



Fall changes

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Garey De Martini says we've got a real estate paradox: It's a buyer's market sans buyers. p. 11



November Events

As the weather cools down, San Francisco heats up with the Hip Hop DanceFest, Veterans Day Parade, Dia De Los Muertos, ice skating and more. p. 6

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Cate Blanchett stars as Lydia Tár in *Tár*. PHOTO: COURTESY OF FOCUS FEATURES

The women in film who rise and roar

BY MICHEAL SNYDER

SINCE ITS INCEPTION, THE MOVIE industry has had a recurring problem with the marginalization of women. Actors never wanted for strong lead roles, while actresses struggled to find on-screen opportunities beyond supporting parts as wives, lovers, ingénues, and the

occasional wise elder. Consequently, it's been gratifying to watch a spate of new feature films that spotlight female characters and are graced by memorable performances from women who are each at the pinnacle of their craft.

Even as recently as the 1990s, male-centric movies have predominated. There have been exceptions

over the years, as distaff stars from Louise Brooks and Mary Pickford to Katherine Hepburn and Bette Davis to Meryl Streep and Julia Roberts were front and center on various film projects, albeit sometimes co-billed with masculine counterparts. But the rise of such bankable and acclaimed actresses as Kate Winslet, Nicole Kid-

SNYDER, continued on 8

REYNOLDS RAP :: Opinion

Is John Hamasaki fit to serve as San Francisco's top cop?

From tax liens to credit card lawsuits, the district attorney candidate's personal finances are a mess; plus, an updated district attorney endorsement

BY SUSAN DYER REYNOLDS

"That 'if' is doing a lot of work. Just pay some damn taxes, bro."

— District attorney candidate John Hamasaki to Elon Musk in a since-deleted tweet

MUCH HAS BEEN MADE OF FORMER SAN FRANCISCO police commissioner and current district attorney candidate John Hamasaki's deletion of nearly 9,000 off-the-rails Twitter posts, but nothing has been said about his personal financial woes, which should definitely be considered when someone is running to be the top cop of a major city.

REYNOLDS RAP, continued on 4

POLITICS AS USUAL :: Opinion

Who asked you?

Ballot measures give you the illusion of being in charge

BY JOHN ZIPPERER

WHEN MARK TWAIN'S TOM SAWYER GOT SICK of whitewashing a fence, he came up with the great idea of tricking other kids into doing the work for him. Problem solved!

When special interests want to pass a law in San Francisco or across California, they have the great idea of tricking other people into doing the work for them. They call it ballot measures or propositions. Voters feel as if they're in control by determining whether a law is passed, but the entire ground rules have been set by the political parties, elected officials, unions, business groups, and Silicon Valley billionaires who put the measures on the ballot in the first place.

Thus it is this fall election, when we're once again faced with a raft of local and statewide ballot measures. Let's look at just a handful of them.

STATE PROPOSITIONS

Proposition 1 would enshrine in the state constitution an individual's right to decide whether to use contra-

SUPERVISOR, continued on 2

ART WORLD :: Video



Bull.Miletic's *Zoom Blue Dot* (1990-2020). PHOTO: COURTESY OF THE ARTISTS

Upcoming exhibition explores power of aerial imaging technologies

BY SHARON ANDERSON

THE MUSEUM OF CRAFT AND Design presents "Bull.Miletic: Proxistant Vision." Bull.Miletic is an artist duo currently based in Oslo, but who made their home in San Francisco for over a decade. The exhibition opens Nov.

19 and runs through March 23, 2023.

SEVEN-YEAR PROJECT REACHES COMPLETION

Bull.Miletic, consisting of Synne Tollerud Bull and Dragan Miletic, were among the first graduates of the MFA New Genres department

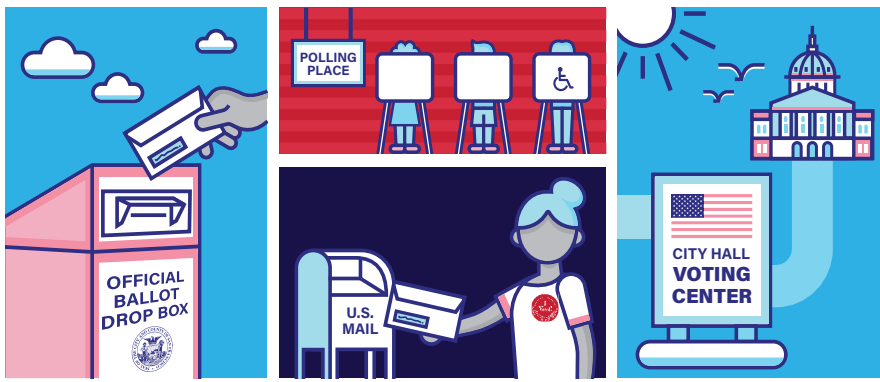
at the San Francisco Art Institute. The duo focuses on the transformative effects of media technologies and where they intersect with our environment and everyday lives. "Proxistant Vision" is the culmination of a research project focusing on the proliferation and advancement of aerial, moving-image technologies. The duo defines "proxistance" as the ability to capture geographic imagery from close-ups (proximity) to overviews (distance) in the same image, much like the familiar Google Earth "digital ride," which takes the viewer from a global view then zooms into street-level detail.

THREE ROBOTIC VIDEO INSTALLATIONS

"Proxistant Vision" consists of three robotic video installations: Ferriscope, Venetie 11111100110, and Zoom Blue Dot. All three, through different themes, explore the multiple paths and genealogies of the proxistant effect. Drones and satellites have introduced a new visual paradigm that Bull.Miletic has applied to art. How has the overview-detail effect transformed our collective vision of the world and spaces we occupy?

ART WORLD, continued on 9

November 8, 2022 Consolidated General Election



WITH MANY SECURE WAYS TO CAST A BALLOT THIS FALL,
MAKE A PLAN TO VOTE,
ONE AND ALL!

Voter Registration

Need to register to vote or update your registration? Go to registertovote.ca.gov or contact us for a paper registration form.

Not sure if you are registered to vote in San Francisco or if your information is up to date? Check at voterstatus.sos.ca.gov.

Per local law, certain non-citizen San Franciscans can register to vote in the November 8 School Board election. Learn more at sfelections.org/ncv or contact us.

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Politics as Usual

continued from cover

ception and whether to have an abortion. One argument against this might have been that it's not needed, but after Republicans across the country started proposing, passing, and implementing draconian antiabortion bills in the wake of the U.S. Supreme Court's overturning of *Roe v. Wade*, this becomes a no-brainer for passage.

Propositions 26 and 27 are both concerned with expanding sports betting in the state. Proposition 26 would permit in-person sports betting at tribal casinos and the horse racing tracks in the state. Naturally proponents say it'll generate millions more dollars for the state coffers. Opponents basically seem to be saying it'll be a messy enforcement and legal situation, and the lower gambling age at some tribal casinos could lure young people into gambling addictions. (Considering the fact that Methodists and Baptists have traditionally been strong opponents of gambling of any sort, it's interesting that they are not notable opponents of this bill.)

Now, Proposition 27 would let tribes and nontribal companies run online sports betting operations. Though many tribes support Proposition 26, 50 tribes and tribal groups oppose this, as do the state Democratic and Republican parties. So why do it? Proponents, who just happen to include gaming companies such as FanDuel, DraftKings, BetMGM and others, say it will pump money into state homelessness efforts and somehow would protect against underage gambling.

There's also Propositions 28 (funding for arts and music education), 30 (taxing millionaires for electric vehicle programs — Governor Newsom hates this one), and 31 (retain the ban on flavored tobacco ads).

But the state proposition that deserves recognition is Proposition 29, the third attempt in recent years to force new rules on the operation of kidney dialysis clinics. Voters rejected this twice before, and yet, here it is again. I hate to tell the proposition's proponents, but I'm not qualified to vote on this, because I have no idea what the optimal operation requirements are for kidney dialysis clinics. This is not a put-down of kidney dialysis clinics

— quite the opposite. I assume this is all important enough that it should be decided by people who actually know how to run such places. Which isn't me. It's also not 99.999 percent of the other fine California voters who are faced with this ballot measure.

LOCAL MEASURES

Eight of the 14 local ballot measures on our San Francisco ballot this November were being pushed by city supervisors or the mayor. Those people are literally paid to pass laws, but they are asking us to do this work for them without so much as giving us a per diem.

These measures range from fever dreams of the far left (measure M, a punishment for people who don't rent out residential units within a set amount of time) to two about vehicles on JFK Drive (measures I and J, plus the related measure N about an underground parking facility in Golden Gate Park). There

are two focused on affordable housing (D, which would boost affordable housing, and E, which says it would boost affordable housing but would actually boost the supervisors' hands in

We'll be voting on these things in slightly different form in a year or two.

stopping affordable housing), and one that would consolidate city elections to avoid us having to vote more often than in the waning years of the Weimar Republic (measure H).

The ballot goes on.




For this exercise in fence whitewashing, we're offered nothing in return other than the surety that we'll be voting on these things in slightly different form a year or two from now.

A Public Policy Institute of California survey released in mid-September found Proposition 1 has the support of 69 percent of voters. Proposition 30 was supported by 55 percent; Proposition 27 was way down there with only 34 percent support.

I can't guess how most of these ballot measures will fair, but I will make a couple predictions. First, Proposition 1 will cruise to victory with landslide numbers. Upset Republicans can blame themselves for cementing the pro-choice vote.

And second, we'll be voting on the dialysis centers again in another year or two.

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Bi-Rite, seen here on 18th St., is coming to Russian Hill. PHOTO: ERIC HEATH; FLICKR.COM/P200ERIC; WIKIMEDIA COMMONS

Good news for foodies Plus Civic Center skating

BY JOHN ZIPPERER

BI-RITE TAKES OVER REAL FOODS ON POLK

In early 2023, Bi-Rite will take over the Real Foods location at 2140 Polk Street. The Bi-Rite Family of Businesses announced in late October it had entered into an agreement to purchase Real Foods Co. on Polk Street, and would temporarily close the store for “a short period of time” at the close of escrow to attend to maintenance and minor changes to the store’s layout.

“I’m ecstatic to have this opportunity for Bi-Rite to serve and become part of the Russian Hill and Polk Gulch community,” said Sam Mogannam, Bi-Rite’s founding partner. “We’ve been looking for a location for years, somewhere we could become part of the community’s fabric for decades to come. Now that we’ve found it, we can’t wait to share the most delicious food in San Francisco with more people, create more jobs, help local producers grow their businesses, and increase our capacity to support San Francisco’s nonprofits providing direct services to those most in need, such as The Village Project, Mo’Magic, and The Women’s Building.”

During the temporary closure, Bi-Rite says the staff will be paid to take training and work shifts in other stores, and Bi-Rite would provide other ways for customers to get their groceries.

CITY REVIVES THE 1970S FOR SKATING FANS

No, this isn’t a typo; San FranDISCO is the name of a 5,000-square-foot roller rink the city opened Oct. 15 on Civic Center’s Fulton Plaza. The pop-up rink opened during National Roller Skating Month and will exist as a three-month pilot program, with possible extension. It features music from live D.J.s, disco balls, and colorful lights.

“Bringing our city back is going to require everyone in our community working together on ideas like this rink that get people excited about San Francisco,” said Mayor London Breed. She thanked the Civic Center Community Benefits District and Church of 8 Wheels for their support and partnership on the project.

The rink will include skate rentals, public seating areas, 90-minute instructional skating sessions, restrooms, and an overhead canopy.

CRIME UPDATE

The number of crimes largely held steady year-to-year for the period Sept.

15–Oct. 15, according to the San Francisco Police Department’s Crime Dashboard for Northern Station. Homicides were up from 1 to 2; incidents of arson increased from 4 to 7, assaults were up 50 percent from 22 to 33, while robberies fell from 29 to 24, motor vehicle thefts dropped from 66 to 62, and larceny thefts decreased slightly from 567 to 549; reports of rape were unchanged.

BRIEFLY NOTED

State Assemblymember Matt Haney has walked back his support for a \$1.7 million single public toilet planned for San Francisco’s Noe Valley. Following Gov. Gavin Newsom’s criticism of the cost and vow not to use state funds to support it, Haney told the *San Francisco Chronicle* he would work to find a cheaper and quicker way to get the bathroom built. What did people expect from the city of the \$20,000 trash can? . . . Last month, Governor Newsom signed into law SB 922, which speeds up bike, pedestrian, light rail, and rapid bus projects by exempting them from the California Environmental Quality Act. “Increasing sustainable transportation options — like biking, walking, and public transit — is incredibly important when it comes to reducing carbon emissions and fighting climate change,” said Senator Wiener, co-author of the bill. “SB 922 continues our work to make it easier to build these projects more quickly and at lower cost, and will get people out of their cars.”

FACTS AND FIGURES

1,052: The number of games Bruce Bochy won as manager of the San Francisco Giants from 2007–19; Bochy was hired last month as the new manager of the Texas Rangers . . . **\$181:** per household value of second hand sales in San Francisco, which ranked 14 in StorageCafe’s list of bargain-hunting cities . . . **5,500:** Number of Twitter employees believed to be on the chopping block if Elon Musk completes his purchase of the social media company . . . **Tenfold:** the increase in fines for illegally denying health insurance coverage, as a result of SB 858, which was signed into law last month . . . **5:** ranking of San Francisco in Lawn Love’s list of “2022’s Best and Worst Cities for Vampires.” The city by the bay was 10th for the number of blood centers, 22nd for cloud cover, 1st for number of garlic festivals, 6th for number of vampire groups, and 2nd for number of vampire tours.

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Reynolds Rap
continued from cover

In fact, public records reveal Hamasaki has a long history of not paying his bills. Besides being a harbinger of one's character, why is this important? Because any person in a position of immense power is susceptible to corruption — and having thousands of dollars in personal debt puts them at even greater risk.

Take for example the 2017 case against Philadelphia District Attorney Rufus Seth Williams, who admitted accepting tens of thousands of dollars' worth of concealed bribes in exchange for his agreement to perform official acts, and using political action committee funds and official government vehicles for his personal benefit. The indictment alleged that Williams compromised himself and his elected office by using his position to help those willing to secretly pay him with valuable items like money, trips, and cars, as well as defrauding his political action committee and others.

Then there is the case against Orleans Parish District Attorney Jason Williams, who was hit with a federal tax lien in May of this year for failing to pay more than \$200,000 to the IRS in 2019. Williams is also facing federal charges that he conspired to inflate business expenses \$700,000 to lower his tax burden by \$200,000 between 2013 and 2017. The government wants to present evidence dating back to 2002 of Williams's tax problems, including "delinquencies, late filings, correspondence showing his disputes with the IRS, and a large tax lien placed on Williams' property."

Of course, anyone familiar with my writing in the *Marina Times* knows about the many high-ranking city officials who have been indicted for taking bribes or otherwise abusing their power for personal and financial gain. It's a story as old as time, but a particularly potent one here in San Francisco, which ranks as one of the most corrupt cities in the nation. If you've been sued by credit card companies and have unpaid tax liens to both the state and the federal governments, at the very least a red flag should go up when you run for public office.

THOUSANDS IN CREDIT CARD DEBT

According to public records, as recently as 2017 Hamasaki has faced several different civil lawsuits, including two that resulted in judgments against him totaling nearly \$10,000. Hamasaki was named as a defendant in the following four civil lawsuits, which were filed between 1990 and 2017:

- In May 2017, Hamasaki was sued by Portfolio Recovery Associates, LLC for defaulting on \$1,219.65 in payments due to Synchrony Bank/Amazon.com. The case was dismissed on May 14, 2018.
- In April 2017, Hamasaki was sued by Capital One Bank for \$2,691.99 in damages. In October 2017, the case was settled on conditional terms. Hamasaki agreed to pay the full amount of \$2,691.99.
- In July 2000, Hamasaki was sued by First Select, Inc., and in February 2001, ordered to pay a total of \$6,592.38 to the company. On Nov. 19, 2008, an acknowledgment that the judgment was satisfied in full was filed with the San Francisco County Superior Court.
- In May 1990, Hamasaki was listed as a defendant along with his father Duco in a lawsuit filed by State Farm Mutual Auto Insurance. The complaint



Candidates for San Francisco District Attorney (left to right): Civil rights attorney Joe Alioto Veronese, incumbent District Attorney Brooke Jenkins, private defense attorney John Hamasaki. PHOTOS: WIKIMEDIA COMMONS

was for \$3,143. Two months later, in July 1990, the case was dismissed.

LIENS, LAWSUITS, AND A RESTRAINING ORDER

In August 2019, John Hamasaki and his wife, Hana Azman, were the subjects of a \$16,958.29 federal tax lien for unpaid 1040 income taxes for tax years 2016 and 2017. As of today, there was no release on file for the lien with the San Francisco County Recorder's office.

After declaring his candidacy for district attorney on August 11, 2022, one would think Hamasaki would have taken care of those back taxes. Not only did he not, but almost exactly one month later, on Sept. 14, 2022, the Franchise Tax Board of the State of California filed a \$5,554.58 tax lien against him for unpaid taxes in 2018 and 2019.

In November 2016, Hamasaki's private law firm, Hamasaki Law, was named as a defendant in a complaint filed by Jenny J. Kim, a resident and owner of an apartment unit in San Francisco, who alleged that defendants in the case attempted to reverse the plaintiff's grant deed and deed of reconveyance for her residence and prevented her from entering her home (Jenny J Kim v. 1856 Franklin Street HOA, filed Nov. 21, 2016 in the Superior Court of California, County of San Francisco).

The complaint alleged that Hamasaki and other legal counsel involved in the case secretly consulted with the homeowners' association board and refused to negotiate with Kim in good faith, which resulted in her incurring substantial costs.

It further alleged that Hamasaki made demands for attorney fees from Kim despite "intentionally faulty legal work,"

As recently as 2017 Hamasaki has faced several different civil lawsuits.

stating: "On or around August 2016, Hamasaki and Haigh began making demands for attorneys' fees, despite their intentionally faulty legal work resulting in a civil harassment restraining order

being awarded against a completely different individual by the name of Ji Hyun Kim. As of this time, they have not served the restraining order or any pleadings after Sept. 1, 2016, to Plaintiff, however, they continue to contact Plaintiff seeking money."

On April 3, 2017, the plaintiff attorneys filed a request for dismissal, asking the clerk to dismiss Hamasaki Law as a defendant in the case, but the allegations are still troubling.

Also troubling is a July 3, 2002 claim for \$5,000 Hamasaki filed against defendant Lahela Kahulani Chapman. On Aug. 14, 2002, the court ordered a judgment determining that Chapman didn't owe any money to Hamasaki, and, on that same day, Chapman filed for a domestic violence restraining order against Hamasaki. Since the exhibits in the \$5,000 money claim were ordered destroyed, there is no further information on the case, but as a candidate for one of the most powerful offices in the city — an office that prosecutes domestic abusers and protects their victims — it seems Hamasaki owes his potential constituents an explanation.

Voters should also carefully consider whether Hamasaki is qualified to create and manage a multimillion-dollar budget for the District Attorney's Office and be the sole decision maker on how to handle every criminal case in the city when he can't even pay his own bills. As the would-be district attorney says himself in one of those now infamous deleted tweets, "Gotta love how @latimes leads the post on another criminal cop practically justifying him taking a 30k bribe because he was in danger of losing his home and his credit cards were maxed out . . ."

UPDATED DISTRICT ATTORNEY ENDORSEMENT: VOTE ONLY BROOKE JENKINS

Personally, I think San Francisco should do away with ranked choice voting — it's confusing and often leads to a less popular, less qualified candidate winning office. The textbook case for this theory, of course, is former San Francisco District Attorney Chesa Boudin, who barely eked out a win because three moderate competitors canceled each other out. Ranked choice voting also requires voters to be strategic, particularly if there is a candidate like Hamasaki running. His admiration for Boudin, financial woes, and the fact he has zero experience as a prosecutor are enough to count him out, but those nearly 9,000 deleted tweets are a window into Hamasaki's mind that cannot and should not be ignored. He advocated for gangs to keep their illegal weapons as "protection," displayed pure disdain for law enforcement on a daily basis, said cops and district attorneys were one and the same and should both be defunded, and referred to incumbent Brooke Jenkins as

an insurrectionist. In fact, Hamasaki is the least-qualified person ever to run for public office in the two decades I have covered San Francisco elections — and if you look at City Hall, both past and present, you know that's saying a lot.

Originally, I endorsed Jenkins as my number one candidate and Joe Alioto Veronese as number two, despite his lack of prosecutorial skills, mostly to keep Hamasaki from pulling a Boudin. But recently, Veronese has ramped up

Ranked-choice voting is confusing and often leads to a less popular winner.

his misogynistic, bullying behavior, resulting in the removal of my secondary endorsement. He has joined Hamasaki in attacking Jenkins not on her record but personally, chiding

her for leaving a debate where an organized group of Hamasaki supporters shouted over her and wouldn't let her speak, his wealthy, white male privilege on full display as he dismissed Jenkins saying she didn't feel safe. Veronese also tweeted that Jenkins — who is Black and Latina — was afraid of the protesting African Americans at S.F. State, which he punctuated with #CowardlyMove.

Veronese also joined Hamasaki in promoting a politically motivated California State Bar complaint written by 94-year-old retired Los Angeles judge Martha Goldin who, along with her daughter Laura, donated the maximum to both Boudin's and Hamasaki's campaigns. Goldin's long-winded diatribe stems from a 2014 case and, like most State Bar complaints, will probably never be investigated, not only because it's meritless, but also because it's a publicity stunt to distract from Hamasaki being a terrible candidate. The State Bar considers complaints confidential, but that didn't stop the Goldins from pushing it out through the Wren Collective, a far-left public relations firm run by none other than Boudin's former chief of staff Kate Chatfield. Seeing Veronese and his family, including his mother, Angela, attack Jenkins turned me off (and a lot of other people if you read the Twitter comments). It's sad Veronese and his family don't realize they are tarnishing their once politically prestigious name.

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.

NOVEMBER EVENTS

NOT TO MISS THIS MONTH

MAJOR EVENTS



Illuminate SF Festival of Light 10th Anniversary

Daily, Nov. 9–Jan. 31
Starts: 5M (415 Natoma St. between Mission & Howard)
This self-guided walking tour of dozens of site-specific artworks by acclaimed creators worldwide will be displayed throughout the city's many neighborhoods. illuminatesf.com
PHOTO: THE SEED; ILLUMINATESF.COM

S.F. Opera | La Traviata
Select days, Nov. 11–Dec. 3
War Memorial Opera House, Oracle Park (Nov. 11), & livestream
There was no place for love in Violetta Valéry's life as a popular Paris courtesan. But then Alfredo Germont walked into her salon — turning both of their worlds upside down. *Free (Oracle Park) & \$26–\$464 (live)*, 415-864-3330, sfopera.com

36th Annual Embarcadero Center Lighting Ceremony & Carnival
Friday, Nov. 18, 4 p.m.
Embarcadero Center
Celebrate the official start of the holiday season with the illumination of the Embarcadero Center buildings with 17,000 lights. The carnival features activities for all including games, face painting, Santa and Mrs. Claus, and more. *Free*, embarcaderocenter.com

HOLIDAY HAPPENINGS

Holiday Ice Rink in Union Square
Daily, Nov. 2–Jan. 16, 10 a.m.–10 p.m.
Union Square
Ring in the holiday season at this outdoor rink with 60-minute sessions starting every 90 minutes. Visit website for special event programming (Let it Go Wednesdays, Flashback Fridays, and more). \$20 (includes skate rental; online ticketing only), 415-295-1588, unionsquareicerink.com

Broadway S.F. | Christmas with C.S. Lewis
Fri.–Sun., Nov. 18–20
Strand Theater (1127 Market St.)
Lewis believed Jesus's birth was only a feel-good myth until an encounter with his great friend, J.R.R. Tolkien, changed his life. This production finds Lewis at home near Oxford on Christmas Eve hosting Americans as they experience an assortment of Yuletide recollections stimulating a range of emotions. \$90, 888-746-1799, shnsf.com

COMMUNITY CORNER



15th Annual Día De Los Muertos Celebration

Saturday, Nov. 5
Davies Symphony Hall
The celebration features a concert program of traditional and contemporary Latin American music, family activities, live music, and more, followed by the ¡Fiesta! Día de los Muertos fundraiser (priced separately). \$40–\$150, 415-864-6000, sfsymphony.org/dia
PHOTO: CHRISTOPHER HOWARD

Veterans Day Parade
Sunday, Nov. 6, 11 a.m.–noon
Fisherman's Wharf (Jefferson St.; North Point to Leavenworth)
Show your support for all who have served and sacrificed for the common good. *Free*, sf.gov

First Sunday Afternoons at Presidio Tunnel Tops
Sunday, Nov. 6, 1–4 p.m.
Presidio Visitor Center (210 Lincoln Blvd.)
Enjoy fun for all ages at this event that features a variety of special activities like D.J.s, world music, dance performances, pop-up food vendors, public art, and more at this last event of the season. *Free*, 415-561-5300, presidiotunneltops.gov

Russian Hill Neighbors Clean Up and Smile
Saturday, Nov. 19
Coffee & donuts: 9:30 a.m.
Cleanup: 10 a.m.–noon
Northwest corner, Hyde and Filbert Sts.
Join your neighbors for Saint Frank's coffee and Bob's donut holes, then clean up the beautiful Russian Hill neighborhood and enjoy a pizza slice from Za's for your efforts. *Free*, register at cleanupandsmile@rhn.org, rhn.org

GALAS & BENEFITS

17th Annual Simply the Best Gala
Saturday, Nov. 12, 5:30 p.m.–midnight
Fairmont S.F. (950 Mason St.)
This special evening provides the opportunity to recognize industry partners, researchers, doctors, nurses, survivors, funders, and individual supporters who share the commitment to ending lung cancer. \$500 & up, 650-598-2857, go2Foundation.org



Bummers Ball

Saturday, Nov. 12, 6:30 p.m.
S.F. Jazz (201 Franklin St.)
Emmylou Harris headlines this benefit for Rocket Dog Rescue that celebrates its 21st anniversary and raises funds to help animals. Includes hosted cocktails, bites, a silent auction, and entertainment. \$60–\$100, 510-698-4161, rocketdogrescue.org
PHOTO: FACEBOOK.COM/ROCKET.DOG.RESCUE

ARTS & CULTURE

Fiesta de Arte del Día de los Muertos
Tuesday, Nov. 1, noon–3 p.m.
Presidio Visitor Center & Tunnel Tops (210 Lincoln Blvd.)
Join national park rangers for a Day of the Dead art festival with activities that include pintura de cara (face painting), flores de papel (paper flower making), and pinta calaca (skull painting and decorating). *Free*, parksconservatory.org

MUSEUMS & GALLERIES

Exploratorium | Einstein Was Right
Tue.–Sat., 10 a.m.–5 p.m. & Sunday, noon–5 through Nov. 27
Fisher Bay Observatory Gallery 6, Pier 15
One hundred years ago, Lick Observatory played a critical role in testing one of Einstein's greatest and most beautiful theories — general relativity. This exhibition tells the story of this scientific quest. \$40, 415-528-4444, exploratorium.edu

Legion of Honor Museum | Guo Pei: Couture Fantasy
Tue.–Sun., extended through Nov. 27, 9:30 a.m.–5:15 p.m.
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, fusing the influences of China's imperial past, decorative arts, European architecture, and the botanical world. \$30, 415-750-3600, famsf.org

SFMOMA | Ragnar Kjartansson: The Visitors
Mon.–Tue., 10 a.m.–5 p.m.; Thursday, 1–8 p.m.; Fri.–Sun., 10 a.m.–5 p.m., Nov. 5 (closed Nov. 23–24) through Jan. 2, 2024
151 Third St.
In this mesmerizing hour-long video presentation projected across nine screens, viewers are transported to the serene setting of Rokeby in upstate New York as the Icelandic artist and his musician friends perform together in various rooms of this historic mansion. *Free (first Thursdays for Bay Area residents)*—\$30, 415-357-4000, sfmoma.org

THEATER

42nd Street Moon | Gypsy: A Musical Fable in Concert
Thu.–Fri., Nov. 3–4, 7:30 p.m.
Alcatraz Theatre (650 Geary St.)
Suggested by the memoirs of legendary burlesque artist Gypsy Rose Lee with lyrics by Sondheim and regarded by many as the finest musical ever created, Gypsy is the ultimate tale of an ambitious stage mother fighting for her daughters' success — while secretly yearning for her own. \$45, 415-255-8207, 42ndstreetmoon.org

S.F. Playhouse | As You Like It
Wed.–Sun., Nov. 17–Jan. 14, 2023
450 Post St. (in the Kensington Park Hotel)
This rollicking and poignant musical adaptation of Shakespeare's play is a dreamlike tale of faithful friends, feuding families, lovers in disguise, and features an original folk-pop score. \$15–\$100, 415-677-9596, sfplayhouse.org

DANCE

24th Annual S.F. International Hip Hop DanceFest
Fri.–Sun., Nov. 11–13
Palace of Fine Arts Theatre
Enjoy the cutting-edge hip-hop performances from international dance companies in this rich and exciting dance form with Bay Area roots. \$45–55, 415-392-4400, sfhiphopdancefest.com



Conspiracy of Venus

Friday, Nov. 4, 8 p.m.
Old First Church (1751 Sacramento St.) & livestream
This S.F.-based women's vocal ensemble will perform arrangements by PJ Harvey and Iris DeMent alongside works by Björk, Joni Mitchell, Roger Miller, Leonard Cohen, David Bowie, Chris Cornell, and Joyce Todd McBride. \$25, 415-474-1608, oldfirstconcerts.org
PHOTO: OLDFIRSTCONCERTS.ORG

MUSIC

S.F. Symphony | MTT & Emanuel Ax
Thu.–Sat., Nov. 17–19
Davies Symphony Hall
Michael Tilson Thomas conducts Brahms's Serenade No. 1, followed by Emanuel Ax playing Brahms's First Piano Concerto. \$35–\$170, 415-864-6000, sfsymphony.org

FILM & LECTURES

47th Annual American Indian Film Festival
Daily, Nov. 4–12
Letterman Digital Arts Center, SFPL Koret Auditorium, & Southside Theatre
This festival is focused on fostering an understanding and appreciation of the culture, traditions, and issues facing contemporary American Indians. *Free*—\$20, 415-554-0525, aifsf.com

Robert Reich
Wednesday, Nov. 16, 7:30 p.m.
Sydney Goldstein Theater
Hear the former secretary of labor in the Clinton administration, current professor of public policy at UC Berkeley, author, and political commentator in conversation with Heather Kinlaw Lofthouse. \$36, 415-392-4400, cityarts.net

NIGHTLIFE

Firefighters' Holiday Dance Party
Saturday, Nov. 26, 8 p.m.
Bimbo's 365 Club (1025 Columbus Ave.)
Featuring the cover dance band Wonderbread 5 performing hits of the '70s through today, this party benefits the SFFD local 798 toy program and the S.F. firefighters' cancer prevention foundation. *Ages 21 & up*, \$50, 415-474-0365, bimbos365club.com

SCIENCE & THE ENVIRONMENT



Monarch Meetup

Tuesday, Nov. 15, 4–5:30 p.m.
Parking lot (East at Down Road Trail), Fort Baker
Learn about community science efforts that document the western monarch butterfly migration each fall and winter, and contribute to the official count for fall 2022. Dress warmly, wear walking shoes, and bring binoculars (or share). *Free*, 415-561-3000, parksconservancy.org
PHOTO: JOHNISAACWHITAKER; PARKSCONSERVANCY.ORG

POTABLES & EDIBLES

S.F. International Tea Festival
Sat.–Sun., Nov. 5–6, 10 a.m.–5 p.m.
Ferry Building Marketplace
Taste teas from local and global producers and learn how each cup of tea can be a different experience. Includes a free porcelain teacup to savor your favorite new tea discovery. \$25–\$40, eventbrite.com

6th Annual S.F. Coffee Festival
Sat.–Sun., Nov. 12–14, 9 a.m.–4:30 p.m.
Festival Pavilion, Fort Mason Center
The top specially curated roasters and exhibitors share with you their unique beans and flavor profiles in this immersive experience that includes live entertainment. \$24–\$58, sfcoffeefestival.com

SPORTS & HEALTH

Alzheimer's Educational Conference
Tuesday, Nov. 15, 10 a.m.–1 p.m.
Virtual
Whether you're a caregiver or if Alzheimer's is affecting your family, or you just want to learn more about brain health, this conference sponsored by the Alzheimer's Foundation of America will include prevention and treatment, estate planning, what happens after diagnosis, and more. *Free*, register at alzfdn.org/tour

20th Annual Turkey Trot
Thursday, Nov. 24, 8–10 a.m.
Golden Gate Park
Burn your calories in advance of your feast with the five-mile Turkey Trail Trot (600 calories) or the three-mile Pilgrim Promenade Walk (300 calories). \$50, stturkeytrot.com

E-mail: calendar@marinatimes.com

Snyder
continued from cover

man, and Julianne Moore, coupled with an increase in the number of women directing movies, appears to be redressing the balance.

In the recent weeks, we've seen bravura performances from relative newcomers (Ana de Armas as Marilyn Monroe in the fictionalized biopic *Blonde* and Mia Goth in the indie horror movie *Pearl*) and savvy veterans (Sigourney Weaver in the prickly dramedy *The Good House*, Emily Watson in the seaside village psychological drama *God's Creatures*, and Thandiwe Newton in the class-conscious mix of mystery and thriller *God's Country*). And three current and particularly powerful films should bring accolades to their respective stars — Cate Blanchett, Viola Davis, and Aubrey Plaza — as awards season rolls around.

'TÁR'

Cate Blanchett's work in a broad range of genres — period drama (*Carol*), fantasy (*The Lord of the Rings*), apocalyptic comedy (*Don't Look Up*), and more — has earned her seven Academy Award nominations and two wins (*Blue Jasmine* and *The Aviator*). *Tár*, released in theaters this past month, is Blanchett's latest justifiable bid for a best actress Oscar with her magnificent embodiment of title character Lydia Tár, a pioneering, world-renowned orchestra conductor and scholar at the height of her career.

Played by Blanchett in tour de force style, *Tár* seems to have it all. She's in charge of a major orchestra in Berlin and is about to conduct a high-profile performance of Mahler's Fifth Symphony. She has an eagerly awaited book about to be published. She and her wife, lead violin in the Berlin orchestra, are devoted to raising their elementary school-aged daughter.

But Lydia has had to surmount many obstacles to get where she is —and she's arrogant to the point of rolling over anyone who doesn't agree with her perspective and philosophy or doesn't let her do what she wants. And that heedless



Viola Davis and John Boyega star in *The Woman King*. PHOTO: ILZE KITSHOFF; SONY PICTURE ENTERTAINMENT

attitude, coupled with her appetites, could bring her down in tragic fashion, especially in our age of cancel culture. Written and directed by Todd Field, *Tár* methodically shifts from slow-burn to blistering, while Blanchett is absolutely stellar throughout.

'THE WOMAN KING'

Currently in select theaters and scheduled to be streaming on-demand Nov. 23, *The Woman King* is an exciting and revealing historical epic. Based on the true story of the Agojie — an all-female warrior unit that protected the West African kingdom of Dahomey during the 17th to 19th centuries — the film gives Viola Davis an opportunity to portray a noble and imperious leader while also playing an action hero.

The Woman King concerns one unit of the Agojie dealing with white colonial slavers and enemies of Dahomey and its king. It would be quite a task to turn

the larger-than-life figure at the heart of this story into someone believable and relatable —and Davis is up to it. While offering moments of vulnerability, Davis is at her most magnetic as the brave and dedicated General Nanisca who instructs new recruits, while rallying the Agojie troops to fend off aggressive neighboring tribes and protect Dahomey's citizens from being captured and sold into slavery.

Three powerful films should bring accolades to their stars — Cate Blanchett, Viola Davis, and Aubrey Plaza.

The Agojie were clearly the inspiration for the Dora Milaje warrior women of the fictional African nation of Wakanda in Marvel Studios' *Black Panther*. Consequently, *The Woman King* serves as an eye-opening introduction to a genuine culture and way of life that we seldom see depicted on the big screen. In addition to being a well-deserved yet unconventional showcase for Davis, *The Woman King*, which is directed with passion and verve by Gina Prince-Bythewood (*The*

Old Guard), tells a story that previously might have been buried in the annals of the past. That's something to cheer.

'EMILY THE CRIMINAL'

Aubrey Plaza's career in television and movies got rolling with comedic turns. But in the decidedly serious crime drama *Emily the Criminal*, she delivers some career-best acting as the titular character. Emily is a would-be professional artist in Los Angeles who's been slapped down by student debt and bad breaks and can't get a decent job due to an incident that resulted in a criminal record. Frustrated by her low-level food-service job and in need of more cash, she does a one-off as a "dummy shopper," which involves purchasing items with stolen credit cards. The easy money is appealing, as is Youcef, the suave young guy who brings her into the questionable operation. So she starts to weigh the risk-reward ratio of continuing with such an illicit business.

As *Emily the Criminal* progresses, the relationship with Youcef, the stakes, and the tension ratchet up. The movie never seems to go over the top in terms of heist plausibility, and Emily's plight — the vocational hamster wheel of menial jobs in the face of inescapable debt — is all too familiar in modern American society. Dialing down her trademark cocktail of cynicism and sarcasm and using it as a shield, Plaza subtly makes Emily's desperation and determination real and memorable amid the riveting and unnerving heist aspects of the narrative. *Emily the Criminal*, well written and sharply directed by John Patton Ford, is currently available on various streaming platforms. More significantly, it gives an unconventional actress a first-rate showcase, allowing Plaza to stretch and impress. Like *Tár* and *The Woman King*, it's among the best movies of 2022.

Michael Snyder is a print and broadcast journalist who covers pop culture on The Mark Thompson Show, via YouTube, and on Michael Snyder's Culture Blast, via GABNet.net, Roku, and iTunes. 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. **Carrie Soto is Back: A Novel**, by Taylor Jenkins Reid
2. **The Marriage Portrait: A Novel**, by Maggie O'Farrell
3. **Our Missing Hearts: A Novel**, by Celeste Ng

HARDCOVER NONFICTION

1. **I'm Glad My Mom Died**, by Jennette McCurdy
2. **Atomic Habits: An Easy & Proven Way to Build Good Habits & Break Bad Ones**, by James Clear
3. **Confidence Man: The Making of Donald Trump and the Breaking of America**, by Maggie Haberman

NEW AND NOTABLE RELEASES

The Twist of a Knife: A Novel, by Anthony Horowitz

The fourth installment of this series finds protagonist Anthony Horowitz accused of a crime he

didn't commit. He has just ended his partnership with ex-detective Daniel Hawthorne so he can focus on his play's debut, which receives a malice-filled review from critic Harriet Throsby. Early the next morning, the London police arrive to question him in the stabbing murder of Throsby. Horowitz is subsequently arrested and needs help from his ex-partner Hawthorne to solve the case. Readers of character-driven novels will love the twists and turns of this Agatha Christie-style mystery that leads to an unexpected reveal.

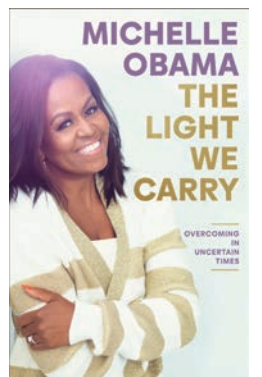
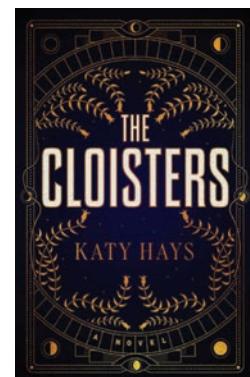
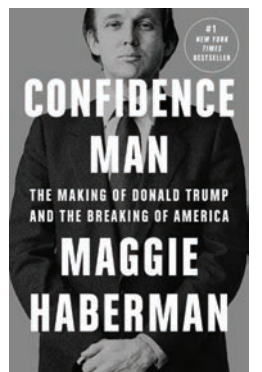
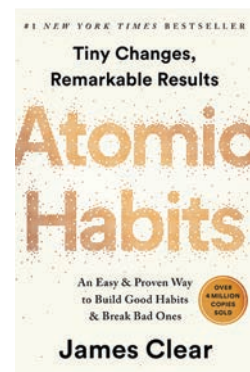
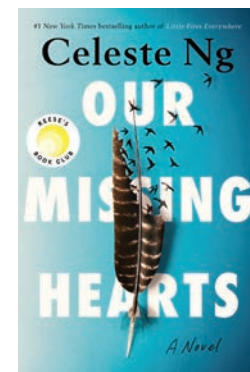
The Cloisters: A Novel, by Katy Hays

Ann Stilwell is eager for her position in the summer associate program at New York's Metropolitan Museum of Art. She's told on arrival, though, that there's no place for her. Fortunately, Patrick Roland, curator at the Cloisters, scoops her up. Ann questions whether it's fate or choice that brings her

together with the small group of scholars who delve into fortune telling and the occult, searching for answers to the past and the future. But feelings and emotions aren't easy to hide in a group that revolves around the charismatic Rachel. As death and tragedy spin to their conclusion in the eerie setting, it's easy for an academic to say the future was ordained. The tension and foreboding builds gradually in this outstanding gothic debut, allowing readers to savor Ann's voice. The disturbing account plays with class differences and women's friendship, set against a medieval, academic atmosphere sheltered from the city.

The Light We Carry: Overcoming in Uncertain Times, by Michelle Obama

Michelle Obama offers readers a series of fresh stories and insightful reflections on change, challenge, and power, including her belief that when we light up for others, we can illuminate the richness and potential of



the world around us. Drawing from her experiences as a mother, daughter, spouse, friend, and first lady, she shares the habits and principles she has developed to successfully adapt to change and overcome various obstacles — the earned wisdom that helps her continue to "become." With trademark humor, candor, and compassion, she also explores issues connected to race, gender,

and visibility, encouraging readers to work through fear, find strength in community, and live with boldness.

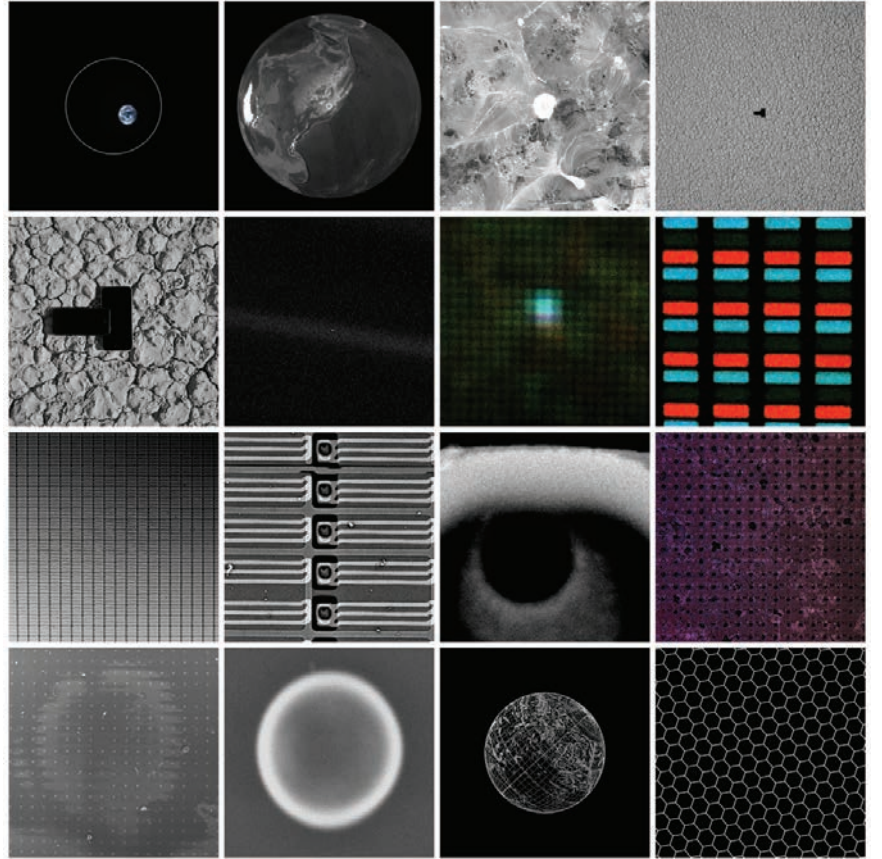
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Art World
continued from cover

In 2000, the 135-meter-high London Eye created a heightened interest in large-scale urban observation wheels and created an increased desire for even grander designs globally. Giant observation wheel imagery and archival photographs arranged in a spatial logic correspond to the camera position on the original Ferris wheels from which they were taken. Video sequences from the London Eye, Las Vegas High Roller, and Wiener Riesenrad are combined with a sequence of 24 animated archival photographs taken from the original Ferris wheel created by George W. G. Ferris Jr. in 1893 for the World's Columbian Exposition in Chicago. A sense of time travel through history combines with mechanical movement of the wheel as a force of cinematic revelation and curiosity.

"Venetie 1111100110" features at its center a cartographic masterpiece titled *View of Venice a1500* (Venetie MD), a large-scale woodcut attributed to the celebrated Italian artist Jacopo de' Barbari. His 500-year-old map is an astonishing example of an early trace of proxistant vision. It communicates detail and overview in its presentation of multiple perspectives on the same plane, a vision that is a sum totality and ornate close-up simultaneously. Through research, Bull.Miletic found relationships between this early map and the current digital paradigm of proxistance. Included are 3D flyovers of Venice, aerial views zooming in and out from various vantage points across the city to address the current environmental crisis there. Rising water levels is just one of the destructive forces impacting the city for centuries. Juxtaposed with this imagery are close-ups of the woodcut blocks



Bull.Miletic's *Ferriscope* (1983–20) and *Zoom Blue Dot* (1990–20). PHOTOS COURTESY OF THE ARTISTS

on Jacopo's map. Cracks in the surface and damage from wood worms and the weathering of the object over time present another parallel of entropic decline.

"Zoom Blue Dot" is a kinetic two-channel video installation where a custom-made robot with two video projectors facing opposite directions slowly traverses a dark exhibition space in a curved trajectory. In movement, the projections shrink and expand across the gallery environment, reflecting and deforming boundaries. Proxistant visions of the Earth from the outer limits of the observable universe to the image of earth displayed on a smart-

phone in the desert signal the human impact on Earth's geology and ecosystems. Distant images of Earth from space depict the planet as a speck of dust photographed by a spacecraft from a distance of four billion miles. The close-ups, or zooms, consist of solid materials, of rocks and crystals in an up-close examination of the materials that comprise our planet. Acclaimed composer Phill Niblock created the soundtrack for the installation, which is not in sync with the video, but provides a counterpoint to the imagery. The soundtrack is "interrupted" at intervals by fragments of selected composi-

tions from the Voyager interstellar record (1977).

Bull.Miletic's observations are where history and technology overlap to shine a light on our evolving sense of identity in a rapidly changing world.

Bull.Miletic: Proxistant Vision | Wed.–Sat. 10 a.m.–5 p.m. and Sunday noon–5 p.m., Nov. 19–March 23, \$10, Museum of Craft and Design, 2569 Third St., 415-773-0303, sfmdc.org.

Sharon Anderson is an artist and writer in Southern California. She can be reached at mindtheimage.com

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Starting November 19, the new Muni Metro Central Subway will run special weekend service Saturdays and Sundays from 8 a.m. – 11:30 p.m. every 12 minutes. Transfer at Powell Station to access the four new Central Subway stations: Chinatown-Rose Pak, Union Square/Market Street, Yerba Buena/Moscone and 4th & Brannan. Learn about the new stations and Muni Metro connections. Sign up for a tour.

New **T** Third service from Chinatown-Rose Pak to Sunnydale starts January 7, 2023.

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SFMTA.com/ServiceChanges



Electric scooters: Easy, fun, and fast, but be sure your kids are safe and know the rules

BY LIZ FARRELL

RETAILERS HAVE ALREADY STARTED the holiday push to highlight popular toys or gifts for this holiday season. One of the items that your children may already be begging for or have on their Santa list is an electric scooter. In the past few years, we have seen a dramatic increase of e-scooters all over the city. You can rent them, or many own them as an easy and efficient way to get around town quickly, but are they safe for kids? After having seen several close calls from kids riding these without helmets and disobeying or not understanding traffic rules, I decided as fun as they look, it was time to take a deep dive to understand this motorized phenomenon.

FAST AND FUN

It's easy to understand why kids are drawn to electric scooters — they are fast and don't require any physical exertion. Especially with the hills of San Francisco, they can help you get around quickly. If you buy one, the price point can vary considerably depending on range or battery life and speed. It could be comparable with a high-end bike — the more expensive it is, the more bells and whistles it comes with, such as better shock absorption and higher speeds.

There is a fixed cost to unlock and rent an e-scooter, then you are charged per minute to ride. The other lure of these electric scooters is they provide older kids with more freedom, because the rentals of e-bikes and scooters are easily available in many docking stations around the city. They also allow kids to cover more ground to get places or meet up with friends.

SAFETY CONCERNS

As you can imagine, with the increased popularity of e-scooters the number of injuries in kids has also risen dramatically. A recent study showed that in the past decade, not only have injuries from kids riding e-scooters become more severe, they have more than doubled. The injuries range anywhere from concussions or skull fractures to lacerations that required stitches to broken arms being the most common injury. The research also showed that most e-scooter crashes involved running into an object, like a parked car or hitting a pothole or a pedestrian. The average age for the study was 11, but the American Academy of Pediatrics is very clear that children under 16 should not operate or ride on e-scooters. Children's health and safety advocates reiterate the importance of wearing a helmet, following the rules of the road, riding in bike lanes not on sidewalks, and only one person should be riding the scooter at a time.

LEGAL CONSIDERATIONS

Regulations vary widely across the country when it comes to electric scooters. Many cities, including San Francisco, are pushing for stronger enforcement over where they are parked and implementing technology that makes them inoperable on sidewalks. While those are important safety issues, there is little to no information around the age limit to ride these devices. These are technically motorized vehicles that are capable of speeds up to 40 miles per hour, so requiring the rider to have a driver's license seems reasonable, but I don't think many parents view it this way. A few years ago at a neighborhood restaurant a father and son rode up on rented electric scooters and a police officer nicely told the father that it is illegal for his son to ride one much less without a helmet.

I did an in-depth review of Lime's website and app to find out if they say anything about age limits. Finally, buried in an FAQ section on rules and regulations, I found the following: must be 18 years of age or older, have a valid driver's license or ID, one rider per Lime (no passengers),

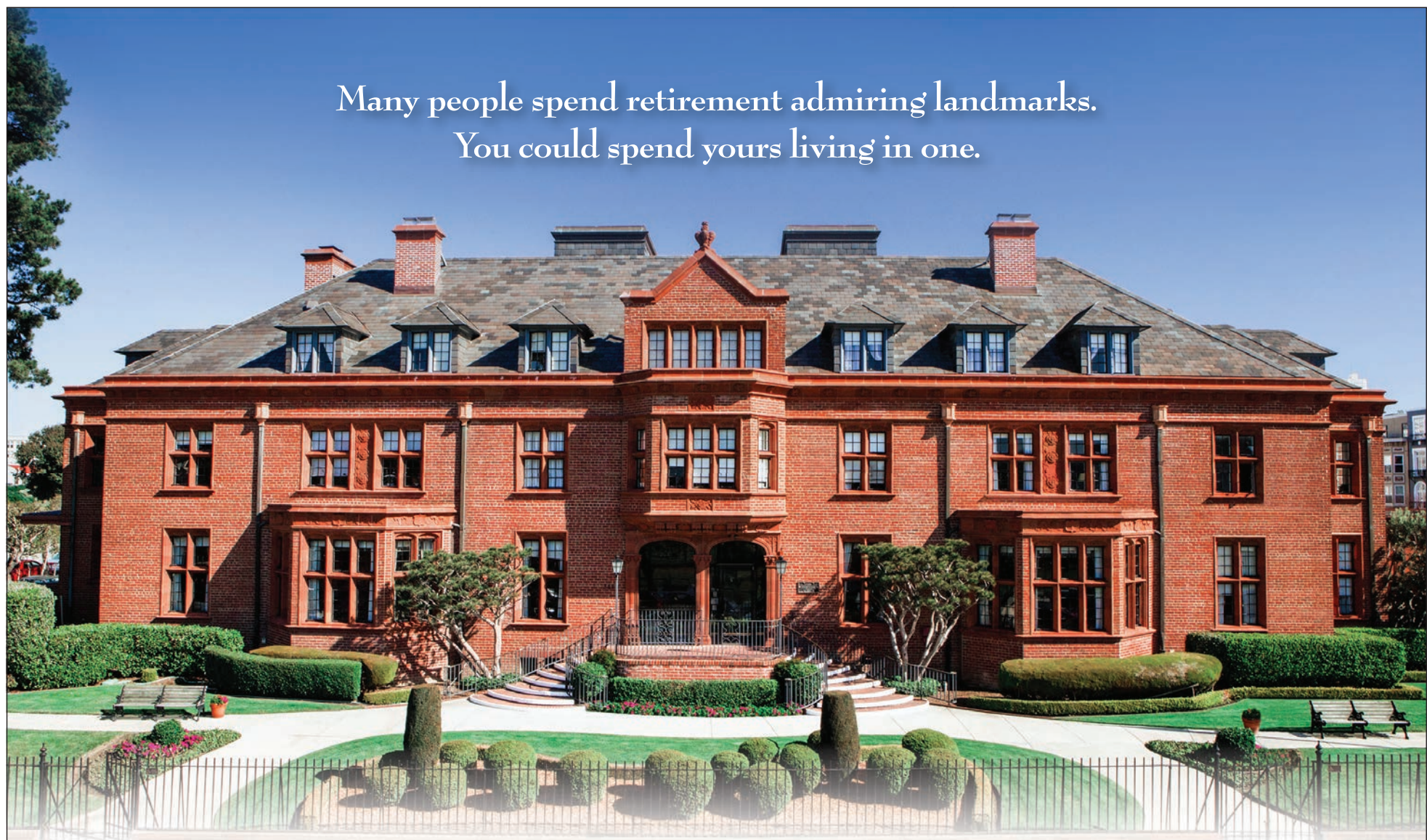
and wear a helmet. It does not require proof of age to set up an account or link a credit card, so it's understandable how many parents may not realize these rules.

Whether you love them or hate them, I do think these scooters are here to stay and if used correctly can provide many benefits to cities. However, given the fact they are growing in popularity, I think we will start to see more regulations from a state or city level. My hope is that there is less focus on creating anti-sidewalk technology and more importance placed on the education of

who can use e-scooters, how to use them safely, and enforcing the rules when the scooters are not being used correctly. Ultimately, it is up to us as parents to know the rules and have all the information to keep our kids safe, so get informed — and put safety first before you cave on that e-scooter from Santa.

Liz Farrell is the mother of three children and the founder of TechTalks, a consulting group to help schools and families have productive conversations around social media and technology. Email: liz@marinatimes.com

These are technically motorized vehicles that are capable of speeds up to 40 miles per hour.



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Time to buy or time to bide your time? PHOTO: JASON NIN/PIXABAY

Buyers aren't buying this buyers market

BY GARY DE MARTINI

SAN FRANCISCO HOMEBUYERS HAVE leverage for the first time in 14 years. Ironically, many buyers are shying away from a market that now seems to favor them. Clearly, buying a home in the city is never easy, even when the stars seem to align.

"September was the start of a correction in our market," said David Cohen, founder of City Real Estate. "Some people might say it started earlier, but in September the stock market really began to fall, there was a big seasonal jump in inventory, interest rates started to climb, and home values really began to drop."

According to the San Francisco Association of Realtors, the median price for a home in San Francisco in September was \$1.4 million, down from \$1.6 million — the all-time high recorded in April of this year. That's about a 13 percent decline in just six months.

"This decrease in home values could last a minimum of six months, or a maximum of 18 months, probably somewhere in between," said Cohen. "And when I say decline — it's not a straight line. You'll have three months of price decline, and then one month of up, but the overall trend will be negative. In fact, right now, we're selling condos at 2014 and 2015 prices."

MORE TO GO

Cohen thinks that home values will likely drop an additional 15 percent from where they are today. But he said it's relative. For example, the SOMA neighborhood is already down about 25 percent from its peak. Does it have another 25 percent to drop? Cohen says he doesn't think so, but a lot of that will be determined by whether tech companies hire people once again to work in their offices.

Even as home prices drop, many buyers seem to have walked away. Some are waiting for prices to hit bottom. Of course, that is easier said than done — as those who have tried to do this in the past will tell you.

Other buyers are worried about their own finances. A lot of people are tied to tech, and the technology-focused Nasdaq Composite is down significantly. All of this means people have less money with which to buy a home.

What's more, interest rates have climbed dramatically.

This isn't just a local problem. Redfin reported in early November that homebuyers across the country had lost 29 percent of their purchasing power since rates bottomed out in early 2021. Home

prices were still elevated due to low supply, but early demand signals had already weakened sharply.

Early indicators of home buying demand showed an accelerated pullback as mortgage rates shot up to a 15-year high. Home tours fell 7 percent and mortgage purchase applications declined 13 percent. Redfin's Homebuyer Demand Index, a measure of requests for home tours and other home-buying services, fell 6 percent in early November to its lowest level since mid-June, when mortgage rates first jumped toward 6 percent.

Cohen argues that the saving grace is you don't have to pay those rates forever. Presumably at some point, you'll be able to refinance at a lower rate. With that in mind, he says if you find a place that has good value, you should jump on it. If you buy low enough, you will compensate for the higher interest rate — in part because if you buy something at a lower price, your property taxes will be lower.

San Francisco's real estate market was simply overheated in 2021 and early 2022. This correction was probably inevitable, though interest rates and economic uncertainty have clearly contributed to the market's slump in home sales.

STAY OR GO

It is interesting to note that a recent *San Francisco Business Times* article includes a chart that shows the nation's biggest out-of-state county migration patterns. The top 15 regions are listed. San Francisco is not among them, and that would seem a bit of a surprise. Los Angeles, the District of Columbia, Cook County (Chicago), and New York lost the most households, in that order.

San Franciscans, by comparison, seem to be staying put.

During the months of November and December, the real estate market begins to slow down, regardless of market conditions. By January, things are so quiet many real estate agents become convinced they may never sell a home again. That anxiety is likely to be more pronounced this January, as the frenzy of recent years appears to have truly dissipated.

But Cohen is convinced San Francisco will bounce back, as it always has.

"The next big thing will catch fire here," Cohen said. "Maybe it will be artificial intelligence. Or biotech. It will be some game-changing innovation by one of these Berkeley/Stanford grads — someone who wants to be in the Bay Area. The next thing you know, everyone will be clamoring to come here for jobs. And then it starts all over again."

Feedback: letters@marinatimes.com

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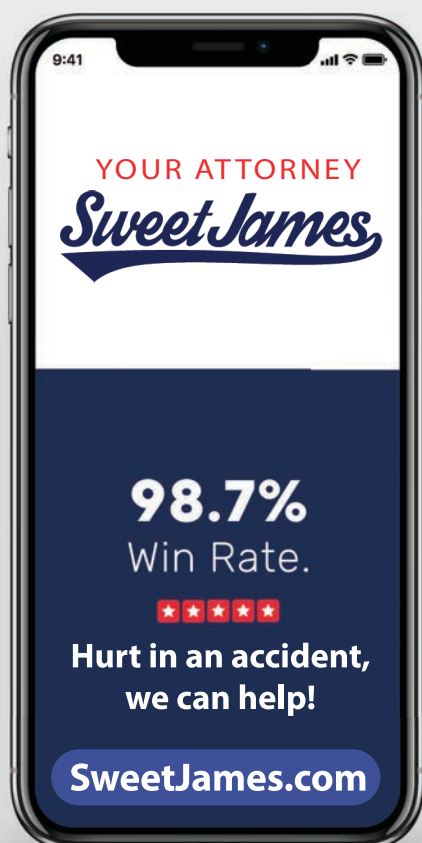
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