**Back to school, back to ballots**

News Briefs previews the proposition-heavy November ballot. p. 3

Marie Hurabiell calls Proposition M a power grab. p. 3

It’s a MomSense column takeover as Madison Farrell explains teen life in her own words. p. 10

---

**Politics as Usual**

The state puts San Francisco under the microscope

**Art World**

SFMOMA exhibitions this fall feature culture, nature, and history

---

**Teflon Shamann**

From berating a cadet to a questionable mortgage, is Supervisor Shamann Walton beyond reproach?

BY SUSAN DYER REYNOLDS

“...You must not know who I am, I’ll whoop your ass."

— Shamann Walton to sheriff cadet Emare Butler,
City Hall security checkpoint, June 24, 2022

Boards of Supervisors President Shamann Walton likes to call people out for their misdeeds, particularly when it comes to race. In 2020, the second most powerful person at City Hall (and the first Black man elected to the position) introduced the Caren Act, which stands for Caution Against Racially Exploitative Non-Emergencies (a nod to the term “Karen,” which refers to white women complaining) making it illegal to dial 911 to make a racially biased or fabricated report. Walton also blasted the closure of JFK Drive to cars as “elitist, ableist and segregationist.”

Most recently, he demanded the resignation of Ann Hsu, one of three mayoral appointees who replaced three commissioners recalled last February, for comments she made on a par-
Politics as Usual
continued from cover
suspects praised the review; all the usual suspects decried the review.

So, to break this down into understandable chunks and find out why it matters, we've assembled a multiple choice test. Let's do our own little review of San Francisco's housing crisis.

The State of California is targeting San Francisco over its failed housing policies. In response, city leaders should:

a) Accuse the state of not understanding San Francisco's unique, artisanal approach to housing its residents
b) Turn off the lights and pretend no one's home when someone knocks

c) Use its allies in Sacramento and Washington to squash the review
d) Build more housing

When there is not enough housing to allow people to buy or rent a home for a reasonable price, what can a city do?

a) Urge people to flee to the cheaper housing markets of Stockton, Albuquerque, or Cape Town
b) Change city laws to make it more difficult to build housing at any level
c) Never, ever change
d) Build more housing

KQED reports that California churches want to build affordable housing on their land but are stymied by anti-housing red tape and costs. What can be done?

a) Post endless ad hominem complaints about how much we hate capitalism and bellyache about people who believe in invisible gods
b) Post endless ad hominem complaints about their tax-free status
c) Let them build more housing
d) Defund KQED

San Francisco's Board of Supervisors regularly opposes more housing, even affordable housing. At the next election, voters should:

a) Show up at town hall meetings to complain about that new two-story four-plex "tower" being built three blocks away
b) Make housing one of their priority issues and we'll do it"

During the Great Depression, shantytowns were dubbed "Hoovervilles" as a reprove to President Herbert Hoover. What should we call San Francisco's tent encampments?

a) Nimbytowns
b) Affordable housing
c) Li'l Friscos
d) Policy failures

When the state's review of the city's policies and practices was announced, what was the response of San Francisco leaders?

a) "Darn, we really don't want to change, but we guess we have to"
b) "Why are you picking on us?"
c) O.K., show us what can be improved and we'll do it"
d) "Here at once — all is discovered!"

To find out how the city scored on this quiz, check regularly to see how many of the 82,069 housing units San Francisco is mandated to build are actually built. Currently it's... not good.

Email: john@marinatimes.com

Like us on Facebook.com/Marinatimes
Follow us on Twitter.com/TheMarinaTimes
Sign up for our newsletters at Marinatimes.com
ELECTION BALLOT MEASURES

You might want to start exercising your pen hand before you receive your ballot for this November’s election; a bevy of measures will test your writing stamina. Let’s get a question about a homelessness oversight commission to at least two affordable housing measures, housing will be before the voters again. But so will a smattering of other topics. Mayor London Breed has sponsored measures on Golden Gate Park parking and a library preservation fund; various supervisors are promoting measures on schools, JKF Drive, and other topics.

Then there are the statewide propositions. Do you doubt you have already been treated to an onslaught of advertising over the two gambling propositions (numbers 36 and 27)? Well, there are also propositions regarding abortion, arts and music funding for public schools, funding for fighting air pollution and wildfires, flavored tobacco, and yet another proposition on kidney dialysis clinics.

So don’t be surprised when you open your ballot. Do your hand exercises and also read up on what to expect. For local ballot measures, visit sfelections.sfgov.org/measures. For statewide measures, see ses.ca.gov/elections/ballot-measures/qualified-ballot-measures.

LONG-COVID STORIES WANTED

Researchers would like you to speak up. More to the point, they would like you to tell them your stories if you have long Covid — a condition experienced by some who have Covid that involves physical and mental health symptoms that persist long after the acute virus is gone. Symptoms commonly manifest as fatigue, shortness of breath, pain, concentration problems, depression, and anxiety. The long Covid Alliance (LCA) is a patient group that includes people living with long Covid.

Let’s Figure Out Long Covid — Tell Us Your Story. Bay Area is the name of a project by the University of California San Francisco Department of Public Health, and San Mateo County Health to learn more about the causes, treatment, and prevention of Covid.

The project will help us get a better handle on how many people are affected by long Covid, and how we might intervene to reduce the additional burden the disease may likely place on communities.

So, apparently Prestons and his supporters decided it was worth defrauding voters to create the socialist dystopia they are striving for.

But how can they change the parameters after the fact? Because they have worked into the legislation an abdication of voter rights. The legal text of Proposition M will likely place the Board of Supervisors’ “may amend”... this article... without a vote.

To put a fine point on it: A vote for a Proposition M vote is a vote for control of private property, by the Board of Supervisors, whereby a two-thirds vote can expand this vacancy tax to all rental and vacant property, including primary homes, single-family homes, duplexes, RVs, etc., change the definition of “vacancy” to occupy for less than 300 days a year, and keep increasing the annual amount of the tax without limit.

Does this sound unconstitutional? It probably is.

SIX SIZE DOESN’T MATTER

Proposition M is written to punish large developers and corporations, but it will end up hurting small property owners, multigenerational households and renters more.

Consider: Use of your home can be tracked with utility bills and by neighbors spying and reporting to the government — it is that real the society we want to live in?

Proposition M is sponsored by the Democratic Socialists of America. According to the SFChronicle.com, “In opposition to Supervisor Preston, who has opposed construction of more than 30,000 homes, his measure is cynically written to exempt some property owners, himself, while punishing small and poor owners, including primary homes, single-family homes, duplexes, RVs, etc., change the definition of “vacancy” to occupied for less than 300 days a year, and keep increasing the annual amount of the tax without limit. Does this sound unconstitutional? It probably is.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

Should the Board of Supervisors control your home?

Democratic Socialists think they are more powerful than the Supreme Court

BY JOHN ZIPPERER

In this November’s ballot, Proposition M, Tax on Keeping Residential Units Vacant, “intends to supercede privacy rights of citizens in their homes by putting rigid parameters on how you use your home.”

Democratic Socialist Dean Preston wants to grab unprecedented control of your home through a “vacancy tax” known as Proposition M (for “misleading”). It is a typically ill-conceived and dishonest measure that gives extraordinary control over your home to the Board of Supervisors through a sneaky provision that eliminates protections.

The proposition purports to target large property owners “intentionally” leaving units unrented. But any single unit owner in a building with three or more units is subject to punitive fines if the home is unoccupied for more than 183 days per year for any reason: hospitalization, work travel, staying with a partner, or caring for family. Proposing M specifically excludes single-family homes and duplexes, but in a Ballot Explanation, the city government already allo- cate $1 billion already allocat- ed but unused due to Preston blocking building. The problem is not one of funds for affordable housing — it is one of political will.

Proposition M is a Trojan horse, pretending to be a pro-renter measure while allowing the Board of Supervisors to expand control over property by any vote without voter approval. Enough with supervi- sor power-grabs and schemes to penalize everyday San Francis- cans. I urge you to vote for sanity — vote no on misleading Propo- sition M.

Marie Harribell is the co-lead of SOAR-D1.com and is a candidate for the Community College Board. Email: letters@marinatimes.com

Feedback: letters@marinatimes.com. News tips: john@marinatimes.com

November ballot fills up with wide range of measures

Long-Covid stories sought, crimes updated, and pets protected

BY JOHN ZIPPERER

Should the Board of Supervisors control your home?

Democratic Socialists think they are more powerful than the Supreme Court.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

.UPDATE ON CRIME

By January through July 24, crimes rose overall by 3.12 percent compared to the same timeframe in 2021. Specifically, incidents of rape were up 41.67 percent; other crimes came in assault (23.7 percent), murder (20.6 percent), arson (44 percent), and larceny theft (13.55 percent). But during that same period, robberies declined by 12.37 percent. Human trafficking involving a sex act dropped 33.33 percent, and burglaries were down by 38.77 percent.

FACTS AND FIGURES

Fifth: San Francisco is in a list of the worst U.S. cities to be stuck in traffic, according to a H2Road analysis of driving-related tweets. Seventh: Seventeen of the 50 states have higher than the national average of empty counties. Second: In 18 counties, there are more empty homes than the national average of 52 percent. Second: In 18 counties, there are more empty homes than the national average of 52 percent.

The annual amount of the tax on homeowners may not be limited.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

.SHould the Board of Supervisors control your home?

Democratic Socialists think they are more powerful than the Supreme Court.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

UPDATE ON CRIME

By January through July 24, crimes rose overall by 3.12 percent compared to the same timeframe in 2021. Specifically, incidents of rape were up 41.67 percent; other crimes came in assault (23.7 percent), murder (20.6 percent), arson (44 percent), and larceny theft (13.55 percent). But during that same period, robberies declined by 12.37 percent. Human trafficking involving a sex act dropped 33.33 percent, and burglaries were down by 38.77 percent.

FACTS AND FIGURES

Fifth: San Francisco is in a list of the worst U.S. cities to be stuck in traffic, according to a H2Road analysis of driving-related tweets. Seventh: Seventeen of the 50 states have higher than the national average of empty counties. Second: In 18 counties, there are more empty homes than the national average of 52 percent. Second: In 18 counties, there are more empty homes than the national average of 52 percent.

The annual amount of the tax on homeowners may not be limited.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

UPDATE ON CRIME

By January through July 24, crimes rose overall by 3.12 percent compared to the same timeframe in 2021. Specifically, incidents of rape were up 41.67 percent; other crimes came in assault (23.7 percent), murder (20.6 percent), arson (44 percent), and larceny theft (13.55 percent). But during that same period, robberies declined by 12.37 percent. Human trafficking involving a sex act dropped 33.33 percent, and burglaries were down by 38.77 percent.

FACTS AND FIGURES

Fifth: San Francisco is in a list of the worst U.S. cities to be stuck in traffic, according to a H2Road analysis of driving-related tweets. Seventh: Seventeen of the 50 states have higher than the national average of empty counties. Second: In 18 counties, there are more empty homes than the national average of 52 percent. Second: In 18 counties, there are more empty homes than the national average of 52 percent.

The annual amount of the tax on homeowners may not be limited.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

UPDATE ON CRIME

By January through July 24, crimes rose overall by 3.12 percent compared to the same timeframe in 2021. Specifically, incidents of rape were up 41.67 percent; other crimes came in assault (23.7 percent), murder (20.6 percent), arson (44 percent), and larceny theft (13.55 percent). But during that same period, robberies declined by 12.37 percent. Human trafficking involving a sex act dropped 33.33 percent, and burglaries were down by 38.77 percent.

FACTS AND FIGURES

Fifth: San Francisco is in a list of the worst U.S. cities to be stuck in traffic, according to a H2Road analysis of driving-related tweets. Seventh: Seventeen of the 50 states have higher than the national average of empty counties. Second: In 18 counties, there are more empty homes than the national average of 52 percent. Second: In 18 counties, there are more empty homes than the national average of 52 percent.

The annual amount of the tax on homeowners may not be limited.

There are propositions on gambling, abortion, schools, housing, JKF Drive, and more.

UPDATE ON CRIME

By January through July 24, crimes rose overall by 3.12 percent compared to the same timeframe in 2021. Specifically, incidents of rape were up 41.67 percent; other crimes came in assault (23.7 percent), murder (20.6 percent), arson (44 percent), and larceny theft (13.55 percent). But during that same period, robberies declined by 12.37 percent. Human trafficking involving a sex act dropped 33.33 percent, and burglaries were down by 38.77 percent.

FACTS AND FIGURES

Fifth: San Francisco is in a list of the worst U.S. cities to be stuck in traffic, according to a H2Road analysis of driving-related tweets. Seventh: Seventeen of the 50 states have higher than the national average of empty counties. Second: In 18 counties, there are more empty homes than the national average of 52 percent. Second: In 18 counties, there are more empty homes than the national average of 52 percent.

The annual amount of the tax on homeowners may not be limited.
ent group endorsement questionnaire. After a swift backlash, Hsu posted a lengthy Twitter thread reaffirming her comments, but also apologizing for sing- ing out those in the Black and Brown communities who tried to convey my thoughts on this subject, I misstep. My statements reflected my own limited experiences and inherent biases. I made a mistake, and I am deeply sorry." Hsu also met with board members of the San Francisco NAACP, where she apologized again. The group accepted her apology but still voted 10-0 to call for Hsu's resignation.

London Breed, San Francisco's first Black female mayor, said it was important that Hsu apologized, and she should now "listen and reflect." Breed didn't ask for Hsu's resignation, but Walton did, stating, "Now is the time to thank you for the apology, but at the end of the day this is probably how this person feels." That's very judgy coming from an elected official who stood by Alison Collins after tweets resurfaced of her calling Asians "nazi exposed that District 4 candidate Teflon Shamann seems pretty sure they know what Walton is into, but expenses on the Valero house would be in the $3,500 to $4,000 a month range — a pretty penny for a non-income generating investment property. Walton doesn't claim his home owner's exemption, either, leaving more money on the table (although that could be strategic).

Over the weekend, Walton texted Mission Local's Joe Eskenazi, who penned a Monday morning article again attacking Louie. "Dual accusations of residency fraud, voter fraud put Leanna Louie in a Catch-22. 'She is trapped'" and excur- sions. "I don't agree that just because the City — we have to be held to a high standard. "

Walton either wasn't living full time in San Francisco or he committed bank fraud.

**WHOOP-ASS WALTON**

In an effort to set the record straight," Walton texted Emarre Butler, who came forward to multiple media organi- zations. "I don't agree that just because it's two Black males it's OK to use that word," Butler explained. "Someone said it was a sign of solidarity. I don't know what kind of solidarity that would be.

Butler, who grew up in the Bayview (a district Walton represents) says the supervisor also threatened him with physical violence. "So he gets his things together and as he's walking toward the elevator, he looks at me and he goes, 'You must not know who I am, I'll whoop your ass,'" the cadet told ABC News. "Walton texted, 'of course I can.' Walton responded. "We don't condone mort- gage fraud." Walton either wasn't living full time in San Francisco or he committed bank fraud.

**OCCUPY-OWNED MORTGAGE IN VALLEJO**

In recent Gotham by the Bay news- letter, I detailed another double stan- dard regarding Walton stemming from a Vallejo home mortgage. In an Aug. 16, 2022, article, Mission Local reporter Joe Eskenazi exposed that District 4 candidate Leanna Louise co-owns a home in Dis- trict 11. A clause in her lending agree- ment, finalized in April 2021, stipulates the home shall be "Borrower's principal residence within 60 days" and that she "shall continue to occupy the property as Borrower's principal residence for at least one year." After Eskenazi's report, and Louie's own admission that she voted in District 10 while being registered in District 4, the Department of Elections referred Louise to the District Attorney to investigate possible voter fraud. City Attorney David Chiu also demanded a meeting with Louise in which she will be mandated to provide voluminous evidence — bills, statements, docu- ments, tax forms — proving her residency in Dis- trict 4.

Walton texted "District 10's representa- tive, Lyanne Melendez — a clear violation of the city's harassment-free workplace policy, which states, "Harassment con- sists of unwelcome visual, verbal, or physical conduct." The Twitterverse wasn't kind to the supervisor, tagging him with "Whoop Ass Walton" and asking Butler to run for supervisor. "The alleged 'slur' is only a slur if someone who isn't Black says it... in this context it wasn't a slur. It was normal communication. Even a sign of solidarity." For her part, Mayor Breed demanded that Walton apologize. "The use of that word toward any employee is not appro- priate no matter what your race is," she told the press. "People in positions of authority, whether they're elected offici- cials or managers of other people in in- stitutions, certain cultures, you should not be in a position to make deci- sions," Walton said of Hsu. Then, just a week after Walton demanded Hsu's resignation, a report of his own bad behavior surfaced. According to doc- uments obtained by the San Francisco Chronicle, on June 24, Walton became angry when a sheriff cadet asked him to remove objects found through a metal detector. Despite the person in front of him doing so without incident, Walton burred and swore at the cadet, who is also Black, and threatened him physically. According to a memo by San Francisco Undersheriff Joseph Engler, Walton said, it is "N-words like you that help bring Collins down, along with Louie." Walton (a district Walton represents) says the supervisor also threatened him with physical violence. "So he gets his things together and as he's walking toward the elevator, he looks at me and he goes, 'You must not know who I am, I'll whoop your ass,'" the cadet told ABC News. "Walton texted, 'of course I can.' Walton responded. "We don't condone mort- gage fraud." Walton either wasn't living full time in San Francisco or he committed bank fraud.

**WALTON APPEARS TO KNOW WHO HE IS**

After receiving a number of tips about Walton living in Vallejo, I decided to pursue an investigation. According to FasTrak statements, but why bother? Walton texted, "of course I can. " Walton responded. "We don't condone mort- gage fraud." Walton either wasn't living full time in San Francisco or he committed bank fraud.
### September Events

#### MAJOR EVENTS

**Symphony and chorus in an entertaining**
Friday, Sept. 23, 7 p.m.

**Komen F. More Than Pink Walk**
Sunday, Oct. 2, 9:30 a.m.

**MUSEUMS & GALLERIES**

**Legion of Honor Museum**
TUe., Sept. 30–Oct. 2

**SFMOMA**
Monday, Sept. 12, 11 a.m.

**MUSIC**

**S.F. Playhouse Indecent**
Most days, Sept. 22–25

**FILMS & LECTURES**

**California burning: The Fall of PG&E — and What It Means for America’s Power Grid**
Tuesday, Sept. 13, 5:30 p.m.

**SPORTS & HEALTH**

**Octoberfest Block Party**
Saturday, Sept. 24, 4–7 p.m.

**JUST FOR FUN**

**15th Annual Iranian Film Festival**
Sat., Sept. 17–18

**SCIENCE & ENVIRONMENT**

**Astronomers for Planet Earth: A Cosmological View on Climate**
Monday, Sept. 12, 7:30 p.m.

**POTABLES & EDIBLES**

**Whiskies of the World**
Saturday, Sept. 24, 6:45 p.m.

**SPORTS & HEALTH**

**10th Annual Jog in the Fog**
Saturday, Sept. 18, 8-11 a.m.

**JUST FOR FUN**

**Octoberfest Block Party**
Saturday, Sept. 17, 3–8 p.m.

**DANCE**

**SFMOMA | Diego Rivera’s America**
Monday, Sept. 12–23

**Buddy Guy**
Saturday, Sept. 24, 8 p.m.

**Guy & Gal**
Saturday, Sept. 24, 8 p.m.

**Babe**
Saturday, Sept. 24, 9 p.m.

**FILMS & LECTURES**

**FILMS & LECTURES**

**Astronomers for Planet Earth: A Cosmological View on Climate**
Monday, Sept. 12, 7:30 p.m.

**POTABLES & EDIBLES**

**Whiskies of the World**
Saturday, Sept. 24, 6:45 p.m.

**SPORTS & HEALTH**

**10th Annual Jog in the Fog**
Saturday, Sept. 18, 8-11 a.m.

**JUST FOR FUN**

**Octoberfest Block Party**
Saturday, Sept. 17, 3–8 p.m.

**DANCE**

**SFMOMA | Diego Rivera’s America**
Monday, Sept. 12–23

**Buddy Guy**
Saturday, Sept. 24, 8 p.m.

**Guy & Gal**
Saturday, Sept. 24, 8 p.m.

**Babe**
Saturday, Sept. 24, 9 p.m.

**FILMS & LECTURES**

**Astronomers for Planet Earth: A Cosmological View on Climate**
Monday, Sept. 12, 7:30 p.m.

**POTABLES & EDIBLES**

**Whiskies of the World**
Saturday, Sept. 24, 6:45 p.m.

**SPORTS & HEALTH**

**10th Annual Jog in the Fog**
Saturday, Sept. 18, 8-11 a.m.

**JUST FOR FUN**

**Octoberfest Block Party**
Saturday, Sept. 17, 3–8 p.m.
Harcourt Fiction
1. Tomorrow and Tomorrow and Tomorrow: A Novel, by Gabrielle Zevin
2. The 7 Habits of Highly Effective People: Revised and Updated, by Stephen R. Covey
3. Cultish: The Language of Fanaticism, by Amanda Montell

Harcourt Nonfiction
1. Crying in H Mart: A Memoir, by Anna V. Quan
2. California: An American Dream, by John Mack Farquhar
3. How to Fail Out of Love Madly, by Jana Casale

Harper Fiction
1. The Sinner, by Donna Williams
2. The Know, by Susan Stephens
3. An Affair of State, by Colleen Hoover

Harper Nonfiction
1. The Longest Night of the Year, by CatherineNewman
2. The Boy Who Fell to Earth, by Garth Nix
3. The Memory Keeper’s Daughter, by Kim Edwards

Hardcover Fiction
1. Where the Crawdads Sing, by Delia Owens
2. The Seven Husbands of Evelyn Hugo: A Novel, by Taylor Jenkins Reid
3. Tomorrow and Tomorrow: A Novel, by Colleen Hoover

Hardcover Nonfiction
1. The Best of Books, by Chris Hsiang
2. California: An American Dream, by John Mack Farquhar
3. Cultish: The Language of Fanaticism, by Amanda Montell

Paperback Fiction
1. The Ruby Red Gospel, by Daniel Handler
2. The Mosquito Bowl, by Buzz Bissinger
3. The Mosquito Bowl, by Buzz Bissinger

Paperback Nonfiction
1. Patti’s People: How the RBG Took Back Russia and Then Took on The West, by Catherine Belton
2. How to Make Good Things Happen: Know Your Brain, Enhance Your Life, by Marian Rojas Estape
3. The Bomber Mafia: A Dream, a Temptation, and the Longest Night of the Second World War, by Malcolm Gladwell

New and Notable Releases
Carrrie Soto is Back: A Novel, by Taylor Jenkins Reid
Carrrie Soto is Back: A Novel, by Taylor Jenkins Reid

The West, by Catherine Belton
1. "How to Make Good Things Happen: Know Your Brain, Enhance Your Life, by Marian Rojas Estape"
3. "New and Notable Releases: Carrrie Soto is Back: A Novel, by Taylor Jenkins Reid"
Art World
continued from cover

is Riepenhoff’s abstract that approximates the awe-inspiring power of the ocean in vibrant spatterings of blue and white. *Sightlines* is on view through May 7, 2023.

**AMALIA MESA-BAINS: ‘VENUS ENVY I’ AND ‘MADRINAS Y HERMANAS’**

This two-part exhibition is a journey into the life of the artist and introduces Mesa-Bains’s creative influences. The first autobiographical installation, *Venus Envy Chapter I: The First Holy Communion Moments Before the End*, formulates a linear trajectory of the artist’s life story where her personal identity was shaped by her Catholic upbringing, her first Holy Communion, and the symbolism of the church entwined with personal mementos, photos, clothing and objects both belonging to the artist and her friends. The viewer looks in as a voyeur, an interloper in the life of a female examining codes of gender via Catholic rituals and ceremonial rites of passage.

In two adjacent galleries is the second installation, *Madrinas y Hermanas* (Godmothers and Sisters), works from SFMOMA’s permanent collection, curated by the artist and including texts she wrote to accompany them, pays homage to “those who came before me and are an inspiration or mentors (Godmothers) and those who I have exhibited with, worked with and with whom I share a vision and purpose (Sisters)” Included are artists including Frida Kahlo, Ruth Asawa, Mildred Howard, and Hung Liu. *Venus Envy Chapter I and Madrinas y Hermanas* are on display through Nov. 6, 2022.

**‘JULIAN CHARRIÈRE: ERRATIC’**

Julian Charrière’s art is inspired by humanity’s relationship to nature. In *Erratic*, the artist’s fascination with the Arctic and Antarctic lead him to travel to remote and hostile regions to explore humanity’s connection to the otherworldly and inhospitable parts of the planet. The desolation of the objects and images reflect humanity’s perilous future.

The central work in this installation is *Towards No Earthly Pole* (2019). Panoramic film taken at night of glaciers projected on the walls sets a haunting tone in galleries containing sculptures of boulder-like objects inspired by “erratics,” or the deposits left behind by glacial ice as it glided over wide distances. Elemental forces presented in minimalist simplicity underline the isolation of dark terrains, and the ecological change and transformation they represent.

Julian Charrière: *Erratic* is on display through May 14, 2023.

**CONVERSATION PIECES: CONTEMPORARY FURNITURE IN DIALOGUE**

A bench resembling a shaggy pet, a 3-D printed tuffet made of tire remnants, and an armchair constructed from 10,000 cable ties are just some of what museumgoers will find in *Conversation Pieces*. More than 40 works by international designers from the 1990s to the present day create a lively atmosphere of curiosity, guaranteed to get people talking.

The original intention was focusing on chairs that are conversation starters, pieces within a room that you gravitate toward because they perplex you. But what happens when you fill an entire gallery with these pieces? That’s a party!” says exhibition curator Jennifer Dunlop Fletcher, who worked with Los Angeles-based creative director and designer Alexandra Loew to create a party atmosphere in the gallery. Benches are installed to imagine mingling with the furniture, and prerecorded artist conversations are played over speakers, turning the art space into something similar to a nightclub.

The exhibition’s impetus was to redefine so-called mundane objects in everyday life and to perhaps take a closer look and find that our own choices don’t have to be ordinary. *Conversation Pieces* is on display through June 25, 2023.

**SFMOMA:** Mon.–Tue. 10 a.m.–5 p.m., Thursday 1–8 p.m. & Fri.–Sun. 10 a.m.–5 p.m., $25, 151 Third St., 415-357-4000, sfmoma.org

Sharon Anderson is an artist and writer in Southern California. She can be reached at mindtheimage.com.
Sometimes an empty seat is a good thing

As a proud partner of the San Francisco Giants, we love a sellout crowd. But we also get excited about empty seats.

Like this one.

When you take a Cruise driverless ride, there’s no one in the driver’s seat to get distracted, tired, or annoyed. It’s a safe, simple, fun way to get around.

Curious? We’ll be at every Tuesday night Giants home game. Or simply sign up for a driverless ride today.

cruise
getcruise.com
Context for today’s real estate news

BY GAREY DE MARTINI

Looking ahead, Zillow recently predicted a sharp slowdown in the nation’s annual home value growth from the current pace of 19.8 percent to 7.8 percent growth through June 2023. Expectations for the year were revised down from Zillow’s previous forecast for 9.7 percent growth in the year ending May 2023.

The new forecast predicted a steeper drop in appreciation before stabilizing at levels closer to pre-pandemic averages.

According to Zillow, the housing market is quickly rebalancing from what had been arguably the strongest seller’s market in decades, because inventory is rising in the face of significant affordability challenges. The rebalancing is expected to continue, given current macroeconomic headwinds.

LOCAL INSIGHT

We recently asked Ron Sebahar, a top-producing agent with Compass, to comment on San Francisco’s real estate market. We found his remarks insightful.

“July definitely felt the effects of the stock market that caused a lot of chatter about a recession,” Sebahar said. “This led to a fairly dramatic drop in sales volume, increased inventory, less overbidding, more price reductions, and lower appreciation rates.

“Still, buying and selling continued, but at a slower rate: 5,200 home sales were reported to MLS from Napa County to Monterey in July 2022. That volume number is down 38 percent from last July 2021.

“Meanwhile, San Francisco’s median home price was down year-over-year in July, from $1,850,000 to $1,680,000. At the time, there seemed to be a rather negative sentiment and forecast among buyers and sellers.

“But things change quickly in the city, and the sentiment seemed to improve in early August,” Sebahar continued. “This was presumably due to mortgage rates for a 30-year fixed-rate loan falling below 5 percent for the first time since April, a significant rebound in the stock market, and news of 528,000 new jobs being created in July.

“When asked to comment on what he is seeing himself on the ground, Sebahar was upbeat.

“Personally I’m currently working with twice the number of well-qualified buyers than I was the same time last year; at prices ranging from $1 million to $6 million for condominiums and homes throughout San Francisco.

“At three different meetings that I recently attended, agents confirmed that buyer interest has begun to rekindle. Their clients understand that there has been a decline in competition, fewer bidding wars, and an increase in inventory.”

RECESSION Fears REceding?

Autumn typically sees a substantial spike in new listings and sales prior to the big mid-winter slowdown. This is what agents, buyers, and sellers are now focused on, according to Sebahar.

“The economy, at least at the time of this interview, seemed less of an issue.

“I’ve worked in real estate in the Bay Area since 1989, and the only times I’ve witnessed a sustained decrease in property values are when buyers are fearful of losing their jobs and afraid they may be unable to make their mortgage payments,” Sebahar said. “But I’ve not heard of any such concerns from buyers or agents yet.

“We’re simply not seeing the layoffs and fears of job loss associated with recession of the early 1990s, the post-9/11 dotcom bust of 2001-02, and the Great Recession of 2009-10. Even after those events, of course, values eventually returned.”

We asked Sebahar if he’s seeing anything going on in the market that people aren’t really talking about. His answer shouldn’t be a surprise, but he’s right — this phenomenon is a bit under the radar.

“I don’t hear people talking about the significant amounts of wealth being transferred from baby boomers to their children and grandchildren in order to help them buy their first homes,” Sebahar said.

“Some are paying cash for these properties; others are providing the large down payments required in San Francisco, and then having the child or grandchild pay the mortgage and property taxes.”

“We asked Sebahar to comment on a recent SFGate article that seemed to suggest renting might be a better bet in San Francisco, because the Bay Area has the largest gap between renting and buying a home in the nation.

“Higher interest rates and lower rents in San Francisco clearly improve the affordability of renting. But renters miss out on the opportunity to build wealth through equity appreciation,” Sebahar said.

“There are tax benefits as well. But the bottom line is I have never heard a property owner tell me they regret buying — but I have had many renters tell me they wish they would have purchased back when homes were much less expensive.”

Some good food for thought.

Feedback: letters@marinatimes.com

There might be more expectations of a downturn than there are actual signs of an economic downturn. PHOTO: GAREY DE MARTINI
The Old Ways of Selling Real Estate No Longer Apply

222 Roosevelt Way, Corona Heights

3 BEDROOMS  |  2 BATHROOMS  |  1,710 SQFT HOME  |  3,123 SQFT LOT  |  LISTED AT $3,100,000
SINGLE FAMILY HOME  |  1 CAR GARAGE  |  COMPLETELY GUT RENOVATED

1211 Dolores Street, Noe Valley

3 BEDROOMS  |  2 BATHROOMS  |  1,595 SQFT HOME  |  2,110 SQFT LOT  |  LISTED AT $2,195,000
TOP FLOOR CONDO  |  BOUTIQUE 2 UNIT BLDG  |  1 CAR PARKING  |  REMODELED