

Hope is On the Rise
For the Boston
Housing Crisis

By Zoe Liu

On February 28, 2024, MassHousing and the Massachusetts Housing Investment Corporation (MHIC) announced their partnership in launching and growing a new \$50 million Equitable Developers Fund. This fund aims to diversify and accelerate Massachusetts’ housing delivery system by providing enterprise-level financing to active but underrepresented developers from socially and economically

“BHA houses about 10 percent of the city of Boston population, so we are one of the largest housing providers and the sixth largest housing authority in the nation”



disadvantaged backgrounds. This fund marks a huge moment as it is the largest publicly led financing program in the country.

In Massachusetts, the median price for a single-family home was \$570,000 in January 2024. According to the Massachusetts Association of Realtors, that increased 9.6% from the year before. With housing becoming an increasingly tough challenge in Boston, especially for those living in areas of gentrification, the collaboration with MHIC to launch the Equitable Developers Fund will “help unlock new opportunities for housing growth, while creating a path for more developers to participate in confronting the state’s housing challenges”, says MassHousing CEO Chrystal Korengay.

This funding is the first large step towards correcting and improving the housing situation, MHIC President and CEO Moddie Turay says, “Ultimately, we want to see more developers helping to solve the affordable housing crisis in

波士顿住房危机
加剧中的希望

作者 Zoe Liu

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Massachusetts”, allowing the community to have control over the affordability of their housing.

However, this funding has not been acting alone. We have been seeing a growth in supporting tenants from disadvantaged communities to buy first-time homes, receiving support from both private and public Boston housing authorities. Boston Housing Authority (BHA) has created new programs to help residents towards first-time homeownership; Massachusetts Housing Partnership is administering the Homeowner Assistance Fund (Mass HAF) which continues to provide aid to homeowners behind on their mortgage payments due to COVID-19, providing \$77 million in assistance to 3,569 households and paused 100 foreclosures since December 2021; MassDream’s downpayment and closing cost assistance program continues to fund 181 transactions in addition to 254 households since September; MHP’s partnership with the City of Boston to offer a new version of

ONE Mortgage that reaches prospective homeowners with discounted 30-year-fixed interest rates and increased down payment assistance.

The Equitable Developers Fund aims to address disparities in capital access by providing developers with pre-development and growth capital through financial assistance and lines of credit. The hope is that by expanding the number and diversity of developers, the state’s overall production of affordable housing will accelerate.

This partnership between MassHousing, a state housing finance agency with more than \$29 billion in total lending activity, and MHIC, a private, nonprofit housing and community development lender, represents MassHousing’s largest partnership with a Community Development Financial Institution (CDFI). It is the largest publicly led program that offers real growth opportunities for real estate developers from underrepresented communities. In addition to the \$50 million in public funding, MHIC and Masshousing intend to increase their reach of the fund by raising an additional \$25 million from private investors.

According to the Dorchester Reporter, Boston Housing Authority is seeing growth in their programs that seek to turn Section 8 tenants into new homeowners. One program of theirs includes a \$75,000 grant that eligible home buyers can use as

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From Compassion to Contempt: Shift in American
Attitudes Towards Current Wave of Migrants

By Aditya Venkatram

Sampan has been following the migrant crisis for the past four months. We have reported on emotionally charged issues including budget allocation, housing options for overflow arrivals, and discussions about the assimilation of these new families into Boston society. Today, Sampan shares the thoughts of 6 people who were eager to speak.

It is recorded through research and studies that America is a country of immigrants. From the nation’s very beginning, immigrants have defined our culture and shaped this country’s ideals, and continue to do so to modern day. The current wave of migrants seeking refuge in America today has been met with strong responses ranging from feelings of rescue to hate. This is not a new phenomenon for America.

Dating back to the colonial era, xenophobic sentiments have run rampant amongst our nation’s immigrant community



Photo courtesy of cornell.edu

and identity. Benjamin Franklin expressed concerns about the influx of German immigrants in the 18th century. Throughout the 19th and 20th centuries, against Irish, Italians and Chinese immigrants evolved in

tandem with the changing demographics in our population. In “Immigration and Relocation in US History”, the Library of Congress wrote:

“As immigration from Europe and Asia

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Physician Pathway Act Receives Favorable Report from Joint Committee on Public Health, Included in Economic Development Bill

By Yizhen Zhang

On January 11, Massachusetts General Hospital had 103 patients boarding in its Emergency Department, meaning that 103 patients in the ED that day were sick enough to be admitted to the hospital yet have to remain in the ED as there are no available hospital beds. January 11 is marked on the calendar as one of the most crowded days the hospital has experienced in its two centuries of service and caring for Boston and surrounding communities. Massachusetts General Hospital, in almost four years after the start of the COVID pandemic, continues to struggle daily with unprecedented overcrowding especially in the Emergency Department. Similarly, many hospitals across the Commonwealth of Massachusetts are facing capacity constraints even today. This burden on emergency departments might be due to the extremely long wait times for primary care appointments as well as the primary care physician shortages, forcing many people to go to urgent care or EDs for things that would be better dealt with in primary care offices. According to a study done by physician recruiters Merritt Hawkins & Associates, the current average wait times for primary care appointments in Boston range from 40 to 136 days. A person looking to get his/her/their physical examination for this year done might probably only be able to schedule for an appointment in May 2025.

According to the Bureau of Health Workforce, in 2021, there were approximately 268,297 primary care physicians actively working which represent 28.2% of total active physicians of 949,658 in the US. In 2019, there were a total of 228,936 primary care physicians out of a total of 730,026 physicians, which amounts to approximately 31.4% of the total physicians according to data from Robert Graham Center. Between 2016 and 2021, the number of primary care physicians increased by about 3.6% while the number of physicians of other specialties had an increase of about 8.7%. Zooming in on Massachusetts, in 2018, of the total active physicians of 31,025, there were 9,267 primary care physicians, amounting to approximately 29.8% of total active physicians. There has been a shortage of primary care physicians and an aging primary care workforce in recent years. There have been more primary care doctors leaving the profession because they have retired and relatively older physicians are also choosing to retire earlier than expected mostly due to the stresses of the job. Primary care doctors get paid less than specialists yet have to know a lot about a lot, more than a specialist. The pandemic has for sure added to the stress of being a doctor. Furthermore, doctors in the US tend to get too much paperwork.

The physician shortage issue has been extremely severe in rural and underserved communities. According to the Massachusetts Immigrant and Refugee Coalition, at least 500,000 people in Massachusetts, especially in western and southeastern Massachusetts, lack sufficient access to primary care, dental care, and mental health services. While Massachusetts has one of the highest physician-to-patient ratios in the country of approximately 44.2%, nearly 40% of the active physicians practice in Suffolk county with a population estimate of 771,245 as of 2021 which holds merely 11.04% of Massachusetts population (estimated to be 6.985 million as of 2021). Adding on to the data mentioned above that about 29.8% of total



Photo courtesy of MIRA

active physicians in Massachusetts are primary care physicians, the acute physician shortages in these areas should be addressed immediately.

It is worth noting that according to the Migration Policy Institute's estimate based on their 2017 data, Massachusetts has around 3,000 foreign-educated immigrants whose health care-related undergraduate degrees are not being fully utilized. The shortage of doctors and nurses could have been filled by these foreign-trained physicians. Nevertheless, internationally trained physicians, dentists, nurses, and practitioners in other health professions looking to get licensed in Massachusetts face numerous challenges. Foreign-trained physicians have to pass all three steps of the USMLE within a seven-year time limit. Foreign-trained physicians, regardless of their numbers of years of practice experience outside the US, have to complete a three-year US residency. Meanwhile, only 2 years of US residency is required for US-trained doctors. What's worse is that residencies are competitive and many programs only consider recent – within the prior 3 to 5 years – medical school graduates. Simultaneously, residencies are low paid and require grueling hours. Furthermore, internationally-trained physicians and nurses have to get their credentials evaluated only by CGFNS which can take up to a year to complete the credential review. In addition, foreign-trained nurses are required to take an English proficiency test. What's more is that people have to take the proficiency test and the credential evaluation again even if they have already passed the test or completed the evaluation in another state. Summing up, the licensing process can be extremely costly and time-consuming for foreign-trained medical professionals, many of which are refugees and asylum seekers who would be unsafe returning to their home countries yet cannot afford to risk and go through the licensing process.

This licensing process turned down many foreign-trained medical professionals. According to the Special Commission on Foreign-Trained Medical Professionals established in 2022, nearly 25% of internationally trained nurses are either unemployed or working in lower-skilled jobs, similar for approximately 13% of all immigrants to Massachusetts with health care-related degrees from outside the US. Many of these medical professionals choose to work in hospitals as technicians or other lower-skilled jobs because they failed to get a residency or in order to get a job that will at least pay them a salary immediately. Nevertheless, these medical professionals are fully trained, qualified, and experienced and their expertise could have been mobilized.

Immigrants often seek out doctors who speak their languages, know their cultures, and understand their backgrounds. Having these internationally-trained medical professionals licensed can not only lighten the burden on the nation's healthcare system but can also create a relatively more comfortable environment for immigrants in this country. Some states have either removed the residency requirements or have offered programs that fund some of these foreign-trained medical professionals.

Tennessee became the first state in the country to remove the redundant residency requirements, permitting international medical graduates to bypass the requirements and obtain temporary medical licenses, which will take effect on July 1, 2024. Minnesota is offering a 9-month program that will prepare international medical graduates for residencies and will fund 2 to 3 residencies each year. Massachusetts' Special Commission on Foreign-Trained Medical Professionals proposed in a report ways to eliminate redundant requirements and proposed recommendations for long term administrative and legislative reforms including developing a pathway to full licensure for physicians and dentists previously authorized to practice medicine outside the US, establishing state-supported program that facilitates access to residencies such as that in Minnesota, and creating a revolving loan program that would provide interest-

free loans to help defray the expenses that accompany the licensure process and related costs.

Massachusetts state legislature is currently pushing for the Physician Pathway Act to be passed which will create an efficient pathway as proposed by the special commission to full licensure for qualified internationally-trained physicians. One person who is one of the active voices behind the Physician Pathway Act and a member of the special commission is Dr. Deeb Salem, MD, academic cardiologist and former Physician-in-Chief of Tufts Medical Center. Dr. Salem recalled meeting an older pediatrician, as a medical student at Boston University on pediatric rotation, from Cuba who had left Cuba with no money and had to end up sweeping floors in the hospital because he could not find work due to the onerous licensing process. Dr. Salem continued to recall that sometimes he and other fellow students would go to the old Cuban physician and ask medical questions regarding the treatment of the patient.

Many foreign-trained medical professionals face similar obstacles like the Cuban pediatrician where they are fully qualified yet need a salary and cannot go through the whole licensing process. This Physician Pathway Act will first issue qualified internationally-trained physicians like those just mentioned a renewable one-year limited license to practice medicine under mentorship of a federally qualified health facility that serves an area with a physician shortage where the physicians would have their skills evaluated. Subsequently, physicians will be issued a renewable two-year restricted license for them to practice in a shortage area or specially designated by the Board of Registration in Medicine. Then, physicians will be eligible for a full unrestricted license. In general, the act is aiming to have the internationally-trained physicians get additional training while getting paid to support their family and furthermore to support the underserved communities to address the physician shortages.

Up until this point, this Physician Pathway Act received a favorable report from the Joint Committee on Public Health and was just included in an economic development bill filed last week.

Hospitals continue to struggle daily with unprecedented overcrowding because of lack of PCPS



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Boston Housing Crisis

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a downpayment to purchase a housing unit within city limits. The number of Section 8 voucher participants buying homes in Boston through this program is increasingly growing this year. Boston Housing Authority officials say they hope to see more qualified residents taking advantage of this opportunity next year.

Megan Ryan, BHA’s director of homeownership and mobility grant programs said, “BHA houses about 10 percent of the city of Boston population, so we are one of the largest housing providers and the sixth largest housing authority in the nation”, BHA is seen as “a great starting point for any Massachusetts first-time home buyer”, according to The Mortgage Reports.

With the help of BHA counselors, people can put this voucher towards a mortgage instead of rent, and begin the process of looking for a house to buy and eventually own. However, the problem is that many people who are Section 8 certificate holders do not realize they can take advantage of this grant program. This highlights the importance of BHA counselors and assistance programs in educating tenants who are eligible for this program.

Adding to the MassHousing and Massachusetts Housing Investment Corporation’s Equitable Developers Fund, Megan Ryan, Boston Housing Authority’s director of homeownership and mobility grant programs says, “This initiative is one part of Mayor Wu’s attempt to halt the

displacement of longtime city residents from the neighborhoods. Families and neighborhoods are changing because of gentrification. Life-long residents of Dorchester and Mattapan are being driven out. They’re not able to afford to buy within the community without assistance programs.”

Many living in areas of Dorchester see the BHA program as a corrective and reparatory one in a city that has a notorious history of redlining Black people, by gatekeeping and blocking the rights of Black people to be able to own homes and get loans. Last year, a report by Grove Impact and the Initiative for a Competitive Inner City found that Black and Hispanic real estate developers made up less than 1 percent of the industry. Hence, these programs are being seen as a step towards the right direction in tackling Massachusetts’ housing crisis.

In addition to their grant program, BHA created a second program called the ‘Citywide Voucher Homeownership program’ that uses city funds to assist BHA residents looking to purchase houses inside Boston instead of being driven out by unaffordable prices. By partnering with the Mayor’s Office of Housing and collaborating with approved partner agencies, they can recommend first-generation homebuyers to participate in a lottery program to win monthly subsidies to put towards a mortgage. Ryan says that since last year’s launching of the home program, they have served 41 first-time homeowners.

With this increased financial assistance in the process of homeownership, developers have also agreed to preserve the

availability of affordable housing in certain areas for low-income tenants in the future. LIHC Investment Group and Belveron Partners announced in 2020, after reaching a deal with the Boston Housing Authority and Masshousing to preserve 66 affordable apartments at the 122-unit mixed-income community- Mercantile Wharf.

In 2018, the provisions governing Mercantile Wharf expired, putting its affordability of apartments at risk since the vacant units could be re-rented at market rate. Instead of letting that happen, LIHC made a deal agreeing to a preservation plan to protect all eligible existing households at Mercantile Wharf in Boston’s North End neighborhood and ensure that those homes stay available for low-income tenants for at least the next 20 years.

The change of many housing authorities and corporations in increasing growth opportunities for underrepresented developers stands as a new beacon of hope for first-home buyers. The combination of the programs of financial assistance, funding, and housing preservation plans offers a golden ticket to homeownership that might otherwise be unattainable. It not only opens doors to affordable housing for low and moderate-income families but also contributes to the overall stability of the state’s housing market. The impact of these programs and agreements has immense potential to reshape the landscape of ownership, hopefully making it a more inclusive and achievable goal for those who have long aspired to own a home.

More information : <https://www.masshousing.com/en/programs-outreach/equitable-business-development>

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American Attitudes

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neared its crest in the late 19th century, anti-immigrant sentiment soared along with it. The U.S. was in the grips of an economic depression, and immigrants were blamed for taking American jobs. At the same time, racist theories circulated in the press, advancing pseudo scientific theories that alleged that "Mediterranean" types were inherently inferior to people of northern European heritage. Drawings and songs caricaturing the new immigrants as childlike, criminal, or subhuman became sadly commonplace. One 1891 cartoon claimed that "If immigration was properly restricted, you would never be troubled with anarchism, socialism, the Mafia, and such kindred evils!"

Today, America is witnessing a new surge of migrants seeking sanctuary within our borders, driven by the same factors which drove earlier immigrants to take life-threatening measures to save their families from famine, civil wars, and rampant apocalyptic crime. Sampan spoke to Henry, a Career Counselor in Boston. He works with these families every day helping them find jobs. He said,

“ The Biden Administration’s Humanitarian Program, designed to aid nationals of failed countries such as Cuba, Haiti, Nicaragua, and Venezuela, has played a major role in the wave of recent migration. They are all legal with a right to be but many Americans are lumping them in with the people trying to illegally enter at the southern border. Unfortunately, the ongoing saga at the southern border is also seeing a steady stream of desperate families seeking safety but without the legal right to enter. What both groups have in common is a singular need to work. They do not want handouts”

The 1965 Immigration Act maintained restrictions on immigration based on radi-

calized and prejudiced perceptions of immigrants, enduring a legacy of prejudice in immigration policy and the White House rhetoric from 2017-2021 exacerbated anti-immigrant sentiments. Franny, a Human Resources Specialist, told Sampan:

“I hope Trump wins. This country has become very dangerous. Trump will make things safe again by building the wall. I work hard and I pay my taxes. I don’t like that the government is using my taxes to support migrants.”

Sampan also interviewed Margaret, a Museum Archivist. who said that migrants who seek to settle in states such as Massachusetts encounter a myriad of problems including prejudice that prevent them from finding a new home and opportunity in the US. She felt that:

“A major problem is that there are not enough staff and judges to process applications for asylum. Unless their numbers increase, migrants will slip through the system. For many, the hope of finding refuge is met with the harsh reality of an understaffed and overworked justice system. Navigating through complicated legal processes makes these migrants’ situation even more difficult than it already is, and some are forced to circumvent the rules in order to support their families.”

Massachusetts leaders have risen to the occasion, according to Carrie, a Youth Counselor and an immigrant herself of 5 years. She said that Massachusetts has demonstrated a commitment to upholding the

dignity and rights of migrants. She believes that the Governor and her team have handled the migrant crisis extremely well. She continued:

“They have fed and housed them with dignity and with all the respect they deserve as human beings. Their compassionate approach reflects the state’s ethos of inclusivity and empathy, both of which are extremely important in times of crisis. Further, individuals and mayors of sanctuary cities across the country have also played a crucial role in welcoming and supporting migrants. Their tireless efforts to provide these individuals with sanctuary and support exemplify the humanitarian spirit and solidarity that we require in our response to ongoing challenges.”

Al Jazeera cautions that “beneath many US immigration laws are theories of “scientific” racism and eugenics – namely, on ideas of racial superiority/inferiority, gendered, sexual and psychopathic deviance, and prevailing notions of “common sense” racism”. From discriminatory bans based on perceived disabilities to exclusionary measures targeting specific ethnic and national groups, immigration in the US has been marked by power imbalances, prejudice, and privilege.” We interviewed Louis and Nancy who saw the immigrants as assets for America, not burdens or threats.

Louis was an accountant who challenged the claim that the new migrants are stealing jobs from native-born citizens. He said,

“If someone feels their job was taken by an immigrant, it likely indicates their lower competence. We should not acknowledge immigrants as threats. Only the most capable individuals are able to thrive in the competitive job market of today’s economy. Migrants have repeatedly proven themselves to be capable and driven workers that play incredibly crucial roles in our society. They deserve their opportunities just as much as anyone born in America, and no one is more entitled to a job simply because of their status as a citizen.”

Nancy, a teacher at a community college has observed a stark difference in attitudes and work ethic between immigrants and native-born US citizens. She said,

”All the immigrants (from many different countries) seem to be eager, punctual, and very hardworking. The Americans in my classes by contrast, have been late and absent and have negative attitudes. Immigrants have consistently displayed the qualities that are required for succeeding in the workplace, compared to their native-born counterparts. They prove themselves to be disciplined and committed, which reflects in hiring decisions made by employers.”

“And finally from Dennis, a retired teacher in Tewksbury MA:

“I don’t believe that we have a migrant crisis. There has historically been a movement of people into the US. From time to time that movement may increase or decrease depending on the global situation.

People coming into the US have usually brought with them an array of skills and talent.

Sadly, the US news media tends to focus on the very small group of people who are a criminal element.”



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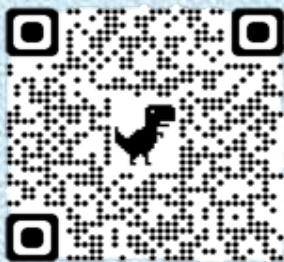
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- Dental Hygienist (FT) – Boston/ Quincy
- Dental Assistant (FT) – Boston/ Quincy
- Birthing Coach (FT) – Boston
- BIDMC Interpreter (FT) – Boston
- Interpreter (FT) – Boston & Malden
- Unit Secretary (FT) – Malden
- Nurse Assistant – OB/GYN (FT) – Boston
- Social Service Assistant (FT) –Boston/ Malden

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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 AVAILABLE, APPOINTMENTS RECOMMENDED (接受無預約但建議預約)	MON-FRI 星期一至五 8:30AM–5:00PM SAT 星期六 8:30AM - 1:00PM (Adult Med. AND Pediatrics ONLY 僅成人科及小兒科)
	South St. Clinic 南街診所 145 South St. 617-521-6730	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、營養科/奶券 OB/GYN, Dentistry, Optometry, Mammography, Bone Density, Family Planning, Behavioral Health and WIC	MON-FRI 星期一至五 8:30AM–5:00PM
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	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, Dentistry, Optometry, Behavioral Health, Family Planning, and Social Services	MON-FRI 星期一至五 8:30AM - 5:00PM SAT 星期六 8:30AM - 12:30PM (Pediatrics ONLY 僅小兒科)
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

Events Calendar

• **Notice: Orange Line Temporary Closure**
Dates: Monday, March 18 through Thursday, March 21
Location: Between North Station and Jackson Square
Details: Due to a temporary closure of the Orange Line segment between North Station and Jackson Square, the MBTA is offering free shuttle bus services and fare-free bus and Commuter Rail alternatives. For more information and to access "A Rider's Guide to Planning Ahead," please visit our website or contact the MBTA Public Engagement team. Contact: Email: publicengagement@mbta.com | Phone: 617-222-3030
<http://mbta.com/publicengagement>

• **Free Immigration Consultations**
Dates: Next sessions on March 6 (full) and March 20
Time: 12 pm - 3 pm
Location: Appointments currently conducted by telephone
Contact: To schedule, call (617) 635-2980 or email immigrantadvancement@boston.gov
Details: The Mayor's Office for Immigrant Advancement (MOIA) collaborates with volunteer lawyers to provide free immigration consultations on the first and third Wednesday of every month. Interpretation services and disability accommodations are available upon request. Each consultation lasts 15 minutes and is limited to one-time only. For more information and materials in several languages, visit the MOIA website or contact directly.
<https://www.boston.gov/departments/immigrant-advancement>

• **THE CHER SHOW**
Dates: March 15 - 17, 2024
Location: Wang Theatre
Brief: Celebrate the legendary Cher in the Tony Award®-winning musical, THE CHER SHOW. Experience the story of Cher's six decades of pop culture dominance through 35 smash hits, portrayed by three actresses embodying the phases of her career: the kid starting out, the glam pop star, and the icon. Featuring a Grammy®, an Oscar®, an Emmy®, and Tony Award-winning Bob Mackie gowns, this musical promises an unforgettable experience of music, fashion, and dance.
Ticket Prices: Start at \$45
<https://www.bochcenter.org/events/detail/thechershow>

• **Notes on the World Around Us, Drawings by Ingrid Ludt and Sand T Kalloch**
Opening Reception: 5 - 8 pm, Thursday, March 14th, 2024
Show dates: March 14th - April 14th, 2024
Gallery Hours: Saturdays, 12 - 4pm
SJ Art Consulting welcomes multi-disciplinary artists Ingrid Ludt and Sand T Kalloch for a joint exhibition this March. This will mark our first dedicated drawing show, and we're pleased to introduce each artist through this work.
<https://sjartconsulting.com/gallery>
<https://www.sandtkalloch.com/profile>

• **Zhang Zhidong's Art Exhibition "Far Away, From Home" Opening**
Date: Thursday, March 21, 2024
Time: 5:30 PM
Location: Chinatown, Corner of Essex St. & Surface Rd. on The Greenway
Details: Attend the poignant opening ceremony of Zhang Zhidong's art collection "Far Away, From Home," a profound exploration of the artist's longing for his homeland. The Chinese community is particularly invited to experience this

emotional journey, while international guests are encouraged to participate and gain deeper insight into the Chinese cultural connection to home.

• **Urban Adventure Quest - Boston Scavenger Hunt**
Date: Friday, March 15, 2024
Time: 10:30 am - 8:00 pm
Location: Start at Boston Commons Visitors Center, 139 Tremont Street, Boston, MA 02111
Admission: \$10.00 per person with Promotion Code: BostonCalendar
Brief: Transform Boston into a giant game board with this interactive scavenger hunt adventure. Blending the excitement of the Amazing Race with a comprehensive three-hour city tour, this activity is guided via any smart phone. Teams navigate through the city's famous sights and hidden treasures, solving puzzles and completing challenges while uncovering local history. Available every day from sunrise to sunset. Start whenever you wish and proceed at your own pace. Enjoy a 20% discount, with a final price of only \$39.20 for a team of 2-5 players after using the promotion code. Register online at <http://www.UrbanAdventureQuest.com>.

• **St. Patrick's Day Shenanigans at City Tap House**
Dates: Friday, March 15, 2024, 11:00 am - Sunday, March 17, 2024, 11:00 pm
Location: City Tap House, 10 Boston Wharf Road, Boston, MA 02210
Admission: FREE
Celebrate St. Patrick's Day with a weekend full of festivities at City Tap House. Enjoy the holiday with green-laced Hero95 beers, green Jell-O shots, an Irish espresso martini, and the Irish whiskey mule. Indulge in Irish-themed dishes like homemade corned beef hash benedict and beer-battered fish and chips. Get into the spirit with DJ J-Wall spinning tunes on Saturday from 11 am to 3 pm. Join the fun and see everything in green this St. Patrick's weekend!
<https://www.facebook.com/events/730087189332298>

• **Yoga in the Beer Garden**
Dates: Saturday, March 16, 2024, 9:30 am - 10:30 am (Repeats weekly)
Location: Remnant Brewing Co., 2 Bow Market Way, Somerville, MA 02143
Admission: \$15
Join Remnant Brewing and Andrea Savino for a special yoga class in the brewery's Tap Room. Celebrating over five years of Saturday yoga sessions, these classes are perfect for building strength and quenching your thirst, with sequences designed for all levels, including beginners. Enjoy this unique experience that combines the joy of yoga with the ambiance of a brewery. Mat rentals are available for \$5 (cash or Venmo). Please inform Andrea in advance if you prefer not to appear in photos/videos. Non-alcoholic options are also available at the cafe.
<https://www.eventbrite.com/e/yoga-in-the-beer-garden-tickets-46295855149>

• **Somerville Winter Farmers Market - 14th Season**
Dates: Saturdays, 9:30 am - 1:30 pm, Ends on April 6th, 2024
Location: Center for Arts at the Armory, 191 Highland Avenue, Somerville, MA
Admission: FREE
Join the Center for the Arts at the Armory for the 14th season of the Somerville Winter Farmers Market! Featuring over 35 vendors, the market is your destination for the best locally grown and regionally produced foods.

Discover fresh produce, cheese, eggs, meats, fish, breads, tamales, Peruvian pastries, chocolate, and more every Saturday.
<https://www.somwintermarket.org/>

• **Coworking Day at Capital One Cafe Seaport**
Date: Wednesday, March 20, 2024
Time: 9:00 am - 5:00 pm
Location: Capital One Cafe Seaport, 57 Seaport Boulevard, Boston, MA 02210
Admission: \$4.00
Escape the isolation of working from home without leaving the comforts behind at the Coworking Day at Capital One Cafe Seaport. Enjoy any coffee from the cafe menu in a well-appointed workspace. The second floor is reserved for work tables and 2 small rooms for phone calls or collaborations. Flexible attendance allows for a full or partial day, with re-entry as needed. It's an opportunity to network, find a lunch buddy, or stay focused on your work in the company of fellow professionals.
<https://www.eventbrite.com/e/coworking-day-seaport-tickets-841355706567?aff=tbcb>

• **Dutch Painting Workshop with Nard Kwast**
Date: Wednesday, March 20, 2024
Time: 10:00 am - 5:00 pm
Location: Harvard Art Museums, 32 Quincy Street, Cambridge, MA 02138
Admission: \$15 materials fee
Spend a day with Dutch painter Nard Kwast at Harvard Art Museums, learning the painting techniques and styles of Vermeer, Rembrandt, and other 17th-century Dutch masters. This hands-on workshop offers a unique opportunity to delve into the world of historical art, enhancing your skills under the guidance of an expert. The workshop fee includes materials, ensuring you have everything needed to create your masterpiece.
<https://bit.ly/4bXA8hd>

• **PAX East 2024 - 20th Anniversary Celebration**
Dates: Thursday, March 21, 2024, 10:00 am - Monday, March 25, 2024, 12:00 am
Location: Boston Convention & Exhibition Center, 415 Summer St., Boston, MA 02210
Admission: \$67
PAX East 2024, the premier East Coast gaming event, marks its 20th anniversary at the Boston Convention & Exhibition Center. This celebration of all things gaming will feature an expansive expo hall filled with developers and publishers from around the globe, in-depth panel discussions with industry leaders, live events with iconic gaming personalities, Esports tournaments, and video game music concerts. Don't miss this landmark event in the gaming community!
<https://east.paxsite.com/en-us.html>

• **Tasting at Ten - Counter Culture Coffee**
Dates: Fridays, starting March 22, 2024, 10:00 am - 11:00 am (Repeats weekly)
Location: Counterculture Coffee, 374 Somerville Avenue, Somerville, MA
Admission: FREE
Join us at Counter Culture Coffee for a free coffee tasting event every Friday morning. Dive into the world of high-quality, sustainably sourced coffee as our team shares the stories behind our favorite brews. Whether you're tasting a classic blend or a fresh micro-lot, this experience aims to connect coffee lovers with the journey of the coffee bean from seed to cup.
<https://www.eventbrite.com/e/tasting-at-ten-boston-tickets-490015578787>

• **Easter Bunny Visit at Harbor Sweets Beverly**
Date: Sunday, March 24, 2024
Time: 10:00 am - 12:00 pm

Location: Harbor Sweets Beverly, 140 Rantoul Street, Beverly, MA 01915
Admission: FREE
Celebrate Easter with a special visit from the Easter Bunny at Harbor Sweets store in Beverly. Capture memorable photos with the beloved bunny and indulge in samples of Harbor Sweets' exquisite handmade chocolates. Discover a variety of seasonal treats including Easter baskets, a self-serve candy wall, stuffed animals, Easter-themed gummies, lollipops, and ice cream. Don't miss this festive and sweet event!
<https://harborsweets.com>

• **Tots in the Kitchen at Powisset Farm**
Date: Monday, March 25, 2024
Time: 10:00 am - 11:30 am
Location: Powisset Farm, 37 Powisset Street, Dover, MA 02030
Admission: \$32-40
Dive into the world of cooking with your toddlers at Powisset Farm's Toys in the Kitchen. These popular classes are designed for toddlers to learn the basics of cooking through making delicious and fresh recipes in our beautiful teaching kitchen. Focusing on nutritious and tasty meals, with ingredients sourced from our farm whenever possible, these hands-on classes offer a fun opportunity for your little ones to create their own culinary masterpieces!
<https://thetrustees.org/event/408831/>

• **Second Star to the Right**
Dates: Wednesday, March 27, 2024, 8:00 am - Saturday, March 30, 2024, 8:00 pm
Location: Emerson College Tufte Performance and Production Center, The Greene Theater, 10 Boylston Pl, Boston, MA 02116
Admission: \$12
"Second Star to the Right" reimagines the classic tale of Peter Pan. Follow Captain Hook, who was once Aunt Corra to three children, as she uncovers the secrets of Neverland after being drawn in by Pan's allure. The arrival of the Darlings signals a turning point for all inhabitants of this magical island. Don't miss this unique twist on a beloved story at The Greene Theater, presented by Emerson College.
<https://emersonstage.org/second-star-to-the-right/>

• **Spring Spectacular Egg Hunt 2024**
Dates: Thursday, March 28, 2024, 10:00 am - Sunday, March 31, 2024, 4:00 pm
Location: Berlin Farms, 200 Central St, Berlin, MA 01503
Admission: \$20
Get ready for an early Easter celebration with the Spring Spectacular Egg Hunt from March 28th to 31st at Berlin Farms. Join us in the enchanted world of Peter Cottontail's magical carrot patch for an eggs-tra special event. Perfect for families and children eager to embrace the spring season with an exciting egg hunt. Secure your tickets on Eventbrite today!
<https://www.eventbrite.com/e/spring-spectacular-egg-hunt-2024-tickets-843635054157>

• **Notes on the World Around Us: Drawings by Ingrid Ludt and Sand T Kalloch**
Opening Reception: 5 - 8 pm, Thursday, March 14th, 2024
Exhibition Dates: March 14th - April 14th, 2024
Gallery Hours: Saturdays, 12 - 4 pm
Details: SJ Art Consulting is excited to present a joint exhibition featuring multi-disciplinary artists Ingrid Ludt and Sand T Kalloch. This exhibition marks our first dedicated drawing show, offering a unique opportunity to explore the artists' perspectives and techniques. Join us for the opening reception to meet the artists and enjoy their work firsthand.

Four Asian Americans Share Their Journeys in Interracial Marriage

By Brandon Wong

The marriage of two people from different cultures is becoming more common in the U.S.' ever-evolving society. But it hasn't always been this way. In the past, especially, interracial marriage had long elicited hostility and discrimination – and was even banned at times.

Even states now known for progressive and liberal policies like California prohibited interracial marriage. But consider: The Chinese Exclusion Act of 1882 had even restricted Chinese immigration for over a half century and Japanese Americans including U.S. citizens were forced to "internment" camps during World War 2 – both symbols of persistent xenophobia. It wasn't until the 1967 Supreme Court case *Loving v. Virginia* that remaining miscegenation faded away in the U.S.

The Sampan spoke with four people who are in interracial marriages about their experiences with love, discrimination and acceptance. Here are their stories:



Ron Suga and his wife

Ron Suga: Who Cares What the Neighborhood Thinks

I was born and raised in New York, sansei – third generation in America. All of my grandparents immigrated from Japan at the close of the 1800s. My parents were raised to be “good Americans” and spoke no Japanese and were taught little about the “old country.” I attended a suburban Long Island high school where I was one of two Asian American students out of a class of four hundred almost entirely white students. It was there that I met my wife-to-be. She was born in Scotland and moved to New York as a child. Her family was very Scottish. I loved to hear them talk and thoroughly enjoyed the contrast. Her family get-togethers were jovial, drinks flowed freely and they seemed to welcome me warmly. When my family gathered, the atmosphere was polite, quiet and dry. It would be hard to imagine two more different families.

We were married less than two years out of high school. We moved to upstate New York where I was attending college. We looked like children. Early in our marriage, there was a knock at our door. It was a local priest who asked to come in. While it was a pleasant visit, I finally asked him why he chose to drop in. He laughed and explained that one of his parishioners had suggested that he do so. He frankly told us that this neighbor explained that we were a couple with problems. When he asked about the nature of the problems, she said, “Well, she is white; he is not. She is Catho-

lic, he is not. She is tall; he is not. She is outgoing; he is not.”

We all had a good laugh but it pointed to the fact that not everybody was comfortable with our marriage. This was the 1960s. Interracial marriages were still illegal in some states. The war was less than twenty years in the past and hearing people refer to me as a Jap or a Chink was not shocking. How did this affect our marriage? We were young and in love and it probably drew us closer together.

We had three active boys. Growing up in Massachusetts in the 1970s and 1980s, was very much like New York in the 1950s and 1960s. Racism was more out in the open but in our neighborhood, they were accepted. One mother told my wife that she had asked her son, “So, how are the new neighbors?” He replied, “The father is Chinese, the three boys are Chinese and the mother is regular.”

And then he ran out to play.

Our sons knew that this was an issue, but it wasn't until they were adults that we learned that there were fist fights where they had each other's backs. They each handled racism in different ways. One built his body into a muscular suit of armor; another moved to Seattle to get away from the racist state and the third fought back with words. People are not discriminated against because they have some white blood; they are classified by their minority blood. The fact that their mother and father come from different ethnic backgrounds was not an issue. The issue was that the world sees them as different which is reason enough to discriminate.

It took many years for me to understand that despite being generations away from Japan, there is much about me that is Japanese. The same can be said about my wife. She is more than a half century away from Scotland, but much of her is Scottish. Of course, such differences have caused difficulties but, in the end, I believe that it has made for a richer life for both of us. She has often joked saying, “Just think how boring your life would have been if you had married some quiet little Japanese girl.”

I'm convinced that is true.

Mei: Luck and Love

I think I am the lucky one. I was married to a white American for almost 17 years, and I didn't really come across issues because of the differences of cultures, neither among our families nor teaching children. Or maybe I am not detailed enough to notice the differences.... My husband always asks me where do you wanna go? What do you wanna do? I will drive you wherever you want to go, I will do whatever you tell me to do. What do you want? You know where all the money is, buy whatever you want. I've never realized how lucky and blessed I am until I am writing this.

He always listens and respects my choices and my culture. We overcame a lot of things before we were finally together, and together we went through a lot life threw at us. My husband is my first boyfriend and I married him when I was quite young. I was very childish and sometimes unreasonable. I said a lot of mean things to him, and I treated him badly after our first child was born, but he tolerated me, never left me, and still loves me.

There was a point that was so close -- God almost took him away from me -- but thank God that he didn't; instead God gave me a second chance to rethink and to be

better to my husband. I think my marriage with my white husband is a wonderful life journey. He is always there patiently, he is my husband, my best friend, my life partner to grow old with, my big brother, and also my teacher. I learned from him and he helped me to grow up.

There was time difference culture comes in place, but it is never a problem for us, we always talked, we tried to let each other understand and know why and how I feel about it, also how I would like it to be, if it comes to a point that one of us absolutely can't do it, we will meet each other halfway. Every marriage will have its unique issues, not just interracial marriage. Before getting into marriage, we chatted a lot everyday for hours and hours a day, I know him and he knows me very well, it's so well that I will know what he thinks, how he feels and what he will do if something comes up, so I think knowing each other is very important before marriage. Communication and understanding is just as important especially in marriage, don't be shy, don't let him wonder or guess, put yourself in his shoes, of course, I will ask for the same thing in return.

Ruth: Found Enduring Love in 46 Year Long Marriage

I think that interracial marriages are not as much as a stigma as they were 20 years ago. I was born in the United States as a second generation Chinese American, and it must have been hard on my parents that their children may date or marry outside of their race. Having not many Asian people to hang out with while growing up from elementary to high school to college of course I would adapt more to the “white ways” of doing things (i.e. dating and social gatherings).

Maybe dating an Asian girl or boy was something special. Maybe being Asian was a mysterious culture to the white folks. Asian people are good partners because they may be loyal and do not ask for much or are “low maintenance.” When I was going to marry a white person, I was afraid to tell my parents. The idea of having my parents and relatives accept him ... I was concerned my husband's parents would not accept me. But I think living a great distance from them helped that I would not have to interact with them on a daily basis.

Having my daughter was a game changer as far as easing tensions with the parents. And because my husband had a good job and provided for this family, my parents were at ease that I had a “good husband.” I did not think anything of my daughter being accepted when she started school. I know I felt odd and scared when I started school, being only one of a few Asian students in the school system. I know my daughter felt different when she started school. I never looked at her as being Asian. She told me she thinks of herself as more Asian than White.

Yizhen: The Wisdom of Interracial Marriages

The term interracial marriage was coined to differentiate itself from the traditional accepted concept “mono-racial marriage”-- people sharing the same racial background and establishing a life together. I am bothered by this perceived difference.

Fundamentally, interracial marriage is about two people from different cultures, ethnic backgrounds and skin colors sharing values, views and cultures with each other and ultimately deciding to cultivate a life with each other. It is worth noting that one does not necessarily share the same culture with the other in a mono-racial marriage. Culture is not just a black and white concept or a box that everyone can

be categorized in. Culture is also personal, individualized -- a fluid creature constantly detecting, analyzing, absorbing what fits or not fits into one's lifestyle while actively and subjectively taking in one's experiences and then reshaping the experience based on its existing value system.

My marriage is not part of themes any therapist can find in their research on interracial marriage, but rather, about two people from different cultural backgrounds falling in love, finding the shared values and differences, and deciding to cultivate a new family culture, that is again constantly evolving based on we as a couple experience this world. This is in some way, every couple experiences, be it interracial marriage or mono-racial marriage.

The process of raising children is definitely a testament to the strength and love any couple has. All cultural differences seem to be under the spotlight when you are raising those little ones. This is not unique to interracial marriage. One difference from the traditional mono racial marriage is that rather than discussing which family ritual/tradition to keep within the same holiday, interracial couples get to figure out from scratch which holidays to celebrate and how to celebrate each. My husband is Jewish and I am Chinese. We decided to celebrate all Jewish holidays, American holidays and Chinese holidays in our own way. Our new formed culture is that we will get a Christmas tree with Jewish and Chinese ornaments. We have educated our children since they are born that Santa is not real and Santa means people who give. Christmas is not a religious holiday to us but rather a time of joy, lights and family togetherness, the similar themes that are celebrated throughout the Chinese and Jewish holidays.

I am not worried about whether my children fit into any particular circle of friends due to racial/ethnic reasons as I fundamentally believe that friendships are a two-way street and not fitting in might be a good indicator that this environment is not the best for my children. I see that as an opportunity to find the alternatives instead of wasting my energy on people who should have been educated better. After all, my children should know they come from one culture cultivated by two loving and strong individuals whose cultures stemmed from two great civilizations filled with thousands of years of wisdom. They are who they are: Jewish/Chinese Americans that have inherited our unique family culture, are ready to embrace the world and ultimately cultivate a different culture with another human being who might or might not share the same racial identity.

Did I also mention that researchers found that the more distantly related a person's parents are, the more likely they are to be taller, smarter, and better educated?

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Wild Coyotes Are in Cities and Suburbia: How To Protect Yourself

By Jeff Millman

The cries came from over the hill, past the trees, but it was pointless to determine the exact location. It was nighttime, and the only light was the small campfire we'd made. The sounds were ominous but oddly rhythmic: one long howl, followed by shorter, higher-pitched screams, over and over, for several minutes. Then silence. The coyotes were out, and it was time to bring the dogs in. This scene replayed itself many times throughout my childhood in rural and suburban Massachusetts. Coyotes are a common sight here, though more often than not, you hear rather than see them. Urbanites may associate coyotes with wooded, more rural parts of the state, but over the past few years coyote sightings have increased in the city of Boston and its surrounding areas. This isn't because the coyote population has grown, but rather because coyotes have become more comfortable in urban environments. Joan, a resident of Jamaica Plain, reported to Sampan her frightening encounter with coyotes:

"I was driving around 11:30 pm and approaching my home when I saw two fast moving shadows running onto my front lawn. Thought they were burglars. Pulled into my driveway and left car lights on to scan my house and driveway. I saw nothing. Finally after 5 minutes I mustered enough courage to run to my house. As I began to open my car door, I saw two coyotes standing right next to my car. I waited in the car for about 5 minutes while they ran around my car and around the house until they disappeared. It

felt like an eternity”

There are now around 12,000 coyotes in the state of Massachusetts, but before 1950, there were none. Coyotes were mostly confined to the plains of the western half of the continent until the 1900s, when they began to migrate northeast. The coyotes in Massachusetts are thought to be descended from coyotes that migrated down from the forests of Vermont in the 1950s. Over the last 70 years, they have spread to every area of the state (except Martha's Vineyard and Nantucket). They thrive in rural, suburban, and urban environments, but it's still somewhat strange to see a coyote strolling down the street in the North End. Yet over the past few years, this is precisely what residents in and around Boston have been seeing: coyotes seemingly adapted to city life.

Last summer, NBC10 Boston reported that residents in Jamaica Plain were growing concerned about the number of large coyotes seen in the neighborhood. Multiple coyote sightings were also reported in Brighton, South Boston, and the North End. Susan McCarthy of the Massachusetts Division of Fisheries and Wildlife confirmed that there has been an increase in reports of coyotes in suburban and urban environ-

Protect your pets, remove food sources from around your property, and use loud noises and gestures towards coyotes in your environment to deter them from sticking around.

ments, but she noted in an interview with WGBH that the coyote population in Massachusetts has stabilized over the past 10 years. Coyotes are simply becoming more visible, rather than increasing in number. Why? McCarthy says that there is usually “a link to artificial or intentional feeding,” meaning that people are accidentally or purposefully leaving out food, scraps, or garbage, which encourages coyotes to enter the environment and later return if a food source has been established. Coyotes may also treat other animals – such as pets – as another food source.

We're seeing more coyotes because of our own actions – we are attracting coyotes to our neighborhoods whether we know it or not. Given this, there are a number of things people can do and change to reduce the likelihood of encountering coyotes. Leaving food or garbage out and unsecured can attract coyotes and other animals. If you see a coyote, you should not attempt to feed it. In fact, you should be aggressive towards the coyote: shout, wave your arms, or throw something in its direction. You should also be sure not to let your pets run loose. Domestic and outdoor cats may attract coyotes, and you should keep your domestic cats indoors. The Urban Coyote Research Project also recommends bringing food for outdoor cats inside when it is not feeding




Wild Coyotes

time. If a coyote is acting aggressively, you should report it immediately to your local animal control department.

In general, coyotes are not a threat to humans. They are more of a threat to humans' pets, or to local birds. It may be unnerving to see one roaming in an urban environment, but it is more than likely looking for rodents to eat, rather than humans to attack. Seasonal changes may impact coyotes' behaviors, however. Mating season ranges from January to early March, and coyotes can be more aggressive and active during this period. While we are approaching the end of mating season, it's still important to remember the above steps if you see coyotes. Protect your pets, remove food sources from around your property, and use loud noises and gestures towards coyotes in your environment to deter them from sticking around. Luckily, Chinatown residents probably don't need to be worried – from what we could tell through online research, a coyote has not been seen in Chinatown since March of 2012. Given the density of excellent restaurants in Chinatown, the coyotes are missing out.

Learn more about Coyotes : <https://www.mass.gov/info-details/learn-about-coyotes>

**Massachusetts Bay
Transportation Authority**

**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116
LEGAL NOTICE**

Electronic proposals for the following project will be received through the internet using Project Bids until the date and time stated below and will be posted on www.bidx.com forthwith after the bid submission deadline. No paper copies of bids will be accepted. Bidders must have a valid digital ID issued by the Authority in order to bid on projects. Bidders need to apply for a digital ID with Project Bids at least 14 days prior to a scheduled bid opening date.

Electronic bids for MBTA Contract No. B91CN15, **EAST STREET BRIDGE REPLACEMENT PROJECT, DEDHAM, MASSACHUSETTS, CLASS 1 – GENERAL TRANSIT CONSTRUCTION - \$13,000,000.00 and CLASS 4A – STEEL STRUCTURES - \$13,000,000.00**, Project Value \$13,319,252.00, can be submitted at www.bidx.com until two o'clock (2:00 p.m.) on Thursday April 4, 2024. Immediately thereafter, in a designated room, the Bids will be opened and read publicly.

The Work consists of the replacement of the existing Railroad Bridge over East Street in Dedham, Massachusetts, and the reconstruction of a section of East Street. The new bridge will be a two track, steel through girder superstructure on a new reinforced concrete substructure. The bridge will be constructed by Accelerated Bridge Construction methods within an active railroad right of way. The new bridge will have a span of fifty one feet and a width of thirty seven feet. Approximately six hundred feet of East Street will be reconstructed with two roadway lanes and sidewalks on either side. The project involves structural work, track work, roadway work, stormwater system work, utility work and other construction specialties.

Bidders' attention is directed to Appendix 1, Notice of Requirement for Affirmative Action to Insure Equal Employment Opportunity; and to Appendix 2, Supplemental Equal Employment Opportunity, Anti-Discrimination, and Affirmative Action Program in the specifications. In addition, pursuant to the requirements of Appendix 3, Disadvantaged Business Enterprise (DBE) Participation Provision, Bidders must submit an assurance with their Bids that they will make sufficient and reasonable efforts to meet the stated **DBE goal of 20% percent**.


https://bc.mbta.com/business_center/bidding_solicitations/current_solicitations/

On behalf of the MBTA, thank you for your time and interest in responding to this Notice to Bidders

Massachusetts Bay Transportation Authority.

Phillip Eng
General Manager & CEO of the MBTA

March 6, 2024

**Massachusetts Bay
Transportation Authority**

**MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MASSACHUSETTS 02116
NOTICE TO BIDDERS**

Electronic proposals for the following project will be received through the internet using Project Bids until the date and time stated below and will be posted on www.bidx.com forthwith after the bid submission deadline. No paper copies of bids will be accepted. Bidders must have a valid digital ID issued by the Authority in order to bid on projects. Bidders need to apply for a digital ID with Project Bids at least 14 days prior to a scheduled bid opening date.

Electronic bids for MBTA Contract No. W43CN07, **ALEWIFE PARKING GARAGE STRUCTURAL REPAIRS PHASE III, CAMBRIDGE, MA. (CLASS 12A – GENERAL CONCRETE, ALEWIFE PARKING GARAGE STRUCTURAL REPAIRS PHASE III – \$10 Million)** can be submitted at www.bidx.com until two o'clock (2:00 p.m.) on **April 4, 2024**. Immediately thereafter, in a designated room, the Bids will be opened and read publicly.

The contract consists of concrete repairs to the Alewife Parking Garage beams, deck, and columns, located at the north end of the Red Line in Cambridge, MA.

Bidders' attention is directed to Appendix 1, Notice of Requirement for Affirmative Action to Insure Equal Employment Opportunity; and to Appendix 2, Supplemental Equal Employment Opportunity, Anti-Discrimination, and Affirmative Action Program in the specifications. While there is no DBE goal associated with this contract, the Authority strongly encourages the use of Minority, Women and Disadvantaged Business Enterprises as prime contractors, subcontractors and suppliers in all of its contracting opportunities.

https://bc.mbta.com/business_center/bidding_solicitations/current_solicitations/

On behalf of the MBTA, thank you for your time and interest in responding to this Notice to Bidders.

Massachusetts Bay Transportation Authority

Phillip Eng
General Manager and CEO,
MBTA

March 6, 2024

Job Corner

Museum of Science, Boston, MA

- **Position: Carpenter, Full Time, Boston**
-High school diploma or equivalent.
-4 or more years of carpentry, building and/or construction trade experience
-Salary 27.00-32.00 per hour
 - **Position: Mechanical Systems Technician I, Full Time, Boston**
-3 or more years' experience in the maintenance of building mechanical systems, or relatable mechanical trades work.
-Demonstrated mechanical aptitude
-Salary 25.00-31.00 per hour
 - **Position: Sales Representative, Full Time, Boston**
-Education: High school diploma or equivalent.
-Experience: 6 or more months of sales experience.
-Ability to match guest interest to Museum offerings and effectively upsell additional offerings to meet sales goals.
-Salary 17.00 per hour
- Website:** <https://mos.applicantpro.com/>

Hilton Boston Logan

- **Position: CDL Shuttle Van Driver**
-Salary : \$ 19.71 per hour
 - **Position: Banquet House Attendant**
-Salary: \$ 19.74 per hour
- Apply at** <http://jobs.hilton.com/>

Tufts Medical Center-Boston, MA

- **Position: Environmental Services Aide I , Full Time, Boston**
-One (1) year of related experience
-High school diploma or equivalent required
- **Position: Dietary Aide , Full Time, Boston**
-Ability to read, speak basic English, and follow instructions.
-Ability to operate simple mechanical devices such as coffee urn, dishmachine, slicer, trash compactor.
-Ability to use a knife for slicing, cutting, dicing.

- **Position: Project Worker ESD, Full Time, Boston**
-Three (3) months housekeeping experience
 - **Position: Patient Service Rep, Full Time, Boston**
-High school diploma
-One (1) year of medical office, insurance, physician's office practice, or hospital. registration experience.
-Bilingual.
- Website:** tuftsmedicalcenter.org

Boston Medical Center-Boston, MA

- **Position: Food and Nutrition Representative, 40Hrs - Day/Eve and Rotating Weekends**
-High school diploma or GED is preferred.
-Minimum of two years' experience in food service /customer service environment.
-Patient feeding experience with all age groups and diet experience preferred.
 - **Position: Certified Pharmacy Technician II (Inpatient), Full Time, Boston**
-Requires a high school diploma or GED
-Must be registered as a Pharmacy Technician or Pharmacy Intern with the MA Board of Pharmacy (Pharmacy Interns are not required to hold CPhT certification)
-Must also have national certification from Pharmacy Tech Certification Board (PTCB) or Exam of Certified Pharmacy Techs (exCPT)
 - **Position: General cleaner, Full Time, 40 hrs, 7:00 AM -3:30 PM**
-Work requires the ability to read, follow oral and written instructions in English at a level acquired through the completion of elementary school
-Ability to learn and perform basic housekeeping practices and understand the policies and procedures of the hospital.
-HS Diploma or completion of GED preferred
- Website:** www.jobs.bmc.org
Contact: [Caroline Cafer](mailto:Caroline.Cafer@bmc.org), 617-414-7066, caroline.cafer@bmc.org

Boston Centerless

- **Position: Shipper / Back-Up Driver (Woburn, MA)**
-Basic woodworking skills – hammer, saw, measurements
-Self-motivated, with the ability to work independently and in a team environment
-Valid Massachusetts drivers license
- Apply at** www.bostoncenterless.com
Contact: [Steven Vanaria](mailto:Steven.Vanaria@bostoncenterless.com)

Boston Public School

- **Position: Full Time**
-Master's Degree in Social Work, Counseling
-MA DESE School Social Worker/School Adjustment Counselor License (All Levels)
-Licensed Social Worker (LCSW or LICSW) or Licensed Mental Health Counselor (LMHC); or eligible for a Social Worker license (LCSW or LICSW) or Mental Health Counselor license (LMHC).
-Minimum of 3 years of effective professional experience in an urban setting similar to Boston Public Schools providing clinical services
 - **Position: School Lunch Monitor , Part Time, 3 hrs per day**
-Must be a Boston resident
 - **Position: Part-time Cafeteria Attendant, 5-HOURS-Lyon High School-9:00-2:00**
-Bachelor's degree
- Website:** www.bostonpublicschools.org/
Contact: Recruitment@BostonPublicSchools.org

Commonwealth of Massachusetts

- **Position: Receptionist , Full Time**
-Applicants must have at least three years of full-time, or equivalent part-time, experience in office work
-Salary: 48,776.00 - 64,681.50 Yearly
- Website:** <https://www.mass.gov/>

ABCD-Boston, MA

- **Position: Software Instructor & Social Media Trainer, Full Time, Hybrid, Woburn**
-Minimum of an Associate's degree

- human services, public administration, business management or related field and 1 to 3 year's relevant experience required.
- Experience working in a career center, providing software/social media instruction, or other related experience preferred.
- **Position: Solar Technician Program Trainer, Full Time, Boston**
-A minimum of a High School Diploma or equivalent is required.
-A minimum of one year's experience as a journeyman/journeywoman or as a technician in the solar industry is required.
-Three years experience as a certified teacher in a vocational-technical school environment or a related training program preferred.
 - **Position: Cook, Full Time, Everett**
-Minimum of a High School Diploma or equivalent.
-Excellent written and verbal communication as well as interpersonal skills.
-Must be able to read, maintain records and prepare simple written reports.
-Salary \$21.93 - \$24.69 / hour
- Website:** <https://careers.bostonabcd.org/>
Contact: [Lavette Sealls](mailto:Lavette.Sealls@bostonabcd.org), lavette.sealls@bostonabcd.org

The City of Boston

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-Ability to work a flexible work schedule including evenings and/or weekends as needed.
-Applicants must be 16 years of age or older
-Salary: 40,365.48-54,390.22
- Contact:** [Ramon Rodriguez](mailto:Ramon.Rodriguez@boston.gov)

Affordable Housing Lottery

The Pastures at Dover
61 County Street
Dover, MA

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:



<https://form.jotform.com/SEBHousing/PasturesOfDover>

Affordable Rent Amounts

Three 1BRs at \$2,093, Four 2BRs at \$2,485, Two 3BRs at \$2,858

**Rents subject to change in future years. Tenants will pay the cost of gas (including heat, cooking, hot water), electricity, and water. Sewer charges are included in the rent. Pets are permitted, subject to restrictions. One complimentary parking space is available for residents.*

The Pastures at Dover is a brand-new rental development located in Dover. The property will contain 34 total apartments with 9 affordable units that will be rented to households with incomes at or below 80% of the area median income through this application process. Kitchens in all units feature stone countertops and stainless-steel applicants. The building contains a common area meeting room and tenants will have access to basement storage facilities. Outdoor amenities include a dog park, tot lot, and an outdoor cooking and seating area. The building has an elevator. Units are expected to be ready for occupancy in May 2024.

Maximum Household Income Limits

\$82,950 (1 person), \$94,800 (2 people), \$106,650 (3 people)
\$118,450 (4 people), \$127,950 (5 people) \$137,450 (6 people)

Public Info Session: March 21, 2024 at 6:00 pm via Zoom. Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 818 9317 7595, Passcode: 088159

Application Deadline: April 22, 2024 at 2:00 p.m.
Completed Applications must be delivered by this date.

Lottery: May 6, 2024 at 6:00pm via Zoom.
Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 857 2736 5609, Passcode: 276410

Attendance is not required at Info or Lottery sessions. To view the recorded sessions at a later date, please search for The Pastures at Dover on the SEB Housing YouTube channel.

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900x3 and leave a message or postal mail SEB Housing, 257 Hillside Ave, Needham MA 02494. Free translation available. Traducción gratuita disponible.



YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:
<https://form.jotform.com/SEBHousing/PasturesOfDover>



Affordable Housing Lottery

Norton Links
195 Mansfield Avenue
Norton, MA

Affordable Rent Amounts

Seven (7) Studios: \$1,656; Eight (8) 1 Bedrooms: \$1,892
Eight (8) 2 Bedrooms: \$2,128; Two (2) 3 Bedrooms: \$2,365

Rents subject to change in future years. Rent includes utilities. Pets are permitted, subject to restrictions.

Norton Links is a brand-new community of Studio, 1BR, 2BR, and 3BR apartments conveniently located near Route 495 for easy access to Boston and Providence, the commuter rail, TPC Boston, Xfinity Center, and retail shopping centers. Norton Links offers views of Norton Reservoir and resident amenities such as a fitness center, clubhouse area, (2) elevators, on site management and maintenance. Each apartment features premium vinyl plank flooring with premium carpet, open floor plans, stainless steel appliances, spacious balconies, and in-unit washer and dryer. In total, this community will consist of 100 units, 25 of which will be affordable. All affordable apartments will be rented to households with incomes at or below 80% of the area median income through this application process.

Maximum Household Income Limits

\$66,250 (1 person), \$75,700 (2 people), \$85,150 (3 people)
\$94,600 (4 people), \$102,200 (5 people), \$109,750 (6 people)

Public Info Session: April 10, 2024 at 6:00 p.m. via Zoom
Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 818 9317 7595, Passcode: 088159

Application Deadline: May 7, 2024 at 2:00 p.m.
Completed Applications and Required Income Documentation must be delivered by this date. Applications may be emailed to info@sebhousing.com, faxed to (617) 782-4500, or mailed to SEB Housing, Re: Norton Links, 257 Hillside Ave, Needham, MA 02494

Lottery: May 22, 2024 at 6:00pm via Zoom
Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 857 2736 5609, Passcode: 276410

Attendance is not required at Info or Lottery sessions. To view the recorded sessions at a later date, please search for Norton Links on the SEB Housing YouTube channel.

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900x1 and leave a message or postal mail SEB Housing, 257 Hillside Ave, Needham MA 02494. For TTY Services dial 711. Free translation available. Traducción gratuita disponible. Tradução livre disponível. 提供免费翻译



SCAN HERE

Lot Used by Church, Community Groups Denied Parking Permit Amid Push for Cleaner Air

By Sampan Editors

The Boston Air Pollution Control Commission voted at a December 2023 meeting to reject an application to keep in use 30 exempt, longtime parking spaces on a strip of land along Harvard and Hudson Street near the future site of affordable housing.

The land currently is part of a lot used by Tufts Shared Services, the non-profit corporation that handles infrastructure needs for both Tufts University and Tufts Medical Center. The lot has been, for about 20 years, used as parking for various purposes, including church services and hospital stays. It is owned by the Chinese Christian Church of New England, which at one time had a church building in Chinatown but has since moved its operations to Brookline.

Stacia Sheputa, Director of Communications and Community Engagement, Mayor's Office of Environment, Energy, and Open Space explained : "All parking lots and garages that are within a parking freeze area and subject to the Commission's jurisdiction need active permits. At this time, the APCC (Air Pollution Control Commission) does not have a formal appeal process under the Downtown Boston parking freeze regulations. Property owners may file an application at any time even if a previous application has been denied, particularly if their circumstances have changed and they believe their project meets the criteria for the issuance of parking freeze permits. The City of Boston is committed to working with the public as well as our state and federal partners to support quality of life and clean air. For more information about initiatives, such as a community clean air grant program that our team piloted in recent years, visit boston.gov/air-quality." She further proposed that Boston's parking freezes reduce air pollution caused by cars by capping the number of off-street parking spaces in a given area. The Downtown Boston parking freeze was created by the U.S. Environmental Protection Agency in 1973 as part of implementing the Clean Air Act.

At the APCC Hearing, Sampan observed that some commenters thought they were choosing between a park and a parking lot, but a park was not an option at this time, as the Tyler Street parking lot is privately owned and the owners have no interest in selling.

James Foley, Executive Director of Tufts Shared Services (TSS), stated at the meeting :

"Tufts Shared Services is pleased the APCC has granted us use of the Tyler Street parking lot through July 31, 2024. We have leased this lot for 17 years. Its 30 spaces are used by people undergoing day surgery at Tufts Medical Center, providing a critically important service and convenience to these patients and their families. TSS has been a strong, long-standing partner in the Boston Chinatown neighborhood, including supporting local businesses, schools, churches and youth organizations. At the request of the Chinatown community, we have hosted the National Chinese Volleyball Championship, art installations and community movie nights, and we are very supportive of efforts to cultivate green spaces around Chinatown. We fully intend to remain a visible, valued advocate and partner in the community, and look forward to continuing to provide this impor-



Harvard and Hudson Street Parking Lot

tant and needed parking benefit on Tyler Street to our friends, neighbors, and those receiving care."

TSS received letters of support from the following neighborhood organizations:

- *AACA – Asian American Civic Association, Inc.*
- *CBA – Chinatown Business Association*
- *Chinese Freemaio*
- *Chinese Merchants Association*
- *Gee How Oak Tin*
- *Kwong Know Chinese School*
- *St. James the Greater Roman Catholic Church*
- *Chinese Economic Development Council (CEDC).*
- *Boston Planning & Development Agency*
- *Boston Asian YOUTH ESSENTIAL SERVICE*
- *Petition of parishioners of Saint James the Greater Roman Catholic Church (280 signatures)*

Lydia Lowe of the Chinatown Community Land Trust said that she hoped the park advocates can get a chance to sit down and talk with the property owners so that we can figure out the best way to work together and meet different community needs. She explained that it was always her group's understanding that the church-owned spaces would cease to be used for parking after the nearby property was given for community use. It is now being developed as affordable housing.

Lowe told Sampan, "Dozens of letters came from individual residents and tenant associations throughout Chinatown as well as organizations such as the Boston Chinatown Neighborhood Center, Chinatown Community Land Trust, the Chinatown Resident Association, the Chinese Progressive Association, and Friends of the Chinatown Library. Eleven speakers at the hearing pointed to air pollution, pedestrian safety, heat island effects from over-paving as major community concerns, and asked that the City deny the parking permit and instead work with the property owner and the community to explore creating a park next to the future Chinatown Library."

City Councilor Ed Flynn, who represents Chinatown, says that he had been contacted by neighbors and community organizations. "Residents felt that this parking lot will be an ideal spot for green space, and that a park will better contribute to the overall vibrancy of the neighborhood and health of the residents. He noted that Tufts is a valued partner to the community and

that he hoped all parties can work together to ensure that Chinatown will be a healthy and vibrant neighborhood for all.

"I am tentatively pleased with the decision of the Air Pollution Control Commission. ... I hope that when they reconvene in June, they will decide to end Tufts lease permanently," said Dr. Heang Leung Rubin, principal and founder of CHIC Community Engagement Consulting. Tufts Medical Center, the primary user of the parking lot, should understand the importance of supporting an alternative use that could contribute more to the health and well-being of the community. Tufts in 2017 agreed to give up rights to a lot of nearby land, known as parcel R-1, for community use," in an email to the SAMPAN.

In addition, Jie Mei Deng, a resident who lives across the street from the land in question, said that she hopes the property owner and the City would consider the benefits of developing the land as a green park or community garden. "Residents' needs and health should be the priority. Instead of just looking at parked cars or an empty lot in the summer, it would be so nice to have a green space there, where elderly and children can sit outside together with our neighbors to cool off."

But others, such as Reverend Chunxiang Zhang, pastor of Saint James the Greater Church, pointed out the need for parking for the church's members to attend services in Chinatown. Saint James the Greater Church has been blessed by the generosity and goodwill of Tufts Shared Services (TSS) for granting our parishioners and our many visitors access to the Tyler Street parking lot for weekend Mass services, special celebrations, and various activities. The TSS parking access on Tyler Street has

made it possible for our parish to thrive as a community that actively practices their faith and attracts countless visitors of all nationalities from different states and countries. A significant percentage of our parishioners are 65 years old and older; the eldest rely on adult children for transportation to the church. Public transportation is not a feasible or accessible option. Our church's 300+ families travel from all over Massachusetts to attend Mass services and activities (more than 95% of our parishioners live outside of metro Boston), as well as New Hampshire and Rhode Island and further. Our recent petition of parishioner signatures is a testament to the critical need of this parking lot for the spiritual health and well-being of our families and future generations of Catholics. Without Tufts' generosity and care, our church would cease to exist. We look forward to our continued partnership and collaboration for the well-being of all the people there and we will serve in Boston's Chinatown for many more years to come.

James Chan, president of Chinese Merchants Association and a Chinatown resident, said that Tufts Shared Services should continue to be able to use the lot, noting TSS' history of supporting the community, both businesses and nonprofits. For instance, right after the pandemic, Chinatown businesses were struggling to recover and TSS stepped up and worked with the Chinese Merchants Association and Chinatown Business Association to come up with a pilot program to provide discounted parking on that site for patrons going to Chinatown businesses. They also let St James church use the lot on the weekends," Chan said in a statement to the SAMPAN.

Jane Leung - Executive Director of Boston Asian Youth Essential Service stated, "Air pollution is a big concern for the world. Boston Chinatown is no exception. I understand that cars parking in lots and garages are contributing to the pollution, but why is the Air Pollution Control Commission not looking all all lots and garages, and not just on the TSS (Tufts Shared Services, Tufts University and Tufts Medical Center) Tyler Street parking lot. The Tyler Street parking lot will address the parking needs of patients and others when they have appointments at the hospital."

Felix Liu, President of Kwong Kow Chinese School said, "We still support Tufts Medical Center and Tufts University to use the Tyler Street parking lot. It's hard to be fair. Because the decision was already made to use one part of the parking lot to build a nice library which I support. In the other part of the parking lot, there are about 30 parking spaces which are owned by the Church. They have all the right to decide what to do with it; if they decide to build, for income or rent it to Tufts. Tufts needs parking spaces for their operation and they have been a good neighbor in Chinatown. I don't have any issue whatever will happen."

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EQUAL HOUSING OPPORTUNITY

Interview with Greenway Artists Ponnapa Prakkamakul and Zhidong Zhang

By Harmony Witte

The Greenway Conservancy recently announced two new public art installations that celebrate the Year of the Dragon which will be installed at Auntie Kay and Uncle Frank Chin Park. The installations are Year of the Dragon by Ponnapa Prakkamakul and Far Away, From Home by Zhidong Zhang. Sampan sat down with the two artists to talk about their work, which is part of the annual Chinese Zodiac series.

Sampan: What does it mean to you to have your installation on The Greenway?

Ponnapa Prakkamakul: I used to be a play volunteer at The Greenway from 2016 through 2018. At that time, they called it “play ambassador.” My job was to play with kids at Chin Park exactly where the sculptures are, because at that time, I think they put the storage containers over there at that location. And then when they open the container, they put the toys out. During one of the volunteer shifts, they asked me to do a temporary mockup of their hopscotch using tape. When I did that, everyone liked it, and then it became a printed version, and that's kind of the starting point of that. I think that's probably my first public art in a public space, and that's where things started to happen. Having the installation at The Greenway at the exact spot again really means a lot to me.

Sampan: How much did the planned location of the piece at Auntie Kay and Uncle Frank Chin Park in Chinatown influence your work?

Ponnapa Prakkamakul: Before I did the proposal, I did research on what dragon means in Chinese culture. Some people in the South of China believe that dragons are the protector of the water. And it's actually not like a fire dragon, it's a water dragon. I think the serpentine curve form that kind of reminds me that's the body of the dragon that was hidden in the greenway. As it used to be water, too, before the land reclamation in this area, like the Beach Street at Chinatown Gate used to be next to the beach. I think that kind of resembled the dragon, and that's where the inspiration came from. I have the dragon actually heading towards Chinatown Gate, and also because the park kind of has a play element, like the play cube, and then the water mist in the planter area. I was thinking about connecting it so



Year of the Dragon by Ponnapa Prakkamakul

that kids can feel the whole space as a play space connecting the play cube and then the water mist with the installation.

Sampan: What do you hope people will take away from your installation?

Ponnapa Prakkamakul: This installation has a lot of people's contributions in it, actually, like 90 Chinatown residents of our generation helped me imagine it. I feel that they feel that this belongs to everyone. And I hope when they see this, they realize when they come together, they can achieve something as big as a dragon.

Sampan: When will the tail be installed at the park?

Ponnapa Prakkamakul: Hopefully in June. We don't have snow this year, but at first, we were planning in June just to make sure there's no snow.

Sampan: The piece will be on display for a year?

Ponnapa Prakkamakul: Until February 2025, I think until the next Chinese New Year, or around that time.

The title of this installation takes inspiration from the essay “Far Away, From Home: The Comma Between” written by filmmaker and writer Trinh T. Minh-ha. The installation explores Trinh's musings on otherness as both “a site of return” and “a site of change”. Far Away, From Home delves into these questions and expands on notions of home, immigration, identity politics, diaspora, and queerness in the public sphere.

Sampan: What does it mean to you to have your Far Away, From Home installation on the greenway?

Zhidong Zhang: I think it definitely



Year of the Dragon at Auntie Kay and Uncle Frank Chin Park

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means a lot. It's my first public art piece, and I think it'll be my first time having the work seen by a wider audience. That's not only limited to the gallery spaces, museum spaces, that's what I usually exhibit my work at. I'm very excited to see how the public responds to the piece in various ways. I think that's even more exciting to see how they respond than actually having the piece in the space--in a way.

Sampan: How long did it take you to create this piece?

Zhidong Zhang: Almost a year in the making. The process started about last year this time, and then just went through some iterations. But the fabrication process or the making process was, for the past six months, intense making.

Sampan: What materials did you use in your piece?

Zhidong Zhang: The cabinet will be constructed with just wood, like a marine grade plywood. Again, to reference, it's a furniture piece. Or, like, the material that you will find when you have your own domestic furniture. So that's what I'm thinking. The furniture legs, the four legs will be 3d printed. But it's mostly wood construction.

Sampan: What do you hope people will take away from your installation?

Zhidong Zhang: I hope people will just enjoy it. That's the first and foremost my experience with public art. I want people to first enjoy it, and then you'll be very inviting, and then if you look closer, there'll be more surprises, and then it's like, open up like an onion. I guess the more time that you spend with the piece, the more kind of discovery you'll find. I think that's something I would hope that any sort of audience with different backgrounds will come to the piece

and then leave with some sort of rewards or some sort of thinking.

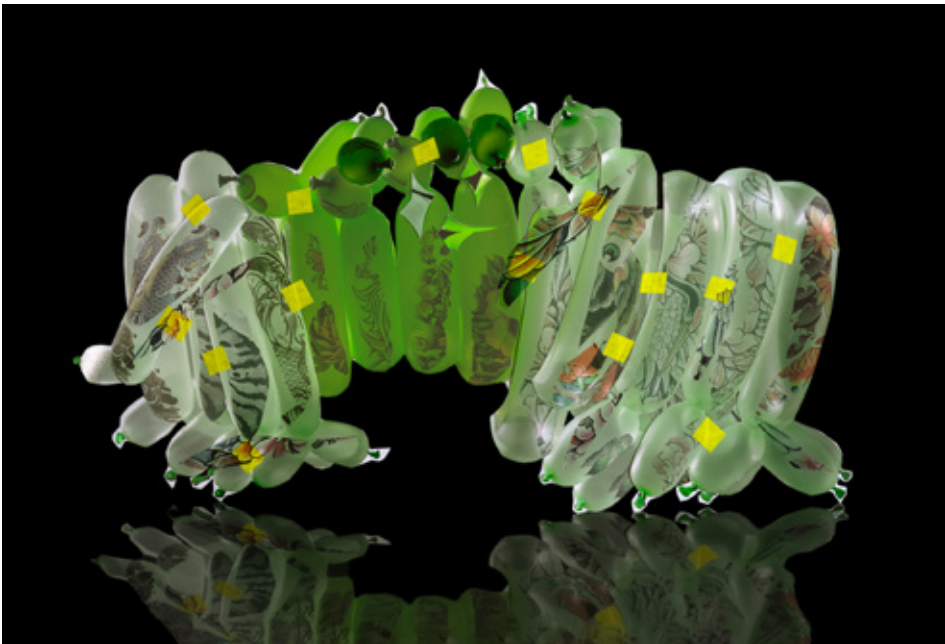
Sampan: What research did you do for this project?

Zhidong Zhang: I feel like there are a lot of things that I've been thinking about. First, this is thinking about the idea of home, how the definition of the home changes with time, especially for immigrants of color like myself. I've been in the US since 2018. I guess this was a piece for me, first and foremost to define what an idea of home means to me. It's just thinking about bringing a little piece of home to the public that's very literal, literally like a shape of cabinet that's from my childhood home. But also talking about collectively what we can envision a home if it's in the public sphere, and also talking about some sort of identity poli-

tics and talking about queerness specifically, that's something I'm really interested in, to how people perceive, or again, define queerness in a public sphere as well. Specifically, I think the pieces kind of have that kind of queer readings. I'm hoping to have embedded all those different kinds of meanings into the piece so different people can come and take away whatever they want. And also talking about diaspora experiences as well, that's reflected in the etchings that I bought. One of the etching panels will be featuring the scenes from this traditional Chinese flower and birds' paintings. It was originally used by the ruling class back in China and then kind of popularized because the reproduction of the prints was available. And then, every household had one of those kinds of decorative paintings. The meaning shifted with the production or the availability of that kind of imagery, and then recreated that into a laser etching, which added a

“I had early on to hide my accent and repel any foreignness that inhabited my body...”

-Zhidong



Far Away, From Home by Zhidong Zhang

little kind of contemporary touch with the technologies.

Sampan: When you applied for this, since this is your first public art piece, were you surprised that you got it?

Zhidong Zhang: Yeah, I think Audrey Lopez, she's the director of the public art department, throughout the whole process, she definitely gave me the creative freedom to come up with the initial proposal and also allow me room to go through different iterations. I think that's really supportive. Adam Torres, the public art project manager, is also so supportive throughout this process. So definitely a shout out to Greenway. They're being so supportive in terms of it's my first experience working with public art, but they do provide substantial support, so it's very smooth.

Sampan: It will be on display for a year?

Zhidong Zhang: Yeah, maybe until March 2025.

Zhidong expressed,

‘It has been almost six years since I moved to the United States from China by myself. I am considered a resident alien by the government—not because I’m a green card holder but because I pass the USCIS “substantial presence” test which is based on the total days that I’m physically present in the US. The act of passing this test is to reenact the disappearance of oneself by virtue of absence from one’s home country. It’s easy to get mixed up reorienting oneself to a new place when the precarity of displacement is enmeshed in the promises of unknowing the old self and becoming a new self. I remember the sheer desire I had early on to hide my accent and repel any foreignness that inhabited my body. For immigrants of color and queer individuals, I’ve always wondered if the assimilation and categorization of ourselves becomes unavoidable, and even necessary, as a means to reclaim, reinvent, and rebuild from the preexisting identities that we are bound to lose...’



Far Away, From Home by Zhidong Zhang

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Laurence Louie is Making Big Waves as a Chef at Rubato

By Harmony Witte

Sampan went to Rubato, a Hong Kong style café, in Quincy to speak with Chef and co-owner Laurence Louie about his busy year as a Chopped champion, being a James Beard semifinalist, winning both Bon Appétit and Eater Boston’s Best New Restaurants awards in 2023, as well as being an expectant father.

Of the items that we tried, the real stand out was Rubato’s signature dish—the fried chicken bolo bao. It was the perfect blend of succulent, perfectly cooked, fried chicken with a slightly tangy slaw on a delightfully chewy bao. A close second was the decadent french toast with the lava egg yolk. It is sweet and crispy, and beautiful to observe. The ji cheung fun with sesame and hoisin was so tasty that we ordered a second round. We also tried a plain bolo bao and very much enjoyed its flaky goodness. We sampled a beef brisket bao and a cha siu bao and decided they were perfect examples of the dishes. The food is very reasonably priced. There was a wave of lunchtime customers who came in while we enjoyed our food. Seating is limited, so be prepared to pick up your meal and enjoy it elsewhere or to wait, it’s definitely worth the wait!

Sampan: Congratulations on being a James Beard semifinalist! What was your reaction when you heard the news?

Laurence Louie: It was a surprise. I didn't know when they released the list for this year. It was a Wednesday, and it was my friend Irene Lee, who owns Mei Mei’s in South Boston. She's the one that texted me the photo of the list, and I was like, ‘what is this?’

Sampan: Also, congratulations on your



Laurence Louie, Chef of Rubato

appearance on Chopped! Will you be holding a watch party when it airs?

Laurence Louie: Yeah, we’re going to do one with just like, family, friends, something a bit small. Nothing crazy--just for me. I haven't seen any of it yet, so it's like, obviously I was there, but it will be nice just to just enjoy the moment and watch the final result.

Sampan: This makes the 57th season of Chopped with revered chefs from around the world competing to be Chopped champion. What did it mean to you to be on the show?

Laurence Louie: I think it's a really exciting opportunity just to showcase myself as a chef and my talents and my skills, but also just to be able to represent the community, the friends that I have, the family and all that. A lot of folks, they ask me, ‘are you trying out for a tv show or something?’



Rubato, a Hong Kong style café, in Quincy

I was like, ‘I don't know.’ Maybe Chopped was always the one that I was like, ‘I think if I did one, it'd probably be Chopped.’ They reached out to us last year, and you still have to go through a pretty intense interview process. There's several rounds and you have to submit an application. You have to go through several interviews before you're actually cast. It takes quite a while for that to happen. But I was super honored and super excited to be able to take part in it and just to kind of get the word out on the restaurant too, and just put it on a big stage like Chopped and Food Network and all that.

Sampan: Can you give me a description of the format of the show for people who haven't seen it?

Laurence Louie: So essentially, it's four contestants, four chefs, and there's potentially three rounds. In each round, there's a mystery basket. The first round is appetizers. You open it up, and there's four ingredients that we don't know what's inside. The first round, you get 20 minutes to cook one dish. We have to make four dishes, one for each judge or one for display. There are three judges. And the second round, you have entrees, and you have 30 minutes to do the same thing as the new four ingredients that you don't know about. And then the last round is desserts, which is another 30 minutes. Again, four more ingredients that you don't know about. You have to make one dish out of it.

Sampan: Before you opened Rubato here in Quincy, your mother operated a bakery in this space. How did you come up with the idea to turn it into a restaurant?

Laurence Louie: My mom had been here for 22 years. I was a chef in London at the time, and it was during the pandemic when she called me and was essentially like, she doesn't really want to do this anymore. She's 72 this year, so she's like, ‘my neck hurts, my back hurts, my legs hurt.’ She's totally ready to retire. She called me to ask if I wanted to take over. And I think given the kind of historical moment that we were in in this pandemic, and the world was very different than when I first started cooking. And this seemed like a really good opportunity. My wife and I moved back to Quincy from London, and we tried to figure out what to do with this space. And we had ideas from everywhere, from super fine dining with a tasting menu and 23-seats-type of restaurant, to what we're doing now. I think Rubato was always kind of my dream for what kind of restaurant I want down the street from me and the food that really spoke to me and my experience as a Chinese American. And I think being a chef for a while, it gave me the skills to be able to cook a lot of foods that were meaningful and kind of touched on different nostalgic points and kind of comfort moments in food, growing

up Chinese American. We did some renovations, and we opened up.

Sampan: Will you describe some of the dishes you serve here at Rubato and talk about the inspiration behind them?


Laurence Louie: Yeah, sure. They're all inspired by, as a Chinese American chef, I want to cook things that are honest to my experience and authentic to my experience. I would say the signature dish, the star dish that is most popular by far, is the fried chicken bolo bao, which is. The bolo bao is, like, a classic kind of Hong Kong Cantonese bun bao, if you will--pastry, which is essentially like a buttery roll. And then on top of it, there's a thin cookie crust that's sweet, but it's not filled with anything. We essentially started making sandwiches out of it, and we did a fried chicken bao with this really nice, light, vinegar-based slaw and some house made sauce.

Sampan: Rubato was named best restaurant of 2023 by both Bon Appetit magazine and Eater Boston. You're accumulating some pretty huge accolades. What does all of this positive attention mean to you?

Laurence Louie: It means a lot! I think as a new chef on the scene, and young, we don't do it for the accolades and all that. We're going to be doing what we do anyways. But it's just really nice to be appreciated and be seen. I think especially when its Chinese food. It's not like anything else in the city right now. And it's also in Quincy, which is not the most exciting. I mean, I think it's really exciting as a food scene, but it just doesn't get as much attention as Cambridge and Somerville and Boston, those areas are a bit more buzzing. So it makes me proud. It makes me proud to just be a part of those conversations and I think to be able to kind of create a platform for us to be able to share our food with people.


Sampan: This is a huge year for you personally and professionally with a child on the way. So how do you balance it all?

Laurence Louie: I don't know. Part of it is how we design the hours at Rubato so we can have that work life balance, not just for me, but everyone on staff. And we want to make sure everyone's taken care of and has opportunities to do these kinds of things, like have children, have a family, and we have a lot of people that have young children on staff. A lot of three-year-olds, five-year-olds, seven-year-olds, and so it's all kind of built into how we operate. I think when we have our kid, that there's kind of this really supportive community inside, but also, it's kind of designed to be able to have a life around. I think that's a big part of it. And we'll see. I don't know. Maybe you can ask me again after I'm in my 32nd hour of no sleep.



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The Massachusetts Partnership for Diversity in Education (MPDE) is committed to recruiting and assisting in producing career opportunities for educators and administrators from diverse backgrounds, and forming collaborative relationships that will enhance staff diversity within our school districts.

Lunar New Year Celebration throughout Greater Boston

The 4th Lunar New Year Rolling Parade hosted by Chinese American Heritage Foundation Sunday, March 3, 2024

Chinese American Heritage Foundation wants to bring happy Lunar New Year cheers, solidarity and hope throughout Greater Boston and at the same time express our appreciation, admiration, respect and support to our first responders, the men and women in the Police Departments, the Fire Departments and the United States Military. This year is our 4th Annual LNY Rolling Parade. Our 2024 Rolling Parade Grand Marshall was Brigadier General Joseph Milano, Honorary Consulate of Thailand and the President of Union Oyster House.

Boston City Council President Ruthzee Louijeune , Boston City Councilor Ed Flynn, Boston City Councilor-At-Large Erin Murphy, State Representative Aaron Michlewitz, and the Wu Ching White Crane Lion Dance Team opened the 12 noon celebration in front of the Lion Gateway in Boston's Chinatown. The 20 vehicles were escorted by local police. General Milano and 2023 Miss Chinese Boston Sarah Chu presented a case of fortune cookies and a case of oranges to the Boston, Cambridge, Belmont, Somerville, and Malden Police and Fire Departments.



Malden - Lion dance performance by Asian American Culture Center
摩顿 - 亚裔美国文化中心舞狮表演



Chinatown, Boston - lion dance performance by Woo Ching White Crane Kung Fu
波士顿唐人街 - 胡静白鹤功夫舞狮表演

美国华裔传统基金会第四届农历新年游行庆典 2024年3月3日，星期日

美国华裔传统基金会希望为整个大波士顿地区带来农历新年的欢乐、团结和希望，同时向我们的急救人员、警察局、消防局的男女员工以及美国军方，表达我们的赞赏、钦佩、尊重和支持。今年是第四届年度农历新年游行，2024年滚动游行的大元帅是Joseph Milano 准将、泰国名誉领事馆和Union Oyster House总裁。

波士顿市议会主席 Ruthzee Louijeune、波士顿市议员爱德华费连、波士顿市议员 Erin Murphy、州代表 Aaron Michlewitz、胡清白鹤派舞狮队在波士顿唐人街狮门前为中午12点的庆祝活动拉开帷幕。这20辆车由当地警方护送。Milano将军和2023年波士顿华裔小姐朱玉珊拉向波士顿、剑桥、贝尔蒙特、萨默维尔和摩顿警察局和消防局赠送了一箱幸运饼干和一箱橙子。



Cambridge - Presenting oranges and fortune cookies to our first responders
剑桥 - 向我们的急救人员赠送橙子和幸运饼干



Somerville - one of our co-hosts: Korean American Citizens of League in NE with lion dance performance by Wah Lum Taichi Kung Fu
主办方之一萨默维尔：东北部的韩裔美国公民联盟与 华林功夫太极馆舞狮表演



Belmont - one of our co-hosts: Belmont Pan-Asian Coalition with lion dance performance by Tiger Crane Kung Fu
主办方之一贝尔蒙特：贝尔蒙特泛亚联盟与超武馆舞狮表演

Chinese Consolidated Benevolent Association New Years Banquet at Empire Garden in Chinatown

中华公所新年宴会，唐人街帝苑

Sunday February 11th, 2024 | 周日， 2月11日

Photographer 摄影师: Jeremiah Robinson

Photo courtesy of City Of Boston Mayor Office | 照片提供: 市长办公室



Traditional Chinese drum performance
中国传统鼓表演



Group pictures of Chinese Consolidated Benevolent Association (CCBA) leaders, Mayor Wu, government officials
中华公所领导、吴市长、以及政府官员合影

Gee How Oak Tin Association Lunar New Year Banquet at the Empire Garden in Chinatown

至孝篤親公所宴会，唐人街帝苑

Saturday, February 17, 2024 | 周六， 2月17日

Photographer 摄影师: Isabel Leon

Photo courtesy of City Of Boston Mayor Office | 照片提供: 市长办公室



Lion dance to celebrate New Year with guests
舞狮与宾客贺新春



Group pictures of Gee How Oak Tin Association Association leaders, Mayor Wu, government officials
至孝篤親公所领导、吴市长、以及政府官员合影

Tufts University Lunar New Celebration

塔夫茨大学农历新年庆祝活动

Wednesday, March 6th, 2024 | 周三， 3月6日



Sunil Kumar, Tufts University President Sunil Kumar addresses guests at Tufts Lunar New Year celebration
苏尼尔·库马尔（译音）塔夫茨大学主席在塔夫茨农历新年庆祝活动上致辞



Guests enjoying treats from Double Chin Restaurant and Bao Bao Bakery
客人享受为食家餐厅和包包亭的美食

Photographer 摄影师: Alonso Nichols

Photo courtesy of Tufts University | 照片提供: 塔夫茨大学



JQES 5th Graders perform a fan dance
昆西小学五年级学生表演中国传统扇舞



Rev Cheng Imm Tan of Gund Kwok Asian Women's Lion & Dragon Dance Troupe
巾幗醒狮团代表 Cheng Imm Tan