

MARCH 2025

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THE POTRERO VIEW

San Francisco Municipal Transportation Agency Proposes to Eliminate 55-Dogpatch

BY REBEKAH MOAN

The San Francisco Municipal Transportation Agency (SFMTA) proposes to reduce the number of bus lines, stops and service frequency by four percent as a means to shrink an impending \$50 million budget shortfall. Included on the chopping block is the 55-Dogpatch line, originally designed to transport riders up and down Potrero Hill between high-traffic areas, particularly the 17th, 18th, and 20th street commercial districts and the 22nd Street Caltrain station. During the week the 55-Dogpatch transports 1,600 riders.

SFMTA fare revenues are 13 percent lower than pre-pandemic levels for weekend rides, 26 percent for weekdays. Temporary federal, state, and regional relief money will expire next year. The proposed service reductions would cut expenditures by \$15 million. The agency is searching for other ways to make up the budget deficit.

At a February meeting, SFMTA senior manager of transit and transit planning, Sean Kennedy, floated three scenarios to modify bus service, all of which would impact the 55-Dogpatch. Under the first scenario, low ridership routes would be suspended in cases where there are parallel options; bus routes a few streets over. If the first scenario is passed, Dogpatch riders would have to shift to the 19, 22, or 48 bus lines, prompting the need to traverse steep hills.

The second scenario would maintain all connections and coverage but reduce frequency on Rapid corridors and connector service across the system. It could mean that the 55-Dogpatch would run every 30 to 45 minutes rather than 20 to 30 minutes.

The third scenario prioritizes service on Muni Equity routes and access in Muni Equity Neighborhoods by suspending routes and reducing frequencies elsewhere. Muni Equity Neighborhoods

are ones that rely on Muni the most, including Visitacion Valley and the Inner Mission. Dogpatch isn't considered a Muni Equity Neighborhood. In this scenario, the 55-Dogpatch would be suspended.

"We do not obviously want to make these cuts," Kennedy said. "These are going to be painful. This is the wrong time if you look at ridership trends and ridership recovery. But the respective budget issues are real and I think doing nothing would be far worse than doing something."

At the February meeting transit riders pushed back against service cuts, insisting that people critically rely on Muni, and advocating that funds be shifted from other municipal programs to close the deficit.

"Any reduction in service would be a step back," one attendee said.

According to Potrero Boosters

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Starr King Elementary Wins Honor Roll Award

BY JESSICA ZIMMER

Last fall Starr King Elementary School was one of 22 San Francisco Unified School District campuses to receive an Honor Roll Award from the San Francisco Chamber of Commerce. The accolade is given to schools that demonstrate a year-to-year increase in their California Assessment of Student Performance and Progress English Language Arts and Math Assessments scores and improved outcomes for historically underserved students. The Chinese Immersion School at Davila Elementary, Jefferson Elementary, and Lafayette Elementary, among others, were also honored.

Starr King provides transitional kindergarten through fifth grade education. The school offers four programs: Mandarin immersion, specialized academic instruction – students with intellectual and other challenges – transitional kindergarten, and Experiential Learning (EXL), the term Starr King uses for general education.

"The Chamber hired an independent company to perform an analysis of school data from the California Department of Education's website. Many members of the Chamber are products of SFUSD schools. They wanted to recognize the efforts of public schools and their students," said Starr King's principal Darlene Martin, who has led the school for nine years. "It was a good feeling for us because this has been an era of chal-

lenges, in terms of funding and recovery from the COVID-19 pandemic."

Martin attributed Starr King's success to teachers and staff engaging in science of reading professional development.

"We were one of the earlier adopters at studying that. Now it's paying off," said Martin. "Digital literacy and knowledge of grade level subject matter explain why students are testing well. The students are taking educational assessments on computers. The students are familiar with how to use the computers appropriately to demonstrate their knowledge."

Of Starr King's 336 students, 227 are in Mandarin immersion – established in 2010 – 71 in EXL, 16 in specialized academic instruction and 22 in transitional kindergarten. The immersion program is fully enrolled; EXL has excess capacity. In academic year 2023-2024, most students – 16 percent and 15 percent – were in grades four and five. School officials declined to comment, but the proportion implies a greater number of transfer students into fourth or fifth grades, or more likely, fewer pupils entering or staying in lower grades.

Last academic year, the school was 11 percent African American, 29 percent Asian, two percent Filipino, 15 percent Hispanic, two percent Pacific Islander, and seven percent not reported. Black pupils make up eight percent of SFUSD's student body, just five percent of the state's public school population. Twenty-

eight percent of the district's students are Asian, 10 percent statewide.

Starr King has a lower percentage of Hispanic students than SFUSD's average of 36 percent and California's 56 percent. Eleven percent of Starr King's scholars are white, with the district's average 13 percent, statewide 20 percent. At 23 percent Starr King has a higher percentage of students who are two or more races than SFUSD's seven percent average and California's five percent.

"Starr King is more of a mixed demographic community. We have students from all over the City. We've used those challenges as opportunities. It's made our school stronger," said Martin. "Reading is the foundation. When students learn to read well, they can do better in all of their subjects. Budget issues for the district meant we were set to lose five teachers this academic year. Parent fundraising made it possible for us to retain three of these teachers."

Starr King mixes grade levels and activities, including English Language Arts (ELA), physical education, and library.

"For example, students in grades four and five who are in the Mandarin immersion program and the EXL program take ELA together. (This helps) the students get to know each other and learn in smaller classes," said Martin.

Starr King no longer has a family liaison or assistant principal, SFUSD's

STARR KING continues on page 9

Tommy Egan



Tommy during his professional boxing career.

PHOTO: Courtesy of Boxrec.com

BY TAMALA MOTTA

Tommy Egan was a well-known, much loved and respected, although generally drunk, former professional boxer who lived on 20th Street between Third and Illinois streets during the second half of the 20th Century. In Tommy's lifetime the area was referred to mostly as "lower" Potrero Hill. Today it's within the boundaries of "Dogpatch," which has expanded from roughly a city block to today's much larger booming community.

Thomas (Tommy) Leo Egan was born October 30, 1924, to George Egan and Mayme (Ayoob) Egan. He grew up in a multi-unit building, one of the first built in Dogpatch, on the corner of 18th and Tennessee streets, which was owned by his mother's side of the family. He lived there with his parents and maternal grandparents as well as other family members. For many years a grocery store was located on the bottom floor.

Years later, Tommy rented a room in a former boarding house for industrial workers located on the west side of Third Street, between 20th and 22nd streets. The building offered quarters for rent and a shared bathroom. He lived there until his death in 1996.

In his prime Tommy was a welter-weight boxer and marine. In his later years a casual passerby might judge him to be a scruffy ol' drunk. Yet no matter how inebriated he might get he always maintained his self-respect, and his respect for others. He may have enjoyed getting sozzled, but he wasn't a fool. His neighborhood reputation was as a great boxer, standup honest straightforward guy. Whether he was a good husband to any of his many ex-wives or a great father to his children is a different matter.

Of the four bars on the block, Tommy's favorite was Tom's Drydock, later known as Mucky Murphy's, occupied

TOMMY EGAN continues on page 10

PUBLISHER'S VIEW

Land Trusts

BY STEVEN J. MOSS

Kings Canyon, Sequoia, and Yosemite are visited by upwards of five million people a year, fulfilling the National Park Service's writ to preserve natural resources "for the enjoyment, education, and inspiration of this and future generations." Golden Gate National Recreational Area receives even more guests.

Yet while demand for open spaces is robust enough to prompt the need for waiting lists to get into some parks, the State of California is steadily setting aside lands where almost nobody is welcome to visit. These properties often become the singular domain of wealthy representatives of "nonprofit" land trusts, with "no trespassing" signs paid for by a web of state and federal subsidies.

Nearly 20,000 "easements," more than half of which have been granted since 2000, have been sanctioned under the California Conservation Easement program. Easements are intended to preserve land in its natural, scenic, agricultural, historical, forested, or open-space condition. Three-quarters of these easements, 1.2 million acres, are held by nonprofit organizations. Although an easement forestalls devel-

opment, it doesn't require public access. The land essentially remains private property. As a result, almost 90 percent of easement areas are closed; just six percent actively invite visitors.

While nonprofits can't directly receive tax incentives, easements can be readily monetized. Under California's Natural Heritage Preservation Tax Credit Program, a credit against net tax of 55 percent of fair market value can be claimed for properties transferred to nonprofits to protect wildlife habitat, open space, and agricultural uses. More than \$50 million in credits have been issued, associated with greater than 8,000 acres. Likewise, under the Williamson Act, aka the California Land Conservation Act of 1965, private landowners have received in excess of \$1.2 billion in property tax reductions, with 10 million acres enrolled, in exchange for restricting land use to agricultural or open-space purposes.

Property-owners who donate or sell easements may also qualify for federal income tax deductions based on restrictions on the appraised value of the land's development rights. These

PUBLISHER'S VIEW continues on page 10



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SHORT CUTS

Trash Talk

Last fall, **Recology** paid ratepayers \$24 million after municipal regulators determined that the privately held waste disposal company had overcharged its customers. It made similar payouts in 2022, \$25 million, and 2021, \$94.5 million. Now, Recology wants to increase its rates by 18.2 percent starting this October, followed by additional hikes of 7.5 and 3.9 percent in 2027 and 2028. By the end of the year, Recology's present \$47 per month charge per household would jump to \$55.55. The company cites higher operating costs and lower revenues as the reason for the price hike. "A larger-than-usual increase is now needed to bring rates back up to a sustainable level," the proposal states. According to Robert Reed, a Recology spokesperson, residential customers in San Francisco pay 25 percent less than per household prices in Oakland and San Jose. Even after the proposed rate rise, their rates would remain eight percent lower. In contrast, Berkeley households, which rely on municipal trash pickup, pay less than San Francisco's present rates.

New Management

Last month, **Bell Properties** replaced The Eugene Burger Management Corporation as manager of the Potrero Annex-Terrace and Sunnydale housing complexes. Bell manages commercial and residential properties primarily in Southern California, including affordable housing and mobile home parks. No

other entities bid to oversee Potrero and Sunnydale. A three-member panel scored Bell at 74.3, after which the **Housing Authority**'s board of commissioners approved a 24-month contract for \$1,050,000 a year. Bell will be responsible for rent collection, maintenance, security, and inspections.

School Passes

Last month the **San Francisco Board of Supervisors**' Land Use and Transportation Committee approved **Hiba Academy**'s plan to transform 99 Rhode Island Street into an elementary school. The building previously housed tech companies, including **Airbnb**. The prekindergarten through fifth grade school, run by the Wellington Education Group, will open in fall 2026, with 100 to 200 students up to second grade, ultimately growing to 470 pupils up to fifth grade by 2029. The three-story, 63,000-square-foot structure has been vacant since 2023. **Supervisor Matt Dorsey**, whose district includes the new institute, is enthusiastic about the project. "99 Rhode Island has historically been an office building, and with the changes in Showplace Square and neighboring Mission Bay, the need for schools and other community servicing uses is greater than ever," he said.

Stone Supe

In an interview with *Mission Local*, District 10 Supervisor **Shamann Walton**

SHORT CUTS continues on page 10



"I recently worked with Claudia to find and purchase a condominium in San Francisco. She is a gem—competent, thorough, energetic, and an expert on the San Francisco market. She took all the time I needed, and patiently showed me numerous properties until we found the perfect place. She informs herself about every detail of the property, raises important questions, and has contacts to help with every aspect of the process, from inspection to closing. If you need an excellent, knowledgeable, personable and reliable realtor, go to Claudia. I recommend her without reservation!"

- Kim

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COMPASS

Curbside Electric Vehicle Charging Pilot Proposed for Dogpatch

BY JESSICA ZIMMER

Municipal officials are asking Dogpatch and Duboce Triangle residents and businesses for advice about the best locations to mount curbside electric vehicle (EV) charging stations. The installations would be part of a pilot program developed by the San Francisco Municipal Transportation Agency (SFMTA) – responsible for regulating curb space – San Francisco Public Utilities Commission, and the Building Inspection, Public Works, and Environment departments.

The pilot's purpose is to explore whether curbside charging would encourage EV adoption by residents who don't have access to off-street parking. Through the initiative the City hopes to collect use and demand data to inform development of broader curbside EV charging policies.

Officials believe that a shift from

gasoline to electric-powered vehicles is essential to achieve the City's climate goals, lowering greenhouse gas emissions.

Pilot details remain sketchy, including related to timing and potential electricity prices. The charging stations will be installed and maintained by one or more private companies. Three businesses – San Francisco-based Urban EV LLC and Voltpost, and Brooklyn-based it's electric – are vying to provide pilot services.

Once in place, existing parking regulations, including keeping spaces clear for street cleaning, will remain extant. Unless a station is posted as having more stringent limitations, a vehicle with the proper residential parking permit (RPP) may park as long as it's charging. A vehicle without a RPP that's charging will be required to

EV CHARGING continues on page 10



Letters to the Editor

Editor,

Apropos of "Green Benefit District to Wilt Unless Property Owners Opt to Renew," (February), rather than limiting decision making to a board, why not let all property owners vote on proposed projects?

Lewis Epstein
Vermont Street



Over the last 36 years, we have seen a lot of ups and downs. But one thing remains the same: you can still enjoy a cup of coffee with your community at Farley's.

ST. PATRICK'S DAY | BAGPIPES @ 10AM | IRISH STEW TIL IT'S GONE

Critics Unhappy with Short Term Rentals at Project Artaud

BY MARK STEENSLAND

When Project Artaud was founded in 1971 with the purchase of a 100,000 square foot building at 499 Alabama Street, it was envisioned as a community, a physical space where artists could live and work alongside each other, creating opportunities for ongoing interactions, inspiration, and collaboration.

In the beginning, each resident was responsible for converting their section of open floor into living quarters, installing walls and plumbing for kitchens and bathrooms. According to Treasurer John Sullivan, the colony presently houses 65 live/worksites with leases that cost from \$650 to \$2,400 a month, depending on size, well below average City rents, which exceed \$3,300. The building also has five commercial spaces with fees that range from \$2,300 to \$14,000 monthly.

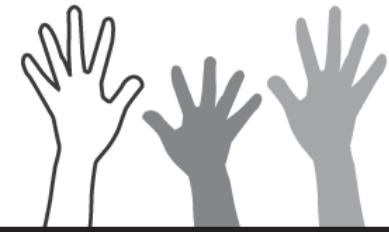
For sculptor Brian Goggin, who has lived at Project Artaud with his wife, Florenica, since 1994, the low rent has been life-changing, allowing him to be an artist in one of the most expensive cities in the U.S. In 2011, Goggin expanded his footprint at Artaud, negotiating one of the commercial non-member leases for a space he named Studio 123. He vends a loft above the studio to short term tenants.

"Just as Joe Goode [a performance artist next door to Goggin] rents out his space for various uses, we charge for the loft space to help afford the studio where we create art."

Goggin's commercial lease allows short-term rentals, as long as guests stay for more than 30 days, but less than six months. However, some collective members aren't happy with the arrangement,

PROJECT ARTAUD continues on page 11

GETTING INVOLVED



Dogpatch Business Association | dbasf.com

Dogpatch Business Association (DBA) promotes and supports Dogpatch businesses. Business owners and community members are invited to get involved!

- Join the DBA! (dbasf.com)
- Sign up for our newsletter to find out about member meetings, opportunities, and local news
- Follow us on **Instagram** @destinationdogpatch to learn more about Dogpatch businesses, events, and activities
- Explore Dogpatch through a curated wayfinding map of local businesses, available online at <https://linktr.ee/exploreregion>

Friends of Jackson Park (FoJP) | friendsofjacksonpark.org

2025 is the Year of Jackson Park! Our beloved community park needs your time, talent, and **generous contributions** to make this project a reality. Our renovation project has been approved, and over 75% of the money has been raised. **We need YOU to invest in your park and help fund the gap.** Be a Friend of Jackson Park and join us today! Learn more about how to get involved at friendsofjacksonpark.org.

Green Benefit District | GreenBenefit.org

We cleared the first phase of our renewal process, the petition phase. Thank you for your support! Please stay tuned for the Ballot phase later this Spring, when the SF Election Commission will mail ballots to all property owners in the District! <https://greenbenefit.org/renewal>.

We are currently electing new members to the GBD Board. Voting runs from March 7th until March 31st. Please check your mailbox for your official ballot. greenbenefit.org/board-elections-2025.

Help make the Green Benefit District greener. Sign up for a GBD volunteer event at greenbenefit.org/volunteer or report an issue at greenbenefit.org/report-a-problem.

The Potrero Boosters Neighborhood Association | potrero boosters.org

The Potrero Boosters Neighborhood Association informs, empowers and represents the residents of the Potrero on issues impacting our community in order to develop and maintain complete, vibrant neighborhoods. We're continuing to **meet via Zoom** on the last Tuesday of each month. Go to www.potrero boosters.org to learn more about how to join us!

The Potrero Dogpatch Merchants Association | potrero dogpatch.com

The Potrero Dogpatch Merchants Association promotes and advocates for independent, locally owned businesses while actively supporting our neighborhood and our wonderful communities.

Starr King Open Space | StarrKingOpenSpace.org

Join our **monthly volunteer days** on the second Saturday of the month. This month it is March 8th at 10 a.m. **Donate** to help keep Starr King Open Space open, accessible, and well-maintained for our neighborhood.

*For a \$200 annual fee your organization can be listed in Getting Involved.
Contact production@potrero view.net*

UCSF Links Microplastics to Cancer and Reproductive Health Risks

BY CHRISTINE MINEART

Microplastics - particles less than five millimeters - can be found everywhere: in Arctic glaciers, deep-sea sediment, as well as human and animal tissue. Recent studies suggest that, along with greenhouse gas emissions and other human-made pollutants, that's not a good thing.

University of California, San Francisco School of Medicine professor of obstetrics, gynecology, and reproductive sciences, Tracey J. Woodruff, PhD, analyzed 3,000 studies of microplastic exposure and links to respiratory, digestive, and reproductive health. In an article published last year in *Environmental Science & Technology* she reported that most of the analyses were based on laboratory experiments with rodents that mimic environmental exposures to microplastics. While imperfect, they provide a solid reference for what might be happening in the human population.

"Microplastic exposures increase the risk of reproductive outcomes, particularly male sperm quality, and increase the risk of biomarkers that we know are linked to cancer in both the colon and the lung," stated Woodruff.

Plastics are ubiquitous. Since the 1950s humans have produced eight billion tons of the material to make medicines, clothes, packaging, and building supplies. A visit to a hospital, where each needle is sterile packaged in

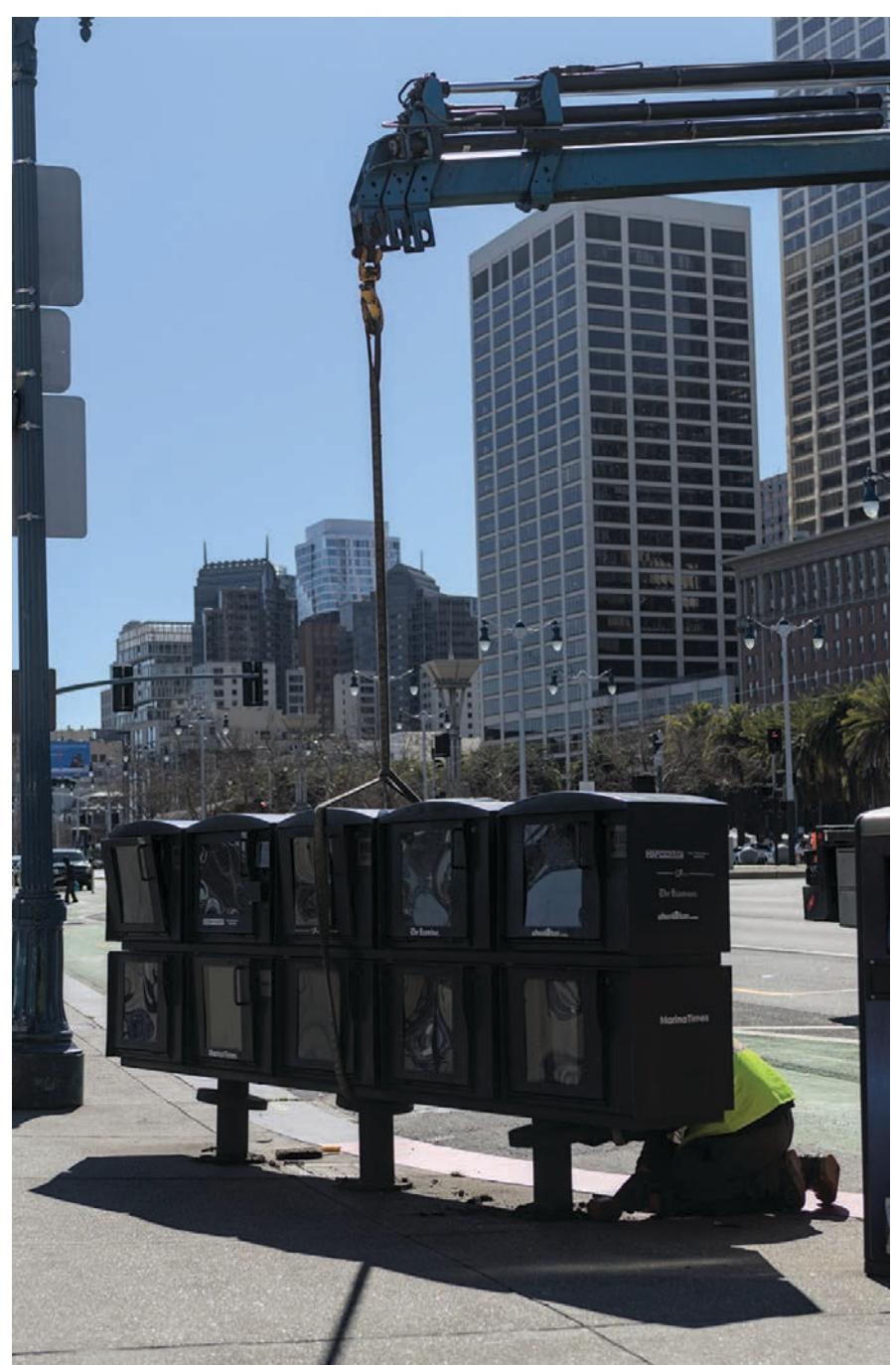
plastic, or a stroll down a grocery store aisle showcases plastics' pervasiveness. As it breaks down in landfills or through weathering small particles are released into the environment, which can be absorbed into the body through contaminated food, water, and air. Water filtration systems and indoor air filters can provide some protection.

"Any situation in which you can reduce or eliminate an exposure is an opportunity to prevent disease and protect health," said Rachel Massey, Senior Science and Policy Lead at the nonprofit Collaborative for Health & the Environment. "There are many sources of exposure, but even removing one toxic exposure can have a significant prevention benefit. Examples can include avoiding microwaving food in plastic or avoiding clothing that gives off microplastic particles in the laundry."

"The goal is to think about how to reduce your interaction with plastics generally. Try to reduce your use of plastic related containers, avoid highly processed or prepared packaged foods. Use fresh fruits, vegetables, and foods lower on the food chain," said Woodruff. "Microplastics can be more concentrated in fish so people fishing in the Bay may be exposed to more microplastics."

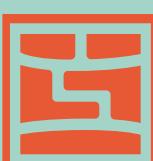
Tires are a major contributor to microplastic pollution, as particles are released when the rubber hits the road.

MICROPLASTICS continues on page 11



Last month news racks on the Embarcadero were removed, an apt metaphor for the country's present zeitgeist.

PHOTO: Thomas Hunter II



**Hiba Academy
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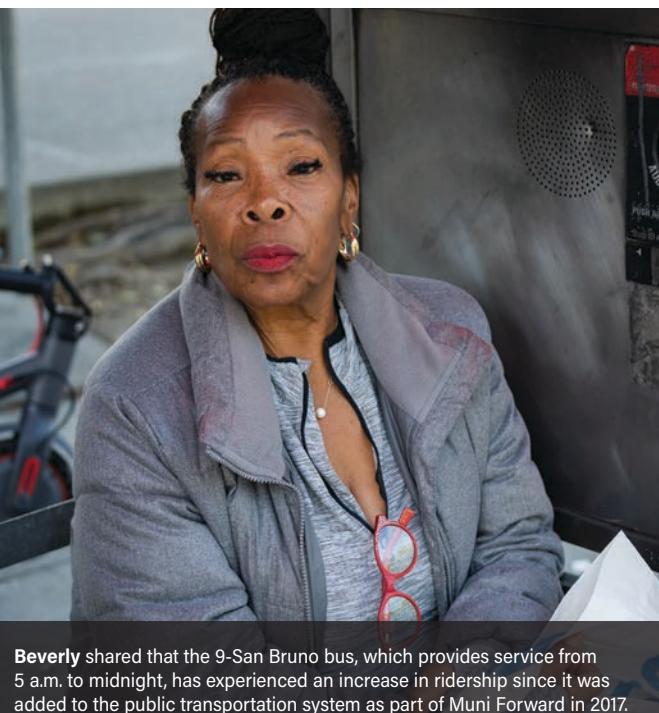


Bus Stop Thoughts

PHOTOS: ALEX MANGOT



Olivia takes the 9-San Bruno bus five days a week to Hayes Valley or Market and Van Ness. She said the experience is grim.



Beverly shared that the 9-San Bruno bus, which provides service from 5 a.m. to midnight, has experienced an increase in ridership since it was added to the public transportation system as part of Muni Forward in 2017. Weekday ridership is higher than before onset of the COVID-19 pandemic. Beverly takes the 9 about twice a week. She said it's crowded but appreciates its frequency.



Advait and **Fedeica** said that the 22-Fillmore is one of the few Muni bus lines that's had an increase in ridership since 2019. Advait and Fedeica are Mission Bay residents who take the 22-Fillmore every couple of days. They enjoy the punctuality of the bus and how it traverses two sides of the City. They use it to go to 16th and Mission, Dolores Park, the Fillmore, and to connect to the N-Judah.

Switching from Gas to Electricity Key Strategy to Reduce Carbon Emissions

BY JESSICA ZIMMER

It took a half-dozen years and tens of thousands of dollars, but Connecticut Street resident Lisa Ryers can now boast a fully electric, partially grid-independent home that costs less to heat and cool than sole reliance on Pacific Gas and Electric Company (PG&E) power.

“My process took approximately six years and cost over \$40,000. Yet my electric bill is now negative \$1,202 per month. Much of that credit is due to my electric heat pump water heater and the dozen solar panels I installed on the roof,” said Ryers.

The San Francisco Environment Department (SF Environment), as well as the State of California, wants homeowners to switch-out their gas stoves and water heaters for electric models. Electric stoves can cost between \$500 and \$2,500. Since they don’t have open flames, they’re less dangerous and polluting than gas cooktops. Bay Area Air Quality Management District regulations prohibit the sale and installation of gas-powered water heaters in 2027.

Last year, Ryers’ home, built in 1953, was featured in SF Environment’s “Life’s Better Electric Home Tours,” which showcased eight residences across the City.

“I was proud to host between 25 and 30 visitors and cover all the steps I took. I started with a home energy audit, which determines how much energy a home consumes,” said Ryers.

A home energy audit identifies room-specific heating and cooling loads and where additional insulation or more efficient windows are merited. Audits are offered free to income-qualified households; otherwise, they can cost up to \$900 in the *View*’s readership area. Audit fees are generally credited toward any work that’s done.

A Heating, Ventilation and Air Conditioning (HVAC) professional can perform the audit, including thermal imaging to identify leaks and a blower door test, which measures the difference in air pressure between inside and outside air.

A property owner may need to increase their electrical load capacity to optimize use of new energy-efficient appliances.

“While a 100-amp panel is often sufficient for electrifying most San Francisco homes with energy-efficient appliances, older homes may require utility or contractor assistance for electrical upgrades if multiple high-demand devices are added,” said Nik Kaestner, SF Environment senior building decarbonization coordinator.

Ryers said “hacks” to avoid having to increase capacity include installing 15-amp 120-volt heat pump water heaters, buying a circuit share device like a Dryer Buddy, and installing tandem circuit breakers, actions that’re best suited for a homeowner electrifying their property slowly, through multiple steps. Electrifying many appliances simultaneously may trigger the need to add a subpanel or upgrade to a 200-amp panel, potentially requiring permits and PG&E involvement.

“This is because by upgrading to a 200-amp panel, they need to change the electrical drop to your home,” said Ryers.

The electrical service drop consists of the bundle of cables that runs from the pole to the residential connection.

One of the most significant measures to reduce a structure’s carbon footprint is to replace a gas furnace with an electric heat pump. Such a device heats and cools a home by drawing in heat from the environment.

“This is particularly relevant in the southeastern neighborhoods because they get more sun than colder parts of the City. A house with a heat pump will stay cooler in a heat wave and expend less energy to do so,” said Ryers.

Significant upfront investment is needed to reduce dependence on PG&E, which profits principally from distributing and transmitting power, and CleanPowerSF, a San Francisco Public Utilities Commission program that provides energy to most of San Francisco’s



Last month the San Francisco Recreation and Park Department, along with the University of California San Francisco, unveiled renovations to Esprit Park, the open space’s first significant makeover in its 43-year history. The new design includes the north meadow, an off-leash dog play area, with the south meadow offering a dog-free lawn, though service and support animals are allowed. A concrete path rings around and bisects both meadows. Picnic area seating and tables are sited at the park’s four corners. New trees and plantings have been added throughout. PHOTOS: SF Rec and Park Department

GAS TO ELECTRICITY continues on page 11

COMMUNITY | MARCH

Now through 3/9 Sunday

Theater: Volpone

Volpone (The Fox) is a Venetian gentleman who pretends to be on his deathbed after a long illness to dupe Voltore (The Vulture), Corbaccio (The Raven) and Corvino (The Crow), three men who aspire to inherit his fortune. Each visit Volpone's house bearing a luxurious gift, intent upon becoming Volpone's heir. Mosca (The Fly), Volpone's parasite servant, encourages the men to believe they've been named successor to Volpone's fortune. The scheme spirals out of control as greed and deception escalate. The production is a *Kyogen* – a form of traditional Japanese comedic theater – adaptation of the 17th-century British satire. \$28 to \$35. Theatre of Yugen at NOHspace, 2840 Mariposa Street. For more information: <https://bit.ly/4b1zb7J>

3/6 Thursday through 3/24 Monday

Art: Christina Kent Solo Exhibition

Christina Kent is a figurative painter who works primarily in oils. A Ph.D. economist, Kent's paintings reflect on the nuances hidden in mundane moments of everyday life. Her solo exhibition at Studio Gallery focuses on the effect of light in San Francisco. Opening reception: Sunday, March 9, 3 to 5 p.m. Artist talk: Saturday, March 22, 2 to 3 p.m. Gallery hours: Thursdays to Mondays 12 to 6 p.m. Studio Gallery, 1641 Pacific Avenue. For more information: <https://bit.ly/4aWoVxm>

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Art: San Francisco Museum of Modern Art's Free First Thursday

Bay Area residents are invited to the museum at no cost; surcharged exhibitions require separate paid tickets. Limit two adult tickets per reservation. Qualifying counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. 12 to 8 p.m. For more information: <https://bit.ly/3RuvKPh>

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Art: Guided Urban Sketching

Instructor Cathy Raingarden believes that everyone can learn to draw. This class is meant to demystify urban sketching in a friendly setting. She



"Last Light on 18th Street" 16" x 16". Christina Kent's solo exhibition will be at the Studio Gallery beginning March 6.

IMAGE: Courtesy of Christina Kent

teaches in bite-size pieces that allow students to learn at a comfortable pace, including: warm-up exercises intended to connect eyes to the drawing hand; basic one- and two-point perspective; the importance of a limited palette and the range of colors to mix. Participants will have time to complete their own urban sketch onsite. 11 a.m. to 1 p.m. \$50.93. ARCH Art Supplies, 1490 17th Street. For more information: <https://bit.ly/3CK4fMB>

Gardening: Basics of Vegetable Seed Propagation

In this seed propagation workshop, attendees will learn about the resilience and magic of seeds, and how to start a vegetable patch from scratch. Basic propagation techniques will be covered, such as seed sowing, materials, and young plant care, including hands-on sowing to take home. 10 a.m. to 12 p.m. From \$7.18 to suggested donation of \$39.19. Alemany Farm, 700 Alemany Boulevard. For more information: <https://bit.ly/4gCgskv>

Baseball: SF Giants FanFest

Current and former Giants players, coaches, broadcasters and Lou Seal will be available for autographs, question-

and-answer sessions, merchandise distribution and more. Participants will have access to exclusive ballpark locations, including on-field activations as well as the clubhouse, broadcast booth, and dugout. The Giants Spring Training game in Scottsdale will be broadcast on the scoreboard during the event. 10 a.m. to 1 p.m. Free, but

ticket required to attend. Oracle Park, 24 Willie Mays Plaza. For more information: <https://bit.ly/3QckY9F>

Community: Giant Sand Art-Making Party

Create artwork on the beach with earthscape artist Andres Amador. No experience necessary. Tools provided. For the seasoned artist or those looking to try something new. It's a drop-in style experience. There'll be an orientation, but no instruction. 12 to 2 p.m. Free. Ocean Beach, just below Cliff House, 1090 Point Lobos Avenue. For more information: <https://bit.ly/40Rtzlr>

11 tues

Theater: "Conundrum Chronicles"

The "Conundrum Chronicles" challenges storytellers to share a five-minute tale about a moral dilemma they've confronted. Audience members are then invited to discuss and score each account and offer feedback. Share a narrative or kick back and experience live storytelling. 7 to 8:30 p.m. \$10 to \$25. The Marsh, 1062 Valencia Street. For more information: <https://bit.ly/40WjASa>

14 fri

Science: Pi Day Celebration at Exploratorium

The 38th annual celebration of Exploratorium's homegrown holiday that commemorates the irrational, transcendent, and never-ending ratio that helps describe circles of all sizes. Explore math-inspired activities and presentations, then join the Pi parade and eat a free piece of pie. 11 a.m. to 3 p.m. Free with admission; \$29.95 to \$39.95. Exploratorium, Pier 15, Embarcadero at Green Street. For more information: <https://bit.ly/3UlgRdJ>

16 sun

Pets: Low-Cost Dog Vaccination & Microchip Clinic

Take advantage of low-cost vaccination and microchipping at San Francisco Animal Care and Control's Dog Vaccination and Microchip Clinic. Distemper; Adenovirus; Flu; Parvo: \$10; Rabies: \$10; both, \$15. Microchips: free. San Francisco residents only. Limit three leashed dogs per customer. 10 a.m. to 1 p.m. Line cut-off at 12:30 p.m. SFACC cannot guarantee service. Dog licenses can be purchased. SF Animal Care & Control, 1419 Bryant Street. For more information: <https://bit.ly/4ORGXA>

20 thur

Community: Green Benefit District Annual Membership Party

Celebrate GBD's accomplishments. Enjoy food and drinks and meet potential new board members. 5:30 to 7:30 p.m. Dogpatch Hub, 1278 Minnesota Street. For more information: Info@greenbenfit.org

Design: Info We Trust Remastered Book Party

An in-person book chat, signing, and exhibition of original illustrations with data storyteller RJ Andrews. *Info We Trust Remastered* is an illuminating journey into the world of data storytelling. Go behind the scenes into its making with Catherine Madden, an information designer, strategist, and lecturer and enjoy the fellowship of information-design enthusiasts. Snacks

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22 sat

Theater: Unlocking Physical Comedy with the Body

Enter the world of clowning! This workshop explores the connection between the clown's body and the animated world around them. Through the lenses of physical comedy, slapstick, knockabout, and prop play, participants will discover how to transform simple actions into moments of hilarity. 1 to 4 p.m. \$100. Church of Clown, 2400 Bayshore Boulevard. For more information: <https://bit.ly/3QcBkE8>

23 sun

Gardening: Succulent Garden Workshop

Create a beautiful, custom succulent garden. Workshop includes: succulent pot; terracotta, black, white, or pink; five succulents of your choice from dozens of varieties; organic succulent soil mix; decorative elements, pebbles, glass, and sand; tools and supplies. 6:30 to 8 p.m. Tickets \$83.15. Diosa Blooms, 3148 22nd Street. For more information: <https://bit.ly/4glWTXO>

3/28 Friday through 3/30 Sunday
Theatre: AfroSolo Arts Festival's "LET FREEDOM RING! Part 2"

Showcasing African American solo performers including: vocalist, Douglass Haynes; writer, Augustene Phillips; writer, Libah Sheppard; actor, director, producer, and writer, Thomas Robert Simpson; filmmaker, artist, and lecturer, Hugh Leeman; pianist, Dr. Carl Blake. 7 p.m. With two shows beginning at 3 p.m. on Sunday 3/30. \$10.00 to \$36. Potrero State, 1695 18th Street. For more information: <https://tinyurl.com/3zaduvwc>

30 sun

Music: SF's Civic Symphony

Program: Carl Nielsen; Jean Sibelius; Max Bruch. The San Francisco Civic Music Association presents Civic Symphony free concerts. In 1931, Mrs. Sigmund Stern created the San Francisco Civic Symphony, with the support of Dr. Josephine Randall, the San Francisco Recreation Department's first director. Today it's the West Coast's oldest community orchestra. Since 2002, it's been all-volunteer, managed by members and volunteer supporters. 3 to 5 p.m. Free. Herbst Theater, 401 Van Ness Avenue. For more information: <https://bit.ly/48cVO81>



Last month: (top) Artist Victor Soloman (left) and LaMonte Bishop, San Francisco Recreation and Park Department Senior Manager of Policy and Public Affairs, celebrated "2025: the Year of Jackson Park" as part of NBA All-Star events. PHOTO: Thomas Hunter II; (lower) The paparazzi came out for last month's opening of the Dogpatch YMCA at Crane Cove Park. Conceived and planned with more than three-years of community input, the Dogpatch YMCA is the Y's 15th location within San Francisco, San Mateo and Marin counties. PHOTO: Ed Rudolph

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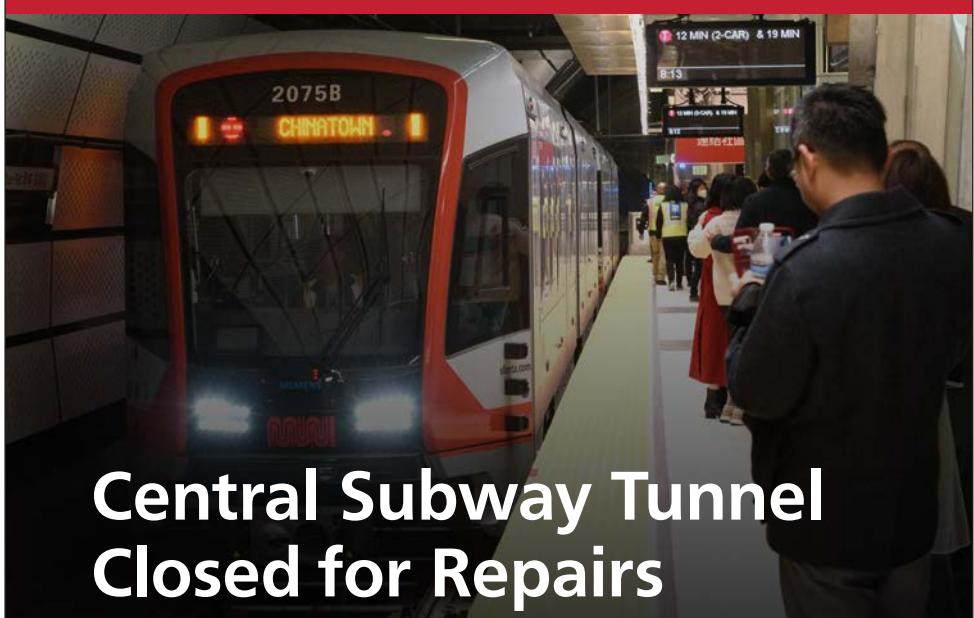


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STARR KING from front page

term for a vice principal. Starr King was one of 10 elementary schools notified by the district last summer that vacant assistant principal positions would remain empty.

“Every school in SFUSD is understaffed. This is partly due to the fact that there was not in-person instruction at SFUSD campuses for so long during the pandemic that many parents enrolled their children in private schools, including parochial schools,” said Jessica Agnos, Starr King’s Community Schools Coordinator, who is a parent of two Starr King students.

Agnos’s position is supported by a \$350,000 readiness grant from the Student Success Fund. Readiness funds support school coordinators, completion of a “Hopes and Needs” assessment, and development of an implementation plan, which can attract additional monies for projects associated with academic success and social and emotional well-being. The grant term is July 2024 to June 2027. Numerous SFUSD schools received Student Success Fund grants, including Daniel Webster Elementary School, which was provided \$350,000, and San Francisco International High School, which was awarded \$300,000.

“Right now, we’re seeing a shift in demographics. There seems to be an innate bias against Starr King’s EXL program because of preconceived notions. High income families do not want their children to be around children from what they perceive to be middle to low-income families,” said Agnos.

Starr King’s Mandarin immersion program attracts students from throughout San Francisco. Potrero Hill families are less enticed by EXL.

“If we at Starr King can figure out how to bring together people from different socioeconomic and cultural backgrounds, that bodes well for the entire City,” said Agnos.

According to Edward Hatter, Potrero Hill Neighborhood House executive director, roughly 37 families with children in EXL live in Potrero Annex-Terrace. Most will have to switch apartments once a new 155-unit affordable housing building is constructed in the complex.

“These parents are also concerned about safety. In 2024, there were at least three shootings at Potrero Block X. The issues of housing insecurity and gun violence that are priorities for families with children in the EXL program may not be as pressing for families with children in the Mandarin immersion program,” said Hatter.

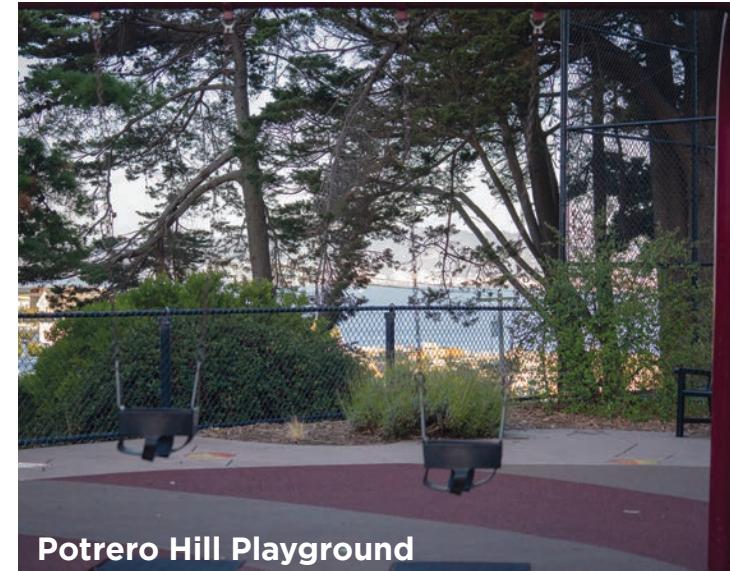
The relationship between families with children in Mandarin immersion and those with EXL students has long been an issue for Starr King’s Parent-Teacher Association, said Uzuri Pease-Greene, executive director of Community Awareness Resource Entity (C.A.R.E.), a nonprofit that works to support vulnerable youth and young adults.

“For a long time, Starr King’s PTA was composed mostly if not wholly of parents of Mandarin immersion students. Right now, I’m concerned that with SFUSD’s potential budget cuts, the district will close Starr King or make it a Mandarin immersion-only campus. This would alienate the EXL students and special education students,” said Pease-Greene.

In the 2021-2022 academic year, the Starr King PTA created two co-chairs, one from a family with a child in Mandarin immersion, one from a family with an EXL student.

More Playgrounds to be Added to Southside Neighborhoods

PHOTOS: ALEX MANGOT



Potrero Hill Playground



Mission Bay Kids' Park



McKinley Square Park



Dogpatch Playground

The median age in San Francisco is 41; just 14 percent of residents are under 18. While there are 91 playgrounds in the City, neighborhoods with significant populations of low income or people of color tend to have to travel farther to get to them. Some communities have more young people, with fewer playgrounds. The median age in Dogpatch is 35, Mission Bay, 34, and Potrero Hill, 36. These neighborhoods have similar percentages of children under 10 as the rest of San Francisco, but until recently only five playgrounds combined. Esprit Park, featuring a new playground, opened in Dogpatch last month. Playground additions or renovations are planned for Crane Cove and Jackson parks over the next couple of years.

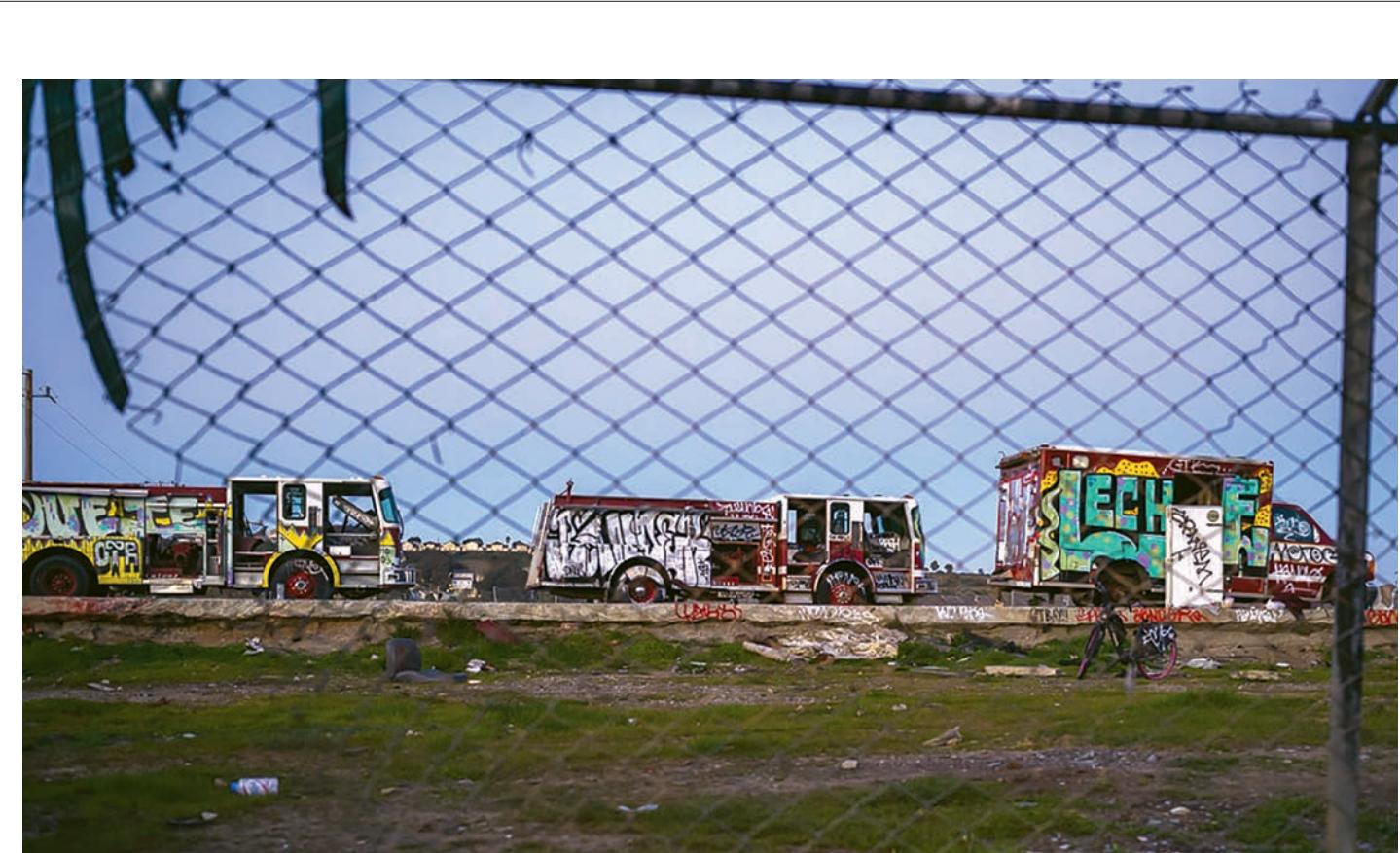
“For several years, the Starr King PTA and the school have been actively working to bring parents and students together more. The success of the school depends on this continuing,” said Pease-Greene.

The EXL program co-chair position remains vacant this year.

“We do have Starr King PTA board

members from the (EXL) program but the (co-chair) role hasn’t been filled this year. That being said, there is a lens of equity on the conversations being had. But it would be better to have that leadership role shared as intended,” said Emily Wang, a PTA member and Potrero Hill resident who has two children at Starr King. “This school is supportive of

students and families and responsive to change. We are dedicated to making the school as inclusive as possible, helping each other out, and being there for the Starr King community. The teachers, staff, and parents of Starr King are extremely committed. We’re ready to do the work together.”



Carroll Street has long attracted clusters of inhabited vehicles. The San Francisco Fire Department, which owns property in the area, recently prompted a relocation of a squatters’ camp that occupied a part of its site, in anticipation of moving Treasure Island, and possibly Mission Creek, training facilities to Bayview. Recently, trucks were graffitied, with reports that a stolen vehicle was forklifted onto two of them.

PHOTO: Ed Rudolph



Tommy Egan's favorite bar, Tom's Drydock, circa 1990s. The author's family lived in the flat above the establishment. PHOTO: Judy Motta

TOMMY EGAN from front page

by Third Rail Bar today. Tommy would occasionally visit other saloons, staying a short while before heading back to Tom's Drydock.

Tommy would arrive at Tom's Drydock early in the morning when they opened. He'd be drunk and ready to depart by roughly noon. Bar patrons and neighbors would take turns walking him home if he looked like he was wobbling too much. Third Street was busy and sometimes dangerous to cross; community members wanted to make sure he got home safely without getting hit by a car or falling.

Once when I walked Tommy home, I greeted an older gentleman, known as "Smitty," walking towards us on Third.

"Don't say 'hi' to him! He's a fucking child molester!" Tommy yelled, continuing with other expletives as we walked past.

Sometimes neighbors escorted Tommy halfway home, and he'd take it from there. Occasionally he needed extra help to make it to the entrance of his building or all the way up the stairs to his room.

Once I accompanied Tommy to his quarters. After struggling with his keys and finally getting the door to open, he turned on the light to reveal a layer of blackness covering the chamber's floor. The shadow scattered in unison from the room's center outwards towards the perimeter of the walls, disappearing. For a moment I thought a supernatural phenomenon had unfolded before us, then realized that what we saw were cockroaches. Thousands of roaches. I watched for Tommy's reaction; he didn't have one. It was something he'd seen many times before.

Concerned that he might fall, I waited until Tommy was safely in bed. He sat at the foot of his mattress, fell straight back with his feet still on the floor and immediately went to sleep. As I left, I imagined Tommy laying very still in the dark in his drunken state, with roaches covering his body.

Later I asked my father if there was anything we could do to help Tommy. He responded that there wasn't; it took Tommy years to get to his condition and it wasn't easily fixed. He had



Tommy Egan in the middle, at Mucky Murphy's bar, formally Tom's Drydock, circa 1990s. PHOTO: Judy Motta

money, a roof over his head, and he wasn't hungry. He was happy living life as he wanted to live it.

Tommy was a professional boxer between

1943 and 1948. Over 51 career fights he won 40, 18 of which were knockouts, lost six, though he was never knocked out, with five draws. Tommy had a glass eye that he once tried keeping a secret so he wouldn't be barred from pugilism; in many of the contests Tommy won, he did so with only one eye.

Judy's, my mother, favorite memory of Tommy is when he'd take his glass eye out and roll it across the bar. I tried to get Tommy to do this for me, but he declined and wouldn't budge no matter how much I implored him. I was maybe 16 at the time. I think he didn't want a young girl to see him that way.

When I was 14 years old, Tommy asked me to go to a boxing award ceremony with him. I was honored but too embarrassed to accompany a scruffy old guy driving a 1950s station wagon stuffed with his belongings. The day he received the prize was the only time I saw him in a suit. Today, I'd dress to the nines and be happy to accompany Tommy to collect any tribute.

Sometime in the 1990's Tommy was in Tom's Drydock or its successor. A guy who wasn't a regular was being rude to other customers, loud, bothering all the patrons. Tommy asked him to shut up several times. The guy kept going on and on and wouldn't stop. Finally, Tommy had enough. He clocked the guy, knocking him right out.

Tommy died September 27, 1996.

55 DOGPATCH from front page

President J.R. Eppler, the 55-Dogpatch is a vital part of the neighborhood's transportation infrastructure, created to replace the 22 Fillmore when that line was repositioned off the Hill to serve Mission Bay.

"It connects people to our library, one of our elementary schools, and our grocery stores," Eppler said. "It was originally designed to run every 7.5 minutes. But because it was implemented during the pandemic, it ran only every 15 minutes. It now only runs every 20 minutes."

Before the pandemic, two buses served the Hill's commercial corridors: the 22 and the 10 Townsend. The 10 was suspended as COVID-19 spread and

hasn't been reinstated.

"We've already taken our share of transit cuts," Eppler said. "Suspending the 55 would leave our neighbors without a transit option to access our key neighborhood resources."

Eppler's opinion is largely shared by SFMTA's board of directors. Director Steve Heminger said there needs to be more options.

"The choices are cut transit service, cut transit service, and cut transit service," he said. "I think this analysis is incomplete if we only look at scenarios that cut service."

Heminger proposes dipping into SFMTA's operating reserve.

"It's available to us and we can thank our forebears for putting that reserve together," he said. "It's \$140 million and so a \$15 million reduction would be about 10 percent, which I think it can survive."

Other directors echoed Heminger's comments, criticizing the proposed service cuts as not prioritizing riders' needs.

A decision must be made by March 18 because if the agency does reduce service adjusting operator hiring and schedules takes a few months to implement.

SHORT CUTS from page 2

alluded to the challenges of working with former mayor London Breed. "...I would say I was less compelled to talk to her team than I am to the new mayor's team...I would say that the old mayor's staff is more guarded and less transparent. And definitely more standoffish when it came to focusing on issues that affect folks who are disproportionately dealing with the most issues," he said. In his first term, Walton seemed to be vying with Breed to be the primary voice of San Francisco's Black community, a competition, if there was one, that he lost. He's now the last prominent African-American politician standing, the only Black board member, with two years left on his term.

Escape Garden

In the wake of the **Trump Administration's** pledge to ramp up deportation of immigrants without proper papers, an East Bay Olive Garden manager gave the restaurant's staff the following guidance: always park in the back parking lot and leave the back door unlocked. If **U.S. Immigration and Customs Enforcement** officers arrive at the eatery, *run...* The Administration's ascendance is the apogee of a centuries-long push-pull between empiricism and rationalism, science and religion, opinion versus fact.

Its present victory was fostered by "liberals" and "conservatives," libertarians and anarchists: former San Francisco Supervisor Chris Daly's dedication to inserting the "f-bomb" into every municipal debate; ex-President George W. Bush's fictionally-based Iraqi War; Disney-fied New Age "wisdom" that all answers can be found in one's own heart; school board arguments over renaming schools and removing books from libraries; Silicon Valley's fake-it-til-you-make-it zeitgeist; virtual currencies. It's a war over the nature of reality, a power struggle between the visible and invisible, whether or not God exists, and in what form. The empiricists have lost, for now. Things fall apart. And then come together again, world without end.

PUBLISHER'S VIEW from page 2

deductions can be substantial, often half the parcel's value, with the ability to carry forward unused portions for up to 15 years. Easements can also lower property taxes because they reduce the land's taxable value and alleviate estate taxes by decreasing an asset's overall worth.

Land trust boards are dominated by upper income European-Americans. For example, The Nature Conservancy – employees of which are two-thirds white, with a board that includes executives from The Carlyle Group, JP Morgan Chase, and Goldman Sachs – uses Spindrift, a nature preserve in Marin County, exclusively as a place for staff vacations.

There are notable exceptions. The Wildlands Conservancy has a mission to conserve biodiversity while actively offering ecological education programs to children, often alongside public access. Yet by and large California taxpayers are subsidizing the acquisition and use of land by the elite, with little to no oversight over resulting social or environmental benefits. The question is: why?

EV CHARGING from page 3

adhere to the posted time limit during enforcement hours.

"The major benefit to any new charging programs is added accessibility and convenience for San Francisco residents. The City is committed to building a robust charging network that is a blend of off-street/garage charging and new curbside options," said Joe Piasecki, Environment Department public affairs and policy coordinator.

According to Donovan Lacy, Dogpatch Neighborhood Association (DNA), president, SFMTA invited DNA members on a walk to discuss potential curbside EV charging station sites.

"We want to provide SFMTA with a list of alternate places where EV owners could charge their vehicles for longer periods of time, potentially adjacent to a park," said Lacy.

He added that there are already many free, fast EV chargers in the southeastern neighborhoods, including located at the Whole Foods at 450 Rhode Island Street and Safeway at 2300 16th Street.

"We have not heard from Dogpatch residents that EV chargers are a high priority. We have heard from them about the need for more rather than less Muni routes in our neighborhood as well as the need for pedestrian and bicycle safety improvements. Also, putting EV

EV CHARGING continues on next page

EV CHARGING from previous page

chargers at curbs would make it difficult to have protected bike lanes. If the goal is to install more charging stations, SFMTA should look at existing parking lots throughout the City," said Lacy.

Potential sites include a Port of San Francisco parking garage south of Crane Cove Park, University of California, San Francisco parking lots, and a large empty parking lot on Iowa Street between 23rd and 25th streets.

"The 10 line is suspended, and now SFMTA is exploring further cuts to Muni in Dogpatch and Potrero Hill. On the whole, EVs are better than gas-fueled automobiles. But buses are a lot more efficient in reducing greenhouse emissions and getting folks around faster and more efficiently," said Lacy.

"Right now, we're in a fiscal crisis," said Peter Belden, a Potrero Hill resident and EV owner. "Public transit is still recovering from the dip in ridership during the COVID-19 pandemic. The City has to be really serious and careful about how it spends its limited time and dollars."

According to Frank Tizedes, a Duboce Triangle resident, his neighbors worry that EV chargers would bring more cars to the community. They question how spots adjacent to EV chargers could affect bike riders through the Wiggle, a route that runs through some of the area's flattest spots.

Tizedes said that dedicating spots to EV charging could add to the stress caused by Sutter Health employees who park near California Pacific Medical Center's Davies Campus.

"Hospital employees park throughout our neighborhood but do not have RPP stickers, constantly move cars create an unsafe environment, as they jockey for parking every two hours. It's hard to manage traffic here because of that," said Tizedes.

PROJECT ARTAUD from page 3

asserting that Goggin has violated municipal laws and Project Artaud rules. A largely anonymous campaign to stop the practice has included stickers posted throughout Mission Creek and Potrero Hill that demand "No Short Term Rentals in Project Artaud."

A national backlash against short-term rentals has intensified over the last several years, with those opposed to the practice arguing that it contributes to a decline in hotel revenues, accelerates housing shortages and degrades community. New York City's Local Law 18, adopted in 2022, is one of the strictest in the world, requiring municipal registration and prohibiting rentals of less than 30 days, even if the host lives in or owns the building. San Francisco, where Airbnb was born, also requires registration and limits entire home rentals to an annual total of 90 days.

Goggin believes he's being singled out—the stickers feature a QR code that links to a page featuring Studio 123—not because of the loft rental, but because of issues connected to decisions the board made, some while he was president, such as not granting a request to relocate to another space in the complex.

Susan Sullivan, the current head of Project Artaud's board, confirmed that short term rentals are legal as part of commercial leases, stressing that the collective's attorney has fully vetted uses and rules affecting business spaces. As further proof, she cited a recent San Francisco Planning Department investigation into an anonymously filed charge of illegal practices under the

City's platform-based rental laws that was dismissed due to lack of merit.

In addition to the stickers and Planning Department complaints, a user calling themselves "Radially Laced" launched a Change.org petition demanding numerous revisions to Project Artaud policies, including cessation of short term rentals. "These practices," the petition claims, "dilute the intended purpose of the community and risk undermining its role as a haven for active, practicing artists."

"To have [board member's] names tossed out as specifically allowing misfeasance in the governing of our building is really sickening," said Sullivan.

Attempts to reach "Radially Laced" were unanswered.

None of this has dimmed Goggin's view of Project Artaud's benefits. The spaces he occupies have enabled him to create significant works, such as two sculptures, *Soulement* and *Murmuration*, for the One Mission Street complex.

"Without the tall ceilings and the space," Goggin said, "I never would have made either of those pieces."

Other projects he's worked on since 2011 include restoring *Language of the Birds*, at the corner of Broadway and Columbus; The Fine Balance Project, unveiled last summer in Petaluma; and his current work in process, The Last Ice Project.

"We strive to balance our use of the space with the needs of the community while sustaining our art practice," said Goggin. "We believe that our use of Studio 123 aligns with Project Artaud's mission to provide workspace for artists and promote the appreciation of the arts in the broader community."

MICROPLASTICS from page 4

"One thing that we can do at the community level is avoid using waste tires in recreational and landscaping applications. Tires are used unfortunately as infill in artificial turf; they're also used in playground surfacing, and in some cases used in landscaping applications such as walkways or at the base of trees," said Massey.

Massey and Woodruff suggest reducing plastics in building materials as another way to decrease pollutant levels.

California has passed legislation in an attempt to decrease microplastic exposure. Assembly Bill 888, enacted in 2015, restricts plastic microbeads in cosmetics. Other bills require microplastics monitoring by the State Water Resources Control Board and development of a Statewide Microplastics Strategy by the California Ocean Protection Council to prevent microplastic contamination of waterways.

At a 2022 United Nations Environmental Assembly, 175 nations voted to adopt a global treaty on plastic pollution, which is still being negotiated. The treaty's goal is to create a "legally binding instrument on plastic pollution, including the marine environment."

"The science often lags behind the exposure. So often we don't start learning about the health effects of a given substance until it's being found in our bodies. Additionally, policy generally lags behind the science. So, even when we know a fair bit about a toxic exposure, it then takes a very long time to see policy action," said Massey.

"We also say, this is not your fault. This is a product of the fossil fuel industry," said Woodruff. "It's not possible for an individual to control environmental exposure, and it really needs to be collective action and the government to

step in to ensure that we are mitigating plastics in the environment."

GAS TO ELECTRICITY from page 5

businesses and households. Installing photovoltaics and other equipment, like a heat pump's outdoor unit, puts additional weight on structures. This may trigger the need to repair or replace the roof, particularly if it's more than 15 years old. Such costs are unlikely to be covered by state rebate programs. Heat pump elements can also be installed below decks.

Ryers spent \$7,000 on a roof replacement and close to \$20,500 for a 12-panel 4.8 kilowatt (kW) solar installation. She received a 26 percent federal tax rebate for the array.

Ryers purchased a pump for cooling and heating for \$15,000. Other expenses included \$4,950 for a hybrid water heater, \$1,200 for a 125-amp panel; \$250 for an electric vehicle fast-charging outlet; \$1,800 for a 36-inch induction cooktop, excluding the cost of induction-friendly pots and pans; \$1,300 for cooktop wiring; and approximately \$1,000 each for an electric washer and dryer. She received a \$2,000 federal energy efficient home improvement credit, \$900 from Golden State Rebates and a \$2,000 refund from Tech Clean California for the hybrid 120-volt water heater.

According to Ryers, a homeowner can identify available rebates and incentives for electric appliances from Golden State Rebates, Bay Area Regional Energy Network, and Tech Clean California.

"I know people like to know the costs of things. But I think it is important to know that just because I paid \$X for one item doesn't mean a similar household would. How old is your house? How many square feet? Has it been remodeled? All of these things play a factor," said Ryers.

Ryers navigated electrification with the help of Rewiring America, for which she works as an "electric coach."

Ryers also was assisted by QuitCarbon, a San Francisco-based company that connects homeowners with experts on available incentives and rebates, referrals to local contractors, and money-saving tips. QuitCarbon is paid a commission from contractors when it refers business to them.

"We offer support across California. Right now, we have a few hundred clients in San Francisco. Our expertise is valuable because the world of incentives and rebates is always changing. In addition, we connect property owners with local contractors," said Cooper Marcus, QuitCarbon's Chief Executive Officer (CEO).

Ryers worked with David Hamburger, CEO of Building Efficiency, Inc., a San Francisco HVAC business,

to install the split heat pump and hybrid heat pump water heater, as well as to remove the old fossil fuel furnace and gas on demand water heater. Building Efficiency also fitted additional duct-work for Ryers.

"In San Francisco, the buildings tend to be more complicated. So do building department regulations. Still, we've worked with owners here to electrify thousands of homes. Usually, the hardest part is doing duct work to increase air flow and comfort," said Hamburger.

It's challenging to fully electrify a residence that wasn't wired to support much more than an iron, furnace, and stove. Improperly manufactured panels, such as a faulty one produced by Federal Pacific, can cause problems. It can be difficult to electrify homes wired before the first national electric code was published in 1897.

"I worked as an electrical inspector for the City before working for the International Brotherhood of Electrical Workers (IBEW) Local 6," said Osha Ashworth, assistant business manager for IBEW Local 6, who noted that San Francisco residences have quite varied electrical load capacities and wiring ranges

SF Environment offers free heat pump water heater installation for income qualified households, who must earn 80 percent of the average median income or less or participate in public assistance programs like Medi-Cal or SNAP.

"We are still in the early stages of promoting home electrification. However, utilities and state regulators are planning for a future in which most homes and vehicles are powered by electricity. This will require significant infrastructure upgrades," said Kaestner.

Obstacles for residential electrification include high appliance and labor costs, the longtime it takes to perform jobs, and the discomfort that residents face during construction. Electricity prices have steadily increased. Although PG&E rates declined slightly in 2024, the investor-owned utility's average prices are 28 percent higher than they were in 2023. And federal tax support for electric vehicles and home electrification are under threat, with proposals to repeal all or some existing green energy credits.

SF Environment is working with the northern California chapter of Emerald Cities Collaborative, a D.C.-based nonprofit that helps develop green infrastructure opportunities for workers.

"Through this partnership, we have been able to identify trained contractors to perform work for the City's free heat pump water heater installation program," said Elise McLane, SF Environment building decarbonization associate.

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