur win," said Delgado who will play golf next fall at University of Norte Dame. "Hopefully, it jump-starts my collegiate career."

The uneven play of Briones (tie



Mike Maurice

**2015 Commuters Champion Miguel Delgado**

for third place), Keane (tie for fifth place) and Tilly (tie for tenth place) dropped them out of the runner-up spot. That distinction went to Steven Chung of Sacramento. Chung entered the third round in second place at seven-under 135, just one stroke behind second-round leader Briones.

A poor performance on Saturday, in which Briones shot a four-over 75 dropped him down the leaderboard. Chung, however, managed to tie for the best score of the final round with a five-under 66 on Sunday. It still was not enough as he finished with an eight-under-par 276 for second place, three strokes behind Delgado.

**COMMUTERS:** Page 5

## Local Deaths

### Maj. Gen. James Thomas 'Jim' Keltner

Major General James Thomas "Jim" Keltner of Alameda passed away peacefully at his beloved Bay Street home on April 16, 2015. His

goal was to live to see 96. He reached that goal on March 12. Jim was born on that date in 1919 in Manor, Texas to James and Adelia Keltner.

"The General" is survived by his loved and loving wife Denine Hilbish Keltner; his children, Jim Keltner and his wife, Jane; Tim Keltner; Anne Weiss and her husband Barry; Katie Freccero; Trish Ratto and her husband Len; and John Keltner.

Jim and his family moved to Alameda in 1959. He lived in his favorite Bay Street house for the rest of his life. Jim was involved in Alameda as a member of the Alameda Commuters golf group

and board member of the Alameda Girls Club and of the Alameda Hospital Foundation. Jim loved playing golf with his buddies, usually three times a week, and he shot his age twice at 84.

He was a lifelong military man, retiring as commander of the 40th Infantry Division, California National Guard, as a major general with 42 years of service. Jim's military career began in 1937 when he enlisted in the Texas National Guard. He was mobilized with the 36th Infantry Division in November 1940. He transferred to the Army Air Corps, where he was commissioned an officer in 1944.

Jim served in the China-Burma-India Theater during World War II. After the war he became a member of the California National Guard.

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