Chinatown’s existence not threatened by luxury housing development

BY LING-MEI WONG

Beyond the three-storey row houses of Chinatown rise luxury condo towers. New complexes such as Archstone, the Kensington and 120 Kingston Place — the former site of the Dainty Dot Hosiery factory — loom mere steps from public housing. For some Chinatown residents, they fear these developments will drive up property values so steeply that Chinatown will disappear, like the Syrian and Irish immigrants who came before.

“We don’t want Chinatown to be without Chinese people,” said Henry Yee, chairman of the Chinatown Residents Association.

Mayor Thomas Menino has made affordable housing a priority, requiring developers to either set aside 13 percent of residential units for affordable housing or pay into a housing fund. The Kensington’s developers opted to pay, giving $7 million that went toward the 74 units of affordable senior housing at Hong Lok House.

Other developments along Kingston, Essex and Stuart streets added roughly $1.7 billion in funding for affordable developments and community programs in Chinatown, said Bill Moy, chairman of the Chinatown/South Cove Neighborhood Council.

“The luxury developments affect Chinatown, but they also benefit Chinatown for affordable housing,” Moy said. “More resources bring more life and community here.”

Moy recruited retired MIT architect and professor Tunney Lee to work on the 2000 Chinatown Master Plan, the first community-based plan for development approved by the Boston Redevelopment Agency and Menino.

The Master Plan was updated in 2010 to reflect a 40 percent population increase to 9,000 residents from 6,434 in 1990 and the addition of 1,360 residential units — 28 percent subsidized.

“Chinatown has had a native Asian population for a long time because it’s set up that way,” Moy said.

Lee estimates Chinatown has nearly 2,000 units of affordable housing.

CONSID ONS ON PAGE 4

Construction takes place at 120 Kingston Place, formerly the Dainty Dot hosiery company. (Image by Ling-Mei Wong.)

Chinatown Safety Committee reviews local crime

BY LING-MEI WONG

The Chinatown Safety Committee met May 1 at the Doubletree Hotel. The committee supported a temporary permit extension for a parking lot at 85 Essex Street, near the Chau Chow City restaurant. The parking lot is managed by Hamilton Realty and the extension is for three years. Hamilton will go before the Chinatown/South Cove Neighborhood Council for its support on May 16.

Hamilton Realty has a long-term plan to develop the site with residential apartment units and retail space, said Steve Weinig, director of construction for Hamilton Realty. However, the narrow space and zoning means it needs several years to develop its plans.

The Chinatown Safety Committee supported a three-year extension for a temporary parking lot permit at 85 Essex Street. (Image by Ling-Mei Wong.)

Capt. Tom Lee reported crime in District A-1 is down 25 percent compared to the same period last year.

Overall crime from April 1 to May 1 included three robberies, seven larcenies, 24 warrant arrests and six drug arrests, Lee said. One robbery took place near the Josiah Quincy School, where a black homeless male reached into the victim’s coat and took an envelope containing several hundred dollars.

Lee also urged residents to be vigilant about drug and alcohol abuse at the Chinatown Mary Soo Hoo Park

HIGHLIGHTS

State treasurer discusses jobs, immigration PAGE 3

Restored Chinese prints unveil turbulent history PAGE 5

Boston Asian YES teens strive to reduce underage drinking PAGE 9

Ask a financial planner: Retirement plan savings PAGE 10
Event Calendar

ATASK Concert
Saturday, May 11
7 - 8 p.m.
New England Conserva-
tory’s Jordan Hall
10 Gainsborough Street,
Boston, MA 02115
The Asian Task Force Against Sla-
vence will collaborate with Longwood Sympho-
yno Orchestra in hosting a benefit concert, featuring pianist George Li. In con-
junction with Mother’s Day weekend, ATASK is honoring the contribu-
tions of individuals who have helped foster and developed ATASK over the past two decades. Please RSVP to development@atask.org. Additional tick-
ets can be purchased at www.atask.org.

GBCCA Chinese Music Annual Concert
Sunday, May 12
7:30 p.m.
Regis College
255 Wellesley Street,
Weston, MA 02493
GBCCA Chinese Music Ensembles will bring their concert “Spring.” Traditi-
onal Chinese songs will be performed. The con-
cert is free to the public. No admission for children under 6.

For more information, please contact taichun-
pan@hotmail.com or www.ChineseMusicEn-
semble.com.

Fighting Cancer
Tuesday, May 14
7-30 p.m.
John Hancock Hall
200 Berkeley Street,
Boston, MA 02116
A special performance will be presented by the performing troupes of the Shanghai Cancer Reha-
bilitation Club, composed entirely of cancer survi-
vors. Cancer survivors will share their stories and share through music, dance and fashion. Free public admission with ticket. RSVP at http://f-
fightingcancer.eventbrite.com/.

Asian American & Pacific Islander Mental Health Forum
Friday, May 17
8:30 a.m.-4 p.m.
Simmons College
300 Fenway, Boston, MA 02115
The 4th annual Asian American & Pacific Is-
lander Mental Health For-
rum will discuss “Making
the Invisible Visible: How
do we educate, engage,
empower and enable con-
sumers and their fami-
lies?” The forum is free to the public.
To register: https://www.surveymonkey.
com/s/CIAP12013.

16th Annual Quincy Lions Club 5K Run/ Walk for Sight
Saturday, May 18
7 a.m.-12 p.m.
Pageant Field
Vietnam Veterans Drive,
Quincy, MA 02170
Registration is $25 for adults and $8 for the children’s 1K race. Particip-
ants who register online in advance receive a dis-
count on the registration fee. There will be free vision screenings in the Lions Club Eyemobile and more. Proceeds will be used to support eye research and provide eye care to those in need.

WorldFest
Sunday, May 19
2 - 5 p.m.
Woburn Public Library
45 Pleasant Street, Wob-
urn, MA 01801
WorldFest is returning to downtown Woburn. Visitors can enjoy art,
work, crafts, activities, cultural displays, and food from around the world. Parking for the event will be available at the Middle-
sex County Courthouse and Woburn City Hall.
For more information visit http://woburnmass.
org/wf or call (617) 689-
8806.

GBCCAG banquet
Wednesday, May 22
5:30-8:00 p.m.
China Pearl Restaurant
9 Tyler Street, Boston, MA 02111
Greater Boston Chi-
inese Golden Age Center is having its annual ban-
quet. Tickets are $100 each. Proceeds from the banquet will fund GB-
CCAG’s programs and services for Chinese-
speaking seniors. For more information, please contact Megan Cheung at (617) 357-0226 x 231 or mcheung@gbgcag.org.

Ford Hall Forum
Thursday, May 23
6:30-8:00 p.m.
C. Walsh Theatre
Suffolk University
55 Temple Street, Boston,
MA 02126
The nation’s oldest free public lecture series, Ford Hall Forum, at Suf-
folk University presents the Chinese-American Dream with Anchee Min,
an acclaimed author of historical fiction and non-
fiction. Admission is free and open to all. For more information please con-
tact Ford Hall Forum at Suffolk University (617) 557-2007, or www.ford-
hallofforum.org.

**EVENTS**

SAMPAN is a bi-monthly biling-
ual English-Chinese news-
paper. It is nonprofit and non-
partisan. Founded in 1972, SAMPAN is published by the Asian American Civic Association. SAMPAN is distri-
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**Mandarin Speaking**

**Infant, Toddler and Preschool Teachers**

*Full benefits*

**Qualifications/Requirements:**

Lead Teacher – 3 years Preschool or Infant/ Toddler teaching experience, Associates Degree in ECE or related fields (Bachelors preferred), fluent Mandarin and English.

Infant, Toddler or Preschool Teachers – 4 ECE courses (AS in ECE preferred), 3 year experience with infants and toddlers or Preschool in a group setting, fluent Mandarin, proficient English.

**Salary:**

Teacher with EEC License $18,000-$25,000 and Lead Teacher $26,000-$36,000.

To apply: Send resume and cover letter to hr@naga-boston.org

**AACA is an equal opportunity/affirmative action employer**
Gov. Deval Patrick kicks off Asian American Heritage Month

BY LING-MEI WONG

Gov. Deval Patrick and the Asian American Commission organized a celebration for Asian American Heritage Month on May 1 at the Josiah Quincy School. The event featured dance performances, speeches from Asian American officials and advocacy by Asian community leaders.

“We do everything we can in our time to leave everything better for future generations,” Patrick said. “Two weeks ago, amidst a horrific tragedy, it was plain to me we get it. . . . We have a common cause and common stake. People in Boston, the Commonwealth and around the world saw it and said, ‘My oh my, that looks good.’”

Patrick added the Asian community understood his message of cooperation and that looks good.”

Asian American Heritage Month Pickoff. (Image by Ling-Mei Wong.)

State treasurer Steve Grossman discusses jobs, immigration

BY LING-MEI WONG

State treasurer Steve Grossman held a town hall meeting April 23 at the Asian American Civic Association. The event was organized by Leverett Wing and the Asian American Commission.

Wing opened the event by observing a moment of silence for the victims of the Boston Marathon bombings.

“As we talk about the future, we remember the lives and resolve to invest in the future of young people, who represent the best of what our community offers,” Grossman said.

“Even when we mourn what happened, we remember the best of Boston,” Grossman said. “Gov. Patrick was right, Massachusetts invented America. In so many ways, American values were formed in Boston. . . . We are strengthened by the cultural vitality of this community.”

Grossman discussed the importance of diversity in Massachusetts. “I’m proud to tell you since I became treasurer 27 months ago, we’ve hired just shy of 40 percent or over 150 people from diverse communities,” he said.

Small businesses were a focus for Grossman, who established state loans for them. The state’s small business program at 52 community banks has made 4,000 loans totaling more $600 million so far. “The stories behind the loans are what make the program such a joy and success,” he said.

Immigrant success stories included a Vietnamese stonemower who opened his own business with his loan and a Chinese female business owner who was able to buy advanced equipment.

Henry Yee, chairman of the Chinatown Residents Association, urged for immigration reform. “The length of time to become a citizen is too long,” Grossman said. “We take what we can get; we could use an immigration process that is more hospitable, as immigrants build a bright future.”

He expressed his support for children of undocumented immigrants to pay in-state tuition at public universities and colleges. As 300,000 students attend 29 public institutions in Massachusetts, only 800 undocumented individuals qualify for in-state tuition, Grossman said. This refutes arguments about students taking seats from more qualified candidates. Students pay $7 million in tuition, so the undocumented students do not add expenses to taxpayers.

“Ethnic stereotyping is unworthy of us,” Grossman said. “Young people want to play meaningful role: 80 percent of the people who attend public universities stay in our state. . . . I support the governor to make the law permanent, so no child is ever denied the opportunity for public education.”

Grossman advocated making bilingual ballots permanently, as the three-year provision for them expires this year. “If I am ever governor, I invite you all to watch me sign this into law,” he said.
Stand Against Racism Day rallies for acceptance for all

BY LING-MEI WONG

Stand Against Racism Day took place April 26 on the Summer Street Bridge in Boston. Nearly 300 individuals wore “Racism hurts everyone” buttons, blew whistles and held signs that read “Honk! Take a stand against racism.” All employees from nearby Neighborhood Health Plan turned out, along with supporters from local businesses. “This event is visible, fun and high energy,” said Sylvia Ferrell-Jones, President and CEO of the YWCA Boston. The YWCA organized anti-racism events during the last week of April, it partnered with Neighborhood Health Plan for the Stand Against Racism Day for the past four years. “I’m here to raise awareness and take a stand against racism,” said John Traban, a direct mail company that works with Neighborhood Health Plan. Neighborhood Health Plan clients are 55 percent individuals of color, while 45 percent of its staff are ethnically diverse. “It’s important to create awareness, as some people can make uncomfortable statements,” said Sian Osi, a Neighborhood Health Plan employee from Malaysia. “However, Boston is pretty good as a city for tolerance.” The event brought together individuals from many different backgrounds. “We celebrate how we’re alike,” said Deborah Eno, President and CEO of Neighborhood Health Plan. “Our diversity committee came up with the idea of taking a physical stand four years ago for this event. We’ve had sunshine every year; the Lord’s looking down on us.” Among the nation’s 50 metropolitan areas with the largest Asian-White populations, 2010 census data ranks Boston fifth among the 40 metropolitan areas with the largest Asian-White populations. For more details, please visit www.StandAgainstRacism.org.

CONDOS: Chinatown benefits from high-end property development

CONTINUED FROM PAGE 1

“Chinatown is a unique neighborhood because there’s a lot of public housing: Mass Pike Towers, Castle Square, Quincy Tower and Tai Tung Village, or hundreds of units of affordable housing,” said Vivien Wu, director of programs for hundreds of units of affordable housing, Quincy Tower and Tai Tung Village, or “Mass Pike Towers, Castle Square, Quincy Tower and Tai Tung Village, or hundreds of units of affordable housing.” said Vivien Wu, director of programs for Asian Community Development Corporation. “We’re very lucky those buildings were established before downtown or the South End became classier or hip.” However, this does not meet demand, as state and federal funding has dropped. “There’s been a shortage in affordable housing for the last 10 years,” said Angie Liu, director of real estate development for ACDC. “The big developments are luxury ones.” Space in Chinatown is limited, resulting in less new construction. Nearly 300 businesses operate in the area, along with the Josiah Quincy School and Tufts Medical Center, making real estate a precious commodity. There are not many large parcels that would be attractive to developers in the core Chinatown area, except along Essex Street,” Lee said. “Any development would have to negotiate with Chinatown groups and would have to involve affordable housing and other community benefits.” More families choose to live in Malden, Quincy or neighboring suburbs for extra room at affordable prices. However, Chinatown’s unique offerings—live poultry shops, family associations and social service agencies—acces- sible location make it a center for a long time,” Lee said. “Over time, satellite institutions and services will continue to grow, but Chinatown will remain the center for a long time,” Lee said.

Alta Legacy Farms
Affordable Housing Lottery Hopkinton, MA
www.s-e-b.com/lottery

60 New Affordable Apartments
1BRs $1,255/mo
2BRs $1,398/mo

Rent does not include any utilities except water and sewer

Alta Legacy Farms Apartments is a Garden-style 3-story walkup development on 18 acres with 6 acres of “restricted land” set aside as permanent conservation land. There are a total of 240 one and two-bedroom rental units, of which 25% will be reserved for individuals and families earning 80% or less of area median income (AMI). Unit finishes include wood cabinets, stainless Whirlpool appliance package including microwave range hoods, cultured marble vanities with integral sinks in bathrooms, full-size side-by-side washers and dryers in all units. Development amenities include clubhouse with coffee bar and cyber-cafe, media room, billiard table, fitness center with personal televisions on cardio equipment, outdoor lounge areas with built-in grilling stations, fire pit, resort-style pool and sundeck.

The Maximum Income Limits for Households are as follows:

<table>
<thead>
<tr>
<th>Person</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
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<tbody>
<tr>
<td></td>
<td>$47,150</td>
<td>$53,900</td>
<td>$60,650</td>
<td>$67,350</td>
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</tbody>
</table>

A Public Info Session will be held on June 5th, 2013 (6 pm) in Room 215 in Hopkinton Town Hall, 18 Main Street.

Completed Applications and Required Income Documentation must be received, not postmarked, by 2 pm on July 8th 2013.

The Lottery will be held on July 18th in Room 215 in Hopkinton Town Hall Library.

For Lottery Information and Applications go to www.s-e-b.com/lottery or call 617-782-6900th and Leave A Message. Applications and Information also available at Hopkinton Public Library (M 1-8 pm, Tue-Thurs 10-5, Wed-Fri 10-8, Sat 10-1).

Providence Road Commons
Grafton Affordable Housing
www.ProvidenceRoadCommons.com

3BR homes for $199,000

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The Maximum Income Limits for Households are as follows:

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<th>Person</th>
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<th>5 Person</th>
<th>6 Person</th>
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<tbody>
<tr>
<td></td>
<td>$45,100</td>
<td>$51,500</td>
<td>$58,000</td>
<td>$64,400</td>
<td>$69,600</td>
<td>$74,750</td>
</tr>
</tbody>
</table>

Households cannot have more than $75,000 in assets.

For more information on the Development, the Units or the Lottery and Application Process, please visit www.ProvidenceRoadCommons.com

Applications and Information also available at Grafton Public Library (M-Th 10-9, Fri-Sat 10-5). A Public Information Session will be held on May 8th at 6 pm on the 1st Floor of the Grafton Municipal Center (Conf. Room B) on 30 Providence Road.

Completed Applications and Required Income Documentation must be delivered, not postmarked, by 2 pm June 18th, 2013. The Lottery will be held on June 26th (same location as the Info Session).
Bill Morse (left) talks about his grandfather William Leete’s prints of China at his South End studio on April 29. (Image by Ling-Mei Wong.)

The Hong Kong Spring Reception took place May 1 at Harvard Pilgrim Health Care, 93 Worcester Road, Wellesley. The event was held by the Hong Kong Trade Development Council, the Hong Kong Association of Massachusetts and Harvard Pilgrim Health Care. Pictured left to right are HKAMA director Pauline Ma; Joseph Chow, former HKAMA president and State Street Corporation, executive vice president; Johnny Ip, HKAMA president and East West Bank regional director; Gilbert Ho, Asian American Commissioner; Louis Ho, regional director, Americas, for the Hong Kong Trade Development Council; WingKay Leung, Asian American Commissioner; and Madge Meyer, owner of Madge Meyer Consulting. Harvard Pilgrim Health Care president Eric Schultz also spoke at the event.. (Image courtesy of Teresa Cheong.)
**Inspirasian showcases Asian dance**

**BY HAO LU**

The MIT Asian Dance Team (MITADT) performed its 3rd annual Boston Asian Performing Arts Festival, Inspirasian, on May 5 at MIT Kresge Auditorium. Inspirasian was a collaboration of semi-professional and student organizations aiming to promote Asian performance arts to MIT and the Greater Boston Area. The MITADT performed, along with other Boston Area Asian dance groups.

The festival started with a traditional Xinjiang dancing piece, Oynasun, performed by Xinjiang people. After young children from the Wang YMCA Dance Troupe performing a handkerchief dance, the MITADT came back to the stage and performed two energetic K-pop pieces from the Wonder Girls and T-Ara.

The MIT Lion Dance Troupe also performed. As one of China’s most distinctive cultural arts, the lion dance piece incorporated elements from many regions of China, as well as more modern choreography. Four dancers in two lion costumes performed as two drunk lions fighting. MIT Syncopasian performed two Japanese songs, Panta Rhei and Yuubiwa. Yuubiwa was a song about a young woman who bids farewell to the man she loves.

Derek Hsu, third-year student at Northeastern University and collaborator Boston 3 finalist, performed Chinese Yo-Yo Generations. He played various tricks such as tossing a Chinese yo-yo into the air, knotting the string into complex formations, as well as playing three yo-yos with one string at the same time, which met with cheers and applause.

The show was ended with the performance of “Seasons” by the MITADT. The team brought four stories to the stage, telling the epic of the four seasons, portraying the passage of time and rebirth of the spirit.

**Chinatown crime blotter**

SUBMITTED BY THE BOSTON POLICE DEPARTMENT

All reports are submitted by the Boston Police Department. The time period is from April 22 to May 9 for District A-1 or Chinatown.

To report a crime or suspicious activity, call 911. Interpreters are available for Chinese speakers.

**Boston Police Department journal log**

- **Disorderly**
  - April 28, 2:37 a.m.: The suspect was arrested on Washington Street for being a disorderly person. He went to the hospital’s emergency room and created a disturbance. He was asked several times to calm down and leave. He refused; thus he was placed under arrest and transported to the station.

- **Theft**
  - April 30, 3 a.m.: The victim reports while walking on LaGrange Street two unknown black males stole his cell phones.

- **Drugs**
  - May 1, 1:45 a.m.: The two suspects were arrested on Beach Street on a drug offense. The officer observed them engage in a drug transaction.

- **Forger**
  - May 4, 12:11 a.m.: The officer responded to Washington Street on a report of a forger in progress. Upon arrival the officer met and spoke with the caller. He stated five males ordered food and tried to pay with a counterfeit $50 bill. The suspects fled the scene prior to the officers’ arrival.

- **Theft**
  - May 5, 8:38 p.m.: The officers arrested the suspect on Essex Street on a drug offense. They found what appeared to be drugs on his person.

- **Violations**
  - May 6, 12:05 p.m.: The suspect was arrested on Harrison Avenue. He was stopped by the officers for having an expired registration. Upon further investigation, the officers discovered he was driving with a suspended license.

- **Drugs**
  - May 6, 4:55 p.m.: The two suspects were arrested on Washington Street by the District A-1 Drug Control Unit on a drug offense. They were observed by unit engaged in a drug transaction.

- **Drugs**
  - May 8, 5:17 p.m.: The suspect was arrested on Tremont Street by the District A-1 Drug Control Unit on a drug offense. He was observed selling drugs to an unknown white male.

**Incident search results**

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Incident description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 22</td>
<td>Lincoln Street</td>
<td>Robbery - unarm - street</td>
<td>Property - found</td>
</tr>
<tr>
<td>April 25</td>
<td>178 Kentland Street</td>
<td>Forger - intent to manufacture, distribute, dispense</td>
<td></td>
</tr>
<tr>
<td>April 26</td>
<td>Lincoln Street</td>
<td>Larceny - $200 &amp; over</td>
<td>Property - lost</td>
</tr>
<tr>
<td>April 26</td>
<td>Lincoln Street</td>
<td>Larceny - accessory from vehicle</td>
<td>Property - lost</td>
</tr>
<tr>
<td>April 28</td>
<td>800 Washing ton Street</td>
<td>Property - lost</td>
<td></td>
</tr>
<tr>
<td>April 28</td>
<td>100 Stuart Street</td>
<td>Disorderly person</td>
<td></td>
</tr>
<tr>
<td>April 28</td>
<td>10 Oxford Street</td>
<td>Motor vehicle - leaving scene</td>
<td>Property - damaged</td>
</tr>
<tr>
<td>April 28</td>
<td>Shawmut Avenue</td>
<td>Property - found</td>
<td></td>
</tr>
<tr>
<td>May 1</td>
<td>Beach Street</td>
<td>Drugs - possession Class B heroin, etc.</td>
<td></td>
</tr>
<tr>
<td>May 1</td>
<td>Purchase Street</td>
<td>Investigate person</td>
<td></td>
</tr>
<tr>
<td>May 2</td>
<td>180 Lincoln Street</td>
<td>Vandalism</td>
<td></td>
</tr>
<tr>
<td>May 3</td>
<td>51 Stuart Street</td>
<td>Larceny other $200 &amp; over</td>
<td></td>
</tr>
<tr>
<td>May 3</td>
<td>87 Tyler Street</td>
<td>Recovered - motor vehicle recovered in Boston</td>
<td></td>
</tr>
<tr>
<td>May 3</td>
<td>695 Atlantic Avenue</td>
<td>Property - lost</td>
<td></td>
</tr>
<tr>
<td>May 4</td>
<td>Beach Street</td>
<td>Assault &amp; battery</td>
<td></td>
</tr>
<tr>
<td>May 4</td>
<td>695 Washington Street</td>
<td>Forgery or uttering</td>
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<tr>
<td>May 4</td>
<td>19 Stuart Street</td>
<td>Property - lost</td>
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<tr>
<td>May 5</td>
<td>Washington Street</td>
<td>Property - lost</td>
<td></td>
</tr>
<tr>
<td>May 6</td>
<td>Beach Street</td>
<td>Violation of auto laws - operating after revoked/suspended</td>
<td></td>
</tr>
<tr>
<td>May 6</td>
<td>2 Boylston Street</td>
<td>Violation of auto laws - miscellaneous</td>
<td></td>
</tr>
<tr>
<td>May 7</td>
<td>102 South Street</td>
<td>Animal control - dog bites</td>
<td></td>
</tr>
<tr>
<td>May 7</td>
<td>65 Beach Street</td>
<td>Larceny in a building $200 &amp; over</td>
<td></td>
</tr>
<tr>
<td>May 8</td>
<td>Boylston Street</td>
<td>Drugs - possession Class B - intent to manufacture, distribute, dispense</td>
<td></td>
</tr>
<tr>
<td>May 9</td>
<td>25 Edm -boro Street</td>
<td>Larceny non-accessory from vehicle</td>
<td></td>
</tr>
</tbody>
</table>

**News**

**May 10, 2013**

**Business for sale**

**Own Dayspa & Boutique**

Stop working for somebody else.

Years in business. Excellent location.

Inquiries. Call 617 797 9995

**Quincy Massive Yard Sale!**

Multi-family, ex-Crate & Barrel employee!

99 Phillips St. Quincy, MA 02170

Saturday May 18th 9am

Raindate May 19th 9am
Chinese Women’s Association celebrates female empowerment

**BY JOANNE WONG**

The Chinese Women’s Association of New England held its annual event “To Pay Tribute to Our Parents” on May 4 at the China Pearl restaurant. “The association was launched by Madame Chiang Kai-shek, a student at Wellesley College at the time,” said Allyson Chin, co-president, Sau Ping Lee, encouraged guests to visit and join the association located at 54 Beach Street in Chinatown.

“We come every year for my grand-mother, Florence To, a former member of the association,” said Renee Chin, a supporter of the association. Chin’s parents moved to the city and eventually moved to a nearby suburb.

The event was highlighted by line dancing, a tradition of the annual dinner celebration, and guest speakers from local organizations including the Chinese Consolidated Benevolent Association of New England and the Taipei Economic & Cultural Office in Boston.

Guests enjoyed a 10-course meal, singing and dancing. The association’s co-president, Sau Pang Lee, encouraged guests to visit and join the association located at 54 Beach Street in Chinatown.

Nine Asian American students receive awards for mental health awareness

**BY KAWALA XIE**

Nine Asian American high school students from Malden received awards for their “Photovoice” projects on mental health during the Strides Against Stigma event on April 27 at Boston University’s Nickerson Field.

The project originated from the Chinese Culture Connection in Malden, and was supported by the Institute for Community Health and the Asian American Civic Association.

“It helps me to think about what mental health is. It’s not just staying balanced but also connecting with others, when you are trying to talk about what mental health means to the Asian community. They have a lot to say, and they have a lot of strong opinions. We want to keep them talking,” said Emily Mo, a sophomore at Malden High School.

Mo emphasized the importance of learning photography during their projects. The experience was significant to her because of her lifelong interest in photography for years. Mo was inspired by her daily life, such as the image of a tree in her project. She thought connecting with nature exercised people’s brains and was good for mental health.

“What is a really great experience,” said Shalini Tendulkar, research and evaluation scientist at the Institute for Community Health, who was the guidance counselor for the group project. “We learned a lot about how important it is to involve young people, when you are trying to talk about what mental health means to the Asian community. They have a lot to say, and they have a lot of strong opinions. We want to keep them talking,”

Tendulkar said the project themes included line dancing, a tradition of the annual dinner celebration, and guest speakers from local organizations including the Chinese Consolidated Benevolent Association of New England and the Taipei Economic & Cultural Office in Boston.

Guests enjoyed a 10-course meal, singing and dancing. The association’s co-president, Sau Pang Lee, encouraged guests to visit and join the association located at 54 Beach Street in Chinatown.

The Reserve at Seven Springs

**Burlington Affordable Housing**

**www.TheReserveAtSevenSprings.com**

3BR Rowhomes for $207,750

This is a lottery for the last two affordable homes being built. These two units will be sold at affordable prices to households with incomes at or below 80% of the area median income. These beautiful new Rowhomes feature three bedrooms, 1.5 baths, a covered front porch, rear patio, 2 car garage with remote openers, central air, EnergyStar water heater, furnace, and windows, energy efficient foam insulation, GE appliances, and Kohler bathroom sinks and faucets. The development features a 6,000 sqft clubhouse with a magnificent great room and fieldstone fireplace, an oversized outdoor heated pool with BBQ area and lounge seating, a sports café with catered kitchen and bar, and a state-of-the-art fitness center. For more information on the development please visit: www.TheReserveAtSevenSprings.com.

The Maximum Income Limits for Households are as follows:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$47,150</td>
</tr>
<tr>
<td>2 Person</td>
<td>$53,900</td>
</tr>
<tr>
<td>3 Person</td>
<td>$60,650</td>
</tr>
<tr>
<td>4 Person</td>
<td>$67,350</td>
</tr>
<tr>
<td>5 Person</td>
<td>$72,750</td>
</tr>
<tr>
<td>6 Person</td>
<td>$78,150</td>
</tr>
</tbody>
</table>

Households cannot have more than $75,000 in assets.

For more information on the Development, the Units or the Lottery and Application Process, please visit: www.s-e-b.com/lottery or call 617.782.6900x5.

Applications and Required Income Documentation must be delivered, not postmarked, by 2 pm on June 27th.

A Public Info Session will be on May 29th (6 pm) in the Main Hearing Room, Burlington Town Hall (29 Center St.). The lottery will be on July 17th in Burlington Town Hall.

Applications and Info Packets also available in the Selectman’s Office in Town Hall (29 Center St.)

Hours: M, Tues, Th 8:30-4:30, W 8:30-7, F 8:30-1

Affordable First-time Homeownership Opportunity

**by Joanne Wong**

**Ava Estates**

90 Rangeway Road

Billerica, Massachusetts 01862

Four two-bedroom townhomes featuring one and one half-bath, one-car attached garage, deck, 1,550 square feet $169,100

New construction

Buyers will be selected by lottery.

In order to qualify, total household income cannot exceed the following maximum income limits per household size:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person</td>
<td>$45,100</td>
</tr>
<tr>
<td>Three person</td>
<td>$58,000</td>
</tr>
<tr>
<td>Five person</td>
<td>$69,600</td>
</tr>
</tbody>
</table>

Household Asset Limit of $75,000

To request an application and information packet, contact: Housing Resource Group, LLC at 781.820.8797 or visit the Billerica Public Library, 25 Concord Road

Completed applications must be returned to the Housing Resource Group, LLC Four Raymond Street, Lexington, MA 02421 postmarked by May 25, 2013.
Affordable First-time Homeownership Opportunity

Tadmuck Meadows
Bandon Circle off 1 Reinsway Circle
Westford, Massachusetts 01886

Ten two-bedroom, loft, one car garage, one and one-half bath townhomes.
1,392 square feet, $159,900

Buyers will be selected by lottery.

In order to qualify, total household income cannot exceed the following maximum income limits per household size:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person</td>
<td>$45,100</td>
</tr>
<tr>
<td>Two person</td>
<td>$51,550</td>
</tr>
<tr>
<td>Three person</td>
<td>$58,000</td>
</tr>
<tr>
<td>Four person</td>
<td>$69,600</td>
</tr>
<tr>
<td>Five person</td>
<td>$75,000</td>
</tr>
<tr>
<td>Six person</td>
<td>$78,150</td>
</tr>
</tbody>
</table>

Household asset limit of $75,000 applies.

The application deadline is May 23, 2013.

OPEN HOUSE

Saturdays and Sundays, 1:00 p.m. – 4:00 p.m.

MARSHFIELD HOUSING OPPORTUNITY

PURCHASE PROGRAM

ROUND 8-B

The Marshfield Housing Partnership is accepting additional applications from qualified applicants for grants to assist them in purchasing an existing market rate home or condominium in Marshfield. A deed restriction will be recorded on each unit purchased with a grant to secure affordability in perpetuity.

MAXIMUM GRANT AMOUNTS

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Sale Price</th>
<th>Maximum Grant</th>
<th>Net Price After Grant</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR Condo</td>
<td>$119,000</td>
<td>$45,000</td>
<td>$164,000</td>
</tr>
<tr>
<td>1 BR House</td>
<td>$223,000</td>
<td>$60,000</td>
<td>$163,000</td>
</tr>
<tr>
<td>2 BR Condo</td>
<td>$222,000</td>
<td>$60,000</td>
<td>$162,000</td>
</tr>
<tr>
<td>2 BR House</td>
<td>$260,000</td>
<td>$60,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>3 BR Condo</td>
<td>$266,000</td>
<td>$80,000</td>
<td>$186,000</td>
</tr>
<tr>
<td>3 BR House</td>
<td>$302,000</td>
<td>$80,000</td>
<td>$222,000</td>
</tr>
<tr>
<td>4 BR House</td>
<td>$320,000</td>
<td>$80,000</td>
<td>$240,000</td>
</tr>
<tr>
<td>5 BR House</td>
<td>$338,000</td>
<td>$80,000</td>
<td>$258,000</td>
</tr>
</tbody>
</table>

MAXIMUM ANNUAL HOUSEHOLD INCOME

<table>
<thead>
<tr>
<th>Household Size</th>
<th>80% AMI (Area Median Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$43,100</td>
</tr>
<tr>
<td>2 Person</td>
<td>$51,550</td>
</tr>
<tr>
<td>3 Person</td>
<td>$58,000</td>
</tr>
<tr>
<td>4 Person</td>
<td>$64,400</td>
</tr>
<tr>
<td>5 Person</td>
<td>$69,600</td>
</tr>
<tr>
<td>6 Person</td>
<td>$74,750</td>
</tr>
</tbody>
</table>

Completed Applications and Required Income Documentation must be delivered, not postmarked, by 2 pm on July 28, 2013.

Applications and Information also available at the Gale Free Library 23 Highland St, Holden, MA. (Hours: M, W, F 9:30-5, Tu, Th 9:30-8, Sat 9-4).

Move to Linden Ponds on the South Shore and spend your days enjoying life, not worrying about home maintenance.

We bring your retirement plans to life!

The open living area is ideal for family gatherings.
Boston Asian YES teens strive to reduce underage drinking in Chinatown

BY LING-MEI WONG

Underage drinking is a common and alcohol is easy to come by, according to a survey conducted by Chinatown agency Boston Asian Youth Essential Service. It is taking action to combat this behavior through awareness and involvement with community businesses.

Underage drinking is very dangerous and easy to access,” said Kenny Wong, youth counselor for Boston Asian YES. “We want the community to be aware.”

Youth leaders surveyed about 150 peers on their underage drinking behavior for the Asian Teens Keeping it Dry group in 2012. They found there were many ways for underage individuals to easily get alcohol. All results were self-reported.

Gavin Tan, 20, is a youth leader who has worked in the group since its beginnings in 2008. During high school, he created a blog to update teens and the community on underage drinking risks, physical effects of drinking and legal consequences of causing an accident.

“I would tell my (underage) friends that if they do drink, they could lose their lives,” Tan said, now a Newbury College freshman majoring in marketing.

Many people are unaware of the legal implications for businesses who serve alcohol to minors, as staffs could lose their jobs or businesses could be cited for license violations.

Approximately 5,000 young people under the age of 21 die as a result of under-age drinking each year, according to the National Institutes of Health.

To prevent underage drinking, youth leaders participate in multiple prevention activities in the Chinatown community. The “Sticker Shock” program distributed bright yellow Chinese and English “Hey You!” stickers, which are placed on cases of alcohol at liquor stores and state it is illegal to sell or serve alcohol to anyone under the age of 21. Youth also distributed “Hey You!” decals and posters to restaurants and liquor stores.

Boston Police Department officers accompany the youth for “Shoulder Tap” events, when the staffs ask liquor store patrons to buy alcohol for them.

“My practice it,” Lee said.

Lee also added that the assumption that tai chi is only for Chinese seniors is false. “No matter what color your skin is, as a human being, we all have the same needs and bodies. So tai chi definitely applies to everybody,” Lee said.
BY ANNA ING

Bento Express has a convenient location at a former Chinese takeout joint, open since last summer. Tucked steps from Starbucks on the corner of Boylston and Tremont Streets, it is between the Boylston T stop on the Green line and the Chinatown T stop on the Orange line. Bento Express provides simple and filling meals without breaking the bank in the Theater District and Boston Common area.

Upon entering, the décor and feel is contemporary and modern — a step up from most self-serve places. I loved the modern touches with splashes of red throughout the small space. There a choice from a few tables or counter seating in this surprisingly spacious dining area. The service was efficient and the wait for the food was reasonable. Bento Café’s fare is healthy, though a bit pricier than your average takeout place.

There are a variety of bento box selections ($8-9) to choose from, such as beef teriyaki, chicken teriyaki, curry chicken, tempura and curry pork. A bento in Japanese stands for a packed single portion or takeout meal in a box that includes rice, fish or meat, pickled or cooked vegetables to make a filling meal. Other menu items include snacks ($3.7) from edamame (soybean pods), miso soup to seaweed salad. Plus there is a variety of sashimi (fresh fish and inedible fish teriyaki for our lunch. Each of our bento had some fruit (red grapes and honeydew melon), two pan-fried dumplings, two California rolls (avocado, imitation crab meat, cucumber, rice, nori), and simple lettuce tomato salad, along with a scoop of rice, miso soup and the main entrée.

The sashimi bento came with four pieces of fresh fish, which were two slices of tuna and two slices of salmon, along with two imitation crabsticks. The salad was mainly iceberg lettuce with tomato slice and a simple dressing. The miso soup was on the lighter side, with barely any seaweed and a few tiny cubes of tofu. The beef teriyaki had a generous amount of beef, while the unagi had three small pieces over rice. The pan-fried dumplings were OK, but not particularly memorable. Overall, the bento was a nutritionally balanced meal at a reasonable price.

There is a variety of teas, coffees, bottled water and tap water. It is simple to get your food. First go to the counter, order your food, find a seat and wait to be called. Get your food, enjoy and later bus your own dishes, so tipping is not necessary. Bento Express is a decent place for a quick bite with no frills.

Ask a financial planner: Retirement plan savings

SUBMITTED BY DAVID SAWYER

As a financial planner, I have clients and friends ask me all the time about how much they should invest in their company-sponsored retirement plan. The answer I always provide is a simple one: as much as you can afford. Although most of us believe retirement is far off in the distance and we have many other things to spend our hard-earned money on, retirement savings is an important planning topic to be aware of. Here are some key items to consider when thinking about retirement savings:

- All contributions into your company retirement plan are pretax dollars. This helps prevent the immediate taxation of your income and your funds will grow tax deferred until you’re in need of a distribution. At age 59½ you can withdraw funds without penalty and at age 70½ the government requires mandatory distributions.
- Company-sponsored retirement plans are a great employee benefit especially if your employer has a match. Be certain you are allocating at least the required minimum percentage to fully benefit from the company match. Consistently, money your employer is giving you is going towards your retirement.
- Increasing your contribution percentage each year when you get a raise is a smart financial decision. If you get a 3 percent raise for your hard work the prior year, consider contributing a portion of that figure to your company retirement plan. Since this is an increase in your paycheck, it shouldn’t affect your budget too significantly.
- It’s never too early to start saving for retirement. For example, if a 20-year-old were to contribute 3 percent of their annual income ($50,000, salary ($1,500) each year with a full company match, when they reach age 65 their balance would be more than $500,000 assuming a conservative 5 percent annual investment return.
- For investors in their 40s and 50s, it is never too late to start saving. If your budget can afford a larger contribution, consider allocating a percentage that will allow for the maximum annual contribution of $7,500. For those 30 and under, the government allows for a “catch-up contribution” of $5,500, making the maximum allowable contribution of $23,000.
- At the end of the day, there are many benefits to retirement planning through a company-sponsored plan. My recommendation is to make every effort to manage your budget so that it includes a contribution to your company’s retirement plan. In the end, you will be rewarded after a long career and be able to enjoy your retirement.

David Sawyer is a certified financial planner and a senior vice president at Boston-based Eastern Bank Wealth Management. He can be reached at d.sawyer@easternbank.com.

Retirement

Image courtesy of Flickr user Tax Credits.

A food aficionado: Bento Express

BY LING-MEI WONG

On a cold Beijing morning, the mutilated body of 19-year-old Pamela Werner was discovered by the abandoned Fox Tower on Jan. 7, 1937. Infamous for being haunted by malicious “fox spirits,” the blonde teen suffered a deadly head injury and more than 100 stab wounds. However, the daughter of a former British consul still wore her platinum watch, which had stopped after midnight.

The murder whipped the international media into a sensation frenzy. Who would want to murder a young schoolgirl? Theories ran wild about her reclusive father Edward Theodore Chalmers Werner, whose wife — and Pamela’s adoptive mother — Gladys Nima Ravenshaw had died 14 years ago. Her boyfriend Mischa Jorjelsky was not in Beijing. Meanwhile, the British were loath to agitate the Chinese, as the Japanese encircled Beijing.

Paul French recreates the despair of Beijing in exquisite detail, calling from interviews and documents from the United Kingdom to China. The resulting book is utterly impossible to put down, blending whodunit true crime with rich history and culture.

The case was never officially solved, despite an unusual partnership between the British authorities and the Chinese police. Witnesses pointed to foreigners, as Pamela was seen getting into a car, which only the rich could afford. But the British lead detective, Richard Dennis, was told he was overlooking the “obvious” suspects: the Chinese, who fled the war-torn countryside for Beijing.

Forced to drop the case, Beijing was soon overwhelmed by the Japanese on July 29, 1937. However, Pamela’s schol...