

Increased linkage fees supports affordable housing and workforce development in Boston

By Carey Lin

In February, Mayor Martin Walsh announced the official increase of linkage fees by 42%. Now, for any commercial development over 100,000 square feet in Boston, \$15.39 per square foot will be collected as linkage fees, of which \$13.00 will contribute to supporting affordable housing and \$2.39 will go towards workforce development programs in the city.

Originally created in 1986, the Boston Linkage Program was established to leverage funding for the community from large-scale commercial real-estate development. For years, the linkage rate remained at \$10.81 per square foot, of which \$9.03 is dedicated to affordable housing and \$1.78 goes towards workforce development. Originally, the Boston Planning and Development Agency was only allowed to adjust linkage every three years based on inflation, but the rate was unchanged for several years.

After seven years of advocacy exacerbated by the challenging economic climate due to the COVID-19 pandemic, linkage has finally been increased. "Before the passage of the legislation, the city could increase linkage to CPI which is the consumer price index, without permission from the state, but they didn't do that all the years that they could have done it," said Amy Nishman, representing the Job Training Alliance. Nishman said, "We're far behind where we could have been even if they had just been doing the thing that they were already allowed."

Beginning with advocacy, the City conducted a Nexus study to assess the situation before the ask was forwarded to the City Council. After a unanimous agreement to increase linkage, the resolution was passed to the mayor,

to create a Home Rule Petition. This petition requested the state to allow Boston to adjust the linkage fees. After the mayor signed the petition, the State House finally passed it, allowing Boston to increase linkage to the new rate.

This increase contributes to maintaining balance among the city's communities. Nishman said, "We recognize that when big development comes in. There are a stream of people who follow that, who make housing unaffordable, and often the jobs are not accessible to all income brackets."

One of the major issues for those in the low-income bracket is affordable housing, which has been exacerbated by the coronavirus pandemic. Karen Chen, representing the Coalition for Truly Affordable Boston, said, "In the city of Boston, more than 50% of the people pay more than 50% of the income towards rent. And with COVID, sometimes it's 70 or 80% that goes towards rent."

Also the Executive Director of the Chinese Progressive Association, Chen said, "In Chinatown especially, a lot of people are squeezed into smaller apartments. We have actually seen in one of the apartments in Chinatown, a three bedroom apartment, [wherein] more than a dozen people live there. Basically one family shares one bedroom, because of the drastic increase in rent, but also because there isn't enough affordable housing."

The linkage money for affordable housing is administered by the Neighborhood Housing Trust through the Department of Neighborhood Development (DND). Boston's DND is "responsible for housing the home-

See page 5, *Development Linkage Fees*

Planned development in Leather District sparks controversy among residents

By Jun Li

Oxford Properties Group, a Canadian real estate and development company, plans to build a 225 feet tall "research and development" property on 125 Lincoln Street. The project, which is currently under review, according to the Boston Planning and Development Agency's website, is controversial among some local residents.

Oxford Properties Group's most recently accessible public commenting period for residents to voice their concerns was from June 7, 2019 to July 30, 2019. During that period, a majority of the concerns were about the tower's original 340 feet height and its implications for Chinatown and the Leather District.

"A building of this size has the potential to create wind tunnels and

overbearing shadows," said Michelle Wu, a city council member, wrote on July 30, 2019. Other concerns included the fact that the proposed height was significantly above the allowed maximum of 100 feet for the area.

After hearing these concerns, Oxford Properties Group revised the final height to its currently-planned 225 feet. "The updated proposal reflects their [local residents] collective feedback. It substantially increases and enhances public realm and open space ... Most importantly, it shows 125 Lincoln one-third smaller in both height and density," Mark McGowan, the head of development for Boston's Oxford Properties Group said in a December 2020 press release.

While Oxford Properties Group has had numerous other public meet-

地產特刊 | REAL ESTATE ISSUE

郵政編碼配額招生計劃 讓平等教育不再平等

馬笑喻 報導



圖片由Pexels的Hai Nguyen拍攝

亞洲學生慶祝畢業典禮。

波士頓擁有一所頂尖的考試學校：波士頓拉丁學院，波士頓拉丁學校，以及John D. O' Bryant學校

這些公立學校與其他公立學校的不同之處在於，它們要求入學學生學術優異，以及出色的標化考試成績。但這些學校，尤其是波士頓拉丁學院，在近些年針對有色人種的不平等標準引起輿論嘩然。

今年因為疫情的原因，這些要求已被暫停。一個新的名為“郵政編碼配額招生計劃”的政策在實施中。這個新系統沒有使用考試分數和成績，而是“將特定數量的入學考試席位分配給波士頓的29個郵政編碼。”“郵政編碼配額招生計劃”指出：“根據居住在該郵政編碼中的波士頓市學齡兒童的百分比，我們為城市中的每個郵政編碼分配了多個座位。邀請函會發出10輪，每

輪分配10%的郵政編碼。郵編將根據家庭收入中位數進行排名，並且席位將先分配給每個輪中家庭收入中位數最低的郵編。

然而，此計劃已被擱置。2月26號，14個來自波士頓優學家長聯盟(BPCLAE)的家庭發布了新聞稿，並對波士頓學校議會以及波士頓公校校監布蘭達·卡塞魯斯提起訴訟。根據新聞稿，此起訴訟背後的原因是要求廢除“郵政編碼配額招生計劃”，並“尋求立即禁令性救濟，以保護尋求報考波士頓拉丁學院，波士頓拉丁學校，以及John D. O' Bryant學校的亞洲和白人學童的憲法權利。

這14個家庭佔遭受“郵政編碼配額招生計劃”限制的亞洲家庭數

下續中文第十版

INSIDE THIS ISSUE

BPS Exam School Lawsuit
PAGE 2

Chinatown Highways Art
PAGE 3

Eradicate Chinatown?
PAGE 4

Chinatown's Row Houses
PAGE 8

Broadband Program
PAGE 9

PingOn Development
PAGE 10

Colorectal Cancer
PAGE 11

14 families filed lawsuit against BPS “Zip Code Quota Admissions”

By Martin Ma



Photo courtesy of Hai Nguyen, from Pexels

Asian students celebrating their graduation.

Boston is home to three elite exam schools: Boston Latin Academy, Boston Latin School, and the John D. O’Bryant School. These schools, although public, are different from their counterparts as they require excellence in academic grades and high scores on a standardized test in order for students to attend. They have also long been contested as adding to the inequities of disadvantaged students of color, who are largely disproportionately represented at these elite schools, especially at Boston Latin Academy.

This year, because of the pandemic, those requirements had been put on hold, and a “Zip Code Quota Admission Plan” had been put in place. Rather than using test scores

and grades, this new system “apportions a specific number of admission seats to the exam schools to each of Boston’s 29 zip codes.” The zip code quota admission plan states that “Each zip code in the city is allocated a number of seats based on the percentage of school-aged children in the city of Boston living in that zip code. Invitations are distributed in 10 rounds with 10% of each zip code’s seats allocated in each round. Zip codes will be ranked according to median household income, and seats will be allocated to the zip codes with lowest median household income first in each round.”

However, these plans have been put on hold. On Feb. 26, 14 families of the Boston Parent Coalition for

Academic Excellence (BPCAE) issued a press release and filed a lawsuit against the Boston School Committee and Boston Schools Superintendent Brenda Cassellius. The reason behind this lawsuit, according to the press release, is to solicit an abolishment of the Zip Code Quota Admission Plan and to “seek immediate injunctive relief to protect the constitutional rights of Asian and Caucasian school children seeking admission to the district’s three exam schools: Boston Latin Academy, Boston Latin School, and the John D. O’Bryant School of Science and Math (exam schools).”

The 14 families represent a fraction of the number of Asian families who suffered from the Zip Code Quota Admission because they lived in competitive, Asian populous zip codes. For example, Chinatown is expected to lose 14 of 24 seats based on the Zip Code Quota Plan – a total loss of 58% of seats. Beacon Hill/West End is expected to lose 6 of 19 Boston Exam School seats based on the Zip Code Quota Plan – a total loss of 31% of seats.

One of the plaintiffs, Bentao Cui, president of BPCAE, said, “as a parent, I want to request that my child receive a fair and equitable opportunity to apply for these three exam schools.” He then added, “We do not take lightly the decision to file this lawsuit, but we felt we had no other alternative to protect our children’s rights to be free from racial and ethnic discrimination at the hands of the government.”

According to the press release, “The use of the Zip Code Quota admission plan for the fall 2021 admission cycle was recommended by Superintendent

Cassellius, and it was approved by Boston’s appointed School Committee at a public meeting on Oct. 21, 2020.” It was the infamous Zoom meeting where Chairman Michael Loconto made hurtful racial remarks about Asian and African-American names when he thought his mic was turned off. Although Loconto resigned the day after his comments, Boston School Committee’s institutional prejudice toward Asian communities still remains visible.

As a possible solution, the BPACE “requests that the Court enjoin the School Committee from implementing the Zip Code Quota admission plan, and in its place order the School Committee to utilize a citywide, merit-based admission process, which has been in place for the exam schools for at least the past twenty years.”

Despite the support for the lawsuit, some are opposed to it. Boston Globe writer, Marcela García, wrote an op-ed titled “At Boston’s public exam schools, it’s equity vs. privilege” where she expressed her opinions. “What these 14 families ignore is that “merit” does not always equal fairness or objectivity. They aren’t fighting for equity, just to preserve the disadvantageous status quo. It took a pandemic to usher in an overdue era for Boston’s exam schools, one that would finally begin to correct an indefensible reality: Black and Hispanic students have been “substantially less likely to be invited to exam schools” regardless of their academic performance. That’s according to Harvard researchers in

See page 5, BPS Exam Schools



Choose Senior Living at Linden Ponds.

Here are 3 reasons why...

When you put your trust in Linden Ponds, you choose a life of **financial stability, care and connection**, and **healthy peace of mind**. Because we’re managed by Erickson Living®, a national leader in senior living, you are free to live your life with confidence and ease.

- 1 Choose predictable expenses with no surprises** thanks to Linden Ponds’ Monthly Service Package and enjoy a wealth of amenities and services.
- 2 Choose to be part of a strong, caring community** that will nurture you and stay connected with your neighbors through clubs and activities.
- 3 Choose the security of on-site health care** with providers devoted to senior health and feel peace of mind knowing continuing care is available if your needs change.

Learn more today. Call 1-800-989-0448 or visit LindenPonds.com for your FREE brochure.



Make a CORCORAN Community Your New Home

MASSACHUSETTS

BOSTON

<u>Allston</u> McNamara House (617)783-5490 210 Everett Street	<u>Dorchester</u> Uphams Crossing (617)506-1792 516 Columbia Road	<u>South Boston</u> 50 West Broadway (617)269-9300 50 W Broadway	<u>26 West Broadway</u> (617)269-9300 26 W Broadway
---	--	---	---

NORTH SHORE

<u>Andover</u> Andover Commons (978)470-2611 30 Railroad Street	<u>Saugus</u> Saugus Commons (781)233-8477 63 Newhall Avenue	<u>North Andover</u> Stevens Corner (978)794-1800 75 Park Street	<u>Chelsea</u> Parkside Commons (617)884-2400 100 Stockton Street
<u>Lynnfield</u> Lynnfield Commons (781)592-6800 375 Broadway	<u>Woburn</u> Kimball Court (781)933-9900 7 Kimball Court	<u>Lowell</u> Massachusetts Mills (978)970-2200 150 Mass Mills Drive	<u>Amesbury</u> The Heights Amesbury (978)388-0671 36 Haverhill Road

SOUTH SHORE

<u>Weymouth</u> The Ledges (781)335-2626 1 Avalon Drive	<u>Taunton</u> Mill Pond Apartments (508)824-1407 30 Washington Street	<u>Hanover</u> Hanover Legion (781)871-3049 Legion Drive	<u>Hingham</u> Lincoln School Apts (781)749-8677 86 Central Street	<u>Brockton</u> Brockton Commons (508)584-2373 55 City Hall Plaza
<u>The Commons at SouthField</u> (781)340-0200 200 Trotter Road	<u>School Street Apts</u> (508)823-1299 31 School Street	<u>Fall River</u> The Academy (508)674-1111 102 South Main St	<u>Scituate</u> Kent Village (781)545-2233 65 North River Road	<u>Attleboro</u> Renaissance Station (508)455-1875 75 South Main Street

METRO WEST

<u>Framingham</u> Pelham Apartments (508)872-6393 75 Second Street	<u>Holliston</u> Cutler Heights (508)429-0099 79 Hollis Street	<u>Ashland</u> Ashland Woods (508)861-3052 30A Ashland Woods Ln.
---	---	---

NEW HAMPSHIRE

<u>Nashua</u> Amherst Park (603)882-0331 525 Amherst Street
--

RHODE ISLAND

<u>W. Warwick</u> Westcott Terrace (401)828-1490 319 Providence Street

CENTRAL MASS.

<u>Worcester</u> Canterbury Towers (508)757-1133 6 Wachusett Street	<u>Webster</u> Sitkowski School (508)943-3406 29 Negust Street
--	---

For more information or reasonable accommodation, please call the property that interests you. We provide free language assistance by phone, just state your language and hold for an interpreter

To Place a Call Using MassRelay, dial 711



“Washing” art project will open conversation on Chinatown highways

By Shira Laucharoen

The artist team behind a public art project called “Washing” held an open listening session for the Chinatown community on March 7. The multi-media work is being created by Lily Xie, in collaboration with the Asian Community Development Corporation (ACDC), and it will showcase resident stories about the history of the I-93 and I-90 highways. Culminating in an outdoor projection event in July, Washing explores the impact of the interstates on air quality, residents’ well-being, and health.

“The inspiration is that I had previously been working on another ACDC project called ‘Residence Lab.’ While I was working on that, I spoke with Chinatown residents who told me about their concerns for the neighborhood. A big one that kept coming was around air pollution,” said Xie. She added, “[One resident said], we don’t need studies to know that the pollution is bad, because my windows are dirty. That inspired me to start looking into the history. [I looked into] how the pollution got so bad in Chinatown, learning about the legacy of the highways that were built in the 50’s and 60’s. They not only cause all of this traffic but also displaced hundreds of families, divided and created what people call a ‘scar.’”

The I-93 central artery runs north and south, while the I-90 Massachusetts Turnpike extension runs east and west. The first, built in the 1950’s, was originally planned to run through the business district of Chinatown, which caused business owners and merchants to successfully push for the movement of the path. With the original plan, over

200 families would have been displaced, and with the final plan, only an estimated 15 were. In the 1960’s, the I-90 was created and did not receive as much pushback. According to Xie, this construction was “really devastating” for Chinatown and destroyed the community, displacing residents.

“One of the streets that was taken out when the highways were being built was this street called Hudson Street. People said that it was the heart and soul of Chinatown,” said Xie. “The context of Chinatown at that time is that folks were just starting to get rights as a people. That was a really important community street, and it was just demolished, taken by eminent domain. Folks would get a notice on the door that said they had some number of weeks to move out.”

Today, the highways continue to contribute to air pollution, with Chinatown having the highest childhood asthma rate in Boston. Pedestrian safety is also a concern, with Reggie Wong Memorial Park being a site of recreation near the traffic. People who live near the highways worry that their playing children may be too close to the congestion. Noise pollution is a problem, as well, with residents opting to not open their windows because of the loud sound caused by cars.

During the listening session, participants were organized into breakout groups where they listened to quotes from Chinatown community members who reflected on the presence of the highways. Some speakers



Hongyu Liu/Sampant

A public art project “Washing” will explore the impact of I-93 and I-90 on Chinatown residents.

addressed a sense of apathy surrounding the issue, while others, like author and activist Michael Liu, described how growing up, people “played in the rubble of these homes while they were building the highway.” Community member Tony Maiullari spoke to the sacrifice that Chinatown has endured through the construction.

“If you think about it, yes, the State could benefit from having a road that people can more functionally navigate the city. But think of the lives we displaced to get to that point?” said Maiullari, on a recording. “... What was the greater good, if the voices and the families were pushed out, or the beauty that we no longer have was pushed out?”

Listeners observed themes in the quotes such as the idea of responsibility, questioning whom the bigger entities

were who made the decision to create change. Others noticed the tension between developers, the City, and the residents, pinpointing the frustration expressed by the speakers in the recordings. They also identified a social call to action, communicated in the excerpts from interviews.

According to Xie, the project is in the middle of its development. All of the spoken audio clips that will be used for the art piece have been gathered, and feedback from the listening session will be used to help inform how to structure the chapters of the installation.

A visiting artist will assist in capturing footage and putting together the video component of “Washing”, which Xie said will be “very experimental.”

AFFORDABLE RENTAL HOUSING LOTTERY

419-429 MAIN STREET MELROSE, MA

Applications are now available for two affordable rental units in this new twelve-unit development in Melrose.

ELIGIBILITY GUIDELINES, RENTS AND APPLICATION PROCESS

To be included in the lottery, applicants must meet income and asset guidelines and must submit a complete, signed application with all required documentation prior to the application deadline. Maximum Income includes gross annual income from all sources for all adult (18 years or older) members of the household. **Rents listed do not include utilities, which will be paid by the tenants. These units are not subsidized. Applicants must income sufficient to pay rent and utilities or have a rental subsidy that will assist with rent.**

Maximum Income (80% AMI)

Household Size	Maximum Income
1	\$67,400
2	\$77,000
3	\$86,650
4	\$96,250

UNIT DESCRIPTIONS

Studio 1 Bath, 387 Sq. Feet \$1,439 per month
1 Bedroom 1 Bath 692 Sq. Feet \$1,598 per month
Elevator Building
Both units feature in-unit washers and dryers
Utilities are not included in rent and must be paid by tenant.



Information Session:
March 31, 2021 at 6:00 p.m.

Lottery Drawing:
May 5, 2021 at 6:00 p.m.

Both events to be held online
via ZOOM or telephone link
due to Covid-19

Applications are available at Melrose City Hall, City Clerk’s Office
and Melrose Public Library when buildings are open
and may be requested by phoning at 617-388-1331
or emailing paulastuart@charter.net

APPLICATION DEADLINE: April 30, 2021 at 5:00 p.m.

Developed by 419-429 Main Street Melrose, LLC

Translation Assistance is available at no cost upon request. Call 617-388-1331.
Asistencia de traducción está disponible sin costo a solicitud. Llame al 617-388-1331.

RE-OPENED SEARCH - EXECUTIVE DIRECTOR:

The Winchester (MA) Housing Authority seeks an experienced and innovative public or private housing administrator to direct the operations of an agency with 112 State family/Disabled public housing units; 10 family housing units; and 143 Federal Section 8 vouchers. The Executive Director supervises 2 full time and 3 part-time employees.

Experience in managing State (MA) housing programs, preferred. The essential functions of the position require leadership and oversight of program planning, development and evaluation; financial control; organizational development and human resources; resident services and community development; partnership-building; and entrepreneurial business-like practices.

A four-year degree from an accredited institution in an appropriate field, preferred. An appropriate advanced degree, preferred. A minimum of four (4) years of top-level administrative housing, real estate, development or community-building experience, required. Experience with mixed-income communities and creative financial packaging, desirable. Must be bondable and possess a PHM Certificate or obtain within one year of employment. Experience in addressing the needs of residents with various socio-economic backgrounds, preferred. One year’s supervisory experience of a staff of five (5) or more employees desired. The position reports to a Board of Commissioners who have expectations for the agency to perform at a high performer status.

The salary range is from \$89,296. – 94,000.00, a portion of which is dependent upon a federal grant. The deadline for submitting applications is March 17, 2021.

Send cover letter and resume to Leo Dauwer, Search Consultant, 20 Shady Lane, Needham, MA 02492. Attn: Winchester HA Search. Email: dowerassociates@comcast.net. No faxes, please. EOE.

COMIC

empty bamboo girl by Lillian Lee



EMPTYBAMBOOGIRL.COM

2.26.2021

The first attempt to eradicate Chinatown

Around 1884, Boston's Chinatown coalesced as a neighborhood and community, especially on Harrison Avenue. Only seven years later, the first attempt to eradicate Chinatown arose, fueled by racism and propelled by businesses seeking to get wealthier. At this point, there were less than 1000 Chinese living in Boston, and 70% of those worked in laundries.

The endeavor to eliminate Chinatown centered on a proposal to widen Harrison Avenue, the section between Essex and Beach Streets. The Boston Globe, April 14, 1891, noted that Harrison, at the intersection of Essex Street, was only 37 feet wide, and "the space left on either side of the two car tracks at this point is too narrow to allow the passage of teams."

In addition, abutters claimed their property values were being decreased, and there were plans to construct several large buildings, which wouldn't go through unless the street was widened. The street commissioner had already given his official approval to this proposal, and now needed the necessary appropriation, about \$250,000.

The primary idea was to make Harrison Avenue a uniform width of 60 feet, which would require taking land from both sides of the street. It was noted, "There are 11 small estates on the westerly side of the avenue and 12 on the easterly that would be cut into, but these in all probability would not be allowed to stand many years as they now are, even were the widening project abandoned."

It was also made clear that a significant effect of this proposal would be that "...Chinatown, now an eyesore alike to pedestrians and property owners thereabout, would become a thing of the past." Fortunately, nothing was done for nearly two years.

The Boston Globe, February 20, 1893, raised the issue once again, and made it clear the proposal was aimed at eradicating Chinatown. A council committee had been previously ap-

pointed to investigate the sanitary and general conditions of the Chinese, making "... an exhaustive investigation of the evils and the remedy of the Chinatown situation..." The committee Chairman stated there were two reasons for their investigation, "... first, from a sanitary point of view; second, from a business point of view."

The Chairman felt that Boston's Chinatown was overcrowded and after their investigation felt that "...Chinatown is practically one great lodging house, where...opium smoking and gambling are indulged in." He continued, "The sanitary conditions are very poor and inadequate for such a large mass of people crowded together." In addition, he emphasized the perils of potential fires, which could consume the entire neighborhood.

In addition, city officials were supportive of big businesses which would benefit from this proposal. As one official noted, "The section of our city popularly known as 'Chinatown' is fast becoming one of the most valuable pieces of real estate in Boston." The article continued, that Chinatown is "...almost entirely surrounded by large wholesale houses. Many of these large firms have lately erected new and handsome buildings, which have greatly beautified, in fact completely changed, the character of the locality in which they have been erected."

If Harrison Avenue was widened to 60 feet, more wholesale blocks could be erected. The chairmen also stated that, "This would add a very large revenue to the taxable property of the city, besides increasing its business interests." The widening would also permit the addition of public transit. The price of this project had also increased to about \$400,000.

As a follow-up, the Boston Daily Globe, July 1, 1893 published an article indicating that Mayor Matthews had approved the appropriation for the widening of Harrison Avenue. "It has been officially decided that Chinatown must go." It would "... disappear forever in the official march of progress, and in its stead will rise new and statelier buildings to accommodate the already overcrowded business interests."

The article though noted the loss this would be to the city. "In consequence Chinatown, the scene of many startling innovations, the home of not a few of the city's wealthiest residents,

the joy and delight of the light-hearted and harmless celestial is seriously disturbed." It was believed that the Chinese might move from Harrison to Oxford Place, to try to maintain their community.

At a public hearing on October 5, 1893, there were numerous complaints about the project, mainly by property owners, none of whom were Chinese. They worried that their property values would decline as the city would only take part of their land. They wanted the city to purchase their entire property, and not just a piece. In November, the board of street commissioners reached a settlement with the property owners, which totaled \$298,870.

April 1, 1894, was the deadline for the Chinese inhabitants of Harrison Avenue to move. Some moved to Oxford Street and Oxford Place while others simply moved 6-10 feet back from the original border of Harrison Avenue, beyond where the street would be widened. The Chinese vowed that Chinatown would not be destroyed.

The Boston Post, April 2, 1894, stated that this proposal had the effect of "banding the colony more firmly together than ever, and they do not propose to be banished or annihilated." Some of the Chinese were also to "... receive a share of the damages which will accrue as a result of widening the street."

The widening of Harrison Avenue was finished by July 1894, and fortunately Chinatown survived. The Boston Daily Globe, July 13, 1894, reported that the Chinese returned to Harrison, and there was now much beauty to be seen there as the various

merchants invested money to beautify their businesses. "The houses are almost entirely new on both the outside and inside, and are in no small measure responsible for improvements in the condition of things, not only along Harrison av, but also along the entire district under rule of the six Chinese companies."

This project didn't cause Chinatown to vanish, but rather it helped to make their neighborhood more modern and beautiful, quite the opposite of the original intent to eradicate this neighborhood. Long live Chinatown!



Richard Auffrey



Photo courtesy of the Boston Globe, February 20, 1893

SAMPAN

A Publication of the AACA

www.sampan.org

87 TYLER STREET
BOSTON, MA 02111
TEL: (617) 426-9492 x 206
FAX: (617) 482-2316

Editor:

Edward Hsieh
editor@sampan.orgAssistant Editor:
Carey LinCorrespondents:
Shira Laucharoen,
Richard Auffrey, Jun Li,
Karen Mai, Martin Ma
Jacqueline ChurchTranslators:
Carey Lin, Martin Ma,
Hongyu Liu,
Ying Min Wang,
Cassidy LangenfeldAdvertising:
Emma Le
ads@sampan.orgProduction:
Emma Le, Carey Lin

SAMPAN is New England's only biweekly bilingual English-Chinese newspaper. Sampan fosters cultural understanding and celebrates global diversity. Founded in 1972, Sampan is published by the Asian American Civic Association. Sampan is distributed free in Chinatown and the Greater Boston area. All donations to the publication are tax deductible. Subscription: \$65/year (1st class mail).

The reproduction, in whole or in part, of any information contained herein and prior is forbidden without the express written permission of the publisher.

Commercial
space for RentTai Tung Village
Boston Chinatown
1346 SF
Available 12/15/2020Please call
617-4233-5900NEWTON, "T" to work from
Woodland Station
Apartments & save \$\$\$.Contemporary apts with
condo quality finishes and
amens. Single level and
townhomes. Easy access to
Rte 128, 9 & Mass Pike.
Income guidelines may apply.
844-721-1176 TTY:711
Woodlandstationapts.com

Development Linkage Fees

Continued from page 1

less, developing affordable housing, and managing the City's real estate." The linkage money will go towards approved developments of affordable housing units.

"But if you don't give them self empowerment to then support themselves, they may not be able to keep that cheap housing," said Edward Hsieh, COO of the Asian American Civic Association (AACA). On the workforce development and job training front, the linkage money is administered through the Neighborhood Jobs Trust (NJT). The NJT is one of the many sources of funding for job training services and programs for low-income individuals in the City of Boston.

Nishman, also the SVP of the

Jewish Vocational Service, said, "Linkage is this amazing tool to try to be an equalizer, to try to level the playing field. Effective job training can move low-income Boston residents up the economic ladder."

Both of these aspects are important ways in which linkage money can help the economy recover from COVID-19. While this fee increase has great implications for both affordable housing and workforce development, this is only the first step. As Nishman said, "We hope to collaborate with the city to come up with an increase in linkage that can work for both the development community and help the residents of the city of Boston have more options for affordable homes, and more options for job training."

Oxford Properties

Continued from page 1

menting periods. Arturo Gossage, a member of the Chinatown Residents Association, said the primary concern of Chinatown residents is the intended use for the development.

"A lot of residents don't want there to be a biolab there," Gossage said. "They want to see more housing built in that area, and they want things like the Asian grocery store and restaurants like Hei La Moon to remain behind."

And while Oxford Properties Group has not yet implemented housing into their plans — the development is still entirely commercial. Thanks to Boston's development linkage program, the developers are required to pay \$15.39 per square foot of the development, which will go towards funding affordable housing programs. According to the Feb. 18 public meeting, they said 2.8 million linkage money will be generated.

Oxford Properties Groups also defends that their development will bring "new and better visual and physical community connections."

McGowan said, "New and wider sidewalks, more plantings, and lighting that links the area with The Greenway will make the site much more pedestrian-friendly, with natural locations for the neighborhood to gather and activate."

Jacqueline Church, a member of the Leather District Neighborhood

Association (LDNA) and other long-time residents, however, feel that the development will have "a visual feel of walling off our neighborhood [Leather District] from Chinatown."

At the moment, the primary concern of most residents is that feeling of disconnect from other parts of Chinatown. In a public virtual meeting held on February 18, 2021, Wenyin Kao*, a local resident, brought up worries about the future of Hei La Moon, which will most likely have to relocate due to disruption that construction on the development would cause. "Hei La Moon is a place for Chinatown community members to be, and now [Oxford Properties Group] is displacing them," Kao said.

Oxford Properties Group wrote in their presentation during the meeting that they are working closely together with Hei La Moon in ensuring a "successful transition," and that they specifically will help in finding a new spot for the restaurant as well as provide financial support for the move. While it was not vocally addressed during the meeting, it was written on their presentation that this is what they plan on doing.

The current public commenting period ends on March 31st. If you would like to submit a comment, please visit BPDA's website.

If you would like to comment on this project for the next Sampan article, please email editor@sampan.org and tell us what you think.

BPS Exam Schools

Continued from page 2

2018 who analyzed the schools' lack of diversity. They found that "MCAS scores in 5th-grade identify a substantial number of high-skilled Black and Hispanic students who currently do not enroll in exam schools."

A youth coordinator at VietAid in Boston named Thang Diep also claimed in the article that "As long as Asian Americans are pitted against Black and Brown communities, we won't be able to increase access to education."

What people seem to forget is that Asian and Asian American students have long faced discrimination dur-

ing their college and high school admission process.

One striking example is the lawsuit regarding affirmative action, Students for Fair Admissions (SFFA) v. Harvard, a case filed in U.S. federal district court in 2014. The lawsuit alleged that Harvard discriminated against Asian American applicants in its undergraduate admissions process. Although the SFFA lost the case, the case brought exposure to other systematic ways in which Asians have been mistreated and pitted against other marginalized communities in both universities and secondary schools.

Next Sampan issue will be published on 4/2!

THREE Deed-Restricted 2-BR / 2-bath Units for Sale in West Newton - Priced at: \$301,000 and \$461,000

DETAILS

The Eliot
429 Cherry St.
West Newton, MA
New Construction
3-Story Building

2-BR/2 Bath	1,040 sq. ft.
Condo Fee	\$132-203/month
Parking	1 parking spot
Balcony	

- Gas Heat
- Central Air Conditioning
- Microwave * Dishwasher
- Refrigerator
- Washer/Dryer Hookups
- Quartz Countertops * 9' ceilings
- * Elevator * Heated garage
- * Close to MBTA commuter rail, MassPike and express bus
- * Short walk to W. Newton eateries, shops, entertainment & parks

INCOME LIMITS

First-Time Buyer Homeownership Opportunity

This unit is deed-restricted to ensure long-term affordability.

Assets must not exceed program guidelines. The price for this unit is set and cannot exceed the listing price.

VIRTUAL INFORMATION MEETING:

March 3, 2021 at 7:00 pm

link: contact

stefanie@metrowestcd.org

Virtual tour & Photos:
<https://429cherry.com>

PROCESS

COMPLETED pre-applications must be received in our office or postmarked by the Application Deadline . A lottery will be conducted to select purchasers.

APPLICATION DEADLINE :
April 10, 2021; 5:00 pm

Lottery drawing on April 18.

Applications are available :

- At the Newton City Hall
- To download on the Metro West CD website at <https://metrowestcd.org/homebuyers/homes-for-sale> (fastest way to get application)
- Or by contacting: Stefanie at Metro West CD (stefanie@metrowestcd.org (email preferred) or 617-923-3505 x9)



Household Size	1-Person	2-Person	3-Person	4-Person	5-Person
80% AMI Income Limit	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950
120% AMI Income Limit	\$99,960	\$114,240	\$128,520	\$142,800	\$154,224



LEGAL NOTICE

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY 10 PARK PLAZA
BOSTON, MASSACHUSETTS 02116

Public Announcement of Request for Letters of Interest (RFLOI)
for Design-Build Services for the MBTA Commuter Rail Fiber Optic Cable
Network Resiliency Project
Contract No. L70CN01

The Massachusetts Bay Transportation Authority (the "MBTA") hereby solicits Letters of Interest (LOI) from firms or teams (the "Design Build Entities") interested in providing Design Build (DB) services for the Commuter Rail Fiber Optic Cable Network Resiliency Project (the "Project") located within the MBTA commuter rail system in Massachusetts under MBTA Contract No. L70CN01. The Project is being procured using a two-phase best-value DB procurement process pursuant to MGL c.149A §§14-21 and the Design Build Procurement Procedures the MBTA has adopted pursuant to MGL c. 149A §16 (the "Procedures").

The MBTA intends to enter into a DB contract with the best-value Design Build Entity identified through a two-phase selection process including a Request for Qualifications (RFQ) with a subsequent Request for Proposals (RFP). The RFQ will be utilized to identify qualified Design Build Entities to submit a proposal pursuant to Section 19 of M.G.L. c. 149A. The best-value selection criteria detail will be provided in the RFP. Respondents to this RFLOI will receive future notifications of the RFQ's availability and its amendments.

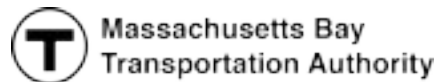
One electronic copy of an LOI from Design Build Entities or firms interested in receiving a notice of the availability of the RFQ should be received by the MBTA at or before 2:00 pm on Wednesday, March 31, 2021

Project documentation and instructions for submitting a Letter of Interest are available on the MBTA website:
http://bc.mbta.com/business_center/bidding_solicitations/current_solicitations/.

Massachusetts Bay Transportation Authority

Jamey Tesler
MassDOT Acting Secretary and Chief Executive Officer

Steve Poflak
MBTA General Manager and
Chief Executive Officer



BPDA Income-restricted Home Ownership Opportunity

OLIVER LOFTS
164 - 166 TERRACE STREET
MISSION HILL, MA 02120

3 Income-Restricted Home Ownership Units

# of Units	# of bedrooms	Price	Maximum Income Limit (% AMI)
3	1-bedroom	\$248,600	100%

Maximum Income Limits (set by the BPDA + based on household size + AMI)

HH size	Maximum Income
1	\$83,300
2	\$95,200
3	\$107,100
4	\$119,000
5	\$128,550
6	\$138,050

Maximum Asset Limits

100% AMI
\$100,000

Does not include retirement. Does include Real Estate

To learn more about eligibility + the BPDA screening requirements, please visit:
<http://www.bostonplans.org/housing/faqs#application-lottery-questions>

Applications are available during the application period from:
Monday, April 26, 2021 – Monday, May 10, 2021

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at **978-456-7999** to request that we mail you one and to ask us for any guidance you might need to complete the application.

HOURS

Monday – Friday (9 AM – 5 PM)
Saturday, May 1, 2021 (10 AM – 2 PM)
Monday, May 3, 2021 (10 AM – 7 PM)

To request an application online, visit: <http://bit.ly/oliverlofts>
To have a hard copy of the application mailed to your mailing address, please call **978-456-7999**.

Deadline: Fully completed + signed applications must be submitted online or postmarked no later than: **Monday, May 10, 2021**

Mailed to: MCO Housing Services, P.O. Box 372, Harvard, MA 01451

- Selection by lottery. Asset, Use & Resale Restrictions apply.
- Requirement for City of Boston or BPDA Certified Artists
- Preference for Boston Residents
- Preference for First Time Homebuyers
- Preference for Households with at least one person per bedroom.
- Minimum 3% down payment **required**

For more information, language assistance, or to make a request for reasonable accommodations, please call **978-456-7999** or email oliverlofts@mcohousingservices.com



Equal Housing Opportunity



Affordable Housing Lottery

315 College Farm Road Condominiums in Waltham, MA

www.sebhousing.com

\$310,500 for a 2BR unit (condo fees are \$125/mo)

The affordable home will be ready for occupancy in Summer 2021

This is a lottery for the one (1) affordable two-bedroom condominium unit being built at 315 College Farm Road Condominiums in Waltham, MA. This home will be sold at an affordable price to households with incomes at or below 80% of the Area Median Income. This unit features two bathrooms, two dedicated free parking spaces, over 1,000 square feet of living space, beautiful kitchen cabinets and quartz countertops, hardwood floors, recess lighting, and much more. The building features an elevator, and is conveniently located near public transportation and routes 2 and 128.

Maximum Household Income Limits:

\$67,400 (1 person), \$77,000 (2 person), \$86,650 (3 person), \$96,250 (4 person)

The Maximum Household Asset Limit is \$75,000.

Completed Applications and Mortgage Pre-Approvals must be received or postmarked, by 2 pm on April 19th, 2021. Applications and Pre-Approvals postmarked by the deadline must be received no later than 5 business days from the deadline.

A Public Info Session will be held on **March 24th, 2021** at 6 pm via YouTube LiveStream <https://youtu.be/NZlec48924E> (or just search for SEB Housing) and via Conference Call – (425) 436-6200. Code: 862627. The lottery will be on **April 29th, 2021** at 6pm.

Applications and Information Packets available at www.sebhousing.com

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900 (x2) and leave a message, or postal mail SEB Housing, LLC, 257 Hillside Ave, Needham MA 02494. Free translation available. Traducción gratuita disponible



SCAN HERE

Hometown Estates

143 Old Warren Road, Swansea MA

Affordable Housing Lottery

www.sebhousing.com

Three 2BR Duplex Homes for \$195,000 (condo fees are \$147/mo)
One 3BR Duplex Home for \$216,800 (condo fees are \$163/mo)

This is a lottery for the 4 affordable duplex condo homes being built at Hometown Estates in Swansea. These 4 homes will be sold at affordable prices to households with incomes at or below 80% of the area median income. The first affordable homes should be ready by Summer of 2021.

Three affordable homes at Hometown Estates have two-bedrooms and one affordable home has three-bedrooms. All affordable homes are approximately 1,397 sq. ft. (including garage) and have 2.5 bathrooms. Each home has a 8'x14' concrete paver deck in the rear. Laundry room hook ups located on second floor. Kitchens, Laundry and bathrooms have vinyl floors, kitchens have granite counter tops, baths have one-piece cultured marble tops and sinks. Living, dining rooms, stairs and bedrooms are carpeted. All homes have central gas heat, town water and septic system. One car garage with opener, 2 uncovered parking spaces.

Maximum Household Income Limits:

\$48,750 (1 person), \$55,700 (2 people), \$62,650 (3 people),
\$69,600 (4 people), \$75,200 (5 people), and \$80,750 (6 people)

The Maximum Household Asset Limit is \$75,000.

For more information on the Development, the Units or the Lottery and Application Process or for reasonable accommodations for persons with disabilities, please visit: www.sebhousing.com or call 617.782.6900x2.

A Public Info Session will be held on **April 7th, 2021** at 6 pm via YouTube Live Stream <https://youtu.be/8X8vCK8kAYE> (or just search "SEB Housing" in YouTube) and via Conference Call – (425) 436-6200. Code: 862627.

The lottery will be on held on May 19th, 2021 at 6 pm.

Applications and Required Income & Asset Documentation must be received by 2 pm on May 7th, 2021.



SCAN HERE





DND Income Restricted Rental Opportunity
INDIGO BLOCK
 67 East Cottage Street, Dorchester, MA 02125

80 Affordable and Income-restricted Units

# of Units	# of bedrooms	Estimated Square Feet	Rent	Maximum Income Limit in AMI	# built out for mobility impairments	# built out for vision impairment	# built out for Deaf/hard of hearing
3*	1-bedroom	608	30% of HH income	30%	—	—	—
3	1-bedroom	608	35% of HH Income	50%	—	—	—
4	1-bedroom	608	\$1,440	60%	2	1	1
5	1-bedroom	608	\$1,680	70%	—	—	—
7	1-bedroom	608	\$2,160	90%	—	—	—
2*	2-bedroom	817	30% of HH income	30%	—	—	—
4	2-bedroom	817	35% of HH Income	50%	—	—	—
23	2-bedroom	817	\$1,728	60%	—	—	—
6	2-bedroom	817	\$2,016	70%	1	—	—
13	2-bedroom	817	\$2,592	90%	—	1	1
3*	3-bedroom	1037	30% of HH income	30%	—	—	—
1	3-bedroom	1037	35% of HH Income	50%	—	—	—
1	3-bedroom	1037	\$1,995	60%	—	—	—
2	3-bedroom	1037	\$2,328	70%	1	—	—
3	3-bedroom	1037	\$2,993	90%	—	—	—

***8** Homeless Set-aside units will be filled through direct referral from HomeStart. For more information, please visit <https://www.homestart.org/bostonhsa> or call **857-415-2139**

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))
Maximum Incomes (set by DND + based on the household size + Area Median Income (AMI))

# of bedrooms	HH size	50% AMI		60% AMI		70% AMI		90% AMI	
		minimum	maximum	minimum	maximum	minimum	maximum	minimum	maximum
1-bedroom	1	No minimum	\$44,800	\$41,133	\$53,760	\$40,670	\$58,350	\$52,920	\$75,000
	2		\$51,200		\$61,440		\$66,650		\$85,700
2-bedroom	3	No minimum	\$57,600	\$49,371	\$69,120	\$46,039	\$75,000	\$60,048	\$96,400
	4		\$63,950		\$76,740		\$83,300		\$107,100
3-bedroom	5	No minimum	\$69,100	\$57,024	\$82,920	\$51,593	\$90,000	\$67,330	\$115,700
	6		\$74,200		\$89,040		\$96,650		\$124,250

Minimum Incomes Apply. Minimum incomes do not apply to households with housing assistance (Section 8, MRVP, VASH)

Applications are available from March 22, 2021 through May 3, 2021

To request an application be sent by e-mail contact us at indigoblockapartments@winnco.com or call **617-316-6755**

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at **617-316-6755**, to request that we mail you one and to ask us for any guidance you might need to complete the application.

We will be holding two (2) virtual informational meetings on **February 27, 2021 at 1:00 pm** and **March 23, 2021 at 6:00 pm**. Using Safari, Firefox, or Google Chrome, join using the following link: t.ly/jMVI

DEADLINE: Applications must be submitted online or postmarked no later than **Monday, May 3, 2021**
 Mailed to: Indigo Block Lottery c/o HousingWorks P.O. BOX 231104, Boston, MA 02123-1104

- Selection by Lottery.
- Asset & Use Restrictions apply.
- Preferences Apply.

For more information, language assistance, or reasonable accommodations for persons with disabilities please call **617-316-6755** or email indigoblockapartments@winnco.com



Preserving Chinatown's Row Houses for Working Families

By Lydia Lowe, Chinatown Community Land Trust

The Chinatown Community Land Trust (CLT) is particularly focused on preserving row houses and small properties as permanently affordable housing. Currently there are seven row house condo units for sale. (The lottery has already been held for these units.)

History of the Row Houses

Chinatown's brick row houses date back to the early/mid-1800s, when landfill projects first created the South Cove neighborhood. Many of these homes were built by Irish immigrants and later occupied by Eastern European, Syrian and Lebanese, and finally Chinese immigrant working class families.

Old-timers still recall the days when parents sat on the stoops watching their United Nations of children play together in the streets. But hundreds of homes were lost to bulldozers during the Urban Renewal and highway construction of the 1950s and 1960s, then to institutional expansion by Tufts University and Tufts Medical Center in the 1970s and 1980s. Many buildings fell into disrepair, but for several decades they remained as affordable homes for new immigrant families. (For a fuller history, read *Forever Struggle: Activism, Identity, & Survival in Boston's Chinatown, 1880-2018* by Michael Liu.)

With the increase in luxury development and the growth of the short-term rental industry, many residents were evicted from the row houses in recent years, with speculative investors turning the units into full-time short term rentals through Airbnb or

other platforms. Others proposed enlarging the buildings to be more attractive to high-end buyers.

Permanent Affordability and Community Ownership

Chinatown CLT is working on a community-led model of preservation, seeking to preserve not only historic homes and buildings but also their historic role as homes for immigrant and working class families. The City of Boston's Community Preservation Committee recently recommended the organization for a historic preservation grant.

Chinatown CLT has returned its first seven units to the permanent housing stock by reclaiming them from short term rental use. The organization also seeks to either purchase from or partner with long-time property owners with a shared vision of stabilizing the Chinatown community.

Through community ownership of the land, Chinatown CLT can ensure that 99-year affordability and resale agreements are enforced, so that the homes will always be affordable to working class households. The organization also maintains an ongoing support role for residents, and works to involve people in community governance and decision-making.

Protecting Core Row House Streets

Community members have called for a Row House Protection Area with zoning guidelines more similar to other neighborhoods' row house streets, which could include core small-scale streets like Oak Street, Johnny Court, Harvard Street, Tyler and Hudson

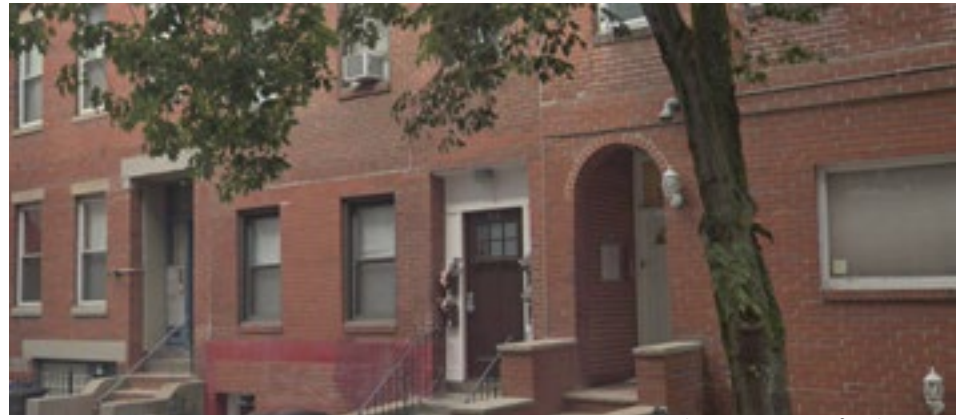


Photo courtesy of Lydia Lowe

95 Hudson St

Streets south of Kneeland, Oxford Street, and Oxford Place. Designation of Chinatown as a Historic District could be another way to provide a community-led commission more involvement in development and demolition decision-making.

Development of Chinatown as a Cultural District and a variety of public art projects is another way to preserve and improve the neighborhood's row house streets, which have

recently seen an increase in graffiti on people's homes. Plans are beginning for an Immigrant History Trail, which can include historic buildings, legacy businesses, or other landmarks important to the community. If you are interested in joining the Immigrant History Trail Committee or in learning about other ways to preserve our row house streets, email participate@ChinatownCLT.org or leave a voicemail at 617.259.1503.



1-31 Terrapin Ridge, Sandwich, MA 02563

Terrapin Ridge offers modern luxuries at a price you can afford! Our spacious one, two and three-bedroom apartments offer a contemporary design that's convenient and attractive. Our beautiful community provides an exceptional lifestyle setting with serene comfort and easy access to Route 6 and community resources.

Apartment Features:

- Heat & Hot Water Included
- Open Floor Plan
- Quality Cabinetry & Windows
- Patio Space
- Energy Star Appliances
- Dishwasher
- Cable & Internet Ready
- Emergency Maintenance

Community Amenities:

- Community Building
- Off street Parking
- Playground
- Outdoor Seating Areas
- Community Garden
- Laundry Center

LOCATION, COMMUNITY, & QUALITY LIVING STARTS HERE

REQUEST AN APPLICATION TODAY:

VISIT: www.terrapinridgeMA.com
 EMAIL: terrapinridge@MaloneyProperties.com
 CALL: (617) 209-5438 / Relay: 711

SUBMIT YOUR COMPLETED APPLICATION:

Online at www.terrapinridgeMA.com
 By Email: terrapinridge@MaloneyProperties.com
 By Mail: Terrapin Ridge, c/o Maloney Properties, Inc., 27 Mica Lane, 3rd Floor, Wellesley, MA 02481

Informational Zoom meetings will be held on **February 23, 2021 at 6:00 p.m.** and **March 6, 2021 at 12:00 pm.**

Get details and stay updated by visiting us at www.terrapinridgeMA.com

Priority will be given to applications received on or before the lottery deadline: **Friday, April 2, 2021. Applications must be postmarked by this date at 5:00 p.m.** The lottery drawing will be held on Friday, April 9, 2021. | Applicants do not have to attend the lottery to be entered.

Income limit	*Maximum Gross Annual Income for Eligibility (per Household Size)					
	Number of Household Members					
	One	Two	Three	Four	Five	Six
30%	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350	\$35,160
60%	\$40,620	\$46,380	\$52,200	\$57,960	\$62,640	\$67,260

*Monthly Rental Rates		
Number of Bedrooms		
1 Bedroom	2 Bedroom	3 Bedroom
**Rent based on Income		
\$1,087	\$1,305	\$1,507

Notes: *Rates & Income limits subject to change.
 ** Applicants for three (3) 30% MRVP units and eight (8) 30% Section 8 PBV units must meet selection criteria and eligibility for subsidy assistance through Housing Assistance Corp (HAC)
 For more information or if you or a family member has a disability or limited English proficiency, and as a result need assistance completing the application and/or require any assistance during the application process, please call (617) 209-5438 | Relay: 711

BPDA Income-Restricted Home Ownership Opportunity
 Mira
 301 Border Street, East Boston, MA 02128
www.MiraLottery.com

8 Income-Restricted Home Ownership Units			
# of Units	# of Bedrooms	AMI	Price
2	1 Bedroom	80%	\$186,400
1	1 Bedroom	80% - 100%*	\$248,600
2	2 Bedroom	80%	\$221,900
2	2 Bedroom	80% - 100%*	\$288,700
1	3 Bedroom	80% - 100%*	\$327,900

**These units are available to those who earn more than 80% but less than 100% of AMI*

Maximum Income Limits (set by the BPDA + based on household size + AMI)		
Household size	80% AMI	100% AMI
1	\$66,650	\$83,300
2	\$76,200	\$95,200
3	\$85,700	\$107,100
4	\$95,200	\$119,000
5	\$102,850	\$128,550
6	\$110,450	\$138,050

Maximum Asset Limits	
80% AMI	100% AMI
\$75,000	\$100,000

Does not include retirement. Does include Real Estate

For more on income + asset eligibility, please visit:
<http://www.bostonplans.org/housing/income,-asset,-and-price-limits>

Applications are available during the application period from:
Monday, March 29, 2021 – Wednesday, April 14, 2021

To request and complete the application online, please visit: www.MiraLottery.com
 To have a hard copy of the application sent to your mailing address, please call: **781-992-5304**

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at **781-992-5304**, to request that we mail you one and to ask us for any guidance you might need to complete the application.

Fully completed + signed applications must be submitted online or postmarked no later than **Wednesday, April 14, 2021**

Mailed to:
 Maloney Properties, Inc.,
 Attention: Mira Lottery
 27 Mica Lane, Wellesley MA 02481

- Selection by lottery. Asset, Use & Resale Restrictions apply.
- Preference for Boston Residents.
- Preference for Households With at least One Person Per Bedroom.
- Preference for First-Time Homebuyers.

For more information, language assistance, or to make a request for reasonable accommodations, please call Maloney Properties, Inc. at **781-992-5304 US Relay 711** | Email: Mira@maloneyproperties.com



Federal Communication Commission launched the Emergency Broadband Benefit Program

Helping eligible households with access to broadband

By Karen Mai

One year into the pandemic and there are still families who cannot get their children on reliable WiFi for school. The digital divide caused by economic disparity continues to grow. According to the Federal Communications Commission's Eighth Broadband Progress Report, they found that "approximately 19 million Americans—6 percent of the population—still lack access to fixed broadband service at threshold speeds." Although this has greatly affected the rural population in particular, in places where there is broadband access there are still millions of Americans who do not subscribe.

Recently on February 25th, the Wireline Competition Bureau announced the launch of their Emergency Broadband Benefit Program. It is a \$3.2 billion federal initiative created to help eligible households lower the cost of high-speed internet during the on-going COVID-19 pandemic. This program will allow families to connect on their virtual schooling and work. Jessica Rosenworcel, previously a strong Democratic commissioner, now President Biden's elected Acting Chairwoman, has long believed the importance of closing in the homework gap since March 2020. She comments "This is a program that will help those at risk of digital dis-

connection. It will help those sitting in cars in parking lots just to catch a Wi-Fi signal to go online for work. It will help those lingering outside the library with a laptop just to get a wireless signal for remote learning. It will help those who worry about choosing between paying a broadband bill and paying rent or buying groceries."

A high school student who receives Comcast's Internet Essential's program said, "The Comcast wifi is especially fast and I barely experience any technical difficulties. With online school, it is very convenient as I did not have to worry about possible technical difficulties when attending classes, doing homework, or taking tests." With the FCC implementation of their Emergency Broadband Benefit Program, it will help more students like her not feel worried about losing connection while attending class, doing homework, or taking tests.

In order to be eligible for this program, one member of the household must either qualify for Lifeline programs or be on Medicaid or accept SNAP benefits, have kids who receive free reduced-price lunch or school breakfast, receive a Federal Pell Grant during the current award year, experience a substantial income lost since February 29, 2020, or meet the eligibility requirement for other



Flyer by the FCC that is created to promote the Emergency Broadband Benefit.

COVID-19 programs.

Eligible households can receive a discount of up to \$50 per month towards their broadband services, and for households on Tribal lands, families can receive a discount of up to \$75 per month for their broadband service. In addition to the discounts on broadband, this program also gives a one-time discount of up to \$100 for families to purchase a desktop computer, laptop, or tablet from participating providers, if the household pays \$10-\$50 towards the total cost. Every household can get one monthly service discount and one device discount per household.

Although this program has been

authorized by the FCC, the start date has not been determined, as the FCC is working on how to make these benefits available. In order to stay posted on programs updates, please check their website: <https://www.fcc.gov/broadbandbenefit>. Rosenworcel said "this program can make a meaningful difference in the lives of people across the country. That's why our work is already underway to get this program up and running, and I expect it to be open to eligible households within the next 60 days as providers sign up and program systems are put in place. I have confidence in our staff that we will do this carefully, swiftly and the right way."

Disney's "Raya and the Last Dragon" enforces Asian representation in media amidst rise in anti-Asian hate crimes

By Karen Mai

One year into the COVID-19 pandemic, anti-Asian hate crimes continue to rise. "Raya and the Last Dragon," released on March 5th, inspires possibilities of hope against the devastating hate crimes against Asian American communities nationally. This Southeast Asian inspired film tells the story of how trust can save humanity and the importance of bridging communities together during times of hardship. Still under "stay at home" orders, the animation was made available on Disney+ with a premium access fee of \$29.99 on top of the \$6.99 monthly subscription, similar to Disney's recent releases, "Mulan" (2020) and "Soul" (2020).

For decades, Asian representation in the media has always been lacking due to marginalization or misportrayal by stereotyping. Since Asia holds diverse cultures that go beyond just Chinese, Korean, and Japanese, Southeast Asian traits were highlighted in the fantasy world of Kumandra, from the film. The detailed curation of this movie, through symbols, food, and clothes and cultural behavior in Kumandra, allowed some viewers to feel a cultural connection to the film. A Vietnamese high school teenager, who watched the film the weekend it came out said "this is the most close representation that I have felt."

This animation brings awareness

of the ethnic backgrounds that come from the 11 countries of Southeast Asia. Kumandra being a fictional setting allowed Disney to create a melting plot scenario that covers the multifarious sectors of each religion, habitual, and history from those 11 places. In order to curate such a production that shows a mix of Southeast Asian cultures' foods, clothing design, rituals, and arts, the filmmakers made research trips through the region, including countries: Laos, Singapore, Cambodia, Vietnam, Thailand, and Indonesia. They went to understand the similarities and difference between the cultures in the region, which was similar to what Disney did when de-

veloping "Moana" (2016). Head of story Fawn Veerasunthorn, born and raised in Thailand, embarked on the Southeast Asia trip with her team, and she commented that "it was a way to get everyone on the same page."

The titular heroine Raya is on a courageous journey to find Sisu, the last dragon, to come protect and reunite her land caused by the monster Druun that returned now after 500 years ago. Dragons are commonly depicted worldwide in different forms, the fire-breathing European dragon having been more common in Western media. In contrast, this film highlights

See page 10, *Raya and the Last Dragon*



SALEM RENTAL AFFORDABLE HOUSING
 University Square
 132-144 Canal Street, MA
 5— Studio (\$1,282), One (\$1,575), or Two (\$1,932), Bedroom Units
 Utilities are NOT included in the Rent



Maximum Allowable Income

1 person: \$67,400
 2 person: \$77,000
 3 person: \$86,650
 4 person: \$96,250

For Info and Application Availability:
 Pick Up: Public Library—Curbside Call 978-744-0860 or Leasing Office: Bridgestone Properties, 50 Dodge Street, Beverly, MA
 Phone: (978) 456-8388/FAX: 978-456-8986
 TTY/TTD: 711, when asked 978-456-8388
 Email: lotteryinfo@mcohousingsservices.com

Public Information Meeting Via Zoom
 6:00 p.m., Thursday, April 1, 2021
 Meeting ID: 883 3528 5356
 Passcode: 430019

Application Deadline
 May 3, 2021

Applications must be submitted or post-marked on or before the application deadline. Applications can be returned by mail. The Application includes all submission information.

Language/translation assistance available, at no charge, upon request.

Reasonable Accommodations Available for persons with disabilities
 Units available to all eligible applicants. Vouchers accepted.

Units distributed by lottery.

Smoke Free. Pets Are Allowed, per policy.



APPLICATION AVAILABLE ONLINE AT: www.mcohousingsservices.com

Hudson Group and CEDC Break New Ground with Innovative PingOn Development

By Jacqueline Church

Anchoring the North East corner of Chin Park, and Chinatown, stands the gleaming residential tower known as The Radian, its name owed to its curved façade. Older neighbors might remember the remnants of the old Dainty Dot Hosiery factory, dark and squat and dormant, about the polar opposite of the new tower.

One of the more interesting aspects of the Radian development was the innovative way its developers sought to address the need for affordable housing.

Radian worked with Chinese Economic Development Council (CEDC) to buy and consolidate parcels on Oxford Street to create 67 affordable housing units. Rather than keeping a smaller percentage (13% is called for in Boston's Inclusionary Development Policy) of the Radian development as affordable, this unique partnership netted more affordable housing in Chinatown, at 14 Oxford St.

The CEDC was established in 1974 to assist the low income and often non-English speaking Asian residents of Boston's Chinatown to achieve economic and social self-sufficiency. The CEDC evolved from its predecessor, the Chinese Local Development Corporation.

The unique partnership leveraged the experience of the Hudson Group (the Radian developers) to the benefit of CEDC, permitting help, cash contributions and so on. The creation of that many affordable units exceeded by a good measure what the develop-

ers were required to include in the building. As defined in the Boston Zoning Code, Boston's Development Impact Project Exactions ("DIP" or "Linkage") ensures that large-scale real estate development brings direct benefits to the City of Boston's residents in the form of affordable housing and workforce training.

Debbie Ho, Executive Director of Chinatown Mainstreet said, "There's always a balance to pretty much any development; the linkage funds requirement by every developer [is] a way to be able to build housing and fund projects. The Radian was the best project for Chinatown; the partnership was huge with a totally new building, from buying the land and to build all affordable housing, all by the Radian project."

With the limited space in Boston Chinatown, residents are often met with having to decide which type of development would best support the needs of the community. Angie Liou, Executive Director of the Asian Community Development Corporation said, "Developable sites are so hard to come by, and so the community is often forced to choose between various amenities, e.g. affordable housing, open space, and schools. The City is moving forward with building a new Josiah Quincy Upper School on Parcel A, and that was for many years designated as an affordable housing site as well."

Noam Ron, of Hudson Group said, "This was not a 'cut a blank check' linkage agreement, but rather we rolled



Photo courtesy of Hudson Group

Hudson Group's ribbon cutting ceremony.

up our sleeves and actually pushed for actual housing creation. It was a real collaboration. Interesting timing as we're actually looking to build on this successful model with our Kneeland Street project."

Hudson is redeveloping a 22-story residential building with approximately 115 units. Originally conceived of as a boutique hotel, the firm reimagined it, in light of the needs of the city,

post-pandemic. The new project will create new housing adjacent to South Station and provide a sorely needed affordable housing contribution, among other neighborhood benefits. Hudson's website notes its long history here, 25+ years and their "robust community engagement process." The Oxford Street collaboration is an example of that and we're eager to see what will come of this new project.

Raya and the Last Dragon

Continued from page 9

how Asian dragons bring water, life, and harmony. The Southeast Asian water Naga deity is a serpentine-like dragon that protects the land similar to Sisu. Director Don Hall points out that, "Sisu is a water being, and water became a recurring motif and a huge visual thematic in the film."

Adele Lim, a Malaysian native of Chinese descent known for her work on "Crazy Rich Asians," is the writer-producer for this animation. She brought her own inspiration from her Asian heritage to create the story and screenplay of this movie. Lim mentioned how "In Southeast Asia, there's a great tradition of female leaders, military leaders and warriors...In Malaysia, we have the warrior Tun Fatimah, and we have stories of Naga Tasik Chini, which is the dragon of Chini Lake. The Nagas and strong females are present within a lot of the cultures in Southeast Asia, so we knew those were threads that would really resonate within the film."

Co-screenwriter Qui Nguyen, a Vietnamese American, also cared a lot about the elements of the martial arts scenes along with the character animation team, and fight reference choreographer Maggie MacDonald. They wanted to portray the different techniques of Southeast Asian fighting styles, so they added these complexities to the combat scenes in which the weapons came from each distinct region.

Vietnamese-American Kelly Marie Tran, who plays Raya, said "It is so exciting to be the first Southeast Asian Disney Princess. It is a big deal. It feels like a really big honor and a big responsibility at the same time, and I just want to do it justice." Other Asian cast members for character included Isaac Wang (voice of Boun), Gemma Chan (voice of Namaari), Daniel Dae Kim (voice of Benja), Benedict

Wong (voice of Tong), and Thalia Tran (voice of Little Noi), Sandra Oh (voice of Virana), and Lucille Soong (voice of Dang Hu).

A criticism that has been brought up is that the cast is rather more East Asian than Southeast Asian. Adele Lim comments, "Any time that there is a prominent Asian-forward movie or we have Asian leads, you know, that one project has to kind of take on the burden because there's just not enough of them. Particularly for "Raya," we just feel so lucky that we have the actors that we have, who have just connected so deeply and so meaningfully to their parts."

Bringing Asian representation to a global scale, Sandra Oh adds that "I am glad to be a part of the screen where you can see the people who have made it and it is very exciting... especially for the much younger generation to get their voices heard."

Even through this pandemic, Disney overcame the challenge in producing this film remotely, connecting the works from their teams working from over 400 homes. They believed in the importance of bringing Asian voices to the media, especially as Anti-Asian racism and hate crimes have recently become a focus in the media due to the pandemic.

With the theme about such an important topic of trust, the movie serves to be "Art [that] is here to pose questions and to potentially suggest possibilities," said Oh. Nguyen comments how "In the last 365 days, where there has been a lot of negative imagery and words said about Asians and it is hard to not appreciate that this movie is coming out and giving it a counter-part that you know gives it a positive spin or not just a positive spin, but just celebrating Asian American skin, and Asian American lives, Asian American people."



LOCATION, COMMUNITY, AND QUALITY LIVING

Squirrelwood Apartments is located in The Port, the vibrant neighborhood next to Central Square, providing a great Cambridge living experience. These renovated and newly built apartments offer affordable rents for spacious units and contemporary features.

REQUEST AN APPLICATION TODAY:

CALL: (617) 209-5439 / Relay 711 | VISIT: www.SquirrelwoodApartments.com

EMAIL: Squirrelwood@MaloneyProperties.com

Applications also available for pickup at the "Take One" box near the property sign at 243 Broadway

SUBMIT YOUR COMPLETED APPLICATION: By Email: Squirrelwood@MaloneyProperties.com

Or mail to Squirrelwood, c/o Maloney Properties, Inc., 243 Broadway, Cambridge, MA 02139.

Applications must be received on or before the application deadline: **Monday, May 17, 2021 at 3pm.**

The lottery drawing will be held publicly via Zoom on **Tuesday, June 15, 2021.**

Housing Program	*Maximum Gross Annual Income for Eligibility (per Household Size)						*Monthly Rental Rates			
	Number of Household Members						Number of Bedrooms			
Type	One	Two	Three	Four	Five	Six	Studio	1	2	3
Affordable	\$53,760	\$61,440	\$69,120	\$76,740	\$82,920	\$89,040	\$1,344	\$1,440	\$1,728	\$1,995
Workforce	\$89,600	\$102,400	\$115,200	\$127,900	\$138,200	\$148,400	\$2,240	\$2,400	\$2,880	\$3,326
Number of available units per bedroom size (note 1 of the 3-bedroom units is fully accessible) =							1	5	3	8

Notes: *Rates & Income limits subject to change. Housing vouchers accepted.

For more information or if you or a family member has a disability or limited English proficiency, and as a result need assistance completing the application and/or require assistance during the application process, please call (617) 209-5439 | Relay 711



Asian Americans have low screening rates for colorectal cancer

By Carey Lin

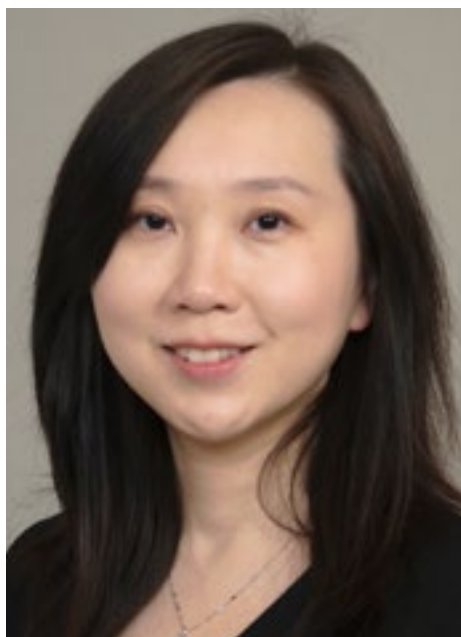


Photo courtesy of St. Elizabeth's Medical Center
Zhuo Geng, M.D. is a bilingual Gastroenterologist at St. Elizabeth's Medical Center Digestive Disease Center.

March is Colorectal Cancer (CRC) awareness month. Colorectal cancer affects the colon and rectum, which make up the large intestine located at the latter end of the digestive tract. CRC is the third most common cancer in the United States and the second most common type of cancer within the Asian American community. Sampan interviewed bilingual gastroenterologist Dr. Zhuo Geng, Gastroenterologist, at St. Elizabeth's Medical Center Digestive Disease Center to learn more about the disease.

Originally from Shandong province, China, Dr. Geng came to the U.S. at 16 years old, and attended Johns Hopkins University for her undergraduate degree. Later, she went to University of Texas Southwestern Medical Center for medical school. Dr. Geng said that while there, she

was first "involved in research focused on colon cancer screening and prevention in the underserved community." She then completed her residency in Cleveland, Ohio, and finally completed her gastroenterology fellowship in the University of Minnesota before coming to Boston.

Being able to speak in both Mandarin Chinese and English, Dr. Geng stressed the importance for Asian Americans to get screened for CRC. "Asian American actually have one of the lowest screening rates of colon cancer in the United States. So it's about 52%, up to date with their screening, which means that about half of the Asian American are not up to date with screening according to recommendations. This is compared to 66% of non Hispanic whites," said Dr. Geng. "Overall, I would say the awareness of the need for colon cancer screening is actually relatively high among the general population. But it has limited penetration to the Asian American community, that's why the screening rate is relatively low compared to non-hispanic whites."

There are several reasons for the lower screening rates among Asian Americans, according to Dr. Geng. One major reason is the language barrier. Dr. Geng said, "Not all Asian Americans are fluent in English. There are some studies showing that more than 30% of Asian American actually have limited English proficiency." Adding to this problem, there are oftentimes limited access to interpretation services and limited healthcare providers who speak another language. For this reason, "it is difficult for healthcare providers to initiate the conversation on colon cancer," said Dr. Geng.

In addition, there seems to be the

stereotype and perception that Asian Americans are healthy and in general at lower risk of cancer. Dr. Geng said that this is not true. "If you look at the cancer rate for Asian Americans compared to other ethnicities, the cancer risk is actually not that high compared to other ethnicities, but the issue is the screening," she said. There is also a culture of only going to see a doctor when one is exhibiting symptoms. However, "colon cancer can be completely asymptomatic and only present symptoms in its late stages," said Dr. Geng. "Screening is for patients who have average risk and are asymptomatic."

There are a few different types of CRC screenings. According to Dr. Geng, there are different tiers. The first tier is the colonoscopy, which is considered the "gold standard" of CRC screening. It is a direct visualization of your colon, and the detection rate for early stage cancer or for pre-cancerous polyps is 95%-98%. If declined, the following tiers and options for those who are at average risk, include options such as the fecal immunochemical test (FIT) which is a stool study to check for hidden blood in stool. The sensitivity of FIT to detect cancer is 80% for cancer for those who have cancer, and the sensitivity for advanced adenoma (benign tumor cells), is only 30%. If a FIT test is positive, the patient must also go through a colonoscopy. Another type of screening is FIT DNA test which is a combination of FIT and checking DNA markers. This is an expensive test, and must also be conducted more frequently, recommended every three years. Other types of tests include computerized tomography (CT) colonography which is a CT imaging test and sigmoidoscopy, which is a short

version of colonoscopy. The most suitable type of test is up to discussion between the patient and doctor.

Average risk patients that have no family history of the disease or any risk factors or symptoms such as inflammatory bowel disease (IBD) or Crohn's disease, were originally required to be screened by age 50. However, in November 2020, the Multisociety Task Force on Colorectal Cancer Screening recommended screening to begin at age 45 due to the observed increase in younger patients of CRC.

While the exact cause of CRC is unknown, Dr. Geng said some factors that may increase one's risk of developing CRC. These include smoking, obesity, eating processed red meats and having a low fiber diet. There is also some genetic component to the disease, such as if someone in the family has a history of CRC, then there is a predisposed risk.

There are also ways to prevent it upon early detection of polyps in the colon through screenings. Dr. Geng said, "Not all polyps are cancerous, but some can take years to develop into cancer." Hence, screenings are important to be able to detect, and even prevent colon cancer. "When we talk about prevention, we are preventing cancer from forming," she said. This is a regular part of colonoscopy procedure, wherein all types of polyps are removed from the colon.

CRC screening is generally offered by one's primary care provider during a regular check-up. No matter what type of screening one does, Dr. Geng emphasizes that, "The best modality to screen colon cancer is the one that gets done. The physicians are responsible to discuss all kinds of options for cancer screening, but the ultimate choice is up to the patient."

Climate Change and The Greenway

By Rachel Lake

The Rose Kennedy Greenway, located one block west of Boston's downtown waterfront, faces significant and growing risks of damage and disruption from climate change and extreme storm events. In 2020, the Greenway Conservancy commissioned a Climate Change Vulnerability Assessment and Asset Management Plan. Reassuringly, the Conservancy has sufficient funding to implement the report's high-priority recommendations for asset protection.

This Plan presents a roadmap for the Conservancy to protect vulnerable assets and manage risks from the effects of climate change and to adopt more sustainable practices to reduce its carbon footprint. The Plan gives an overview of the climate risks that Boston will continue to face and offers prioritized recommendations for how the Conservancy can protect The Greenway's cherished assets. The Plan was developed by Kleinfelder, the same firm working with the City of Boston on its Climate Ready Boston initiative; this work was funded with capital funding from the Massachusetts Department of Transportation, which owns the parkland and the highway tunnel beneath.

Priority recommendations focus on protecting the Greenway Carou-

sel and the equipment vaults for the Rings Fountain and Harbor Fog from flooding. The Conservancy has funding via the MassDOT Capital Plan to implement these high-priority recommendations. The Conservancy will integrate other recommendations, such as raising electrical and irrigation infrastructure and addressing urban heat impacts, into ongoing and future design projects.

The Plan also examined the Conservancy's carbon footprint and the park's natural carbon stocks. The report found that 2019 emissions from park operations and office activities were measured at 172 metric tons of CO₂ (roughly equivalent to 37 cars driven for one year), but that the park's carbon stocks were 2.7 times the emissions. Park operations considered in these calculations include Conservancy operations, and do not include emissions from supplemental services or programmatic partners (e.g., food trucks or festivals). The Conservancy continues to take action towards lowering our carbon footprint, such as the 2020 replacement of 5 gas-powered vehicles with electric vehicles and conversion of 90% of the park's almost 500 lights to energy-efficient LED's.

With this Vulnerability Assessment and Asset Management Plan, the Con-



Photo courtesy of the Greenway Conservancy

Electric Vehicle.

servancy is proud to continue its sustainability leadership. For more than 10 years the Conservancy has maintained our park landscape organically, introduced pollinator habitat, installed beehives, and instituted water conservation practices. We look forward to continuing this work as Boston faces the ongoing challenges of climate change.

We remind visitors to wear a face covering and practice appropri-

ate physical distancing while on The Greenway. To learn more about The Greenway and work of the Greenway Conservancy, check out our website at rosekennedygreenway.org. Please feel free to reach out with any questions and concerns to info@rosekennedygreenway.org.

Rachel Lake is the Marketing and Community Affairs Manager at the Greenway Conservancy.

Tufts Medical Center

Tufts Children's Hospital

Caring for neurology & cancer patients.

照顧神經科和癌症患者。

Dedicated to the health needs of Boston's Asian community.
致力於波士頓亞裔社區的健康需求。

CANCER 癌症



Yu Cao, MD
Hematologist/Oncologist
血液科醫生 / 腫瘤醫師
Fluent in: Chinese-Mandarin
掌握語言: 中文-廣東話



Lilian Chen, MD 陳宏燕, 醫學博士
Colon and Rectal Surgeon
結直腸外科醫生
Fluent in: Chinese-Cantonese,
Chinese-Mandarin
掌握語言: 中文-普通話, 中文-廣東話



Young Bae Kim, MD
Director, Division of Gynecologic Oncology;
Gynecologic Oncologist
婦科腫瘤部總主任; 婦癌科專科醫師



Jason Law, MD 羅湘龍醫生
Director, Pediatric Bone Marrow
Transplantation; Interim Chief,
Pediatric Hematology/Oncology
骨髓移植主任; 兒童血液/
腫瘤科臨時首席主任
Fluent in: Chinese-Cantonese
掌握語言: 中文-廣東話



Lori Pai, MD
Medical Oncologist 醫學腫瘤科醫生
Fluent in: Korean
掌握語言: 韓國話

NEUROLOGY 神經科



Xuemei Cai, MD 蔡學美 醫生
Neurologist 神經學家
Fluent in: Chinese-Mandarin
掌握語言: 中文-國語



Bryan K. Ho, MD 何凱文醫生
Director, Movement Disorders Program;
Director, Medical Student Education;
Neurologist 運動障礙計劃主任, 醫學生教
育主任, 神經科醫生



Lester Y. Leung, MD, MSC 梁宇坤 醫生
Director, Comprehensive Stroke Center;
Director, Stroke and Young Adults
Program; Director of Quality and Safety,
Neurology; Neurologist
綜合性中風中心主任; 中風和少青計劃主
任; 神經科, 特性及安全主任

NEUROSURGERY 神經科外科



Julian K. Wu, MD 吳剛醫生
Associate Chairman, Department of
Neurosurgery; Chief, Division of
Neurosurgical Oncology
神經外科副主席; 神經外科腫瘤科主席



If you need medical care, do not put it off. Tufts Medical Center has been working hard to make sure our patients, families and employees are protected from COVID-19. Learn more about COVID-19 testing and the latest vaccine information here tuftsmedicalcenter.org/COVIDTesting.

若需醫療, 切勿拖延。塔夫茨醫療中心一直努力確保病人、家庭和僱員得到保護, 免受新冠肺炎影響。請到這裡了解更多有關 COVID-19 測試和最新疫苗的資料: tuftsmedicalcenter.org/COVIDTesting.

Call **617-636-8833** to book an appointment in Chinese. Call **617-636-5331** to receive bilingual assistance for all other hospital services. 請致電 **617-636-8833** 可用中文與您的醫師預約。請致電 **617-636-5331** 獲得其他醫院服務的雙語幫助。Learn more at: 請前往: tuftsmedicalcenter.org/asiancommunity. To see all of our Chinese-speaking doctors, visit: tuftsmedicalcenter.org/FindADoc

If you are unable to pay, visit our website at tuftsmedicalcenter.org/financialassistance where you can review, download, and print information to learn about available financial assistance programs. Tufts Medical Center's Financial Assistance Policy and Application are available free of charge on the website and through Financial Coordination. You may request to have one mailed to you. You can email (financialassistance@tuftsmedicalcenter.org) or call (**617-636-6013**). 若您無能力支付, 請前往我們的網站: tuftsmedicalcenter.org/financialassistance, 在此您可以檢閱、下載並列印所有有關可用財務補助計畫的資訊。塔夫茨醫療中心財務補助政策與申請書皆在網站上及透過財務協調部免費提供。您可以要求寄送一份至您的地址。您可以透過電子郵件 (financialassistance@tuftsmedicalcenter.org) 或電話 (**617-636-6013**).

哈德森集團和CEDC通過創新的PingOn開發開創新局面

Jacqueline Church 報導



照片由哈德森房地產集團提供

哈德森集團的剪彩儀式。

陳毓禮公園和唐人街的東北角，聳立著閃閃發光的住宅樓，被稱為The Radian，其名稱因其弧形的立面而得名。較年長的鄰居可能還記得舊的襪業工廠的殘留物，黑暗而下蹲且處於休眠狀態，大約在新塔的對面。Radian開發中最有趣的方面之一是其開發人員尋求滿足負擔得起的住房需求的創新方式。

Radian與中華經濟發展協會（CEDC）合作，購買並合併了牛津街的地塊，以創建67個經濟適用房。這種獨特的伙伴關係並沒有使Radian開發項目保持較低的比例（在波士頓的“包容性發展政策”中要求將13%的比例）保持為可負擔的價格，而是在牛津街14號的唐人街為更多負擔得起的住房提供了收入。

CEDC成立於1974年，旨在幫助波士頓唐人街的低收入且通常不會

說英語的亞裔居民實現經濟和社會自給自足。CEDC的前身是中國地方發展公司。

獨特的合作關係利用了哈德森集團（Radian開發商）的經驗，使CEDC受益，並獲得了幫助，現金捐款等。許多可負擔得起的單元的創建在很大程度上超出了開發商要求將其包括在建築物中的範圍。根據《波士頓區劃法》的定義，波士頓的發展影響項目（“DIP”或“聯繫金”）可確保大規模房地產開發以負擔得起的住房和勞動力培訓的形式為波士頓市居民帶來直接收益。

華埠主街執行董事Debbie Ho說：“幾乎所有的發展都總有一個平衡點。每個開發商的聯繫資金要求[是]一種能夠建造住房和為項目提供資金的方法。弧度是唐人街最好的項目。通過Radian項目，從購買土地到建造所有經濟適用房，這

種合作關係是巨大的，它擁有全新的建築。”

由於波士頓唐人街的空間有限，居民常常不得不決定哪種開發類型最能滿足社區需求。亞洲社區發展公司執行董事Angie Liou表示：“可開發的土地很難獲得，因此社區經常被迫在各種便利設施之間進行選擇，例如經濟適用房，開放空間和學校。紐約市正在前進，在A宗地上新建一所昆士中學，這多年來也被指定為經濟適用房。

哈德森集團的Noam Ron說：“這並不是一項“削減空白支票”的聯繫協議，而是我們捲起袖子，實際上推動了實際的住房建設。這是

一次真正的合作。有趣的時機，因為我們實際上正在我們的Kneeland Street項目中以這種成功的模型為基礎。”

哈德森正在重新開發一棟22層的住宅大樓，其中約有115個單位。該公司最初被認為是一家精品酒店，後來在大流行之後根據城市的需求對其進行了重新構想。新項目將在南站附近建造新房屋，並提供急需的經濟適用房，以及其他社區福利。哈德森的網站在這裡指出了其悠久的歷史，超過25年的歷史以及其“強大的社區參與過程”。牛津街的合作就是一個例子，我們渴望看到這個新項目的結果。

綠道與全球變暖

接中文第十一版

不過公園的碳存量是其排放量的2.7倍。計算在內的公園運營活動包括水利運營，但是不包括補充類服務以及合作方產生的排放（如快餐卡車以及節日慶典等）。綠道保存協會一直在降低碳足跡方面做著持續努力，例如於2020年將5輛汽油動力車替代成純電車型，並且將公園內90%，近500座路燈替換為節能的LED燈。

隨著該計劃的出台，保存協會將進一步向可持續發展的方向前進。在過去超過十年的時間裡，羅絲甘乃迪綠道保存協會使得城市的公園環境更加富有生機，通過安置

蜂巢為授粉者提供生活環境，同時制定了節水措施。未來的波士頓將會在全球變暖中受到挑戰，而我們將會持續在該方向上作出努力。

我們在此提醒前往綠道的遊客佩戴口罩，並保持合適的社交距離。欲了解綠道以及其保護組織的更多信息，請前往我們的網站 rosekennedygreenway.org。請發郵件至 info@rosekennedygreenway.org 提出相關問題或建議。

Rachel Lake是羅絲甘乃迪綠道保存協會的市場與社區事務經理

ARE YOU EXPERIENCING HOUSING DISCRIMINATION?

您是否有經歷住房歧視？

In Massachusetts, it is illegal to treat you differently based on your race, sex, national origin, religion or other protected class status. A landlord cannot

- quote you a *higher rental price* than others;
- falsely tell you that an apartment is no longer available;
- direct you to or away from a particular neighborhood;
- refuse to rent to you or treat you in a different, unfair, or negative way because of your:

Race, Color, Religion, Sex, Handicap, Young Children, or National Origin! In Massachusetts you may also not be discriminated against because of your Gender Identity, Sexual Orientation, Genetic Information, Ancestry, Age, Marital Status, Military Service, or Housing Voucher or other Public Benefit!

If you think you *have been* or *are currently* being discriminated against, call:



HOUSING DISCRIMINATION TESTING PROGRAM

Phone: 617-884-7568
TTY: 1-800-439-2370

Suffolk University Law School
120 Tremont Street
Boston MA 02108

Interpretation Available

All individuals are PROTECTED under Fair Housing Laws regardless of US Citizenship Status

在馬薩諸塞州，根據您的種族、性別、國籍、宗教或其他受保護的身份，對您進行區別對待是違法的。

房東不能

- 給您的租金報價比給其他人的更高；
- 騙您公寓已經被人租下；
- 指引您去或離開某個特定的社區；
- 出於以下原因，拒絕出租給您或以不同的、不公平的或消極的方式對待您：

種族、膚色、宗教、性別、殘障、有年幼的孩子或原籍！在馬薩諸塞州，不能因為您的性別認同、性取向、遺傳信息、祖先、年齡、婚姻狀況、兵役或使用住房券或其他公共福利對您進行歧視！

如果您認為自己曾經或正在受到歧視，請致電：

HOUSING DISCRIMINATION TESTING PROGRAM

住房歧視測試計劃

電話: 617-884-7568
電傳打字機 (TTY):
1-800-439-2370



Suffolk University Law School
薩福克大學法學院
120 Tremont Street
Boston MA 02108

提供口譯

不論是否有美國公民身份，所有人均受《公平住房法》的保護

The work that provided the basis for this publication was supported by funding under a Grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.

為該出版物奠定基礎的工作得到了美國住房和城市發展部的撥款資助。作品的實質和調研結果是獻給公眾的。作者和出版者僅對本出版物所含陳述和解釋的準確性承擔全部責任。這樣的解釋不一定反映聯邦政府的觀點。

迪士尼的“Raya and the Last Dragon”在反亞洲仇恨犯罪案件增多的情況下加強在媒體中的亞洲代表權

麥賽枝 報導



圖片由迪士尼提供

進入COVID-19疫情的一年，反亞洲仇恨犯罪持續上升。3月5日發布的電影《Raya and the Last Dragon》激發了人們對全國針對亞裔美國人社區的仇恨犯罪的新希望。這部受東南亞啟發的電影講述了信任如何挽救人類的故事，以及在困難時期將社區團結起來的重要性。仍在防疫的狀態下，該動畫在Disney+上可觀看，除了每月訂閱費用為6.99美元外，還需支付29.99美元的高級訪問費，類似於迪士尼最近發行的電影《花木蘭》（2020年）和《靈魂》（2020年）。

幾十年來，由於邊緣化或規定型觀念的誤導，亞洲媒體一直缺乏代表性。由於亞洲擁有的文化不僅

限於中國，韓國和日本，因此影片中的幻想世界Kumandra突顯了東南亞的特徵。通過在Kumandra中的符號，食物，衣服和文化行為對這部電影進行了詳細的策劃，使一些觀眾感受到了與電影的文化聯繫。一位越南高中生在上映的周末觀看了這部電影，他說：“這是我所感受到的最接近我文化的代表。”

該動畫使人們意識到了來自東南亞11個國家的種族背景。Kumandra是一個虛構的場景，使迪士尼可以創建一個融解場景，該場景涵蓋來自這11個地方的每種宗教，習慣和歷史的各個方面。為了策劃展示東南亞文化的食品，服裝設計，儀式和藝術的作品，電影攝製者在該地區進行了考察，其中包括老撾，新加坡，柬埔寨，越南，泰國和印度尼西亞。他們去了解了該地區文化之間的異同，這與迪士尼在開發《莫阿納》（2016）時所做的相似。故事負責人Fawn Veerasunthorn是在泰國出生和長大的，她與她的團隊一起進行了東南亞之旅，她說：“這是讓所有人在同一頁面上的一種方式。”

名義上的女主人公Raya勇敢地尋找最後一條龍Sisu來保護和統一她的土地，這是由500年前返回的怪物Druun造成的。在世界範圍內，巨龍通常以不同的形式描繪，噴火的歐洲巨龍在西方媒體中更為普遍。相比之下，這部電影強調了亞洲巨龍如何帶來水，生命和和諧。東南亞水納迦神像是一條蜿蜒的龍，像Sisu一樣保護著土地。導演Don

Hall指出：“Sisu是水，電影中的水成為重複出現的主題和巨大的視覺主題。”

Adele Lim是華裔馬來西亞人，她以“瘋狂的亞洲富人”的作品而聞名，她是該動畫的編劇兼製片人。她從亞洲傳統中汲取了自己的靈感，創作了這部電影的故事和劇本。

Lim提到：“在東南亞，女性領導人，軍事領導人和戰士有著悠久的傳統……在馬來西亞，我們有戰士Tun Fatimah，我們也有Naga Tasik Chini（奇尼湖的龍）的故事。納迦人和堅強的女性存在於東南亞的許多文化中，因此我們知道這些是真正在電影中引起共鳴的線索。”

越南裔美國人的聯合編劇Qui Nguyen也與角色動畫團隊一起，非常關注武術場景的元素，並與參考編舞Maggie MacDonald戰鬥。他們想描繪東南亞戰鬥風格的不同技巧，因此他們將這些複雜性添加到了來自每個不同地區的武器的戰鬥場景中。

扮演Raya的越南裔美國人Kelly Marie Tran說：“成為第一位東南亞迪士尼公主真是令人興奮。這很重要。感覺就像是一次巨大的榮譽，同時又是一項重大的責任，我只想公正地做到這一點。”其他扮演亞洲角色的演員包括Izaac Wang（Boun的聲音），Gemma Chan（Namaari的聲音），Daniel Dae Kim（Benja的聲音），Benedict Wong（Tong的聲音）和

Thalia Tran（Little Noi的聲音），Sandra Oh（Virana的聲音）和Lucille Soong（Dang Hu的聲音）。

有人提出批評說，演員陣容更多是東亞而不是東南亞。Lim評論說：“每當有一部著名的亞洲前衛電影，或者我們有亞洲導演時，一個項目就必須承擔起一定的負擔，因為他們的人數並不多。尤其是對於“Raya”，我們感到非常幸運，以至擁有這樣的演員，他們與他們的角色之間有著如此深刻和有意義的聯繫。”

Sandra Oh將亞洲代表處擴大到全球範圍，並補充說：“我很高興成為熒屏的一員，在那裡您可以看到製作的人，這非常令人興奮……尤其是對於年輕一代來說，聽到聲音了。”

即使通過這種疫情，迪士尼也克服了遠程製作這部電影的挑戰，將他們在400多個家庭中工作的團隊的作品聯繫在一起。他們相信將亞洲人的聲音帶給媒體的重要性，尤其是由於疫情，反亞種族主義和仇恨犯罪最近已成為媒體關注的焦點。

Oh以這樣一個重要的信任主題為主題的電影可以說是“在這裡提出問題並可能暗示可能性的藝術”。Nguyen評論說：“在過去365天裡，關於亞洲人的負面影像和言論很多，因此很難不欣賞這部電影的上映，並給它一個對手，你知道它給了它積極的一面或不僅僅是積極的一面，而是慶祝亞裔美國人的皮膚，以及亞裔美國人的生活。”

福壽山(科士曉)墓園 歡迎華人 祭祖掃墓 共度清明

Forest Hills Cemetery
Warmly Welcomes those Families Observing
Ching Ming

**四月一日起，歡迎蒞臨參觀
新墓區南景台**

Please visit our new section Southview Terrace available April 1.

園內有許多華人喜愛的風景如畫的風水寶地可供選擇。
園內已安葬了許多古今名流，中西知名人士，是華人家
庭最喜愛的心靈安息地。請即來電預約蒞臨參觀。



福壽山(科士曉)墓園
(Forest Hills): 95 Forest Hills Ave., Boston, MA
TEL: (617)524-0128

福壽山墓園數十年來服務華人社區多個世代
歡迎來電索取免費資料，專人帶領參觀

聯邦通訊委員會發行緊急寬帶福利

幫助符合條件的家庭使用寬帶

麥賽枝 報導



FCC製作的傳單，旨在宣傳緊急寬帶福利。

疫情已經持續了一年，仍然有一些家庭無法讓孩子使用可靠的無線網絡上學，而這種經濟差距，從電子信息角度來看，正在持續增長。根據聯邦通信委員會的第八次寬帶進展報告，他們發現大約1900萬美國人（佔人口的6%）仍然無法以基礎速度獲得固定寬帶服務。儘管這給郊區人口帶了了嚴重的影響，但仍有數百萬的美國人拒不訂閱寬帶服務。

今年二月二十五日，Wireline Competition Bureau宣布了其緊急寬帶福利計劃的啟動。這是一項32億美元的聯邦計劃，旨在持幫助符合條件的家庭，在持續的COVID-19大流行期間，降低高速互聯網的成本。該計劃將幫助這些家庭進行線

上學習和工作。

Jessica Rosenworcel, 此前就任強硬派民主黨委員，現在是總統拜登推選的法案主席，一直強調要消除在家工作的障礙。她提及，“該計劃將幫助那些面臨失去網絡的人。它將幫助坐在停車場的汽車上工作的人也有無線信號連接。它將幫助那些在圖書館外面徘徊的人，可以連接無線網絡用筆記本電腦遠程學習。它將幫助那些擔憂在支付寬帶賬單和房租或日常用品之間要做出選擇的人。”

一名接受Comcast的Internet Essential計劃的高中生說：“Comcast wifi速度特別快，使我的遠程教育一路順暢。根本不必擔心上課，做作業或參加考試時

可能遇到的網絡技術困難。”隨著FCC不斷完善的“緊急寬帶福利計劃”，它將幫助更多像她這樣的學生，不必擔心上課，做作業或參加考試時掉線。

參加此計劃的資格，是該家庭的一名成員或者符合是Lifeline計劃，或者是一直享受Medicaid，亦或者是在接受SNAP福利，家庭中有兒童接受免費低價午餐或早餐，自2020年2月29日以來，因遭受了巨大的收入

損失，接受Federal Pell Grant，或資格符合其他COVID-19計劃。

符合條件的家庭每月可獲得高達\$50的寬帶服務折扣，對於部落地

區的家庭，每月可獲得高達\$75的寬帶服務折扣。除了寬帶折扣外，如果家庭支付10至50美元，則該計劃還為家庭從參與活動的供貨商處購買台式計算機，筆記本電腦或平板電腦一次最高100美元的折扣。每個家庭每月可以享受一次服務折扣，以及一台設備的折扣。

儘管該項目已獲得FCC的授權，但尚未確定開始日期，因為FCC正在研究如何提供這些福利。為了保持節目更新的最新狀態，請檢查其網站：<https://www.fcc.gov/broadbandbenefit>。

Rosenworcel說道“該計劃將給整個國家人民的生活帶來意義深遠的變化。我們目前在爭分奪秒促進使該項目正常運行。我希望，隨著和供應商簽署項目，程序系統安裝到位，該項目將在未來60天內向符合條件的家庭開放。我對我們的員工充滿信心，我們將謹慎，迅速，準確地達到目的。”

鏈接費用的增加能支持波士頓的經濟適用房和勞動力發展

林映彤 報導

2月，波士頓市長Martin Walsh宣布正式將聯繫費提高42%。現在，對於波士頓超過100,000平方英尺的任何商業開發，將收取每平方英尺15.39美元的聯繫費，其中13.00美元將用於支持負擔得起的住房，2.39美元將用於城市的勞動力發展計劃。

最初創建於1986年的波士頓鏈接費用計劃旨在利用大規模商業房地產開發為社區籌集資金。多年來，聯繫價格一直保持在每平方英尺10.81美元，其中9.03美元專用於經濟適用房，1.78美元用於勞動力發展。最初，僅允許波士頓規劃和發展局根據通貨膨脹每三年調整一次聯繫，但這在幾年內沒有變化。

在由於COVID-19疫情而充滿挑戰的經濟環境加劇了長達七年的倡導之後，聯繫最終得以加強。代表職業培訓聯盟的Amy Nishman表示：“在立法通過之前，該城市可以在未經州政府批准的情況下加強與CPI（即消費者價格指數）的聯繫，但他們並沒有這樣做。代表職業培訓聯盟的Nishman說：“即使他們只是在做已經被允許的事情，我們也遠遠落後於我們應該做的事情。”

從倡導開始，波士頓市進行了一項Nexus研究，以評估情況，然後再將要求轉發給市議會。在一致同意增加聯繫之後，該決議被傳遞給市長，以創建一個地方自治請願書。這份請願書要求紐約州允許波士頓調整聯繫費。市長簽署了請願書後，州議會最終通過了該書，允許波士頓將鏈接增加到最新比率。

這一增長有助於維持城市社區之間的平衡。Nishman說：“我們認識到，大發展來臨。隨之而來的人潮使住房負擔不起，而且往往並非所有收入階層都能找到工作。”

低收入階層的主要問題之一是負擔得起的住房，冠狀病毒大流行

加劇了住房的負擔。波士頓“真正負擔得起的聯盟”的代表凱倫·陳說：“在波士頓市，超過50%的人為租金支付了超過50%的收入。而使用COVID時，有時有70%或80%用來支付租金。”

華人前進會常務理事陳玉珍說：“尤其是在唐人街，很多人被擠進了較小的公寓裡。實際上，我們在唐人街的一間公寓中看到了一個三居室公寓，其中有十多人居住在那裡。基本上，一個家庭共享一間臥室，這是因為租金大幅上漲，而且還因為沒有足夠的負擔得起的住房。”

負擔得起的住房的聯繫資金由鄰居住房信託基金通過鄰居發展部（DND）進行管理。波士頓的DND是“負責無家可歸者的住房，負擔得起的住房的開發以及紐約市房地產的管理。”聯繫資金將用於批准的可負擔住房的開發。

“但是，如果您不賦予他們自我支持的能力，那麼他們可能就無法保留廉價住房，”華美福利會（AACA）的首席運營官謝思源說。在勞動力發展和工作培訓方面，聯繫資金是通過鄰里工作信託基金（NJT）進行管理的。NJT是波士頓市針對低收入人士的職業培訓服務和計劃的眾多資金來源之一。

Nishman還是猶太職業服務局的高級副總裁。有效的職業培訓可以使低收入的波士頓居民在經濟上更上一層樓。”

這兩個方面都是聯繫資金可以幫助經濟從COVID-19中復甦的重要方式。雖然增加費用對經濟適用房和勞動力發展都具有重大意義，但這只是第一步。正如Nishman所說：“我們希望與紐約市進行合作，以增加對發展社區都適用的聯繫，並幫助波士頓市的居民擁有更多負擔得起的住房選擇，以及更多的職業培訓選擇。”

郵政編碼配額招生計劃

接英文第一版

量的一小部分，原因是他們居住在競爭激烈的亞洲人口眾多的郵政編碼中。例如，根據《郵政編碼配額計劃》，唐人街預計將損失24個席位中的14個席位，總計將損失58%的席位。燈塔山 / West End 將會損失19個席位中的6個，總計31%的席位。

BPCAE的其中一個原告，Bentao Cui，說到“作為父母，我要求我的孩子獲得公平公正的機會來申請這三所考試學校。”他隨後說到，“我們反復斟酌提出訴訟的決定，但是我們感到我們別無選擇，除了保護孩子的權利以不受政府的種族和族裔歧視。

根據新聞稿，波士頓公校校監布蘭達·卡塞魯斯建議在2021年秋季的入學週期中使用郵政編碼配額招生計劃，並在2020年10月21日的一次公開會議上得到波士頓任命的學校委員會的批准。殊不知，10月21號的公開會議正是使臭名昭著的Michael Loconto主席下台的原因。因為當他以為自己的麥克風被關閉時，他對亞洲和非裔美國人的名字發表了有害的種族言論。儘管Loconto在發表評論後的第二天辭職，但波士頓學校議會對亞洲社區的機構偏見仍然可見。

作為一種可能的解決方案，BPACE“要求法院禁止學校委員會執行郵政編碼配額入學計劃，並命令學校委員會利用全市範圍的擇優錄取程序。該程序在考試學校已實施了至少二十年。

關於郵政編碼配額入學計劃，群眾各抒己見。波士頓環球報的專欄作者Marcela Garcia 撰寫了一篇名為“在波士頓的公立考試學校中，是公平vs特權”的社論，文章裡她提出了她的觀點。“這十四個家庭所忽略的是，“功績”並不總是等於公平或客觀。他們不是為爭取公平而戰，只是為了保留不公的現狀。大流行使波士頓的考試學校迎來了一個逾期的時代，這個時代終於開始糾正一種不可辯駁的現實：不論他們的學習成績如何，黑人和西班牙裔學生“被邀請進入考試學校的可能性大大降低了”。哈佛大學研究人員在2018年對學校的多樣性缺乏進行了分析。他們發現，“五年級的MCAS分數表明，大量有能力的黑人和西班牙裔學生目前並不在考試學校就讀。”

一位名叫Thang Diep在波士頓VietAid工作的青年協調員在文章中指出，只要亞裔美國人與黑人及棕色社區接觸時有抵觸的行為，我們就無法增加受教育的機會。

人們似乎忘記了，亞裔和亞裔美國人的學生在大學和高中入學過程中長期面臨的歧視。一個明顯的例子是有關平權法案的訴訟，《公平入學的學生（SFFA）訴哈佛》，該案於2014年在美国聯邦地方法院立案。該訴訟指控哈佛大學在其大學錄取過程中歧視了亞裔美國申請者。儘管SFFA敗訴，但此案揭露了亞裔在高中與大學申請總所遭受的所有不平等待遇。

華埠與皮革區的規劃開發引發居民爭議

Jun Li 報導

加拿大房地產開發公司牛津地產集團計劃在林肯街125號建造一個225英尺高的“研發”物業。根據波士頓規劃和發展局的網站，該項目目前正在審查中，在一些當地居民中引起爭議。

牛津地產集團最近為公眾提供意見的公眾意見徵詢期是從2019年6月7日至2019年7月30日。在此期間，大部分擔憂都涉及該塔最初的340英尺高及其對唐人街和紐約的影響。皮革區。

波士頓市議會議員Michelle Wu在2019年7月30日寫道：“這種規模的建築物有可能形成風洞和霸道陰影。”其他擔憂包括，建議的高度明顯高於允許的最大高度。該區域100英尺。

聽到這些擔憂後，牛津地產集團將最終高度修改為目前計劃的225英尺。“更新後的提案反映了他們[當地居民]的集體反饋。它大大增加了公共領域和開放空間……最重要的是，它顯示了

125林肯的高度和密度都縮小了三分之一。”波士頓牛津地產集團開發部負責人Mark McGowan在2020年12月的新聞稿中表示。

牛津地產集團在其第一個評論期結束後還舉行了許多其他公開會議，但有些人仍然認為他們的過程仍不夠透明。

“對於大型項目，我們正在遵循波士頓企劃發展部(BPDA)第80條審核中的標準步驟。這包括有關項目各個方面的詳細文件，社區參與以及主要城市機構的專家審查。”牛津地產集團的聲明寫道。

目前，牛津地產集團正處於另一個公開評論期，該公開評論期始於2020年12月16日，一直持續到2021年3月31日，但在兩個評論期中，一些當地人的擔憂一直保持不變。唐人街居民協會成員Arturo Gossage表示，唐人街居民的主要關切是開發的預期用途。

戈薩奇說：“許多居民不希

望在那裡有生物實驗室。”“他們希望看到該地區建造更多房屋，他們希望亞洲雜貨店和囍臨門大酒店(Hei La Moon)等餐廳留在後面。”

儘管牛津地產集團尚未將住房納入其計劃中，但開發仍完全是商業性的。多虧了波士頓的開發聯繫計劃，開發商才需要為每平方英尺開發支付15.39美元，這將用於資助負擔得起的住房計劃。根據2月18日的公開會議，他們表示將產生280萬關聯資金。

牛津地產集團還辯稱，他們的發展將帶來“新的，更好的視覺和物理社區聯繫”。

McGowan說：“新的和更寬的人行道；更多的種植；與該地區和格林威道相連的照明將使該站點更加適合行人通行，並為社區聚集和活化提供自然的位置。”

皮革區鄰里協會(LDNA)的成員Jacqueline Church和其他長期居民認為，該開發項目將具有“從唐人街到我們的[皮革區]隔離區的視覺效果。”

目前，大多數居民最關心的是與唐人街其他地方脫節的感覺。在2021年2月18日舉行的公開虛擬會議上，當地居民Wenyin Kao *提出了對囍臨門大酒店未來的擔憂，由於發展項目的建設會受到干擾，因此很有可能不得不搬遷。高o說：“海拉月亮是唐人街社區成員居住的地方，現在[牛津地產集團]正在取代他們。”

牛津地產集團在會議上的演講中寫道，他們正在與囍臨門大酒店緊密合作，以確保“成功過渡”，他們將特別幫助為餐廳尋找新的地點，並為餐廳提供財務支持。移動。儘管在會議期間沒有人口述說，但在他們的演講中卻寫到這是他們計劃做的事情。

當前的公眾意見徵詢期於3月31日結束。如果您想發表評論，請訪問BPDA的網站。如果您想對下一個舢舨文章的這個項目發表評論，請發送電子郵件至editor@sampan.org，並告訴我們您的想法。



**初次購房者
首付援助計劃**

您正在購房過程中嗎?
您有抵押貸款預先批准信嗎?

對於收入符合要求的家庭，該計劃提供的獎勵(貸款)最高為所需首付的50%，最高為一萬美元(10,000.00美元)。

一般要求

- 根據家庭人數，收入符合要求
- 為初次購房者並在Chelsea市購房
- 正在購買單戶住宅或公寓的過程中
- 必須持有HUD認證的房屋諮詢機構出具的購房者諮詢證書，並獲得證書

更多信息和/或申請書的獲取，請聯繫：
Chelsea Restoration Corporation
<http://www.chelsearestoration.org>

電話：617.889.2277
電子郵件：lortiz@chelsearestoration.org

工作時間：
周一 - 周四：9:00AM - 2:00PM
周五：9:00AM - 12:00PM

綠道與全球變暖

Rachel Lake 選寫

羅絲甘乃迪綠道位於波士頓市中心濱水區西側。如今，它卻受到全球變暖以及極端的風暴氣候的威脅。在2020年，羅絲甘乃迪綠道保存協會提出了氣候變化脆弱性評估和資源管理計劃。令人放心的是，保存協會目前有足夠的資金來遵循那些關於資產保護的建議。

該計劃向人們展現了保護組織在未來保護脆弱資源、從環境保護的角度控制風險、以及通過減少碳足跡從而保證可持續發展的歷程規劃。該計劃概覽了波士頓在未來將會遇到的環境危害，並向組織提出了關於保護綠道寶貴資源的建議。該計劃由Kleinfelder公司提出，該公司還與波士頓市政府合作提出了波士頓氣候保護倡議；該項目麻

省交通局資助，該部門是公園土地以及地下高速隧道的擁有者。

優先建議的內容包括保護旋轉木馬，並且為Rings Fountain以及Harbor Fog景點的器材存儲室進行防水工作。公園管理處可以使用麻省交通部資助計劃的資金以完成這些高優先級的項目。管理處也會將其建議列入到未來的設計計劃中，例如昇級電氣以及澆灌設備和緩解城市熱島效應等。

該計劃同時考核了管理處的碳足跡以及公園的天然碳存量。報導發現2019年公園運營與辦公室活動產生了172公噸二氧化碳(約等於37輛車一年所產生的二氧化碳量)，

下續中文第十二版

**廉租公寓社區
1臥/抽籤選擇
~一個62歲+社區~**

WALKER SCHOOL APARTMENTS
135 Berkley St., Taunton, MA 02780

租金和收入限額：

類型	公寓數	總租金	收入限制
1臥	24	**	50%
1臥	16	**	30%

可從2021年3月19日至2021年5月17日獲取申請書
通過網路，請訪問
www.WalkerSchoolTaunton.com;
致電617-594-1724 (TTY 711);
或發送電子郵件至
walker@peabodyproperties.com

郵寄完成的申請書至：
Peabody Properties c/o Walker School Lottery, 536 Granite St., Braintree, MA 02184 或電郵
walker@peabodyproperties.com

截止日期：紙質申請分發最後一天為2021年5月17日。2021年5月18日之前收到或蓋上郵戳。

最高收入

家庭人數	30% AMI	50% AMI
1	\$22,100	\$36,800
2	\$25,250	\$42,050

**由PHA根據申請人的收入確定租金
· 2套 便于行動的無障礙單元和1套感官無障礙單元

WalkerSchoolTaunton.com上提供的信息視頻可於2021年3月23日開始在線觀看

抽籤將在2021年5月27日舉行。

AMI-地區收入中位數截至4/1/20。收入、財產和使用限制適用。有根據HUD準則的租金和收入限制。收入限制可能會發生變化。有關更多信息，語言幫助或殘障人士的合理幫助，請致電或發送電子郵件。



舢舨廣告
華埠首選

中文(普通話)新冠疫苗信息會議

COVID-19 Vaccine Information Session in Mandarin Chinese

想要更了解新冠疫苗嗎？歡迎與我們和醫療專業人員一起參加網上視訊講座，以了解新冠疫苗以及如何預約疫苗接種。這場社訊講座全程將以普通話進行。

Want to learn more about the COVID-19 vaccine? Join us with health professionals in a virtual event to learn more about the COVID-19 vaccine and how to get an appointment. The information session will be held in Mandarin.

3月30日（星期二） 下午6點至7點30分

Tuesday, March 30, 6pm-7:30pm

參加網上視頻會的網址 Join Zoom meeting:

<http://bit.ly/VacInfoMand>

會議賬號 Meeting ID: 868 7242 6387

打電話參加的 One tap mobile: +16465588656,,86872426387#

通過手機找攝象頭或微信參加會議的，請掃描以下二維碼
Scan code to join the meeting:



波士頓重建局 d/b/a波士頓規劃與發展局 (“BPDA”)
招標書
市中心海濱電車售票亭項目

合同信息:

Susan Downs
Susan.Downs@boston.gov
617-918-6204

波士頓重建局 (BRA) 商業名為波士頓規劃和發展局 (“BPDA”), 為市中心海濱電車售票亭計劃 (以下簡稱“項目”) 發布了一份提案請求, 以下簡稱為“提案”和/或“RFP (s)”。該RFP資料包 (包括站點地圖和該項目的要求) 將於2021年3月8日上午9點在BPDA採購門戶網站www.bostonplans.org/work-with-us/procurement上免費以數字印刷形式供所有感興趣的響應者下載。計劃持有人應打開並註冊“Downtown Waterfront Trolley Kiosk Program”所需的信息, 然後按照提示在“Work with Us (與我們合作)”標籤下開始文件下載。如果無法通過BPDA採購門戶網站訪問RFP資料包, 請致電617-918-5273或通過電子郵件發送至BPDA.CPO@boston.gov與BPDA採購辦公室聯繫, 以進行其他安排。

要安排站點訪問並在提交提案之前訪問市中心海濱, 請通過電子郵件BPDA.CPO@boston.gov聯繫BRA採購辦公室, 並抄送Susan Downs。Downs女士的電子郵件地址是Susan.Downs@boston.gov。現場訪問可能會受到公共衛生要求限制。

必須在2021年3月23日中午12:00之前提交對此RFP的所有回復。提交至: Teresa Polhemus, Secretary, Boston Planning & Development Agency, One City Hall Square, Room 910, Boston, MA 02201-1007。費用建議書必須有單獨的封面, 並在密封的信封中提交。

提交RFP時, 必須附有不可退還的銀行支票或匯票, 金額為五十美元 (\$ 50.00), 支付給EDIC。希望通過快遞或親自提交各自提案的響應者, 必須遵循公開訪問市政廳的工作時間和協議, 網址為: boston.gov/news/covid-19-status-city-boston-departments。

Brian Connolly, 財務總監/首席採購官

波士頓重建局 d/b/a波士頓規劃與發展局 (“BPDA”)
招標書
市中心海濱商品亭項目

合同信息

Susan Downs
Susan.Downs@boston.gov
617-918-6204

波士頓重建局 (BRA) 商業名為波士頓規劃和發展局 (“BPDA”), 為市中心海濱商品亭項目 (以下簡稱“項目”) 發布了一份提案請求, 以下簡稱為“提案”和/或“RFP (s)”。該RFP資料包 (包括站點地圖和該項目的要求) 將於2021年3月8日上午9點在BPDA採購門戶網站www.bostonplans.org/work-with-us/procurement上免費以數字印刷形式供所有感興趣的響應者下載。計劃持有人應打開並註冊“Downtown Waterfront Merchandise Kiosk Program”所需的信息, 然後按照提示在“Work with Us (與我們合作)”標籤下開始文件下載。如果無法通過BPDA採購門戶網站訪問RFP資料包, 請致電617-918-5273或通過電子郵件發送至BPDA.CPO@boston.gov與BPDA採購辦公室聯繫, 以進行其他安排。

要安排站點訪問並在提交提案之前訪問市中心海濱, 請通過電子郵件BPDA.CPO@boston.gov聯繫BRA採購辦公室, 並抄送Susan Downs。Downs女士的電子郵件地址是Susan.Downs@boston.gov。現場訪問可能會受到公共衛生要求限制。

必須在2021年3月23日中午12:00之前提交對此RFP的所有回復。提交至: Teresa Polhemus, Secretary, Boston Planning & Development Agency, One City Hall Square, Room 910, Boston, MA 02201-1007。費用建議書必須有單獨的封面, 並在密封的信封中提交。希望通過快遞或親自提交各自提案的響應者, 必須遵循公開訪問市政廳的工作時間和協議, 網址為: boston.gov/news/covid-19-status-city-boston-departments。

Brian Connolly, 財務總監/首席採購官



虛擬公共會議

修改第32條 地下水分區

3月29日, 星期一
下午5:30 - 下午7:00

Zoom鏈接: bit.ly/3rsZaNZ

免費電話: (833) 568 - 8864

會議編號: 161 812 6907

項目支持者:

波士頓規劃與發展局

項目描述:

本次公開會議將提出對分區規則第32條地下水保護覆蓋區的擬議修正案並收到評論, 以便將地下水位的保護範圍擴大到包括建有木樁的舊建築物的填埋土地的城市區域。其中包括東波士頓, 市區海濱, 羅克斯伯里/南端, 南波士頓和奧杜邦環島的部分地區。

郵寄至: Bryan Glascock

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

電話: 617.722.4300

電郵: bryan.glascock@boston.gov

評論期結束時間:

4/9/2021

波士頓經濟發展與工業公司 d/b/a波士頓規劃與發展局
 (“BPDA”) 招標書

雷蒙德·弗林海洋公園 (“RLFMP”) 無軌電車站項目

合同信息

Laura Melle
Laura.T.Melle@boston.gov
301-785-7131 (手機)

波士頓經濟發展與工業公司 (“EDIC”) 商業名為波士頓規劃和發展局 (“BPDA”), 為雷蒙德·弗林海洋公園 (“RLFMP”) 的無軌電車站項目 (以下簡稱“項目”) 發布了一份提案請求, 以下簡稱為“提案”和/或“RFP (s)”。

該RFP資料包 (包括站點地圖和該項目的要求) 將於2021年3月8日上午9點在BPDA採購門戶網站www.bostonplans.org/work-with-us/procurement上免費以數字印刷形式供所有感興趣的響應者下載。計劃持有人應打開並註冊“Raymond L. Flynn Marine Park (“RLFMP”) Trolley Stop Program”所需的信息, 然後按照提示在“Work with Us (與我們合作)”標籤下開始文件下載。如果無法通過BPDA採購門戶網站訪問RFP資料包, 請致電617-918-5273或通過電子郵件發送至BPDA.CPO@boston.gov與BPDA採購辦公室聯繫, 以進行其他安排。

要安排站點訪問並在提交提案之前訪問雷蒙德·弗林海洋公園, 請通過電子郵件BPDA.CPO@boston.gov聯繫EDIC採購辦公室, 並抄送Maureen O’ Flaherty。O’ Flaherty女士的電子郵件地址是maureen.o’flaherty@boston.gov。現場訪問可能會受到公共衛生要求限制。

必須在2021年3月23日下午1:00之前提交對此RFP的所有回復。提交至: Teresa Polhemus, Executive Director/Clerk’s Office, Boston Planning & Development Agency, One City Hall Square, Room 910, Boston, MA 02201-1007。費用建議書必須有單獨的封面, 並在密封的信封中提交。提交RFP時, 必須附有不可退還的銀行支票或匯票, 金額為五十美元 (\$ 50.00), 支付給EDIC。希望通過快遞或親自提交各自提案的響應者, 必須遵循公開訪問市政廳的工作時間和協議, 網址為: boston.gov/news/covid-19-status-city-boston-departments。

Brian Connolly, 財務總監/首席採購官

鏟除唐人街的第一次嘗試

1884年前後，波士頓的唐人街，尤其是在夏裏臣街上，合成鄰里和社區。僅僅七年之後，種族歧視和尋求財富的公司推動了波士頓第一次嘗試鏟除唐人街。截至1884年，波士頓華人的全人口不到1000人，百分之七十都在洗衣店工作。

鏟除唐人街的計劃圍繞著加寬夏裏臣街愛惜士街和必珠街之間的部分的提案。正如1891年4月14日的《波士頓環球報》所說，夏裏臣街和愛惜士街的交叉口只有37英尺寬，而且“在這個交叉口，有軌電車鋼軌左右的剩餘空間過於狹窄，無法讓一隊馬通過。”

相鄰房地產的業主聲稱相鄰的房價因此而下落；而且，那時候有建造幾座大建築的提案，但是只要夏裏臣街沒有加寬，這個提案就無法通過。把夏裏臣街加寬的提案已經受到了街道專員的批准，只需要相當的撥款，25萬美元左右。

提案的主要內容是用街道兩邊的土地來讓夏裏臣街均勻地寬60英尺。有人指出：“這個計劃會需要街道西邊的11物業，還有東邊的12物業，的一部分土地。不過，即使我們放棄加寬項目，波士頓很可能也不會讓這樣的建築物很長時間留下來。”

提案的另外一個重大的作用也非常清楚：“目前令行人和相鄰業主厭惡的礙眼鄰里唐人街會退出歷史舞臺。”幸運的是，在提案的問

題上，兩年什麼也沒有發生。

1893年2月20日的《波士頓環球報》又提到了這個問題，也明確表示鏟除唐人街是提案的主要目標。不久以前，波士頓政府任命了一個委員會做“對唐人街情況的邪惡和處理方法進行全面研究。”委員長稱，委員會之所以做這個研究，是因為兩個重要的原因：“首先，是從衛生的角度；其次，是從生意的角度。”

委員長覺得波士頓的唐人街過於擁擠，做完研究後稱：“唐人街基本上是很多人沉迷於鴉片和賭博的大旅社。”他接著說，“唐人街的衛生條件很差，不適合那麼多人住在那裏。”他也強調了大火

燒毀街區的風險。

城市官員也支持從提案獲益的大公司。正如一名官員指出，“被稱為‘唐人街’的地區很快就變成了波士頓最有價值的房地產。文章接著說，圍繞著唐人街“基本上都是大型批發店。最近很多大企業建造了漂亮的新建築物，大幅度提高了一其實，完全改變了一鄰里的性質。”

如果把夏裏臣街加寬到60英尺，公司就可以建造更多的批發店。委員長也說：“除了讓波士頓的企業獲益之外，這也會給城市政府帶來大量稅收。”加寬街道也會讓政府增加公共交通。項目需要的撥款已經漲到40萬美元左右。

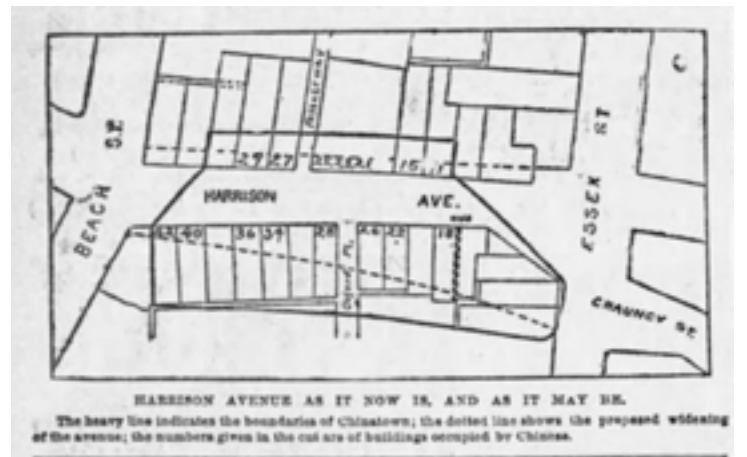
1893年7月1日《波士頓環球報》發表後續文章，表示擴寬

夏裏臣街的撥款已經受到了Matthews市長的批准。“官方已經決定唐人街必須消失。”唐人街會“在前進的征程中消失；為了照顧波士頓眾多的商業利益，雄偉的新建築會取代它。”

不過，該文章也稱，鏟除唐人街將是城市的損失。“結果，唐人街，很多驚人的創新的發源地、許多最富有的波士頓人的家、以及愉快的、無害的中國人的快樂，將會受到極大的干擾。”很多人認為，大部分的華人會從夏裏臣街搬到牛津街，以便維護自己的社區。

在1893年10月5日的公聽會，很多相鄰業主（其中沒有華人）投訴：因為波士頓政府只會買他們的土地的一部分，所以他們擔心這會導致他們所有的房地產的價格會下跌。這些人想讓城市政府買所有的土地。那年11月，接到專員委員會與財產所有者達成和解，和解費為298870美元。

1894年4月5日是夏裏臣街的華人居民搬家的最後期限。有些人搬到牛津街或牛津裏，但是很多人只是從原來的街道的邊界向後移動了6到10英尺。華人發誓，唐人街不會



圖片由波士頓環球報提供
1893年2月20日的《波士頓環球報》。

被鏟除。

1894年4月2日的《波士頓郵報》稱，這個提案的主要影響是“讓那群人比以往更緊密地團結在一起；他們不會被流放，也不會被殲滅。”有些華人也會“受到擴寬街道項目導致的賠償費的一部分。”

擴寬夏裏臣街的項目完成于1894年7月。幸運的是，唐人街幸存了下來。根據1894年7月13日的《波士頓環球報》的報道，華人回到了夏裏臣街。很多商人在自己的店面的美化上投入了很多錢，導致鄰里的環境更加美麗。“房子內外都是新的，在大程度上是對鄰里狀況的改善負責的，不僅僅是在夏裏臣街上，而且是在華人經營的六個大企業控制的全地區。”

這個項目並沒有讓唐人街消失，而是讓鄰里變得更加現代化、更加美麗 - 與鏟除鄰里的初衷正好相反。唐人街萬歲！

為工薪家庭保留唐人街的排屋

Lydia Lowe, 華埠社區土地信託 報導



圖片由華埠社區土地信託提供
排屋一角。

華埠社區土地信託 (CLT) 特別注重將排屋和小產權房作為永久性經濟適用房。目前有七排房子公寓單位出售。（這些公寓已經被抽獎了。）

排房歷史

唐人街的磚排住宅可以追溯到19世紀早期/中期，當時的垃圾填埋場項目首次創建了南灣社區。其中許多房屋是由愛爾蘭移民建造的，後來被東歐、敘利亞和黎巴嫩人佔領，最後被中國移民工人階級家庭佔據。

老人們還記得當年父母們坐在門廊上看著他們的聯合國兒童在街上一同玩耍的日子。但在上世紀五六十年代的都市重建和高速公路建設期間，數以百計的房屋被推土機夷為平地，然後在七八十年代，塔芙茨大學 (Tufts University)

和塔芙茨醫療中心 (Tufts Medical Center) 的機構擴張造成了損失。許多建築年久失修，但幾十年來，它們仍然是新移民家庭的經濟適用房。（想要了解更完整的歷史，請閱讀Michael Liu的《永遠的奮鬥：波士頓唐人街的行動主義、身份與生存，1880-2018》。）

隨著豪宅開發的增多和短期租賃業的發展，近年來許多居民被趕出排屋，投機性投資者通過Airbnb等平台將公寓變成了全職短期租賃。還有一些人提議擴建樓盤，以吸引更多高端買家。

永久的負擔能力和社區所有權

華埠社區土地信託正在致力於一種社區主導的保護模式，尋求保護的不僅是歷史房屋和建築，還有它們作為移民和工人階級家庭家園的歷史作用。波士頓市社區保護委員會最近建議該組織提供一筆歷史保護撥款。

華埠社區土地信託已經通過收回短期租賃使用的七個單元，將它們重新納入永久性住房儲備。該組織還尋求從長期業主那裡購買或與他們合作，以穩定唐人街社區的共同願景。

通過社區對土地的所有權，華埠社區土地信託可以確保99年的可負擔性和轉售協議得到執行，從而使住房永遠是工人階級家庭負擔得起的。該組織還保持著對居民的持續支持作用，並致力於讓人們參與社區治理和決策。

保護核心排屋街道

社區成員呼籲建立一個排屋保護區，其分區指導方針與其他社區的排屋街更類似，可能包括核心小型街道，如屋街、Johnny Court、哈佛街、尼倫街以南的泰勒街和晏臣街、Oxford Street和牛津街。將唐人街指定為歷史街區是另一種方式，可以讓社區領導的委員會更多地參與開發和拆除決策。

把唐人街發展成一個文化區和

各種各樣的公共藝術項目，是保護和改善該社區排屋街道的另一種方式。

最近，人們家中的塗鴉越來越多了。移民歷史之路的計劃已經開始，其中可能包括歷史建築、遺產企業或其他對社區重要的地標。如果你有興趣加入Immigrant History Trail Committee或學習其他方法來保護我們的排屋街道，請發郵件至participate@ChinatownCLT.org或留言至617. 259. 1503。

Emerson College 艾默生學院 社區公告(新冠病毒)

基準測試和每週測試於2021年1月11日開始，並將在整個春季學期繼續進行。該公告每天（星期一至星期五）更新。下面列出了最新獲取的數據。

2021年3月8日至3月14日的測試結果

- 所有測試：5,664
- 陽性測試：3
- 陽性測試比例：0.05

截至2021年3月15日的隔離和檢疫

- 截至3/15，校園患者（有症狀或無症狀但呈陽性）隔離數：1
- 截至3/15，校園密切接觸但無症狀者隔離數：0

有關艾默生學院社區公告的更多信息，請訪問：

<https://www.emerson.edu/one-emerson/dashboard>

有關新冠準則，信息和社區資源，請訪問艾默生學院知識中心，網址為：<https://www.emerson.edu/one-emerson>

“洗滌” 品藝術項目將在唐人街公路上引起討論

Shira Laucharoen 報導



Hongyu Liu/舢舨

一個公共藝術項目“洗滌”將探討I-93和I-90對唐人街居民的影響。

3月7日，創造公共藝術項目“Washing”的藝術家團隊為唐人街社區舉行了公開聽課。多媒體作品是Lily Xie與亞洲社區發展公司(ACDC)合作創作的，它將展示有關I-93和I-90公路歷史的居民故事。在7月舉行的一次戶外投影活動中，華盛頓大學探索了州際公路對空氣質量，居民福祉和健康的影響。

作品的靈感來自自我以前一直在從事的另一個名為“Residence Lab”的ACDC項目。在進行此工作時，我與唐人街居民交談，他們向我闡述了他們對該社區的擔憂。Lily Xie說：“一個持續出現的大問題是空氣污染。”她補充到：“一位居民說，我們不需要研究就知道污染很嚴重，因為我的窗戶很髒。

這啟發了我開始研究歷史。[我研究了]唐人街的污染如何變得如此嚴重，了解了建於50年代和60年代的高速公路的遺產。它們不僅造成所有這些交通，而且使數百個家庭流離失所，並創造了人們所謂的“疤痕”。

I-93中央路線從北向南延伸，而I-90馬薩諸塞州收費公路延伸沿東西向延伸。始建於1950年代的建築最初計劃是穿越唐人街的商業區，給諸多企業主和商人帶來了商機。按照原始計劃，將有200多個家庭要輾轉遷移，而最終計劃只有15個家庭。在1960年代，I-90誕生了，並沒有收到足夠支持。據Lily Xie說，這座建築對唐人街“真是毀滅性的”，摧毀了社區，使居民們流離失所。

Lily Xie說道，“修建高速

公路時被帶出的街道之一，是被稱為哈德遜街的那條街。人們說那是唐人街的靈魂，當時唐人街的背景是，人們才剛剛開始獲得人民權利。那是一條非常重要的社區街道，被佔領，被拆除。人們只會在門上收到一條告示，通知他們幾週內搬出。

如今，高速公路繼續導致空氣污染，唐人街的兒童哮喘患病率在波士頓是最高的。行人安全也是一個問題，雷吉·王紀念公園是位於交通樞紐旁的休閒場所。住在高速公路附近的人們會擔心他們在玩耍時的孩子安全，而噪聲污染也是一個問題，居民由於汽車發出的噪音而不敢打開窗戶。

在聆聽會議期間，參與者被分成小組，他們聽取了唐人街社區成員對高速公路的存在的發言。一些發言人對這個問題無動於衷，而另一些人，例如作家和激進主義者邁克爾·劉(Michael Liu)則描述了人們是如何成長的，“在修建高速公路的時，人們在這些房屋中的廢墟中嬉戲”。社區成員Tony Maiullari談到唐人街在建設過程中所承受的犧牲。

“如果您考慮一下，是的，擁有一條可以使人們更有效地駕駛城市的道路，麻州可以從中受益。但是，想到我們為此而流離失所的生活呢？”Maiullari

在錄音中說道。“……如果不管家庭的呼籲，或者把我們不再擁有過往的美好，那什麼是更大的收益呢？”

聽眾注意到主題涉及的責任理念，提出質疑，誰是那些做出改變決定的幕後受益者。其他人談論到開發商，城市和居民之間的緊張關係，也指出了發言人在錄音中表達的挫敗感。他們還明確了行動召集，和受訪人交流。

Lily Xie說到該項目處於開發的中間階段。她收集了所有的音頻剪輯，並且將使用訪談會收到的反饋來搭建作品的章節。一位來訪的藝術家將協助拍攝素材，並將“washing”的視頻部分組合在一起，謝說，這將是“非常實驗性的”。

SAMPAN 舢舨

華美福利會發行
波士頓泰勒街八十七號
電話：(617) 426-9492
傳真：(617) 482-2316

編輯：
謝思源
editor@sampan.org

助理編輯：
林映彤

中文版

記者：
Shira Laucharoen、
馬笑喻、Jun Li、
Richard Auffrey、麥賽枝、
Jacqueline Church

翻譯：
林映彤、馬笑喻、
Hongyu Liu、
Ying Min Wang、
Cassidy Langenfeld

廣告企劃行銷：
樂雨婷
ads@sampan.org
(617)426-9492分機206

排版：
樂雨婷

《舢舨》雙語雙週報創立於西元1972年，宗旨在聯絡社區，教育亞裔新移民。《舢舨》內容包括社區專題報導、地方新聞、移民訊息、衛生保健、文化藝術等。自創刊以來《舢舨》秉持著非營利公正報導的宗旨服務波士頓地區。所有對報社的贊助以及捐款均可免稅。歡迎投稿或提供寶貴意見。訂閱舢舨一年份只要\$65，撥打訂報專線617-426-9492分機206，或將支票以及填寫完整之訂報表格一同寄至舢舨地址。

經濟適用房抽籤



Locustfield Estates
Falmouth, 馬薩諸塞州



3套3臥單戶住宅
包含一個需要時可以輕鬆整修，
供殘障人士使用的單元。
\$ 235,000

可在普利茅斯重建局(Plymouth Redevelopment Authority), Falmouth公共圖書館和Falmouth鎮文員辦公室，以及在線訪問：plymouthredevelopment.org獲得申請書。

申請書必須在2021年4月16日(星期五)中午12:00前提交，或蓋上郵戳。

申請人必須符合收入要求。信息發布會將通過ZOOM MEETING在2021年3月23日下午6:00舉行：<https://us02web.zoom.us/j/87317899128?pwd=UVViRW15M2RDcEluTSs1N0RvSXptZz09>

會議編號：873 1789 9128
密碼：998183

欲了解更多信息，請撥打電話(508) 747-1620, ext. 10147., 或發送電子郵件至 redvelopment@plymouth-ma.gov 聯繫普利茅斯重建局。

經濟適用房購買機會

Willow Brook共管公寓

213 Willow Brook Drive, Wayland, MA
二臥公寓單元 \$207,900

申請截止日期：2021年3月22日下午4:00

最高年收入(80%波士頓地區收入中位數)：1人 \$67,400；2人 \$77,000；3人 \$86,650；4人 \$96,250。其他資格限制適用。符合條件的買家將被抽籤選擇。使用和契約限制適用，以於確保其經濟適用性。

可以在Wayland鎮住房管理局辦公室(Town of Wayland Housing Authority Office), 106 Main Street, Wayland, MA 01778或www.wayland.ma.us獲得申請書。欲了解更多信息，請致電508-655-6310 x14或電郵 kprovost@waylandhousing.com 聯繫Katherine Provost。





DND 收入限制的租賃機會

INDIGO BLOCK**67 East Cottage Street, Dorchester, MA 02125****80 套經濟適用和收入限制的單元**

單元數量	臥室數量	預估平方英尺	租金	基於地區平均收入的最高收入限制	為行動不便者而建的單元數	為有視力障礙者而建的單元數	為耳聾或有聽力障礙者而建的單元數
3*	1臥	608	家庭收入的30%	30%	—	—	—
3	1臥	608	家庭收入的35%	50%	—	—	—
4	1臥	608	\$1,440	60%	2	1	1
5	1臥	608	\$1,680	70%	—	—	—
7	1臥	608	\$2,160	90%	—	—	—
2*	2臥	817	家庭收入的30%	30%	—	—	—
4	2臥	817	家庭收入的35%	50%	—	—	—
23	2臥	817	\$1,728	60%	—	—	—
6	2臥	817	\$2,016	70%	1	—	—
13	2臥	817	\$2,592	90%	—	1	1
3*	3臥	1037	家庭收入的30%	30%	—	—	—
1	3臥	1037	家庭收入的35%	50%	—	—	—
1	3臥	1037	\$1,995	60%	—	—	—
2	3臥	1037	\$2,328	70%	1	—	—
3	3臥	1037	\$2,993	90%	—	—	—

***8 套**為無家可歸這預留的單元將直接通過HomeStart的推薦而分配。更多信息請訪問 <https://www.homestart.org/bostonhsa> 或致電 **857-415-2139**

最低收入 (由所有者+ 基於臥室數量 + 地區收入中位數(AMI)而設置)

最高收入 (由 DND + 基於家庭人數 + 區收入中位數(AMI)而設置)

臥室數量	家庭人數	50% 地區收入中位數		60% 地區收入中位數		70% 地區收入中位數		90% 地區收入中位數	
		最低限度	最高限度	最低限度	最高限度	最低限度	最高限度	最低限度	最高限度
1臥	1	無	\$44,800	\$41,133	\$53,760	\$40,670	\$58,350	\$52,920	\$75,000
	2	最低限度	\$51,200						
2臥	3	無	\$57,600	\$49,371	\$69,120	\$46,039	\$75,000	\$60,048	\$96,400
	4	最低限度	\$63,950						
3臥	5	無	\$69,100	\$57,024	\$82,920	\$51,593	\$90,000	\$67,330	\$115,700
	6	最低限度	\$74,200						

最低收入要求適用。最低收入要求不適用於有住房援助 (第八節, MRVP, VASH) 的家庭。

可從**2021年3月22日**到**2021年5月3日**之間獲取申請書。

通過電子郵件獲取申請書, 請發送電子郵件至

indigoblockapartments@winnc.com 聯繫我們, 或致電**617-316-6755**

經過慎重考慮之後, 波士頓市已決定取消面對面的申請書分發期。如果您無法在線完成申請, 請致電**617-316-6755**, 可要求我們將申請書郵寄給您, 並可要求我們提供完成申請所需的任何指導。

我們將在**2021年2月27日**下午**1:00**和**2021年3月23日**下午**6:00**分別舉行兩 (2) 個虛擬信息會議。使用 Safari, Firefox或Google Chrome瀏覽器, 使用以下鏈接加入: t.ly/jmvi

截止日期: 申請書的在線提交或郵寄郵戳時間必須不遲於**2021年5月3日**星期一

郵寄至: Indigo Block Lottery c/o HousingWorks P.O. BOX 231104, Boston, MA 02123-1104

- 抽籤選擇。
- 資產及使用限制適用。
- 有偏好。

有關更多信息, 語言協助或殘障人士的合理幫助, 請致電**617-316-6755** 或發送電子郵件至 indigoblockapartments@winnc.com



經濟適用房抽籤

315 College Farm Road Condominiums

位於 Waltham, MA

www.sebhousing.com

一套二居室單元，價格：\$310,500 (公寓費為\$125/月)

該經濟適用房將在2021年夏季開放入住

這是馬薩諸塞州Waltham市在315 College Farm Road Condominiums建造的一

(1) 個廉價的兩居室公寓單元的抽籤。它將廉價出售給收入在或低於地區平均收入80%的家庭。這個單元設有兩個浴室，兩個專用的免費停車位，超過1,000平方英尺的起居空間，漂亮的廚櫃和石英檯面，硬木地板，嵌入式照明等等。大樓設有電梯，位置便利，靠近公共交通以及2號和128號公路。

家庭最高收入限制:

\$67,400 (1 人), \$77,000 (2 人), \$86,650 (3 人), \$96,250 (4 人)

最高家庭資產限額為75,000美元。

完整的申請和抵押預批准必須在2021年4月19日下午2時之前收到或蓋上郵戳。在截止日期前蓋上郵戳的申請和預批准必須在截止日期起的5個工作日內收到。

公共信息會議將於2021年3月24日下午6點通過YouTube在<https://youtu.be/NZJec48924E> (或僅搜索SEB Housing) 以及電話會議(425) 436-6200舉行，編碼：862627。抽籤將於2021年4月29日下午6點舉行。

可在www.sebhousing.com找到申請書和信息資源包。

關於抽籤或申請過程的更多信息，或殘障人士需要幫助，請訪問我們的網站www.sebhousing.com或致電(617) 782-6900 (x2) 並給我們留下語音信息，或通過信件聯繫我們，地址如下：SEB Housing, LLC, 257 Hillside Ave, Needham MA 02494. 免費翻譯。



掃描此處

Hometown Estates

143 Old Warren Road, Swansea MA

經濟適用房抽籤

www.sebhousing.com

三套二居室複式房屋 \$195,000 (管理費 \$147/月)

一套三居室複式房屋 \$216,800 (管理費 \$163/月)

這是在Swansea的Hometown Estates建造的4棟經濟適用的複式公寓房的抽籤。這四套房將廉價出售給收入在地區中等收入的80%或以下的家庭。首批經濟適用房應在2021年夏季之前準備就緒。

Hometown Estates的三套經濟適用房有兩間臥室，一套經濟適用房有三間臥室。所有經濟適用房均約1,397平方英尺(含車庫)，並設有2.5間浴室。每套房屋的後部都有一個8'x14'的混凝土攤鋪機平臺。洗衣間位於二樓。廚房，洗衣房和浴室都鋪有乙烯基地板，廚房配有花崗岩檯面，浴室配有一件式大理石檯面和水槽。客廳，餐廳，樓梯和臥室都鋪有地毯。所有房屋都有中央燃氣暖氣，城鎮供水和化糞池系統。1個可開門的車庫，2個露天停車位。

家庭最高收入限制:

\$48,750 (1 人), \$55,700 (2 人), \$62,650 (3 人), \$69,600 (4 人), \$75,200 (5 人), \$80,750 (6 人)

最高家庭資產限額為75,000美元。

有關開發，房屋單元或抽籤和申請流程的更多信息，或為殘疾人士提供合理協助，請訪問：www.sebhousing.com 或致電617.782.6900x2。

公共信息會議將於2021年4月7日下午6點舉行，通過YouTube直播<https://youtu.be/8X8vCK8kAYE> (或在YouTube搜索“SEB Housing”) 以及電話會議 - (425) 436-6200. 編碼：862627。

抽籤將於2021年5月19日下午6點舉行。

必須在2021年5月7日下午2時之前收到申請和所需的收入與資產文件。



掃描此處



法律公告:

土地租賃：以馬薩諸塞州波士頓市Kneeland Street、Lincoln Street、South Station Connector和Albany Street為邊界的約1.4英畝(61,492 +/-平方英尺)的土地和上空權

馬薩諸塞州交通部(MassDOT)正在依照馬薩諸塞州波士頓市約61,492平方英尺土地和上空權的土地租賃投標邀請書參與投標。該物業包括MassDOT擁有的一塊土地(56,578 +/-平方英尺)和波士頓市擁有的一塊土地(4,914 +/-平方英尺)。該物業以馬薩諸塞州波士頓市Kneeland Street、Lincoln Street、South Station Connector和Albany Street為邊界。

如需索取投標邀請書並成為註冊投標人，請訪問網站<https://www.mbtarealty.com/bid-docs/>，或與MassDOT的指定服務代表聯繫。

Greystone Management Solutions
Attn: MassDOT Parcel 25, Boston, MA
20 Park Plaza, Suite 1120
Boston, Massachusetts 02116
電子郵件: Procurement@MassDOTrealty.com

必須在2021年4月15日下午1時之前將回復寄至以下地址:

Massachusetts Department of Transportation
10 Park Plaza, Suite 5720
Boston, Massachusetts 02116
Attn: MassDOT Parcel 25, Boston, MA

MassDOT保留拒絕接受任何回復的權利。

法律公告:

土地租賃：以馬薩諸塞州波士頓市Kneeland Street、Lincoln Street、South Station Connector和Albany Street為邊界的約1.4英畝(61,492 +/-平方英尺)的土地和上空權

馬薩諸塞州交通部(MassDOT)正在依照馬薩諸塞州波士頓市約61,492平方英尺土地和上空權的土地租賃投標邀請書參與投標。該物業包括MassDOT擁有的一塊土地(56,578 +/-平方英尺)和波士頓市擁有的一塊土地(4,914 +/-平方英尺)。該物業以馬薩諸塞州波士頓市Kneeland Street、Lincoln Street、South Station Connector和Albany Street為邊界。

如需索取投標邀請書並成為註冊投標人，請訪問網站<https://www.mbtarealty.com/bid-docs/>，或與MassDOT的指定服務代表聯繫。

Greystone Management Solutions
Attn: MassDOT Parcel 25, Boston, MA
20 Park Plaza, Suite 1120
Boston, Massachusetts 02116
電子郵件: Procurement@MassDOTrealty.com

必須在2021年4月15日下午1時之前將回復寄至以下地址:

Massachusetts Department of Transportation
10 Park Plaza, Suite 5720
Boston, Massachusetts 02116
Attn: MassDOT Parcel 25, Boston, MA

MassDOT保留拒絕接受任何回復的權利。

亞裔美國人對大腸癌的篩查率很低

林映彤 報導



照片由聖伊麗莎白醫學中心提供
耿卓醫學博士是聖伊麗莎白醫學中心消化系統疾病中心的消化內科雙語醫師。

並強調了亞裔美國人接受CRC篩查的重要性。“亞裔美國人實際上是美國結腸癌篩查率最低的國家之一。因此，約有52%的人接受了最新的篩查，這意味著約有一半的亞裔美國人沒有根據建議接受最新的篩查。相比之下，非西班牙裔白人佔66%。”耿醫生說。“總的來說，我要說的是，在一般人群中，對結腸癌篩查的認識實際上相對較高。但這對亞裔美國人社區的滲透有限，這就是為什麼與非西班牙裔白人相比，篩查率相對較低的原因。”

耿醫生說，亞裔美國人篩查率較低的原因有很多。一個主要的原因是語言障礙。耿醫生說：“並不是所有的亞裔美國人都能說流利的英語。一些研究表明，超過30%的亞裔美國人實際上英語水平有限。”除了這個問題之外，通常還很少有機會提供口譯服務，而且說其他語言的醫療保健人員也很少。因此，“對於醫療保健提供者來說，就結腸癌展開對話非常困難，”耿醫生說。

此外，似乎有一種定型觀念和觀念，即亞裔美國人是健康的，並且總體上患癌症的風險較低。耿醫生說這不是事實。她說：“如果你看亞裔美國人與其他族裔相比的癌症發生率，那麼與其他族裔相比，患癌症的風險實際上並不那麼高，但問題是篩查。”還有一種文化，只有在出現症狀時才去看醫生。不過，耿醫生說：“結腸癌可能完全沒有症狀，只有在晚期才出現症狀。篩查是針對平均風險且無症狀

的患者。”

有幾種不同類型的CRC篩查。耿醫生認為，存在不同的層次。第一層是結腸鏡檢查，它被認為是CRC篩查的“黃金標準”。它可以直接顯示您的結腸，早期癌症或癌前息肉的檢出率為95%-98%。如果被拒絕，則針對處於中等風險的人群，以下等級和選項包括選項，例如糞便免疫化學測試（FIT），這是一項糞便研究，用於檢查糞便中是否存在隱血。對於患有癌症的人來說，FIT檢測癌症的敏感性為80%，而對於晚期腺瘤（良性腫瘤細胞）的敏感性僅為30%。如果FIT測試呈陽性，則患者還必須進行結腸鏡檢查。另一類篩選是FIT DNA測試，它是FIT和檢查DNA標記的組合。這是一項昂貴的測試，並且還必須更頻繁地進行，建議每三年進行一次。其他類型的檢查包括計算機斷層掃描（CT）結腸造影（是CT成像檢查）和乙狀結腸鏡檢查（是結腸鏡檢查的簡寫）。最合適的測試類型取決於患者和醫生之間的討論。

沒有該病家族史或任何危險因素或症狀（如炎症性腸病（IBD）或克羅恩氏病）的中等風險患者

最初需要在50歲時進行篩查。但是，2020年11月，結腸直腸癌篩查建議從45歲開始篩查，因為觀察到年輕的CRC患者有所增加。

雖然CRC的確切病因尚不清楚，但Geng醫生說，某些因素可能會增加患上CRC的風險。這些包括吸煙，肥胖，吃加工過的紅肉和低纖維飲食。該疾病還具有某些遺傳成分，例如，如果一家人中有CRC病史，則有患病風險。

還有一些方法可以通過篩查早期發現結腸息肉來預防這種情況。耿醫生說：“並不是所有的息肉都是癌性的，但是有些息肉可能要花費數年才能發展為癌症。”因此，篩查對於檢測甚至預防結腸癌很重要。她說：“當我們談論預防時，我們正在預防癌症的形成。”這是結腸鏡檢查程序的常規部分，其中從結腸中去除所有類型的息肉。

CRC篩查通常是由其初級保健提供者在定期檢查中提供的。無論進行哪種類型的篩查，耿醫生都強調：“篩查結腸癌的最佳方法是完成篩查。醫生負責討論癌症篩查的各種選擇，但最終選擇取決於患者。”

3月是結直腸癌（CRC）宣傳月。大腸癌影響結腸和直腸，結腸和直腸組成位於消化道末端的大腸。CRC是美國第三大最常見的癌症，也是亞裔美國人社區中第二大最常見的癌症。舢舨採訪了聖伊麗莎白醫學中心消化系統疾病中心的胃腸病學家耿卓醫生，以了解有關該疾病的更多信息。

耿醫生最初來自中國山東省，16歲時來到美國，就讀約翰·霍普金斯大學，攻讀本科學位。之後，她去了德克薩斯大學西南醫學中心醫學院。耿醫生說，在那裡，她“參與了服務不足社區的結腸癌篩查和預防研究”。然後，她完成了在俄亥俄州克利夫蘭的居住，並最終來到明尼蘇達大學完成了胃腸病學研究金。

耿醫生能夠說普通話和英語，

下期舢舨將於 2021年4月2日出版。



COLORECTAL CANCER Awareness Month

美國大腸癌宣傳月



ARE YOU 45 OR OLDER?
If so, now may be the time to get screened for colorectal cancer.

Please book an appointment with Dr. Zoe Geng at St. Elizabeth's Medical Center. Call **617-562-5432** to book an appointment directly or **617-779-6554** for our Chinese hotline.

您是否已年滿45周歲？如果是，那麼現在是篩查大腸癌的時候了。請與聖伊麗莎白醫學中心的耿醫生預約。中文預約熱線 **617-779-6554**



St. Elizabeth's Medical Center
A STEWARD FAMILY HOSPITAL



Terrace Street 藝術家公寓

14 套公寓位於 Mission Hill




40 Terrace Street 包括七套二臥一衛公寓，價格為 **\$250,000**。

132 Terrace Street 包括七套一臥一衛公寓，價格為 **\$225,000**。

所有單元都配有硬木地板，中央空調，洗衣機和烘乾機，和安全系統。兩座建築均包含公共工作室空間。

每座建築物中都為行動不便的人建造了一套公寓單元。

家庭年收入必須等於或低於下表所示才可申請			
1 人	2 人	3 人	4 人
\$66,650	\$76,150	\$85,700	\$95,200

此房銷售將採取抽籤制度，僅允許合格申請人參與。此房為契約限制房；業主自住要求適用。收入和資產限制適用。**要求：**申請者必須為首次購房者，並在購買達成之前完成被認可的購房課程。**偏好：**偏好認證的藝術家，偏好波士頓居民。無障礙單元偏好有行動不便者的家庭，偏好人數滿足或超過臥室數量的家庭。合格購買者的收入限額基於HUD定義的80%區域收入中位數。此信息隨時可能更改。我們對錯誤或遺漏概不負責。**注意：**殘疾人和英語能力有限的人有權要求提供合理的幫助。

買方將通過抽籤選擇。抽籤申請的截止日期為**2021年4月2日**。

可通過以下方式獲取申請書：
homecenter.boston.gov
617.635.4663



City of Boston
Mayor Martin J. Walsh




NEIGHBORHOOD DEVELOPMENT



south cove
community health center
華人醫務中心

華人醫務中心

South Cove Community Health Center

The Premier Asian Community Health Center of Massachusetts
麻州首屈一指亞裔社區醫療中心

COVID-19 UPDATE/更新

SCCHC **QUINCY HANCOCK ST. CLINIC** IS OPEN ON SATURDAYS, PLEASE SEE DETAILS BELOW.

LET US CONTINUE TO WORK TOGETHER TO PROTECT OURSELVES AND ONE ANOTHER IN THE COMMUNITY: PLEASE MAINTAIN SAFE DISTANCE, WASH HANDS FREQUENTLY AND ALWAYS WEAR A MASK IN PUBLIC.

華人醫務中心**昆士漢考克街診所**開放星期六看診，詳細信息如下。

讓我們繼續共同努力保護我們自己和社區中的每一個人：

請保持安全距離，勤洗手，外出請帶口罩。

Boston 波士頓	Washington St. Clinic 華盛頓街診所 885 Washington St. 617-482-7555	成人科、小兒科、足科及社會服務部 Adult Medicine, Pediatrics, Podiatry, and Social Services WALK-INS ACCEPTED BUT APPOINTMENTS RECOMMENDED 接受無預約但建議預約	MON-FRI 星期一至五 8:30AM-5:00PM
	South St. Clinic 南街診所 145 South St. 617-521-6730	成人科、婦科、牙科、眼科、X光乳房攝影篩檢、 骨質篩檢、家庭計劃、心理科及營養科/奶券 Adult Medicine, OB/GYN, Dental, Optometry, Mammography, Bone Density, Family Planning, Behavioral Health and WIC	MON-FRI 星期一至五 8:30AM-5:00PM
Quincy 昆士	Hancock St. Clinic 漢考克街診所 435 Hancock St. 617-318-3300	成人科、340B 藥房及社會服務部 Adult Medicine, 340B Pharmacy, and Social Services	MON-FRI 星期一至五 8:30AM-5:00PM SAT 星期六 8:30AM-1:00PM (ADULT MED., AND PHARMACY ONLY 僅成人科及藥房)
	Holmes St. Clinic 霍姆斯街診所 88 Holmes St. 617-318-3200	婦科、小兒科、牙科、眼科、心理科、家庭計劃 及社會服務部 OB/GYN, Pediatrics, Dental, Optometry, Behavioral Health, Family Planning, and Social Services	MON-FRI 星期一至五 8:30AM-5:00PM
Malden 摩頓	Commercial St. Clinic 商業街診所 277 Commercial St. 781-912-2500	成人科、婦科、小兒科、眼科及社會服務部 Adult Medicine, OB/GYN, Pediatrics, Optometry, and Social Services	MON-FRI 星期一至五 8:30AM-5:00PM

****DENTAL OPEN NOW FOR EMERGENCY SERVICES ONLY, PLEASE CALL FOR AN APPOINTMENT/MORE INFO. 牙科緊急服務現在開放，預約或詳細信息請致電本中心。****

<http://www.scchc.org>