

# THE WALL STREET JOURNAL.

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DJIA 31402.01 ▼ 559.85 1.8% NASDAQ 13119.43 ▼ 3.5% STOXX 600 411.73 ▼ 0.4% 10-YR. TREAS. ▼ 1 5/32, yield 1.513% OIL \$63.53 ▲ \$0.31 GOLD \$1,774.40 ▼ \$22.20 EURO \$1.2176 YEN 106.25

## What's News

### Business & Finance

**The Dow fell** more than 550 points to end 1.8% lower as a wave of selling that began in the tech sector took down swaths of the market. The Nasdaq and S&P 500 slid 3.5% and 2.4%, respectively. **A1**

◆ **A wave of selling** in U.S. government bonds intensified, sending yields soaring. **B11**

◆ **AT&T reached** a deal to sell a stake in its pay-TV unit to private-equity firm TPG and carve out the struggling business. **A1**

◆ **Boeing was planning** to strengthen engine cowlings on its 777 jets months before two recent serious failures, according to an internal FAA document. **A1**

◆ **Airbnb posted** a steep quarterly loss, as costs tied to its market debut capped a year in which the pandemic ravaged the travel industry. **B1**

◆ **DoorDash's revenue** more than tripled in the fourth quarter as consumers turned to the delivery company for at-home meals. **B1**

◆ **Initial jobless claims** decreased by 111,000 to a seasonally adjusted 730,000 last week, the lowest level since November. **A2**

◆ **Costco will pay** its U.S. workers at least \$16 an hour starting next week, its chief executive told Congress. **A2**

◆ **GameStop shares** surged for a second day as momentum surrounding the stock continued to build and derivatives activity heated up. **B1**

◆ **TIAA named** JPMorgan's Thasunda Brown Duckett to be its president and chief executive. **B1**

### World-Wide

◆ **Former U.S. Olympic** gymnastics coach John Geddert died by suicide hours after he was charged in Michigan with 20 counts of human trafficking stemming from allegations that he profited from the forced labor of young gymnasts. **A1**

◆ **The House passed** in a 224-206 vote legislation to ban discrimination on the basis of sexual orientation or gender identity. **A4**

◆ **Biden's pick** for U.S. Trade Representative, Katherine Tai, said she would accelerate talks with the EU to resolve a long-standing dispute over commercial-aircraft subsidies. **A4**

◆ **Biden spoke** with King Salman as the White House reviews U.S. policy toward Saudi Arabia and the administration prepares to release a report on the role of Saudi officials in Khushoggi's 2018 killing. **A4**

◆ **The DHS for the first time** is refocusing some of its grant programs toward fighting domestic violent extremism, a priority of the Biden administration. **A3**

◆ **Pfizer and BioNTech** have begun a study testing in people whether the companies' Covid-19 shot can provide protection against emerging coronavirus strains. **A6**

◆ **Pakistan and India** agreed to a cease-fire along their disputed border, long regarded as one of the most dangerous frontiers in the world. **A8**

◆ **Protesters in Iran's** impoverished southeast clashed with security forces for a third consecutive day. **A8**

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## Temperature Checks Make the Grade for New York Schools



MICHAEL LOCCASANO/GETTY IMAGES

**CAUTIOUS RETURN:** New York City middle schools reopened Thursday for some students after more than two months of remote instruction. About half of the city's approximately 470 middle schools will be open for all or most of their students.

## AT&T Splits Off Pay-TV Unit In \$1.8 Billion Deal With TPG

By DREW FITZGERALD AND MIRIAM GOTTFRIED

AT&T Inc. agreed to sell a stake in its pay-TV unit to private-equity firm TPG and carve out the struggling business, pulling the telecom giant back from a costly wager on entertainment.

The transaction would move the DirecTV and AT&T TV services in the U.S. into a new entity that will be jointly run by the new partners. AT&T will retain a 70% stake

in the business. TPG will pay \$1.8 billion in cash for a 30% stake.

The deal values the new company at \$16.25 billion with about \$6.4 billion of debt. That is well below the \$49 billion—about \$66 billion including debt—that the Dallas company paid to buy international satellite operator DirecTV in 2015. AT&T recently struck \$15.5 billion off the value of the unit, reflecting the service's dimmer prospects.

AT&T said it would get

about \$7.8 billion in cash from the transaction to help pay down debts. Those proceeds include \$5.8 billion that the new company will borrow from banks and pay back to AT&T.

AT&T will be able to stop including results from its U.S. video operations in its consolidated financial reports. The telecom company also agreed to cover up to \$2.5 billion in losses tied to DirecTV's NFL Sunday Ticket package.

Bidders including TPG and its rival Apollo Global Manage-

ment Inc. had been jockeying for the business since The Wall Street Journal earlier reported on the sale process in August.

AT&T bought DirecTV near the peak of the pay-TV market, before cord-cutting upended the sector. Netflix Inc. had about 75 million subscribers world-wide, far below the more than 200 million subscribers it serves today. Cheap channel bundles costing \$30 a month or less hadn't yet

*Please turn to page A8*

## Boeing Sought Fix To Engine Covers

By ANDREW TANGEL AND ALISON SIDER

Boeing Co. was planning to strengthen protective engine covers on its 777 jets months before a pair of recent serious failures, including one near Denver last weekend, according to an internal Federal Aviation Administration document.

The plane maker and regulator had been discussing potential fixes even longer—for about two years, according to people familiar with the matter. The talks began after two failures in 2018, one on a 777 operated by United Airlines Holdings Inc. and the other on a Southwest Airlines Co. 737.

Because potential modifications to 777 external engine covers, commonly known as cowlings, had various shortcomings, "Boeing has decided to redesign the fan cowl instead of trying to modify existing fan cowlings to address both the structural strength concerns" and moisture issues, according to the internal FAA document reviewed by The Wall Street Journal.

"Boeing will be manufacturing new fan cowlings and providing service instructions for operators to remove and replace the fan cowlings," according to the document, part of a routine Aug. 6, 2020, update on efforts under way at the agency's Seattle-area offices. Boeing and the FAA declined to comment on the engine-cover plan's status Wednesday.

Such changes to airplane parts can require years of design, testing and regulatory approvals. Some aviation-safety experts and regulators have been growing increasingly concerned about

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## INSIDE



### MANSION

Senior homeowners are taking on new construction projects, and going modern. **M1**

### BUSINESS & FINANCE

Berkshire Hathaway's Charlie Munger has harsh words for Robinhood 'casino.' **B1**

## China's Plan to Assimilate Hong Kong Is Working

Protests quelled, Beijing moves on other remnants of democracy

By WENXIN FAN

HONG KONG—Just eight months after Beijing imposed a new national security law to quell a pro-democracy movement, this freewheeling former British colony has all but been brought to heel.

Moving with a scope and speed few here anticipated, authorities have used the law to stamp out street protests, ban activists from lobbying foreign governments, gut the city's legislature and arrest most of the opposition.

"Everything that's happening in Hong Kong today was unimaginable a year ago," political satirist Sam Ng, whose show was taken off air by a government broadcaster last year, told his 250,000 YouTube followers in January.

Beijing is signaling that this is just the start, outlining more institutional changes to

ensure complete control over the city's governance and eject opponents. China's leaders are planning to revamp election rules that select Hong Kong's top officials as well as grass-roots legislators. The proposals are expected to be formalized at its annual legislation meeting in early March.

Hong Kong can be governed only by "patriots" who aren't opposed to the Communist Party's leadership, Xia Baolong, the chief of Beijing's office on Hong Kong affairs, said in a policy speech this week in Beijing. "Those who violate Hong Kong's national security law aren't patriots."

Chinese government officials have foreshadowed further steps they believe are necessary in a city where resistance to Communist Party rule remains widespread and people still enjoy many more freedoms than those on the mainland.

*Please turn to page A9*

## Ex-Olympic Coach Is Charged, Kills Self

By LOUISE RADNOFSKY AND REBECCA DAVIS O'BRIEN

Former U.S. Olympic gymnastics coach John Geddert died by suicide hours after he was charged Thursday in Michigan with 20 counts of human trafficking stemming from allegations that he profited from the forced labor of young female gymnasts.

Mr. Geddert's death was confirmed by a representative of his attorney, Chris Bergstrom, and by Michigan Attorney General Dana Nessel.

"My office has been notified that the body of John Geddert was found late this afternoon after taking his own life. This is a tragic end to a tragic story for everyone involved," Ms. Nessel said.

The state of Michigan had made public a total of two

dozen felony charges against Mr. Geddert, the head coach of the 2012 U.S. women's gymnastics team at the London Games and one of the closest allies of disgraced former team doctor Larry Nassar.

The coach—who had also been accused of turning a blind eye to Nassar's sexual assault of female gymnasts—also faced two sexual-assault charges of his own, one of first-degree criminal sexual conduct and one of second-degree criminal sexual conduct, as well as charges of leading a criminal enterprise and lying to police during a violent-crime investigation.

The human-trafficking charges took aim at coaching tactics that were long considered tough but appropriate, but are increasingly seen as inap-

*Please turn to page A6*

## Famous Feta Pasta Dish Is a Recipe for Failure

\* \* \*

Seemingly simple meal delights, frustrates home cooks; 'a puddle'

By ANNIE GASPARRO

The baked-feta pasta that went viral on TikTok and other social-media platforms this month has people all over the world obsessing over it, making a run on cheese and posting appetizing pictures of their creations. The dish is pitched as incredibly easy to make, with a gourmet look and taste.

That is, if you don't screw it up.

"You're supposed to get a really creamy texture," said Apratim Tripathi, a 23-year-old engineer in Bangalore, India. "I just got a puddle."

Mastering the feta

pasta recipe sounds almost as easy as making a box of mac-and-cheese: Pour half a cup of olive oil in a casserole dish, then dump in two pints of cherry tomatoes and an 8-ounce block of feta cheese. Bake for 40 minutes; broil for five. Stir in cooked pasta along with some fresh basil and minced garlic.

Some cooks have found ways to go astray. Using too little oil will dry out the dish, said Finnish food blogger and photographer Jenni Häyrinen, whose recipe went viral.

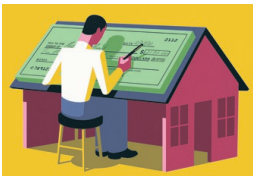
Some bloggers said that failing to

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The right stuff





**The Big Payoff**  
Should you have a mortgage when you retire? **M12**

# MANSION

**Retired Down Under**  
An Australian couple's dream beach house. **M5**



HOMES | MARKETS | PEOPLE | REDOS | SALES

THE WALL STREET JOURNAL.

Friday, February 26, 2021 | **M1**



Michael Tennenbaum, an investor in his 80s, built this house in Puerto Rico to take advantage of the island's warm weather, low taxes, and its openness to design-forward architecture. He didn't want to get into a protracted approval and building process. 'One of the difficulties of starting a multiyear project when you're older is you get anxious about finishing it,' he said.



As retirees, Bert Damner, 82, and Sisi Damner, 75, had more time to research and participate in building their modern home in Lake Tahoe, Calif.

## Never Too Old to Go Modern

These senior homeowners started building their contemporary dream homes when many their age are hunkering down

By NANCY KEATES

**D**an Evans, former governor of Washington and a former U.S. senator, and his wife, Nancy Evans, are in the middle of building a house—a small but ambitious modern design with lots of angles, a metal roof, and walls of glass. Mr. Evans is 95 years old. Mrs. Evans is 87. "It's fun but a lot of work," says Mrs. Evans, who declined to disclose the cost of the construction. Mud from heavy rains can make the site difficult to access and Covid restrictions complicate shopping for fixtures and materials. The couple have owned the

property, north of Seattle, for more than 40 years, but say they have always been too busy or didn't have the money to build. Now, they want to create a space for their three sons and their grandchildren to gather. They hired the architects in 2018. The walls are up and they are working on the kitchen cabinets now. They are hoping it will be done in early June. "You have to do something at our very ancient ages," jokes Mrs. Evans, who, along with her husband, is on numerous boards and foundations. Architects across the country have noticed older clients are increasingly taking on new construction and major renovation *Please turn to page M10*



Nancy and Dan Evans are building a modern home in the woods north of Seattle. He's 95 years old and she's 87.

## Places Where Short-Term Renters Can't Rent

For retirees seeking neighborly connections, some communities ensure that your next-door neighbor actually lives there

By KATY McLAUGHLIN

**WHEN WES SWENSON** sold his data center company in 2017, he was able to buy the retirement homes of his dreams in Utah. He purchased a \$1.5 million house in Woodland Hills and a \$1.2 million house in St. George. Both homes are in resort-like communities that tourists love; the former for skiing and the latter for access to Zion National Park, hiking and golf. Both are also in cities where homeowners *Please turn to page M8*



A view from Wes Swenson's living room in St. George, Utah. Mr. Swenson deliberately sought a community where short-term rentals are banned.



The Sub-Zero, Wolf, and Cove Showroom is a creative and collaborative space. Chef demonstrations and interactive products will inspire you, while knowledgeable consultants will guide you through your entire kitchen project. Delicious moments, spent cooking with the ones you love, start here.

**WOLF SUB-ZERO COVE**  
— SHOWROOM —  
subzero-wolf.com/showroom



MANSION | THE RETIREMENT ISSUE

MANSION | THE RETIREMENT ISSUE

Never Too Old to Build

Continued from page M1 projects. It is partly because there are more households led by people 65 or older, with a million added nationwide every year between 2014 to 2019, according to the Harvard Joint Center for Housing Studies.

It also reflects a preference for aging at home. A 2018 survey from the AARP found that 86% of those 65 and older agreed with the statement, "What I'd really like to do is stay in my current residence for as long as possible." A significant share of those who intend to age in place want it to be in a different place from their current residence, according to a 2016 study by Freddie Mac.

Many of these new projects for older people are cutting edge, modern homes—something architects say makes sense. "People say, 'Why would you start a house if you're not going to live in it that much longer?' or 'Don't you want a traditional style since you're older?'" says Mary Johnston of Seattle-based Johnston Architects. She and her husband, Ray Johnston, designed the Evans house. But, she says, modern houses tend to have simple lines and open spaces, which make them easier to clean and less prone to clutter.

Materials like concrete and steel are lower maintenance than wood, which needs to be repainted and repaired more often. A modern house, with big windows and walls of sliding glass doors, can create a connection to the landscape more effectively than a traditional house.

"It lets someone in their 70s or 80s, who might not want to go outside as much, still experience nature," says Casper Mork-Ulnes of Mork-Ulnes Architects, based in San Francisco and Oslo, Norway. He and his wife, Lexie Mork-Ulnes, designed a modern 3,300-square-foot vacation house with four bedrooms and a bunk room in Lake Tahoe, Calif., for her parents, Bert and Sisi Damner, which cost about \$1.2 million in 2015.

Mr. Damner, now 82, and Mrs. Damner, now 75, say building a modern house was an adventure—and an opportunity to learn. They had more time to do research and study modern architecture than when they built homes when they were younger, with three children in school, multiple dogs, and work. "I don't think people should ever stop growing, no matter how old you are," says Mrs. Damner.

"People think I'm crazy at this age for doing this, but my head is young," says Susan Clampitt, who is 80 and in the middle of gutting and renovating a house she recently bought in Asheville, N.C., to give it a modern aesthetic. She expects the project will cost about \$550,000 and will be finished before this summer.

Ms. Clampitt, former deputy chair of the National Endowment for the Arts, knows what she's doing. She and her third husband, Jeremy Waletzky, a 78-year-old psychiatrist, took on an equally ambitious renovation of an 1887 house on Capitol Hill in 2014, opening walls, inserting steel beams and putting in larger windows. They were married in the house halfway through construction. "We decided to start a new life in a new house together. It was symbolic for us," says Ms. Clampitt.

Janet Bloomberg, of Washington, D.C.-based KUBE Architecture, who designed Ms. Clampitt's project, has recently had more older clients asking for new-construction modern houses, often on the same property where they had lived for years in a more traditional house. "They're not sentimental at all," she says. "They see it as both a dream house and an investment."

Aside from low taxes and warm weather, one reason Michael Tenenbaum, an investor in his 80s, chose to build his modern home in Puerto Rico was that he could get a design-forward project approved quickly there. "One of the difficulties of starting a multiyear project when you're older is you get anxious about finishing it," he says.

"He's built houses before, so he knew what he wanted," says Scott Lee, president and principal of SB Architects, who designed Mr. Tenenbaum's house. The house, which cost \$10 million to build, is



Dennis and Evelyn Shaw, both 74, built this modern 4,200-square-foot, three-bedroom, 2½-bathroom home in Fayetteville, Ark. Their primary motive was having a house that they could age in.



\$1.47 million  
Estimated cost to build

JOHN DAVID HITTMAN FOR THE WALL STREET JOURNAL (3)



Bert and Sisi Damner's Lake Tahoe, Calif., home was built in 2015 when the couple were in their 70s. Their daughter and son-in-law acted as architects for the 3,300-square-foot, four-bedroom house. It also has a bunk room.

BRUCE DAMONTE



\$15 million  
Cost to build

David Walentas, now 82, built a modern home in Southampton, N.Y., by deploying lessons he learned from his other home building projects.



READ MCKENZIE/BSA (4); DAVID WALENTAS ARCHIVE

more than just a place to live. It is a statement, something Mr. Lee sees a lot with older clients. "They're not just resting on their laurels," he says. "They want what's cool, modern and hip."

New York real-estate developer David Walentas, 82, knew exactly what he wanted when he set off to build a recently finished, \$15 million, concrete-and-steel house on the beach in Southampton, N.Y. He drew on the lessons learned from building other new homes over the years. Mr. Walentas, whose wife, Jane Walentas, died in the house from cancer in July, says he feels safe there. "I'll die here too," he says.

Architects Tod Williams and Billie Tsien of New York-based Tod Williams Billie Tsien Architects | Partners tried to talk Mr. Walentas out of concrete floors. "A concrete floor for anybody all the time is not always comfortable," says Ms. Tsien. Mr. Walentas didn't want to compromise his vision, but they convinced him to put in an elevator. The architects noticed that many of their older clients are similarly determined. "They're less afraid of what people think, because you cares at that point," says Ms. Tsien.

Staying out of assisted living was a strong motivator for Dennis Shaw, 74, a retired trucking executive who still works as an investor, and his wife, Evelyn Shaw, 74, to build a house in Fayetteville, Ark. They chose a modern design by local architect Marlon Blackwell in part because Mr. Shaw always wanted a one-level contemporary house. They also felt a modern home would be easier to live in, with wider hallways and fewer small spaces to clean. The hardest part of the 4,200-square-foot, three-bed, 2½-bath project,



\$700,000  
Estimated cost to renovate  
four bed, 3 ½ bath

SUSAN CLAMPITT FAMILY PHOTO



Susan Clampitt, 80, and her husband, Jeremy Waletzky, 78, renovated this Washington, D.C., home in 2014. They are now gut-renovating another home in Asheville, N.C.

GREG POWERS/KUBE ARCHITECTURE (2)

which cost about \$350 a square foot, was getting rid of all the stuff they had accumulated over the years that wouldn't fit in their new home. "Once you let go, there's a sense of freedom," says Mr. Shaw.

Rob Widmeyer and Kathy Lynch, both in their 70s, were able to put their new house to the test soon after they moved in two years ago. Ms. Lynch broke her foot and had to be in a wheelchair for a couple of months. They had put in an elevator when they built the 1,550-square-foot, two-bedroom, modern floating house on Lake Union in Seattle for around \$900,000. They have found the house easier to maintain.

"There's nothing to fix," says Ms. Lynch.

Sometimes fixing things is a good way to keep active, say Joan Wellman, 70, and Tom Robinson, 69. They recently moved full time to a home they completely renovated in Eastern Washington's Methow Valley, where they cross country ski, hike and mountain bike several times a week. The house requires little maintenance but living in a rural environment has been more physically challenging. The couple joke that while other people buy an RV or a boat in retirement, they buy irrigation pipes. "It's really good for us at our age to have to move around," says Ms. Wellman.



Tom Robinson, 69, and Joan Wellman, 70, completely renovated this home in Methow Valley, Wash. It has two bedrooms, two studies, 2½ bathrooms and is about 2,500 square feet. The couple uses the home as a base for their outdoor activities.



BEN LINDSOM FOR THE WALL STREET JOURNAL



\$900,000  
2 bedrooms, elevator



FROM LEFT: DAREN DOSS; ROB WIDMEYER FAMILY PHOTO; BENJAMIN BEISCHNEIDER

Rob Widmeyer and Kathy Lynch, both in their 70s, built a 1,550-square-foot modern floating house that they keep on Lake Union in Seattle. It has an elevator, which came in handy when Kathy broke her foot.