



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



Fall events

Opera and Hardly Strictly Bluegrass are in Golden Gate Park, artwork is on display in big museums and small studios, plus comedy, Oktoberfest and more. p. 6

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A scene from *Moonage Daydream*. PHOTO: COURTESY OF NEON

Bowie's stellar trek from Stardust to 'Blackstar'

BY MICHAEL SNYDER

DAVID BOWIE, THE SLEEK British musician and actor whose prodigious, multifaceted career achieved liftoff with his mid-1970s glam-rock incarnation Ziggy Stardust, left this plane of being on Jan. 10, 2016 at the age of 69. In the six-plus years since

Ziggy became stardust, his music has played on, his influence persists, and his admirers continue to shower him with love and respect. At least two different all-star bands have played a spate of shows that pay tribute to Bowie. And a series of posthumous documentaries have memorialized him, as one would expect when a flamboyant world-renowned figure

dies while still producing laudable work — specifically his final album *Blackstar* and theatrical production *Lazarus*.

Taking different approaches to his life and endeavors, 2016's *Bowie: The Man Who Changed the World* (Netflix) established his impact on popular culture; 2017's *The Last Five Years*

SNYDER, continued on 8

REYNOLDS RAP :: Opinion

Teflon Shamann

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

BY SUSAN DYER REYNOLDS

"It is N-words like you that looks like me that is always the problem ... 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

BOARD 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-

REYNOLDS RAP, continued on 4

POLITICS AS USUAL :: Opinion

The jig is up

The state puts San Francisco under the microscope

BY JOHN ZIPPERER

CALIFORNIA OFFICIALS HAVE ANNOUNCED THAT San Francisco has the dishonor of being the first city in the state to be subject to a review of its housing policies and practices. The state says the city's own data shows it has "the longest timelines in the state for advancing housing projects to construction, among the highest housing and construction costs, and [the state] has received more complaints about San Francisco than any other local jurisdiction."

The state is "deeply concerned about processes and political decision-making in San Francisco that delay and impede the creation of housing and want to understand why this is the case," said Gustavo Velasquez, director of the Department of Housing and Community Development. "We will be working with the city to identify and clear roadblocks to construction of all types of housing, and when we find policies and practices that violate or evade state housing law, we will pursue those violations together with the Attorney General's Office. We expect the cooperation of San Francisco in this effort."

I am sure we can look forward to witnessing a very creative interpretation of "cooperation." All the usual

SUPERVISOR, continued on 2

ART WORLD :: On view now



Meghann Riepenhoff's *Littoral Drift Nearshore #209*. PHOTO: KATHERINE DU TIEL; COURTESY SFMOMA

SFMOMA exhibitions this fall feature culture, nature, and history

BY SHARON ANDERSON

THE SFMOMA'S FALL EXHIBITIONS are noteworthy in their diversity. In addition to the ongoing major *Diego Rivera's Amer-*

ica exhibition, the offerings include a selection from the museum's photography collection; an installation by Swiss artist Julian Charrière highlighting the realms of environmental science and natural history;

an installation by assemblage artist Amalia Mesa-Bains; and *Conversation Pieces*, a selection of quirky, one-of-a-kind furniture.

'SIGHTLINES: PHOTOGRAPHS FROM THE COLLECTION'

Sightlines features more than 200 works from SFMOMA's holdings and explores themes of studio portraiture to camera-less photography. One gallery is devoted to Louis Carlos Bernal's vivid color photography of the Southwest from the late 1970s.

Other galleries consider the question "What constitutes a photograph?" Man Ray's humorous and irreverent photograms will be on view. Ray was known for his "rayographs," created by placing objects directly on a photosensitized piece of paper and then exposing it to light.

A large-scale cyanotype installation by Meghann Riepenhoff is also on display. Cyanotypes are created with a photographic printing method using the ultraviolet blue light spectrum, hence the bluish hue from which it is named. *Littoral Drift Nearshore #209* (2015)

ART WORLD, continued on 9


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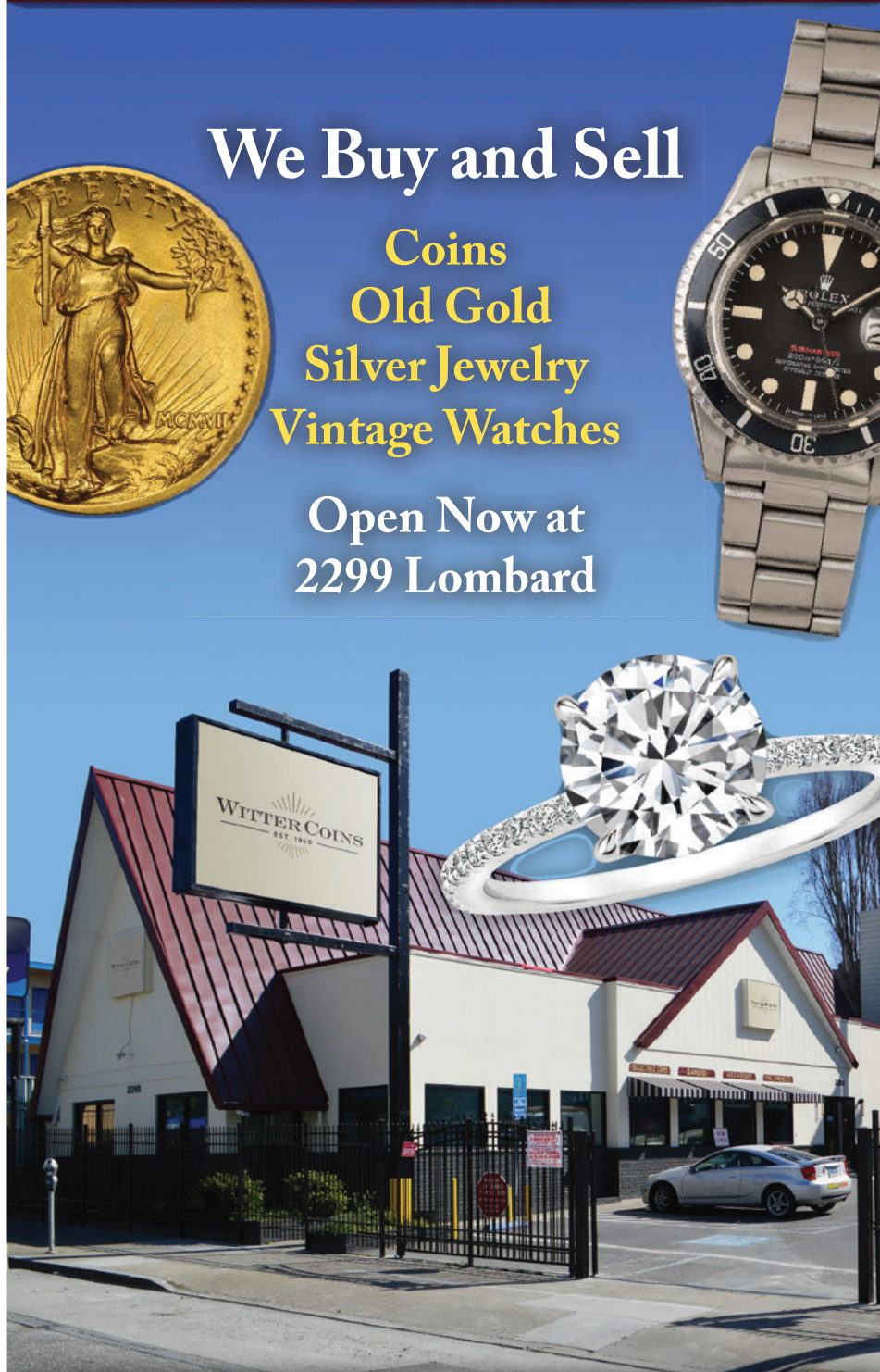
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Politics as Usual

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 even 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 hated catechism class 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 make themselves heard during pre-election town halls and candidate meet-and-greets

c) Insist that supervisors solve the homelessness and high housing cost problems without allowing additional housing to be built

d) Vote the same ones back into office; maybe they've changed

Some activists like to claim that the laws of supply and demand don't apply to San Francisco housing. What other laws don't apply here?

- a) Jude Law
- b) Laws of Hammurabi
- c) Asimov's Three Laws of Robotics
- d) Law of Common Sense

What can be done to make it easier to build more housing in San Francisco?

- a) Ensure that all housing developers have contributed to the campaigns of every elected city official
- b) Expand rent control
- c) Pass new ballot measures to make it even more difficult to build additional housing

All the usual suspects praised the review; all the usual suspects decried it.

- d) Let people build more housing

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) "Flee 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.

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November ballot fills up with wide range of measures

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

BY JOHN ZIPPERER

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 be on the ballot. From a question about a homelessness oversight commission to at least two affordable housing measures, housing will be before the voters yet again. But so will a number 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, JFK Drive, and other topics.

Then there are the statewide propositions. No doubt you have already been treated to an onslaught of advertising over the two gambling propositions (numbers 26 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 sos.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 initial infection. It commonly manifests as fatigue, shortness of breath, pain, concentration problems, depression, and anxiety.

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, the 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 will likely place on communities of color," said Dr. Kim Rhoads of the UCSF Department of Epidemiology and Biostatistics and the director of the Office of Community Engagement at the UCSF Helen Diller Family Comprehensive Cancer Center.

Researchers hope to have a wide range of responders from various ethnicities and backgrounds. First, researchers will reach out to adults in San Francisco and San Mateo Counties who had Covid at least three months ago. In the second phase, some of those people will be invited to participate in a more detailed study sponsored by the U.S. National Institutes of Health.

Learn more at figuringoutlongcovid.org.

UPDATE ON CRIME

From 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 increases came in assault (23.7 percent), motor vehicle theft (9.01 percent), arson (44 percent), and larceny theft (13.55 percent).

During that same time 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, according to Northern Station police.

BRIEFLY NOTED

Senate Bill 879, the **PET (Prohibiting Extraneous Testing) Act**, passed the Assembly 59-0 on Aug. 18, then headed to the Senate. The bill, by Sen. Scott Wiener (D-San Francisco), would prohibit the use of dogs and cats in toxicity tests for products like food additives, pesticides, and chemical substances. "Dogs and cats should not have to undergo testing that has no scientific value and causes a great deal of pain," said Wiener. "Animals deserve the chance to live full lives without unnecessary suffering. The PET Act protects these animals and helps make that a reality." . . . Numerous media outlets are reporting that **Keys Jazz Bistro** is planning a fall opening at 498 Broadway Street in North Beach. Jazz musician Simon Rowe told the *San Francisco Business Times* that he wants to create a home for the best jazz performers in the area. . . . A team of engineers from Stanford

are launching **Mezli**, a fully automated (no human workers) restaurant at the Spark Social food park (601 Mission Bay Blvd.). Will there be human customers?

FACTS AND FIGURES

Fifth: rank of San Francisco in a list of the worst U.S. cities to be stuck in traffic, according to a HiRoad analysis of driving-related tweets . . . **Seventh:** San Francisco's rank among stressful cities to drive in . . . **Ninth:** the city's rank among the most dog-friendly U.S. cities, according to SmartAsset . . . **\$601,610:** total pay for San Francisco's highest paid public employee, William Coaker Jr., the chief investment officer in the Retirement Services department, according to a *San Francisco Chronicle* review . . . **4:** number of city employees who made more than a half-million dollars for the year . . . **81:** age of Dr. Anthony Fauci, who will leave his post in government in December . . . **\$23 million:** amount of a federal grant to San Francisco for safety upgrades on the Howard Street corridor . . . **\$14 billion:** size of the budget passed by the Board of Supervisors and signed by Mayor London Breed in late July . . . **69:** number of countries with gross domestic products of less than \$14 billion.

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

Should the Board of Supervisors control your home?

Democratic Socialists think they are more powerful than the Supreme Court

BY MARIE HURABIELL

ON 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 voter rights.

Proposition M 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 vacant for more than 183 days per year for any reason: hospitalization, work travel, staying with a partner, or caring for family.

Proposition M specifically excludes single-family homes and

duplexes, but in a Ballot Explainer event on Aug. 15, 2022, a named proponent of the measure publicly stated that the intention is to expand this law to include single-family homes and duplexes after the measure passes.

So, apparently Preston 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 provides that the Board of Supervisors "may amend ... this article ... without a vote of the people."

To put a fine point on it: A vote for Proposition M 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 types of property, 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.

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 — is that really the society we want to live in?

Proposition M is sponsored by the Democratic Socialists of America and Supervisor Dean 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 mom-and-pop homeowners and multigenerational households.

This tax is passed through to tenants.

City government already allocates almost \$1 billion to depart-

ments that oversee and fund affordable housing.

And family members aren't considered tenants under the measure, so multigenerational households and family members living under one roof would be fined in a building that is fully occupied.

With all the negatives, how are they selling Proposition M? Proponents claim that it will increase available housing and the fines will support affordable housing. Unfortunately these claims are based on false information and are patently ridiculous.

They assert there are 40,000 vacant units in San Francisco, but looking at the data, that is a huge exaggeration, according to a report to Supervisor Preston, reported in the *San Francisco Standard*, Jan. 31, 2022.

Laws should never be based on manipulated data. Of those 40,000 units, 7,200 are on the market and available to rent; 4,000 are in process of being rented or sold; 8,000 have been sold and the new owner is in the process of moving in; and of

the remaining units, some are undergoing repair. Many of the units that are pied-à-terres were purposefully exempted from the tax in an effort to play politics.

POWER GRAB

How much money will the measure raise? Maybe \$45 million, which is nothing compared to the \$1 billion already allocated 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 aspects of the law *without* voter approval. Enough with supervisor power-grabs and schemes to penalize everyday San Franciscans. I urge you to vote for sanity — vote no on misleading Proposition M.

Marie Hurabiell is the co-lead of SOAR-D1.com and is a candidate for the Community College Board.

Email: letters@marinatimes.com

Reynolds Rap
continued from cover

ent group endorsement questionnaire. After a swift backlash, Hsu posted a lengthy Twitter thread reaffirming her comments, but also apologizing for singling out those in the Black and Brown community. “In trying to convey my thoughts on this subject, I misspoke. 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 105-0 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, “Yeah, sure, 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 “House N-words.” Collins never apologized, refused to resign, and, when her fellow board members demoted her, filed an \$87 million lawsuit for violating her First Amendment rights. Those tweets and her smugness, along with countless bad decisions made by the hapless board, helped bring Collins down, along with colleagues Gabriela Lopez and Faauuga Moliga. In fact, Walton slammed the recall as the evil doing of “closet Republicans and most certainly folks with conservative values in San Francisco, even if they weren’t registered Republicans.”

As for Collins and her racist tweets, double standards be damned. “I want people to understand that when you feel certain ways about certain types of communities, certain cultures, you should not be in a position to make decisions,” Walton said of Hsu. Then, just a week after Walton demanded Hsu’s resignation, a report of his own bad behavior surfaced. According to documents obtained by the *San Francisco Chronicle*, on June 24, Walton became angry when a sheriff cadet asked him to remove his belt to pass through a metal detector. Despite the person in front of him doing so without incident, Walton hurled racial slurs 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 looks like me that is always the problem” referring to the security protocols as some “N-word s**t.” In a second memo, Walton admits using the N-word “sev-

eral times,” but told Engler he believed that the way he had used it “could be defended.” Walton’s aide Natalie Gee was less subtle, tweeting, “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 appropriate no matter what your race is,” she told the press. “People in positions of authority, whether they’re elected officials or managers of other people in the City — we have to be held to a high standard.” Walton not only refused to apologize, he doubled down, saying the sheriff’s department’s depiction of the incident was “inaccurate,” they had it out for him because he introduced and passed sheriff’s oversight legislation, and intimating that he may take legal action for the way he was mistreated.

‘WHOOOP-ASS WALTON’

In an effort to set the record straight, the cadet, 43-year-old Emare Butler, came forward to multiple media organizations. “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 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 ABC7 News reporter Lyanne Melendez — a clear violation of the city’s harassment-free workplace policy, which states, “Harassment consists 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 to replace him as District 10’s representative. When Butler said he was offended and didn’t accept being called the N-word, that was Walton’s opportunity to save face by apologizing, but it’s hard to get out of your own way when you keep tripping over your ego.

‘OWNER-OCCUPIED’ MORTGAGE IN VALLEJO

In a recent *Gotham by the Bay* newsletter, I detailed another double standard regarding Walton stemming from a Vallejo home mortgage. In an Aug. 16 article, *Mission Local* reporter Joe Eskenazi exposed that District 4 candidate Leanna Louie co-owns a home in District 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 Louie to the District Attorney to investigate possible voter fraud. City Attorney David Chiu also demanded a meeting with Louie in which “she will be mandated to provide voluminous evidence — bills, statements, docu-

ments, tax forms — proving her residency in District 4.” Establishing residency to run for supervisor is quite easy (maybe too easy) — you file the forms with the Department of Elections, give them an address you’ve lived at for a month within your desired district and, if the address matches your voting records, you’re done. Unless someone questions it, the city never checks.

After receiving a number of tips about Walton living in Vallejo, I decided to look into it. According to Walton, he has rented a 900-square-foot unit on Hollister Avenue in the Bayview since 2015, but public records show he and his wife, Talmesha, own a home together on Del Sur Street in Vallejo, and they signed the same loan agreement as Louie. In Walton’s case, the July 2019 timeframe coincides with his term as District 10 supervisor, which began in January 2019. That means Walton was on the board with a residency requirement for San Francisco at the same time he applied and signed for a loan with a residency requirement in Vallejo.

Has Walton lived in the district he represents for the entirety of his term? Because the lending agreement required Walton and his wife to make the Vallejo home their principal residence within 60 days of ratification, and to continue occupying the property as their principal residence for at least one year, Walton either wasn’t living full time in San Francisco or he committed bank fraud.

On Thursday, Aug. 18 (the day after my newsletter went out) Walton uploaded an Instagram video of him at the Vallejo house, where he thanked everyone for “coming out here today.” As the camera pans the well-appointed kitchen, family and friends can be seen gathered for a party celebrating Walton’s stepson

going off to college. That same day, he posted a response to my column. “San Francisco is unaffordable for 95 percent of its civil servants and that includes me ... because working for our City’s most vulnerable does not pay \$300,000 a year, which is required to purchase a home in this city.” He doesn’t mention that between he and his wife, a nurse with the City, the couple brings in \$370,000 a year before benefits (\$411,000 after).

Walton also says there is “nothing illegal, unethical or fraudulent” about purchasing “a non-income generating property outside the county to create gener-

ational wealth for his family.” I don’t know what Walton pays for rent in the Bayview, but expenses on the Vallejo 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 homeowner’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 excusing Walton. According to Eskenazi, he reached out to the City Attorney’s Office who confirmed they “counseled Walton in 2019 [under Dennis Herrera] about the purchase.” Eskenazi also quoted mortgage experts. The owner-occupant clause is just “boilerplate,” one said. The general consensus of Eskenazi’s experts was that lenders don’t care when borrowers lie. So, I called Walton’s lender and asked if they care when borrowers lie about the owner-occupancy clause. “We absolutely care,” a representative responded. “We don’t condone mortgage fraud.”

When asked if he could prove his residency in San Francisco, Eskenazi says Walton texted, “of course I can.” Walton could easily prove it by providing his FasTrak statements, but why bother? As Eskenazi points out, “Nobody has yet, officially, asked him to do so,” and Teflon Shamann seems pretty sure they never will.

For an extended version of this column and more exclusive content, sign up for Susan’s free newsletter susanreynolds.substack.com.

Follow Susan and the Marina Times on Twitter: @SusanDReynolds and @TheMarinaTimes.

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

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SEPTEMBER EVENTS

NOT TO MISS THIS MONTH

Editor's note: Covid protocols vary by event; visit individual websites for up-to-date information.

MAJOR EVENTS



Ramses the Great and the Gold of the Pharaohs

Tue.–Sun., 9:30 a.m.–5:15 p.m. through Feb. 12, 2023

50 Hagiwara Tea Garden Dr., Golden Gate Park

This state-of-the-art exhibition features the greatest collection of Ramses II objects and Egyptian jewelry ever to travel to the United States. Along with the pharaoh's colossal royal sculpture, the exhibition highlights recently discovered animal mummies and treasures from the royal tombs of Dahshur and Tanis. Don't miss the virtual reality experience. \$35, 415-750-3600, famsf.org

IMAGE PROVIDED BY WORLD HERITAGE EXHIBITIONS

Opera in the Park

Sunday, Sept. 11, 1:30 p.m.

Robin Williams Meadow, Golden Gate Park

Opera fans rejoice — this S.F. tradition is back! Music Director Eun Sun Kim leads the San Francisco Opera Orchestra in a delightful afternoon of arias, duets, and more performed by stars from the fall season. Free, 415-864-3330, sfopera.com

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Daily, Sept. 16–20, 10 a.m.–6 p.m.

S.F. Botanical Garden

This unique interactive music festival in nature is a Bay Area tradition, where the garden is transformed into an alfresco concert hall. The public is invited to play at the pianos placed throughout the garden in between scheduled performances. Visit website for details and schedule. Tickets required. Free (S.F. residents)–\$17, 415-661-1316, sfbotanicalgarden.org

Hardly Strictly Bluegrass

Fri.–Sun., Sept. 30–Oct. 2

Golden Gate Park

On the bill are Buddy Miller, Emmylou Harris, Marcus Mumford, Canadian singer-songwriter Allison Russell, East Los Angeles Chicano band Las Cafeteras, indie-pop act Lucius, New Orleans jam band Galactic, and others. Free, hardlystrictlybluegrass.com

COMMUNITY CORNER

Sunday Streets Western Addition

Sunday, Sept. 18, 11 a.m.–4 p.m.

Fillmore St. (Geary to Fulton Sts.), Fulton St. (Fillmore to Baker Sts.), & Baker St. (Fulton to Fell Sts.)

Enjoy car-free fun, shops, and outdoor dining in this program designed to get people out playing, strolling, connecting, and meeting neighbors. Free, sundaystreetsf.com

GALAS & BENEFITS

S.F. Symphony Opening Night Gala

Friday, Sept. 23, 7 p.m.

Davies Symphony Hall

Music Director Esa-Pekka Salonen leads the symphony and chorus in an entertaining

presentation of Mendelssohn's jovial music to "A Midsummer Night's Dream," featuring African-American Shakespeare Company actors and surprise guest stars. Includes preconcert libations and postconcert festivities. \$225 & \$360, 415-864-6000, sfmsymphony.org

Komen S.F. More Than Pink Walk

Sunday, Oct. 2, 9:30 a.m.

S.F. Zoo & Gardens

Share stories, remember those lost, and support those looking for the strength to move forward and raise funds to end breast cancer. Donations welcome, 415-397-8812, komensf.org

MUSEUMS & GALLERIES

Legion of Honor Museum | Guo Pei: Couture Fantasy

Tue.–Sun., 9:30 a.m.–5:15 p.m. through Sept. 5

100 34th Ave., Lincoln Park

This exhibition celebrates the extraordinary designs of Guo Pei — hailed as China's first couturier — and includes more than 80 works highlighting her most important collections. Through exquisite craftsmanship, lavish embroidery, and unconventional dressmaking techniques, Guo creates a fantasy that fuses the influences of China's imperial past, decorative arts, European architecture, and the botanical world. \$30, 415-750-3600, famsf.org

SFMOMA | Diego Rivera's America

Monday, 11 a.m.–5 p.m.; Thursday, 1–8 p.m.; & Fri.–Sun., 11 a.m.–5 p.m. through Jan. 2, 2023

151 Third St.

The most in-depth examination of the artist's work in over two decades, this exhibition brings together more than 150 of Rivera's paintings, frescoes, and drawings — as well as three galleries devoted to large-scale film projections of highly influential murals he created in Mexico and the United States \$25, 415-357-4000, sfmoma.org

Walt Disney Family Museum | Walt Disney's The Jungle Book: Making a Masterpiece

Thu.–Sun., 10 a.m.–4:30 p.m. through Jan. 8

104 Montgomery St., the Presidio

This exhibition explores the creative complexities behind the making of *The Jungle Book*, including the unique personalities of each character and their voice actor counterparts, the rich artwork and use of cutting-edge animation techniques, the memorable soundtrack of original songs, the film's enduring popularity, and more. \$25, 415-345-6800, waltdisney.org

ART & CULTURE

Art Explosion Fall Open Studios

Reception: Friday, Sept. 23, 7–10 p.m.

Open Studios: Sat.–Sun., Sept. 23–25, noon–5 p.m.

2425 17th St., 744 Alabama St., & 1661 Tennessee St.

Support local artists, expand your art collection, and find great deals among over 100 painters, sculptors, photographers, fashion designers, and jewelers from the city's largest artists' collective. Free, 415-323-3020, artexplosionstudios.com

PERFORMANCES

Broadway S.F. | Moulin Rouge! The Musical

Tue.–Sun. Sept. 8–Nov. 6

Orpheum Theatre (1192 Market St.)

Enter a world of splendor and romance, of eye-popping excess, of glitz, grandeur, and glory, where Bohemians and aristocrats rub elbows and revel in electrifying enchantment in this theatrical celebration of truth, beauty, freedom, and love. \$61–\$236, 888-746-1799, shnsf.com

ACT | 7 Passengers

Tue.–Sun., Sept. 15–Oct. 9

Geary Theater

This production combines contemporary dance, circus arts, singing, acrobatics, and theater into

a story that explores a community of strangers with one thing in common: each person has somewhere to go. \$25–\$110, 415-749-2228, act-sf.org

41st Annual Comedy Day

Sunday, Sept. 18, noon–5 p.m.

Robin Williams Meadow, Golden Gate Park

Enjoy some much-needed laughs at the longest-running, free outdoor comedy concert with 40 (or more) of today's top performers from the Bay Area and beyond. Free, 415-820-1570, comedyday.org

S.F. Playhouse | Indecent

Most days, Sept. 22–Nov. 5

450 Post St. (in the Kensington Park hotel)

Based on the real-life events surrounding the scandalous Broadway debut of Sholem Asch's *The God of Vengeance*, this klezmer-infused score is filled with joyous songs and dances. \$30–\$100, 415-677-9596, sfplayhouse.org

MUSIC

The Mike Greensill Trio

Sunday, Sept. 4, 4 p.m.

Old First Church & Livestream

Hear the jazz pianist with Ruth Davies on bass and Brad Buehe on guitar as they explore the melodic joys of the Great American Songbook, with a hefty dose of Greensill original compositions included. \$25, 415-474-1608, oldfirstconcerts.org

SFJazz | Opening Season

Thursday, Sept. 23–May 28

201 Franklin St.

On the program for September are Hiromi, Leyla McCalla, Brad Mehldau, Chucho Valdés, Joshua Redman, Sarah McKenzie, and many others. Visit website for pricing, 866-920-5299, sfjazz.org

Buddy Guy

Saturday, Sept. 24, 8 p.m.

S.F. Masonic (1111 California St.)

Blues lovers won't want to miss this performance of the legendary Chicago Blues Grammy Award-winner and Rock & Roll Hall of Famer, who at 86 years old just released a new album and is on a world tour. \$39–\$125, 800-745-3000, livenation.com

DANCE

The Farrallonites

Fri.–Sun., Sept. 16–18

Cowell Theater, Fort Mason Center

This collaborative, multidisciplinary work will investigate the tenacity, resilience, and strength of the human spirit in an evening-length performance exploring the lighthouse keepers and their families who lived on the Farallon islands starting in the mid-1850s to the early 1900s. \$30–\$100, 510-507-1731, DanaLawtonDances.org



Smuin Contemporary Ballet: Dance Series 1

Fri.–Sun., Sept. 23–Oct. 2

Cowell Theater, Fort Mason Center

This mixed repertoire program includes crowd-favorite *Take Five* choreographed by Rex Wheeler (a.k.a. Lady Camden, *RuPaul's Drag Race* finalist) set to the music of jazz pianist Dave Brubeck, and a pandemic-delayed world premiere created by Cuban choreographer Onsel Delgado, *Requiem for a Rose* by renowned choreographer Annabelle Lopez Ochoa. \$34–\$84, 415-912-1899, smuinballet.org

PHOTO: CHRIS HARDY; SMUINBALLET.ORG

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.

Commonwealth Club (110 Embarcadero)

Join author and *Wall Street Journal* reporter Katherine Blunt as she explains the decline of California's largest utility company that led to countless wildfires — including the one that destroyed the town of Paradise — and the human cost of infrastructure failure. \$20, 415-597-6705, commonwealthclub.org



15th Annual Iranian Film Festival

Sat.–Sun., Sept. 17–18

On demand

The festival features 50 films from around the world ranging from documentaries, fiction, shorts, and animation to music video. \$14 (individual films), \$70 (day pass), \$130 (festival pass), 415-251-8433, iranianfilmfestival.org

DOMINO BY LALEH BARZEGAR; IRANIANFILMFESTIVAL.ORG

SCIENCE & ENVIRONMENT

Astronomers for Planet Earth: A Cosmological View on Climate

Monday, Sept. 12, 7:30 p.m.

Planetarium, California Academy of Sciences

Learn how the astronomical perspective is valuable in the struggle to preserve our planet's habitability. \$15, 877-227-1831, calacademy.org

POTABLES & EDIBLES

Whiskies of the World

Saturday, Sept. 24, 6:45 p.m.

InterContinental San Francisco (888 Howard St.)

Explore and savor a multitude of whiskies from around the globe and unlimited light bites. Includes tasting glass, a masterclass, and more. \$85, 408 225-0446, whiskiesoftheworld.com

Sake Day 2022

Saturday, Oct. 1, 4–8 p.m.

Hotel Kabuki (1625 Post St.)

Get your sake on at this always sold-out event, the largest sake celebration outside of Japan, where over 300 sakes will be available for tasting. Proceeds benefit a nonprofit organization. \$85 & \$100, 415-355-9555, sakeday.com

SPORTS & HEALTH

10th Annual Jog in the Fog

Sunday, Sept. 18, 8–11 a.m.

Mountain Lake Park to Lands End

Bring the family for a 3.4 mile fun run/walk through the Richmond District, enjoying parks and coastal scenery. Proceeds benefit the Richmond YMCA. \$50, 415-322-8793, joginthefog.com

JUST FOR FUN



Octoberfest Block Party

Saturday, Sept. 16, 3–8 p.m.

Schroeder's (240 Front St.)

Enjoy traditional games, live music, a D.J., traditional German food and beer, and loads of fun. Free, schroedersf.com

PHOTO: FACEBOOK.COM/SCHROEDERSF

E-mail: calendar@marinatimes.com

Snyder
continued from cover

(Hulu) concerned the burst of creativity during his final days; and 2019's *David Bowie: Finding Fame* (Amazon Prime) harkened back to his earliest successes. But *Moonage Daydream*, released in theaters this month, is the first retrospective film to be approved by the late superstar's estate, and it spans the length and breadth of Bowie's career. He left a legacy of acclaimed recordings and movies featuring a string of thrilling personas: teen rocker, psychedelic shaman, androgynous alien bandleader, blue-eyed soul man, techno-rock aristocrat, dance-pop gigolo, and so on — ripe to be remembered, honored, and cherished.

Moonage Daydream is, at its heart, a celebration. Directed by Brett Morgen, it consists of interviews, archival news and variety-show clips, animated vignettes, and heretofore unseen concert and studio footage with many selections from the Bowie songbook — familiar compositions, alternate versions of some tracks, and a sprinkling of deeper cuts. The closest thing to narration is audio culled from Bowie himself. On and off camera, he expounds on his personal philosophy, his aspirations, and his chameleonic tendencies and the various guises he donned as he, his music, and his radical fashion sense evolved.

ECLECTICALLY CONNECTED

Bouncing back and forth in time, shifting from album to album, tour to tour, and persona to persona, *Moonage Daydream* is defiantly nonlinear. Morgen uses rapid-fire images, otherworldly vistas, and his subject's musings to serve as segues or threads that provide some degree of connectivity between Bowie's disparate aspects and eras. The painted-up planet-hopping seeker who fronted Ziggy Stardust and the Spiders from Mars is linked to the interstellar traveler in Nicolas Roeg's sci-fi movie *The Man*



A scene from *Moonage Daydream*. PHOTO: COURTESY OF NEON

Who Fell to Earth, and the suave crooner of the 1983 hit single "Let's Dance" is the acceptable face of the debauched nightclub-crawler haunting the Tony Scott vampire flick *The Hunger*. They are all pieces of Bowie.

Even if *Moonage Daydream* comes off as impressionistic or like an audiovisual collage, the cumulative effect is meant to enable an implicit understanding of Bowie through immersion. It was a daring technique by Morgen, who is no stranger to the upper echelons of rock stardom, having already helmed documentaries about the Rolling Stones (*Crossfire Hurricane*) and Nirvana (*Cobain: Montage of Heck*). And he's clearly at ease crafting cinematic studies of unique individuals, winning acclaim for *The Kid Stays in the Picture*, which was about brash Hollywood producer Robert Evans, and nabbing an Emmy for directing *Jane*, which profiled the renowned primatologist and anthropologist Jane Goodall.

With unprecedented access to Bowie's personal archives as well as the wealth of material that was already available, Morgen had to make some hard choices if

he was going to keep *Moonage Daydream* at a reasonable length. It ended up at 140 minutes that honestly speed forward like a rocket. The director's decision to cut-and-paste bits from an entire lifetime results in brief flashes of Bowie (born David Jones) in the London working-class neighborhood of Brixton; a rehearsal and a video shoot from the '70s; a Dick Cavett interview; residencies in Los Angeles and Berlin; collaborations with Brian Eno (the *Low* and *Heroes* albums) and Nile Rodgers (the *Let's Dance* album); and a stint starring in *The Elephant Man* on Broadway. We even hear Bowie's ruminations on Eastern religion and get glimpses of him painting canvases in his New York City atelier.

A PORTRAIT OF THE ARTIST AND HIS ART

There were casualties of Morgen's method. Bowie's marriage to the model Iman — his second wife — is clearly albeit briefly acknowledged, but his first wife, Angie, is only seen in a series of photographs that zip by with no reference. The well-regarded filmmaker Duncan Jones,

who is his son with Angie, is never mentioned and neither is Alexandria, Bowie's daughter with Iman. As for oversights in his vocational history, Bowie's mid-'70s R&B breakthrough album *Young Americans* and his submersion into the hard-edged alt-rock band Tin Machine from the late '80s until the early '90s are both downplayed.

These are minor quibbles. Ultimately, it would require considerably more than two-and-a-half hours to touch on every Bowie landmark. A survey of his movie roles alone — those previously mentioned, plus his parts in *Labyrinth*, *Merry Christmas*, *Mr. Lawrence*, *The Prestige*, and others — could comprise an entire documentary. Meanwhile, *Moonage Daydream* manages to present more than 40 different Bowie tracks from throughout his run, including the title song, "Space Oddity," "Modern Love," "Life on Mars?" "Heroes," "Changes," "Starman," "The Jean Genie," "All the Young Dudes," "Warszawa," "Absolute Beginners," and "Memory of a Free Festival." Regardless of what might be missing, Morgen has assembled an exhilarating portrait of a resolutely eclectic, spiritually attuned artist and his art.

It's both revealing and bittersweet that *Moonage Daydream* reaches its climax with Bowie singing "Rock 'n' Roll Suicide," a fervent offer of support for the broken and self-destructive: "I've had my share, I'll help you with the pain / You're not alone." Although his passing gutted so many and *Moonage Daydream* will remind them of the loss, the time spent watching it and basking in his talent might also help ameliorate the pain.

Moonage Daydream opens in select theaters on Sept. 16.

Michael Snyder is a print and broadcast journalist who covers pop culture on KGO Radio's Mark Thompson Show and on Michael Snyder's Culture Blast, via GABNet.net, Roku, iTunes, and YouTube. You can follow Michael on Twitter: @cultureblaster.

The Best of Books : What's flying off the shelves

The Marina Books Inc. best-seller list

COMPILED BY CHRIS HSIANG

HARDCOVER FICTION

1. **Tomorrow and Tomorrow and Tomorrow: A Novel**, by Gabrielle Zevin
2. **Horse: A Novel**, by Geraldine Brooks
3. **How to Fall Out of Love Madly**, by Jana Casale

HARDCOVER NONFICTION

1. **Crying in H Mart: A Memoir**, by Michelle Zauner
2. **California: An American History**, by John Mack Faragher
3. **Cultish: The Language of Fanaticism**, by Amanda Montell

PAPERBACK FICTION

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

PAPERBACK NONFICTION

1. **Putin's People: How the KGB Took Back Russia and Then Took On the**

2. **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 Malcom Gladwell

NEW AND NOTABLE RELEASES

Carrie Soto is Back: A Novel, by Taylor Jenkins Reid
Carrie Soto is the best tennis player in the world, and she knows it. By the time she retires in 1989, she holds the record for winning 20 Grand Slam singles titles. But then, in 1994, Nicki Chan comes along. Nicki is on the verge of breaking Carrie's record, and Carrie decides she can't let that happen. Reid writes about the game with suspense, transforming a tennis match into a page-turner even for readers who don't care about sports. Will Carrie win? And, more important, will she finally make time for a life outside of winning? A compel-

sively readable look at female ambition.

The Bullet That Missed: A Thursday Murder Club Mystery, by Richard Osman
Bestseller Osman's diverting third Thursday Murder Club mystery delivers laughs along with a nicely woven plot involving fraud, murder, and life in the Kent retirement village of Coopers Chase. At the club's regular meeting in the Jigsaw Room, the four members decide to tackle the cold case of Bethany Waites. The group's investigation stirs up a hornet's nest and leads to another death, a kidnapping, and blackmail. The pace is breezy, the characters are intelligent and varied in their interests and backgrounds, and the humor is often pitched to readers who understand the vagaries of getting older. Osman reliably entertains.

The Mosquito Bowl: A Game of Life and Death in World War II, by Buzz Bissinger
Bissinger (*Friday Night Lights*) effortlessly combines sports and military history in



this gritty account of a football game played by U.S. Marines on Guadalcanal in December 1944. After months of trash-talking between former collegiate football players in the 4th and 29th regiments of the 6th Marine Division on Guadalcanal, the two sides squared off on the parade ground in t-shirts and dungarees, playing a hard-fought game that devolved into a bloody brawl among the "dirt and pebbles and shards

of coral." The book excels in its sweeping yet fine-grained portraits of how these Marines got to Guadalcanal and in the harrowing descriptions of Pacific Theater combat, including the bloody fight for Sugar Loaf Hill on Okinawa. This is a penetrating tale of courage and sacrifice.

Chris Hsiang can help you find your next book at Books Inc., 2251 Chestnut St., 415-931-3633, booksinc.net.

Art World
continued from cover

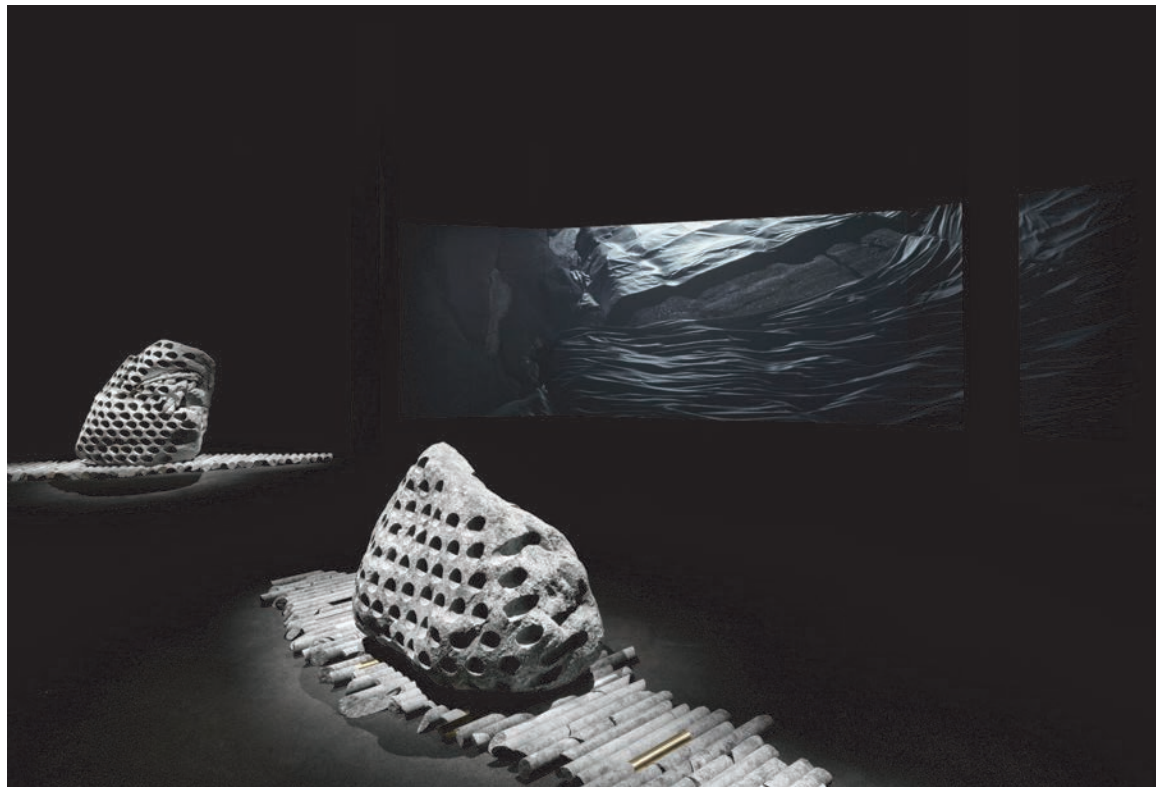
is Riepenhoff's abstract that approximates the awe-inspiring power of the ocean in vibrant splatters of blue and white.

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 (God-



Julian Charrière's *Towards No Earthly Pole* Installation. PHOTO: JENS ZIEHE; COURTESY SFMOMA

mothers) 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 muse-

umgoers 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.



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What teens wish their parents knew

The joys and challenges of a modern teenager, in her own words

BY MADISON FARRELL

We are turning the tables this month and giving a teen, my daughter, Madison, a chance to give us parents some advice. I learned a lot from reading her tips, and I hope you benefit from these also.

— Liz Farrell

TEENAGERS CAN BE TOUGH TO FIGURE out. As one myself, I know that parenting us is no easy task. There are good days and some bad days. We struggle with trying to balance strong emotions, relationship problems, academics, and extracurriculars all while trying not to disappoint you, our parents.

We are juggling a lot and as a result, sometimes we want to be alone, and sometimes we know you bear the brunt of our emotions. We are not always good at communicating how we are feeling or what is going on in our head, and we know that can be frustrating. But here are three things that most teens, at least me, wish our parents knew.

SOCIAL MEDIA ISN'T ALL BAD

The first time I downloaded Instagram, I didn't really know why other than the fact that it was the coolest thing on earth and all my friends had it. When I downloaded TikTok, it was to watch funny videos and dance with my friends. Little did I know at the time all the horrible things

that can be said and the bad decisions that can be made on social media. I am grateful to have parents who helped me navigate things I was unaware of when I downloaded my first social media app.

When Covid-19 first hit, and I was starting my freshman year of high school, I was allowed to get Snapchat as a way to meet my fellow classmates online.

Snapchat turned out to be where I first met many of my current friends during distance learning, and to this day I am grateful that it allowed me to know at least some people when we returned to in-person learning. Social media is the main form of communication I use with my friends, and although it can be dangerous, by educating yourself and taking care toward what you are putting out in the world, it does not have to be all bad.

THE PRESSURE IS REAL

As I get older, the increasing stress from teachers and classmates, as well as from myself becomes more prevalent. When I get home after a bad test or assignment — already feeling like I disappointed everyone around me — all I want is a hug from

my parents and appreciation for trying my best. The validation that I receive when my parents notice and appreciate my hard work goes much further than another person telling me to do better next time.

As someone who has social media, I am constantly seeing college rejection videos, being reminded of acceptance rates, and that if I slip up even once it can cost me my future.

All of this does not mean my parents never have a right to get frustrated or talk with me about a grade, but acknowledging my hard work makes me want to do much better next time, especially because they let me have the space to work it out on my own.

WE APPRECIATE YOU, EVEN IF WE DON'T SHOW IT

When I first got my driver's license and my schedule started to get busier, the time I got to spend with my parents quickly lessened. Because I was driving myself, I didn't get to spend time with them going to and from school, practice, friends' houses, and so on.

Due to this, the time we did spend together became more and more mean-

ingful — even if it was just sitting with me at the table late at night after practice eating dinner.

I began to appreciate the little things my parents did so much more, whether it was my mom starting my laundry when she knew I had a big week ahead, or just not being on their phones when I was telling them about my day. Even if we don't always say thank you or give you a big hug, we know when you go out of your way for us and we value the time we get to spend with you.

I am already halfway through high school, and while my teenage years have been and will continue to get even more exciting, one of the most important things to me is maintaining a healthy and fun relationship with my parents.

As things are moving fast and constantly changing for us, all we ask is for your patience and your trust. We are going to make mistakes; it comes with the territory of being a teenager. Let us do it our way, even if it means we have to learn from our mistakes and accept the consequences. In the end, your love, support, and presence are what we want and need the most.

Madison is a sophomore at St. Ignatius College Prep. When not playing water polo she likes to make Tik Toks with her friends. She also likes volunteering and spending time with her family and friends.

We are going to make mistakes; it comes with the territory of being a teenager.

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There might be more expectations of a downturn than there are actual signs of an economic downturn. PHOTO: GAREY DE MARTINI

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 and competition for homes is easing 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 increase in interest rates and a volatile 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 and 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 favorable economics 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

THE RETREAT
AT PACIFICA GRADUATE INSTITUTE
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Keynote Presentations

Portals to the Imaginal in a Digital Era: Cultural Complexes and the Mythopoetic Imagination in the 21st Century
Thomas Singer, M.D.

Mythic Imagination: Claiming Presence and the Body Poetic in the "After Times"
Marissa Chibas

Reconsidering Individuation in the 21st Century: When Archetypal Patterns Shift
Joe Cambray, Ph.D.

Tradition and Lineage: Mythopoietics the Writing of Africanist Women
Fanny Brewster, MFA, Ph.D.

The Imagination Matrix
Stephen Aizenstat Ph.D.

Featured Presentations

Music as a Window to the Imaginal through Dreamtime and Waking Reverie
Juliet Rohde-Brown, Ph.D. and Daniel Siuba, M.A., Ph.D.c

Mythic Meditation: Labyrinth
Emily Chow-Kambitsch, Ph.D.

Re-Imagining the Sacred: Jung's Approach
Lionel Corbett

Remembering How to be a People: Exploring Psychological Belonging by Forming Conscious Groups
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Pat Katsky, Ph.D.

Imaginal Mediums: The Occult Origins of the Unconscious in Jung's Red Book
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Co-Creative Responsibility for the Posthuman Age
Glen Slater, Ph.D.

Depth Psychology is Transdisciplinary: Introducing Jungian Arts-Based Research as a Methodology for Learning and Being in the 21st Century
Susan Rowland, Ph.D.

Art at the Abyss: Re-creating Depth Psychology for a World on the Edge
Mary Antonia Wood, Ph.D.

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Hosted at Pacifica Graduate Institute's Ladera Lane Campus
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Date and Time
October 7-9, 2022
Friday: 1:00 PM – 9:00 PM
Saturday: 9:00 AM – 9:30 PM
Sunday: 9:00 AM – Noon

Questions
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