

Linguistics Prof, Haitian Creole Expert Tackles Big Topics in Sampan Chat: Free Speech, A.I., Protest

By Milourdes Augustin

MIT professor Michel Anne-Frederic DeGraff has a long history as an expert in linguistics. His study in the field has propelled his career in academia at one of the world's most prestigious institutions. His recent political activism, however, has gotten him in trouble with that very university.

DeGraff's supposed crime? Taking the side of solidarity with Palestine

at a time when universities around the nation have increasingly cracked down on pro-Palestinian activism. Originally a student of computer science in the 1980s, DeGraff interned at AT&T Bell Laboratories' Linguistics and Artificial Intelligence department, spurring his interest in linguistics. He would later earn his doctorate in computer science from the University of Pennsylvania, before getting recruited in the 1990s to teach at MIT. Born in Haiti,

DeGraff has long had an interest in Haitian Creole and is the current director of the MIT-Haiti Initiative.

DeGraff says he was banned from teaching a course on language and linguistics in decolonization and liberation in Haiti, Palestine and Israel in his department. He was accused of "chilling speech" and causing "disruptions" at MIT, he says, receiving punishments that include having his annual pay raise withheld for using MIT email to

report on his situation. In November, MIT removed his status as Professor in Linguistics and reclassified him as "Faculty-at-Large," he says.

(MIT told the Sampan it can not respond to questions about personnel matters per university policy in response to a request for comment.)

Sampan spoke at length with DeGraff about his conflict with MIT, his career and his views on

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Phillips Square Planning Draws Interest, Concern in Chinatown

Redesign effort is underway for key site in a neighborhood often at odds with developers, city

Text and photos by Zoe Voss Lee and Virginia Sun

Phillips Square in Chinatown was buzzing with energy on Dec. 8, as families, city leaders, elders, and curious passers-by gathered around to discuss the plaza's future.

With confetti in the air, Boston Mayor Michelle Wu and several city councilors made a festive appearance alongside Santa Claus, celebrating the moment as part of the annual Enchanted Trolley Tour that made stops across the city that weekend. The mayor expressed gratitude to Chinatown and briefly acknowledged the importance of the upcoming Phillips Square redesign.

Phillips Square is at Harrison Avenue — between Essex Street and Oxford Place — where a strip of painted street is adorned with green and blue seats, and planters, offering a place of rest where busy traffic once dominated. The area was reclaimed from a length of previously widened street in 2019 through the City of Boston's Tactical Public Realm Initiative. Phillips Square



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Opinion/Review: Coates Summons Wisdom of Orwell and Experience in 'The Message'

By Christopher John Stephens

The epigraph that Ta-Nehishi Coates chose to introduce *The Message*, his latest collection of linked essays, is a perfectly apt reflection of the writer as provocateur and didactic secular missionary. It's a passage from George Orwell's "Why I Write," a 1948 reflection whose title identifies its contents. Orwell (real name Eric Blair) is best known as the author of *Animal Farm* and *1984*, both benchmarks of political allegories and speculative fiction. In "Why I Write," Orwell's reflections perfectly mirror where Coates obviously sees himself at this point in his life and career:

"In a peaceful age I might have written ornate or merely descriptive books, and might have remained almost unaware of my political loyalties. As it is I have been forced into becoming a sort of pamphleteer."

These are strong words from Orwell, who would live only two more years and slip this mortal coil with a reputation that would only grow in the generations that followed. What are we to make of the pamphleteer? How are we to read the agitprop essayist in 2024? Ta-Nehishi Coates certainly has spent time considering this question, and in his new collection *The Message* he continues the epistolary writing voice that made 2015's *Between The World and Me* so compelling. Like that book, *The Message* is a letter to a particular audience. In this case it's his students at Howard University. Coates had written *Between The World and Me* a book-length letter to his young son, influenced by James Baldwin's *The Fire Next Time*, a 1963 essay collection (two long essays), one of which, "My Dungeon Shook: Letter to my Nephew on the One Hundredth Anniversary of the Emancipation," speaks as strongly to the despair of its time as it does now.

The release of any Ta-Nehishi Coates book or stand-alone essay (usually in *The Atlantic*) is not always cause for celebration. For every reader who might see Coates as this generation's James Baldwin, there are just as many willing and ready to summarily excoriate him. Coates faces an avalanche of criticism from leftist friends upon the book's October 1st release date. He was "comically ill-equipped to talk about Israel

and its conflicts..." (The Free Beacon.) His appearance on *CBS Morning*, usually a bastion of non-problematic soft news/advice/occasional reporting, was strangely hostile and the three interviewers questioning him felt more like an interrogation than an exchange of ideas. Coates found a more receptive audience on *The Daily Show* with Jon Stewart and *Late Show With Stephen Colbert*, but the damage seemed to have been done. Once the darling of leftist progressive thinkers and fans of the longform essay, Ta-Nehishi Coates was now an "anti-Semite," dangerous reactionary. In short, he'd gone to the other side.

This was the problem with initial coverage of *The Message* and the difficulty as a whole a discerning reader faces when separating identity politics from objectively strong and meaningful reporting. The stigma of not toeing the party line, whatever that might be, overwhelmed and prevented many initial readers from acknowledging that *The Message* is a masterful, important collection. It doesn't matter that Coates comes with the baggage of critical acclaim (National Book Award Winner) or that he's also written quite effectively as a graphic novelist in the Marvel Universe (Black Panther and Captain America.) Coates had failed to fully and with absolutely no reservations support the State of Israel and its relationship with the Palestinian people.

The Message is a collection of journeys. Coates uses his reflections about experiences in Dakar, Senegal, Baltimore, Columbia South Carolina, and Palestine's West Bank to reflect on white supremacy, colonialism, imperialism, and the very essence of being a black writer in America today. While he was reportedly shocked at the initial resistance and at times antagonism he faced when making the rounds to discuss his book, he most certainly could (and should) have seen it coming.

The most controversial essay, "The Gigantic Dream," is the fourth and largest piece in the book, comprising almost exactly half of *The Message* as a whole. While controversy and viral gotcha interviews make for emotional viewing, they do a grave disservice to the writer's strength. Coates is in absolute control through every step of the essay's 100 plus pages. He was there with other

writers, invited by the Palestine Festival of Literature, observing and connecting and concluding in no uncertain terms:

"For as sure as my ancestors were born into a country where none of them was the equal of any white man, Israel was revealing itself to be a country where no Palestinian is ever the equal of any Jewish person anywhere."

Later, when Coates concludes that "...comprehension of 'conflict' was a matter of knowledge, not morality," the reader can clearly see the line being crossed. "The personal is political" might have had its origins as a feminist rallying cry in Carol Hanisch's 1969 essay, but Coates comfortably takes it as his own. It's unlikely that any writer examining internecine conflicts in Israel will come out unscathed. You are either a Zionist or a fervent anti-Semite. Nothing exists in the in between. Coates saw the Palestinian cause paralleled with civil rights in the United States, from Reconstruction through George Floyd. "When you're erased from the argument and purged from the narrative," he writes, "you don't exist."

Coates spares nothing in his evocation of Jewish supremacists like Meher Kahane and Baruch Goldstein, reflecting upon visiting their memorials that "I was standing in a park that rested in a settlement sanctioned and subsidized by the state that claims to denounce him." As he travels, observes, and listens to all voices during his nearly two weeks in Israel, Coates expresses feelings beyond simple reportage:

"I felt a mix of astonishment, betrayal, and anger...for my own ignorance...betrayal for the way they [my colleagues in journalism] reported...[how] they'd laundered open discrimination, for the voices they'd erased. And the anger was for my own past...Rosewood, Tulsa..."

It's in this fashion that Coates writes, like a scorched earth soldier leaving no open space unscathed. Blood is on all hands, but Coates could not ignore that "...the prime purpose of any 'settler organization' was to push Palestinians out and move Jewish Israelis in." Coates argues throughout that he wants to let the living speak for themselves, that the voices of the marginalized and disenfranchised are the common thread running through his land and the land of Palestine.

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there's a criticism of *The Message*, and it's minor, it's that "The Gigantic Dream" overwhelms the otherwise hopeful and poetic tone of the other collections. It's a pebble stuck in your shoe, a splinter on the palm of your hand. Had it been published separately, perhaps as a pamphlet in the old days of political pamphleteers like Jonathan Swift, the other essays would have gotten equal attention. He starts with "Journalism Is Not A Luxury," in which he addresses his Howard University students that to draw the map of writing, "...to pull us into the wilderness, you cannot merely stand on the edge. You have to walk the land." In the next essay, "On Pharaohs," he mixes evocations of his childhood with activist and intellectual parents

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EMPTY BAMBOO GIRL 竹升女

by Lillian Lee



‘Palestine Is the New Vietnam,’ Says MIT Linguistics Professor DeGraff

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linguistics and more.

Following is an edited version of excerpts of that conversation that consisted of a lengthy video talk and email exchanges.

Sampan: Please discuss what is happening with you and MIT?

DeGraff: There’s a lot I can’t speak to directly, because of ongoing legal proceedings, but what I can say is that my work has always been about uncovering the truths that language reveals in our struggle for freedom. ... Sometimes that truth challenges the status quo, and that can make people uncomfortable. My focus remains on education and advocacy—ensuring my students have the tools to analyze and question systems of power.

(But) basically, after proposing a course in December 2023 about language in decolonization struggles, I was told not to use terms like “colonial” in the context of Israel. I was attacked, as, I quote, being anti-Semitic.

Sampan: Let’s talk about how you moved from Haiti, got into linguistics, and landed at MIT.

DeGraff: I was born in Haiti and grew up surrounded by a rich tapestry of language and culture. As an undergraduate intern at Bell Labs, I became fascinated by how language shapes our understanding of the world and our identity and place in society. This passion led me to pursue linguistics. For the past 28 years at MIT, my main research focus has been the ways in which language and linguistics intersect with social justice, with Haiti and other Creole speaking communities as case studies.

Sampan: Could you talk about language in the context of colonialism and oppression, as well as a way to preserve customs? Can dominant nations, such as Israel or the U.S. or Europe use language as a tool for oppression and influence?

DeGraff: Absolutely. Language has always been a tool of power. When colonial powers imposed their languages on indigenous peoples, they erased entire ways of seeing the world.

... France manipulated Haiti There was linguistic oppression imposed on the nation. Israel has changed historical Palestinian streets and villages and towns as a tool of oppression. When Hawaii was colonized in the 19th century, the processes of domination and oppression by the U.S. included the banning of Hawaiian language and of Hawaiian books in schools. (These are just a few examples).

... But language can also be a tool of resistance. Revitalizing native languages is an act of reclaiming identity and heritage. For example, in Haiti, the use of Haitian Creole is deeply tied to our sense of self and history.

Sampan: How about the use of language as a way to express ideas unique to specific cultures?

DeGraff: Language is a mirror of culture. Take Haitian Creole, for instance — it’s rich with metaphors and double meanings that capture

there’s a risk of over-reliance. If we let AI do all our thinking, we lose the critical engagement that comes from grappling with ideas ourselves. It’s up to educators to ensure that students use AI as a supplement, not a substitute, for deep thinking.

Sampan: What are your thoughts on free speech in America and concerns about the rights to free speech?

DeGraff: Freedom of speech and academic freedom are foundational to democracy. But we need to recognize the crucial difference

Sampan: What about the crackdown on protests we’ve seen, especially over the last year. Could that empower further crackdowns on demonstrations for gay rights, immigrants’ rights, political views?

DeGraff: I’m deeply concerned about the chilling effect of these crackdowns. Protests should be fully accepted as one way for people to voice their grievances and demand change. When institutions suppress these rights, it sends a dangerous message. It’s not just about one issue — it’s about the broader erosion of civil liberties.



MIT professor Michel Anne-Frederic DeGraff. Courtesy photo.

the essence of Haitian life. (We have) one saying (that) loosely translates to “Our ancestors speak to us through Haitian Creole,” which beautifully expresses our connection to history and spirituality through our national language. Every language has these unique elements that reflect its culture.

Sampan: How do you feel about artificial intelligence and its influence and role in language? What does this mean for the future of language and for thinking? Are we at risk of losing critical thinking skills if we use AI to write papers, courses, letters, and the like?

DeGraff: AI is a double-edged sword. On one hand, it can be a powerful tool for generating ideas and testing arguments. On the other,

between protecting speech vs. amplifying harmful narratives and the injustices they support. Language is powerful, and with that power comes responsibility. My concern is that, in the name of free speech or academic freedom, we sometimes allow rhetoric and actions that undermine the very freedoms we seek to protect. One spectacular case in point: MIT Linguistics has censored my seminar about language and linguistics for decolonization and liberation in Haiti, Palestine and Israel, but at the same time MIT appeals to “academic freedom” to condone research projects at MIT that serve Israel’s ongoing genocide of Palestinians, as recently documented in the Coalition of Palestine’s research primer titled, “MIT Science for Genocide.”

Sampan: You’ve lived in Haiti and the U.S. Given your perspectives on both, are you concerned about our nation’s future?

DeGraff: Having lived in Haiti and the U.S., I’ve seen the struggles of people in both places. (But) today feels different in many ways—there’s more polarization, but also more awareness and activism. I’m hopeful, because I see young people stepping up, questioning systems, and demanding better. Change is slow, but it’s possible. Remember the 1960s and the 1970s, and the protests against Vietnam. Remember Noam Chomsky’s essay in 1967, already, “The Responsibility of Intellectuals.” Palestine is the new Vietnam.

Chinatown Square Could See Big

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is now undergoing a redesign process to transform it into a permanent open space, a process started in July by the Boston Transportation Department.

Christmastime festivities aside, the transformation of Phillips Square could have long lasting consequences for Chinatown's role as a hub for the region's Asian Americans and Asian immigrants, its minority-owned businesses and of the shape of the very neighborhood itself. And it will all be built on a storied past that included times of turmoil, redevelopment, decay and activism. Today, Chinatown's needs are connected to these past histories of displacement, and shaped by new threats as well – an unchecked climate crisis, runaway rents, and gentrification.

“Since November, we have directly spoken to more than 100 community members and leaders to gauge their hopes, needs, and vision for Phillips Square,” said Wenzheng Wang, the project lead at the Boston Transportation Department.

The City of Boston has allocated a half million dollars from the city budget to conduct the redesign process, which has been contracted to architecture firm Sasaki. Public engagement efforts are being led by CHIC, a community engagement consultant. Part of that effort includes the event that Sunday during which groceries were given away from Mayor Wu's office as staff from the design and engagement team—many of whom spoke Mandarin and Cantonese—invited attendees gathered to complete the Phillips Square Community Survey. The survey aimed to gather comprehensive community views, polling event attendees on their vision for the space, desired programming events, and prioritization of amenities. Potential improvements included practical features like water sprayers to combat extreme summer heat, outdoor fitness equipment and a community bulletin board.

In discussing the future of the site, several attendees noted that the plaza's story is deeply rooted in Chinatown's complex history of resilience and displacement. Phillips Square as a public space was enabled in 2019 by reducing car lanes. The area had long been a major traffic spot in the neighborhood – since 1894 when Boston city officials widened the street on Harrison Avenue, demolishing homes and businesses in the process. These efforts were explicit attempts to erase the neighborhood. As previously covered in *Sampan*, *The Boston Daily Globe* even predicted in 1893 that Chinatown would “disappear forever in the official march of progress...”

Despite these challenges, the neighborhood endured. Chinatown's perseverance is a testament to the community's activism, which was tested again and again over the decades later during the constructions of the Central Artery (and its deconstruction), of area hospitals, and of several high-rise towers.



Phillips Square now even harbors a physical symbol of the neighborhood's past, embodied in its two white marble fu lion statues. These statues were a gift from Taiwan to Boston Chinatown in 1982. They were later taken during the Big Dig by a contractor who dismissively labeled them “construction waste” and kept them in his house. After outcry from Chinatown community members, they were returned.

These statues symbolize the complex legacy of the Big Dig, simultaneously reflecting the urban renewal era's historical disruption of Chinatown and capturing residents' current concerns about ongoing urban development and displacement due to gentrification.

At the engagement event, Baolian Kuang and Roulin Wu from the Chinese Progressive Association shared concerns about worsening environmental conditions including extreme heat in the summer months and poor air quality caused by traffic. In addition to discussing the plaza, the two expressed concerns about the potential 25-story hotel proposed for development directly across the street at 15-25

Harrison Ave., where the old See Sun market was located. They said that the proposed hotel represents a pattern of real estate development in the neighborhood that does not meet the needs of long-time Chinatown residents, such as the workers who staff the neighborhood's shops, restaurants, and bakeries. They highlight that these essential workers' struggle to afford to live in the neighborhood, and that what Chinatown needs is affordable housing rather than more commercial development.

Kuang and Wu also noted that Phillips Square is already surrounded by tall buildings that trap air pollution and worsen air quality, which has contributed to disproportionately high rates of asthma among Chinatown residents. Phillips Square's location at the historic northern entry to Chinatown has opened the park redesign process and nearby development initiatives to scrutiny from residents, too.

In response to a question about whether the redesign can address gentrification concerns, Wenzheng Wang from the Boston Transportation Department noted “We envision

Phillips Square to be the new ‘Northern Gateway’ of Chinatown. By providing a vibrant and attractive space for Chinatown residents and businesses, we hope that this space will stabilize the northern section of the neighborhood.”

The effort all stems from a five-year-old broader city-wide initiative to increase green space. The city in 2019 hired the design firm Kyle Zick Landscape Architecture (KZLA) to design the plaza, in the style of “tactical urbanism”, which is described as “a design approach that implements low-cost, temporary improvements that aim to explore a potential long-term solution.” The public plaza, originally conceived as a “pop-up” space, features a colorful, painted ground the firm claims is inspired by the traditional Chinese landscape painting style of Shan Shui. Furnished with plastic, modular furniture and planters decorated by local youth, the space was initially designed as a temporary intervention.

Having outlasted its intended three-year lifespan, the Phillips Square plaza is now showing signs of wear – evidenced by the graffiti covering some of

Change

the green, plastic benches. All natural elements of the park are in removable planters and many of the plants appear to be in poor condition. The trees also provide minimal, if any, shade in the summer. The Boston Transportation Department's intent to transform Phillips Square from a temporary to a permanent park raises questions of whether permanence will be reflected in more durable landscaping, benches, and other park features.

Some Chinatown grassroots organizations have called for the space to be transformed into permanent green space. They highlight the lack of access to green space for Chinatown residents and environmental justice concerns such as disproportionate exposure to extreme heat. The 2019 site plan presented to community members depicted robust tree coverage in planters. However, only a few small trees are present.

Wenzheng Wang at the Boston Transportation Department noted that structural conditions may constrain potential for permanent landscape features such as street trees, which require deep soil beds for tree roots. According to Wang, Phillips Square has complex underground infrastructure, including near-surface utility pipes and hollow sidewalk passages that add to the site's subterranean complexity. The Boston Transportation Department is currently conducting an underground utilities survey. However, he noted that his team is "actively seeking to implement green infrastructure to combat pollution and stormwater runoff in Chinatown... and exploring the possibility of adding elements that could help combat extreme heat events in Chinatown."

But not everyone is optimistic about the square.

One neighboring business owner told a Sampan reporter that while the plaza has not increased visitors to her business, she does see people frequent it to eat lunch.

And Helen Kwong Chin, co-director of the Chinatown Business Association, which represents around 70 businesses and associations, voiced reservations about the plaza's current state, and its future implications for local businesses. In an interview, she candidly expressed her concerns:

"I don't see people sitting there. It's dirty, nobody is upkeeping that area. It is taking up parking space."

She further noted the practical challenges for local businesses, highlighting that, "it's very hard for delivery trucks to come down the street and make deliveries."

Boston's urban planning strategy, which includes the upcoming redesign of Phillips Square, will have major significance for Chinatown residents. The city's decisions on the development of Phillips Square and the surrounding neighborhood -- and the extent to which they address core Chinatown issues of climate crisis and gentrification -- may be a harbinger of the direction of urban changes yet to come.



PHILLIPS SQUARE: This is one of the areas eyed for redesign by the city. Photo by Sun/Voss Lee.

Kairos Shen Has Big Visions for Chinatown

**Interview by Ryan C. Lundgren,
written by Sampan Staff**

Kairos Shen is a familiar face to anyone who follows development in the city. During his lengthy career, Shen worked from 1993 to 2015 at the city's development and planning agency, at the time called the Boston Redevelopment Authority. Before leaving the BRA, he rose to the rank of director of planning, wielding influence over development in the city -- including for the Rose Kennedy Greenway, the South Boston Waterfront Innovation District, and the renewals of Fenway Park and Nubian Square. His tenure included key projects that changed the face -- and skyline -- of Chinatown, too.

In the years since, he was the executive director of the Center for Real Estate at the Massachusetts Institute of Technology, where he had earlier earned a Master of



KAIROS SHEN, chief of planning for the Boston Planning and Development Agency

Architecture.

Now, he's back.

Shen is Boston's new chief of planning, overseeing "community-

engaged" planning, major real estate development regulations, and management of the Boston Planning and Development Agency's more than 20 million square feet of real estate property. Sampan spoke with Shen recently at length about his views on development opportunities in Chinatown, his vision for the neighborhood, how to increase community engagement, and more. Following is an edited version of that conversation.

On Chinatown's History With Development

I'm well aware of the development pressures and how the community has (had to) leverage benefits from the major developments that were occurring, starting from the '90s to 2015, while I was at the BRA. And I know that there have been great

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Interviews

Longtime City Development Leader Sees Value of Chinatown Businesses, Housing

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 successes in that. But Chinatown leadership has had to actually flex its political muscle to get what the community deserved in those discussions. Mayor Wu's idea is that we don't always have to be in an adversarial role with the development community to actually get them to make (needed) commitments and investments in places like Chinatown.

On Communicating With Chinatown

I recognize that sometimes discussions on planning, and specifically, discussions around development proposals, have not felt like they've been really, truly open to citizens and residents of Chinatown. But I think that we have created a new infrastructure, and the mayor has made a clear commitment to making sure that that process is more open and more democratic and reflective of the kinds of concerns that we hear from community members. This is actually part of a much more expanded Department of Communication and Engagement that never existed when I was here in the previous agency that ran and managed development.

And I think that with our investment in staff and infrastructure, we are hoping to make significant gains in engaging the community. I've already reached out to some of the community groups and talked to them about visiting with them and actually getting reacquainted to the issues.

... There's still a lot of reliance on

good word of mouth communication in Chinatown. So one concrete way to improve communication is to actually work with many of the existing nonprofit and community service organizations, and there's an abundance of them in Chinatown, and to use them to help us communicate in Chinese and Vietnamese. We recognize that we need to do a better job and that the current means we're using may not be effective; It's our responsibility to get to them.

On What makes Chinatown special

We still have one of the most vibrant Chinatowns in the country. And, I think that we have a lot to build on in Chinatown, and that, I think, puts us in a really good place compared to some other cities in the U.S.

Chinatown is ... still a critical center – even among the emerging new centers for Asian Americans like Quincy and Malden. That is because, in spite of all of the bad things that might have happened in development and planning over the decades, we've always invested in building affordable housing (through community-development partnerships). So unlike other Chinatowns in say Philadelphia and D.C. – I would say we are more vibrant because there are actually Asian Americans, multi-generational Asian Americans that live, work and spend their entire lives in Chinatown. It's possible to do that. Now, I think there's no question that the other important thing that has anchored our Chinatown is the commercial part of Chinatown, which are the restaurants and businesses.

Challenges to Chinatown

I think one of the big challenges going forward in Chinatown is to make sure that we continue to not take the businesses, the Asian American businesses, for granted. They need that kind of attention and support that other, downtown commercial businesses need.

Development Opportunities

As Chinatown is at the southern edge of Downtown core, the future is mixed use. One of the nice things is that Chinatown has had a lot of investment, housing investment, both from nonprofits building affordable housing and lower mixed income housing, as well as luxury housing along Washington Street along Stuart and Kneeland streets. We've seen ... a bunch of big sort of market rate projects that, you know, as much as they delivered some affordable housing units, have brought in many new residents.

Some Chinatown residents, I think, are fearful that (luxury projects) would potentially push them out. I think that we are going through a planning process right now that will actually create new zoning, and new zoning for the Chinatown area. I think that we know that we need to engage not only the residents of Chinatown, but the business owners of Chinatown to make sure that we can continue to create new housing and create new opportunities for mixed use.

There are many Chinatown businesses, actually, that are in mixed-use buildings on Beach Street and Harrison Avenue, right there on the corner of Harrison and Beach. There's actually significant office space. I think that new development, if they can incorporate both retail commercial office and then residential on top, I think that's great. I think we need to do that. Now, specifically, how many of these sites can accommodate the sort of big development that can have really, a mixed use all in one site? I think there's only a few limited sites – such as near Phillips Square, where Chauncey Street and Harrison Avenue come together at Essex Street.

That site ... at some point ... is a major development site that holds a great deal of opportunity. And actually, under Mayor Walsh, we did some of the planning that was to actually pedestrianize that leg of Chauncey Street. I would love to make that a real public space and as a common for the commercial side of Chinatown. So, in a way, the hotel that has been proposed at the site of the (old See Sun Market on Harrison Avenue) would be creating a frontage for this commercial space. We need to do more work in thinking about the potential opportunities of what the redevelopment of that site would bring. And in the near future, if there's a redevelopment of the Verizon building, what all this will be and how this new set of development right on this little Phillip Square area, it could really be a new common for Chinatown.

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Interviews

Holistic Approach Needed to Heal: Refugee Trauma Doctor

By Jeffrey Millman

Dr. Lin Piwowarczyk, co-founder of the Boston Center for Refugee Health and Human Rights, has been working with torture victims and refugees for over 30 years. Specializing in the mental health evaluation and treatment of refugees and survivors of torture, she is currently the principal investigator for an Office of Refugee Resettlement grant addressing the holistic treatment of torture survivors. She spoke to Sampan at length about her life, her work, and what we can all do to protect human rights in a time of danger and uncertainty.

Sampan: First, can you provide some biographical information? Where did you grow up, what were your interests, and how did you ultimately get into psychiatry?

Piwowarczyk: I grew up in an immigrant family whose origins are situated in Poland. Many of my early memories in New Bedford date to my family's engagement with their community, their faith, and ethnic clubs which were the center of their social life. For over 20 years, my parents hosted a weekly radio program called "Polish Happy Time," on WNBH-AM. I always found family activities, being out in nature and physical activities, especially hiking and kayaking, engaging. I actually attended medical school in Poland. After returning to the U.S., I first completed a residency in Primary Care at Carney Hospital. Exposed to the many psychosocial issues that often affected health led me to complete a residency in Psychiatry at (what was then called) Boston City Hospital.

Sampan: Your work focuses on refugees, asylum seekers, and torture survivors. How did you become interested in this work?

Piwowarczyk: I was fortunate to complete a fellowship in international psychiatry with the Harvard Program in Refugee Trauma, which focused on work with refugees from Cambodia and Vietnam. This program concluded with an internship in Geneva at the United Nations High Commissioner for Refugees. At its conclusion, I returned to Boston City Hospital to begin an international mental health program working first with African asylum seekers. Seeing how such traumatized individuals could continue to love notwithstanding what they had gone through inspired me to continue this as my life work and contribute to the establishment of the Boston Center for Refugee Health & Human Rights.

Sampan: Among your areas of expertise is the impact of torture. You wrote in a Boston Globe editorial in 2014 that "there can be no exceptions as it relates to torture or ill treatment, as to do so places us all in peril." What are some of the effects torture has on victims? Further, how do it make all of us less safe?

Piwowarczyk: The act of torture is meant to terrorize communities and make them silent. It endangers us as it can be used to suppress opposing ide-



THE WHOLE BEING: Dr. Lin Piwowarczyk, co-founder of the Boston Center for Refugee Health and Human Rights. Sampan staff photo by Ben Lee

ologies. This unique trauma can affect its victims psychologically, physically, socially, as well as existentially. Such trauma can affect our ability to trust as when mediated by states or even neighbors with complex humanitarian disasters, it represents extraordinary betrayal. Chronic pain can be a constant reminder as well as feelings of depression, anxiety and hopelessness. This is why programs that are holistic are needed to bring healing: primary care, mental health services (individual and group treatment), case management, career development services and English classes as needed in addition to subspecialty services.

Sampan: You are also one of the founders of the Boston Center for Refugee Health and Human Rights. In your experience, what health services are asylum seekers most in need of? What more can we be doing to improve the immigration process for asylum seekers?

Piwowarczyk: There is a tendency to see asylum seekers as nebulous group of thousands without truly seeing them as individuals who have experienced trauma in their countries of origin, in transit and even after coming to the United States. The immigration process is in need of greater staffing both in terms of immigration officers and immigration judges to address the extraordinary delays and the "last in, first out" policy which has exacerbated asylum wait times. There is a tendency to dehumanize individuals who fundamentally are seeking safety.

Sampan: As a practicing clinician, you have also presented on spirituality in clinical encounters. Why is spirituality important to consider, and as a clinician how do you handle differences in spiritual beliefs?

Piwowarczyk: Across many faith traditions, we recognize that spirituality is often a source of hope and often fortitude. At its core, trauma can challenge how we understand the world. Shaking this fundamental foundation can result in feelings of hopelessness and despair. Being grounded in one's faith can pro-

vide a source of individualized support in addition to community support. Coming from collectivistic cultures, one's faith community is often central to life's activities and journey. Reconnecting with a community can contribute to the healing process as "one is seen".

day in the United States. What are some policies – on a local or national level – that you would like to see developed to address the issues you've worked on in your career?
By all accounts, it would appear that we may be entering a very challenging time. Meeting patients where they are at and being attuned to their concrete reality are critical. It becomes important to remind folks of the resilience that was required to survive trauma and to come to the United States. We had many immigration challenges after Sept. 11. Through working together as programs in collaboration with communities we were able to not only survive but to thrive. My hope is that the U.S. will continue to be a beacon and uphold its commitment to the UN Declaration of Human Rights Article 14 which speaks of the universal right of all people to seek and enjoy asylum from persecution.

Sampan: What can ordinary citizens like me do to support the work you and others are doing?

Piwowarczyk: Please reach out to agencies and programs serving refugees and asylum seekers. Material and financial support can be very important and helpful. Consider volunteering with the many advocacy opportunities which are going to arise at this very time.

Sampan: We're speaking on election

Affordable Housing Lottery Alexan Peabody

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

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Twenty-Three 2 Bedrooms - \$2,674; Five 3 Bedrooms - \$3,068

*Rents subject to change in future years. Tenants will pay for electric cooking, heat, hot water, electricity, water, and sewer. One parking space is included for residents. Pets are permitted, subject to restrictions.

Alexan Peabody is a brand new 180-unit apartment community located in Peabody. Forty-five (45) affordable units will be made available through this process to households earning no more than 80% of the Area Median Income. The affordable apartments are located throughout the building and provide finishes identical to the market rate units. Amenities include an expansive exterior courtyard with a resort-style pool and sun deck, clubhouse with a game room and work lounge, a fitness/wellness center, bike storage, and a dog park with pet wash stations. The community is conveniently located near both Routes 1 and 95, providing easy access to many local shops and restaurants.

Maximum Household Income Limits

\$91,200 (1 person), \$104,200 (2 people), \$117,250 (3 people)

\$130,250 (4 people), \$140,700 (5 people) \$151,100 (6 people)

Public Info Session: January 21, 2025 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: February 19, 2025 at 2:00 pm

Applications may be completed online, emailed to info@sebhousing.com, or mailed to SEB Housing, Re: Alexan Peabody, 257 Hillside Ave, Needham, MA 02494

Lottery: March 11, 2025 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 Alexan Peabody 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.

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YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:

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



Review of 'The Message'

Continued from page 2

with reporting on disreputable 19th century researchers like Josiah Nott and Samuel Train Dutton, whose fervent drive to erase African people from lands like Egypt would have damaging repercussions for generations to come. Once Coates reaches Dakar, in Africa, he reflects that "I felt as if I had somehow beaten history itself."

Of course, we never beat history. It simply laps back onto us like waves on a beach. It comes in strong, bashes our senses, then retreats to fight another day. It comes back even stronger if we fail to remember its initial power or put the

lessons into context. Perhaps the bottom line of *The Message*, (a title that evokes the eponymously titled 1982 Grandmaster Flash and the Furious Five song, whose opening reminds us "It's like a jungle out there/sometimes I wonder how I keep from going under," can be understood in a line from "Bearing the Flaming Cross," which recounts the censoring of *Between the World and Me* :

"History is not inert but contains within it a story that implicates or justifies political order."

As we enter the unknown and still unclear political world of 2025, this is a lesson we should all remember.

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CITY of BOSTON



仅限两居室公寓开放候补名单

我们的 HUD 第 8 部分基于项目的代金券计划(HUD Section 8 Project-Based Voucher program)的候补名单将于 2025 年 1 月 2 日至 22 日开放, 该计划提供两居室公寓。有兴趣的申请人可在此期间申请, 以便有机会通过公平的抽签系统被列入候补名单。

收入资格要求如下:

人数	最高年收入 (AMI 的 50%)
1 人	\$57,100
2 人	\$65,300
3 人	\$73,450
4 人	\$81,600

您可以在所列日期和时间通过 qagapp@cjmanagement.com 或拨打 781-335-1293 与我们联系。或者, 您也可以亲自前往 Queen Anne's Gate 办公室, 地址: 148 Colonel's Lane, Weymouth, MA。

申请领取日期和时间:

- 周一、周二、周四和周五 (2025 年 1 月 2 日至 22 日): 上午 9 点至下午 4 点
- 2025 年 1 月 11 日星期六: 上午 10 点至中午 12 点
- 2025 年 1 月 16 日星期四: 上午 9 点至下午 7 点

请确保在 2025 年 1 月 22 日下午 4 点之前提交申请, 以确保您能参加抽签。请使用以下方法之一:

- 送至管理处
- 发送电子邮件至 qagapp@cjmanagement.com
- 传真至 781-331-5425
- 如果通过美国邮政寄送, 邮戳日期为 2025 年 1 月 22 日

我们的抽奖将于 2025 年 2 月 12 日上午 11 点以远程方式举行。

如需更多信息、语言帮助或为残障人士提供合理便利, 请联系 Queen Anne's Gate 办公室, 电话: 781-335-1293 | TTY: 711。

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由 CMJ 管理公司专业管理



Job Corner

City of Brockton

Position: Garage attendant , PT

High School diploma or equivalent, one years paid experience in customer service, one years paid experience in operating a cash register, snow equipment, power tools and hand tools.

To apply: <https://brockton.interview-exchange.com/candapply.jsp?JO-BID=183278#pageTop>

Salary : \$18.77 - \$23.08 per hour

Saint Rock Haiti Foundation

Position: Director of Development, FT, Hybrid

Must be within 1.5 hours commuting distance from Milton, MA

Bachelor's degree

5+ years' experience working in an annual giving, institutional giving or related fundraising role

Experience using donor management/prospect tracing software (CRM); Salesforce a plus.

To apply, Applicants should submit a resume, writing sample, and cover letter to resumes@saintrockhaitifoundation.org. To ensure the timely review of your application, put "SRHF DoD" in the subject line of your email.

Salary : \$80,000 annually.

2Life Communities

Position: Fitness Specialist, FT

Degree in Exercise Physiology, Exercise Science, or Health & Fitness required
Ability to work well with older adults, including those with cognitive or physical impairments

Ability to listen and establish trust and remain non-judgmental

Computer literate- Microsoft Office, Google WorkSpace, & Salesforce

Salary: \$24.00 To \$25.00 Hourly

Apply at: <https://workforcenow.adp.com/mascsr/default/mdf/recruitment/>

Boston Medical Center, MA

Position: Prior Authorization Specialist , FT, Remote

High school diploma or GED required.
Associate's Degree or higher preferred.
3-5 years of office experience, specifically in either a high volume data entry office, customer service call center or health care office or hospital administration is required.

Experience using Insurance payer websites (i.e Blue Cross Blue Shield, Medicare, etc.)

Apply at www.jobs.bmc.org

Contact: Caroline Cafer, 617-414-7066, caroline.cafer@bmc.org

Position: Manager Cybersecurity Program, FT

Bachelor's degree in Computer Science, or related discipline, or equivalent experience, required
CISSP Required.

Minimum of 5 years of Information Security and Cybersecurity related experience is required for this position.

3-5 years of supervisory experience required.

Demonstrated experience with Cybersecurity Risk Management and Enterprise Security Frameworks is required

Apply at www.jobs.bmc.org

Contact: Caroline Cafer, 617-414-7066,

caroline.cafer@bmc.org

Position: Patient Access Rep; Weekend Nights, PT

Must be a high school graduate or have a GED.

Required: 1-2 years of relevant experience (one of which in admitting, medical office, managed care or insurance).

Apply at www.jobs.bmc.org

Contact: Caroline Cafer, 617-414-7066, caroline.cafer@bmc.org

Position : General Service Technician II - Plumber, FT

Graduation from high school (or GED), supplemented by completion of a Union, private (in-house), military, or trade school apprenticeship program that includes related theory and on-the-job work.

Massachusetts Plumbing License required, and three to five years of specialty experience.)

At least three years as a journey-level plumber in either a residential, commercial, industrial, or facilities operations setting, experience in medical/laboratory setting a plus.

Apply at www.jobs.bmc.org

Commonwealth of Massachusetts

Position: Central Office Receptionist, FT

Applicants must have at least (A) three years of full-time, or equivalent part-time, experience in office work, or (B) and equivalent combination of the required experience and the substitutions below:

I. A diploma as evidence of graduation from the commercial or business course of a recognized high school or vocational/technical high school may be substituted for a maximum of one year of the required experience.

II. A diploma as evidence of graduation from a course other than the commercial or business course of a recognized high school or vocational/technical high school or possession of a Massachusetts high school equivalency certificate may be substituted for a maximum of eight months of the required experience.

Salary: 48,776.00 - 64,681.50 Yearly

Apply: <https://massanf.taleo.net/careersection/>

Position: Record Management Clerk , FT, Boston

Applicants must have at least four years of full-time, or equivalent part-time, experience in office work, of which at least one year must have been in a supervisory or administrative capacity.

Salary: 52,565.76 - 72,697.04 Yearly

Apply at: <https://massanf.taleo.net/careersection/>

Position: Medication Administration Program (MAP) Coordinator , FT Boston

Applicants must have at least three years of full-time, or equivalent part-time, experience as a registered nurse in a recognized hospital, clinic or medical facility and of which at least two years must have been in a supervisory, administrative, or managerial capacity.

Salary: 102,746.80 - 171,449.46 Yearly

Apply at: <https://massanf.taleo.net/careersection/>

Position: Registered Nurse III, FT, Boston

Applicants must have at least one year of full-time or equivalent part-time experience as a registered nurse in a recognized hospital, clinic or medical facility, and six months of which must have been in a supervisory, administrative or managerial capacity.

Knowledge of the problems in providing nursing services in a general/psychiatric setting.

Knowledge of the principles and practices of supervision including planning and assigning work according to the nature of the job to be accomplished.

Ability to participate in a multidisciplinary team.

Salary: : 90,304.24 - 150,686.38 Yearly
Apply at: https://massanf.taleo.net/careersection

Position: Program Director, FT Boston

Applicants must have at least five (5) years of full-time or, equivalent part-time, professional, administrative, supervisory, or managerial experience in business administration, business management, public administration, public management, clinical administration or clinical management of which at least one (1) year must have been in a project management, supervisory or managerial capacity.

Salary: 88,182.79 - 135,742.36 Yearly
Apply at: https://massanf.taleo.net/careersection

Position: EVS Hospital Cleaner, FT, Boston

Ability to read, write, speak, and comprehend English to communicate effectively with a diverse group of employees, supervisors and visitors.

Skilled in the ability to follow oral and written instructions/directions.

Talent for establishing and maintaining harmonious working relationships and dealing tactfully with others.

Working knowledge of the methods, materials, tools and equipment used in general institution/hospital housekeeping work.

Salary: 38,620.14 - 48,837.36 Yearly

Apply at: https://massanf.taleo.net/careersection

Boston Public School

Position: PeopleSoft Developer, FT

Bachelor's degree in computer science or related technical degree, or equivalent combination of education and related experience

5+ years of PeopleSoft development experience

5 years of overall technical experience in system design, project development, and production support of large applications/systems

Minimum of 2 years of technical experience with PeopleSoft HCM 9.2 and PeopleTools 8.58 or above.

Salary: \$128,951.00

Website: <https://www.bostonpublicschools.org/>

Contact Info: Recruitment@BostonPublicSchools.org

licSchoosl.org

Position: Family Resource Specialist , FT

bachelor's degree or two to five years experience in the education and/or youth development field.

Computer literacy and capacity to conduct data analysis and research to develop strategic outreach to benefit multilingual/immigrant families and communities.

Expertise in transforming complex legal and technical terminology from state and federal agencies into guidance comprehensible to families.

Strong interpersonal skills, including the ability to work with diverse groups of people.

Position: Teacher - Social Studies, FT

Hold a Bachelor's degree.

Hold a valid Massachusetts Teaching License for the content and grade level in Social Studies

Meet all state and federal guidelines in order to be fully licensed and "Highly Qualified."

Ability to meet the "Dimensions of Effective Teaching" established by the Boston Public Schools as outlined above.

Website: <https://www.bostonpublicschools.org/>

Contact Info: Recruitment@BostonPublicSchools.org

Position: Part-time Cafeteria Attendant, 7-HOURS-Henderson Lower Inclusion-7:00-2:00

High school diploma or GED required
ServSafe Food Handlers Certificate
Website: <https://www.bostonpublicschools.org/>

Contact Info: Recruitment@BostonPublicSchools.org

Position: School Lunch Monitor, 3hrs per day

Must be a Boston resident

Website: <https://www.bostonpublicschools.org/>

Contact Info: Recruitment@BostonPublicSchools.org

Position: Cafeteria Manager, FT

high school diploma or GED required
Must be Food Safety certified (ServSafe)

Passing grade on Manager's Proficiency Exam (administered by FNS)

Salary: \$19.85

Website: <https://www.bostonpublicschools.org/>

Contact Info: Recruitment@BostonPublicSchools.org

Tufts Medical Center-Boston, MA

Position: Linen Aide II, FT

Hours: 40 hours per week

Weekends and Holidays required

High school or equivalent

Website: tuftsmedicalcenter.org

Position: Cook, FT, Boston

One year of related experience in a food services environment or restaurant.

Website: tuftsmedicalcenter.org

Position: Parking Services Coordinator 1, FT

High school diploma or equivalent.

Website: tuftsmedicalcenter.org

MIT Suspends Student 'Banned' Over Essay

By Adam Smith

The South Asian American doctoral student at MIT who was effectively banned from the university's campus over an essay he wrote related to Palestinian activism has been suspended until January 2026, according to the student.

But Prahlad Iyengar, a second-year electrical engineering PhD. student, was not suspended for his essay that drew media attention over the past month. Instead, he told the Sampan in an interview this week, that while he is still "banned" from the university because of his article, his suspension was for an unrelated charge leveled by the Massachusetts Institute of Technology that pertained another time he protested the massive death toll in Gaza. Iyengar said he learned on Dec. 4 that he was suspended because of an incident during an MIT-sponsored career fair in which Iyengar and several other students questioned representatives of the military contractor Lockheed Martin about the use of its weapons by the Israeli military. He said the university accused him of "harassing" recruiters, disorderly conduct and other behaviors, and suspended him based on those charges. Iyengar, however, disputes the accusations, and maintains that campus police were present, but claims they never told him to leave, even

after he asked several times whether he was allowed to stay in the area. He said he filed a formal appeal with the chancellor on Dec. 11 and is pursuing legal options.

MIT told the Sampan it can not comment on individual matters per university policy. Lockheed Martin did not respond to an email seeking comment.

Earlier this fall, MIT banned Iyengar from campus over an academic essay he wrote in "Written Revolution," a student publication of which he's also a chief editor. The essay, "On Pacifism," examines historic examples of pacifism, and includes examples of the self-immolation of a Buddhist monk in Vietnam, the anti-apartheid movement in South Africa and pro-Palestinian protests. But the article came under fire by MIT administration because it includes reproduced imagery from the Popular Front for the Liberation for Palestine, a U.S.-listed terror group, and a declaration that it's time for the Pro-Palestinian movement "to begin wreaking havoc."

The university was originally going to bundle several complaints together, including the magazine article, the incident at the career fair and Iyengar's email objecting to work at an MIT lab that he says is associated with drone technology used by the Israeli military. But instead - af-

ter several stories came out about MIT's banning of the student for the article and its free speech implications - the university only focused on the first complaint, he said.

Iyengar said he rejects the accusations of harassment.

"There were several people - not just me - who stood in line at the Lockheed Martin booth at the career fair and spoke to the recruiters. We talked about some of the ongoing projects of Lockheed Martin and then toward the end I made some commentary about how I don't really feel like defense work is really justified, especially because of the ongoing genocide in Gaza."

After that, he said, the recruiters decided to talk to students one at a time in a private room, and he was led to believe he was to be called in to talk with a second recruiter. So, he waited around at the event and then no one offered him a chance to talk. He said he asked MIT police, several times whether he was allowed to be there and was given no clear answer, so he said he waited. He said they never told him to leave, despite MIT's later claim that he was harassing the career fair staff.

"I was not disorderly in any way, I was just waiting ... in line," he said.

The Sampan was unable

to verify his depiction of the event.

The student said that he feels he's now in limbo at the university, because though his suspension is not effective while it awaits appeal his ban from the university is.

Still, Iyengar said he stands by his essay and that while it was provocative, he rejects the idea it was in support of terrorist activity, as he said MIT

officials had charged. He said his wording was deliberately abstract and part of his larger analysis of the limits of pacifism in protesting the violence in Palestine.

"I'm not making any specific call to do anything; I'm not in charge of any movement. I'm not somebody who (has the power) to direct other people to do things."

申请截止日期 2025年1月27日下午5点

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竣工日期: 2025年2月
Cape View Way 是一栋全新的 42 套公寓开发项目, 位于科德角运河北侧的伯恩萨加莫尔海滩村。Cape View Way 靠近许多便利设施, 为居民带来便利, 毗邻消防站、美国邮政局办公室、餐厅、健身房和杂货店。

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我们将通过 ZOOM 举行虚拟抽签信息会议, 以解释申请流程并提供有关开发的更多详细信息。
2024 年 12 月 19 日下午 6:00

注册参加信息发布会:

单元数量	单元大小	单元计划	最低收入	租金 (含暖气和热水)
6	2 间卧室	30% AMI- MRVP	不适用	家庭收入的 30%
2	3 间卧室	30% AMI- MRVP	不适用	家庭收入的 30%
5	2 间卧室	30% AMI- Sec 8	不适用	家庭收入的 30%
3	3 间卧室	30% AMI- Sec 8	不适用	家庭收入的 30%
9	1 间卧室	60% AMI	\$34,176	\$1,288
17	2 间卧室	60% AMI	\$41,016	\$1,529

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30% AMI	\$26,580	\$30,390	\$34,170	\$37,980	\$41,040	\$44,070
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• 下开普办公室: 78 Route 6A, Orleans, MA 02653
• 住房援助办公室、伯恩市政府 (Bourne Town Hall) 和伯恩公共图书馆均提供纸质申请表。
所有地点均可使用。
如需帮助或索取申请表, 请拨打 508-771-5400 TTY (所有线路) 或发送电子邮件至 lotteries@haconcapecod.org。

申请截止日期 2025 年 1 月 27 日下午 5 点

Affordable Housing Lottery
Alexan Waltham
79 Pond Street, Waltham, MA

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:

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

Affordable Rent Amounts
60% AMI Units: Six 1BRs \$1,741, Four 2BRs \$2,080, Four 3BRs @ \$2,395
80% AMI Units: Two Studios \$2,200, Twenty-Four 1BRs \$2,347, Eleven 2BRs \$2,808, Two 3BRs \$3,235
Tenants will pay for electricity, which is also used for heat, cooking, and hot water. Water, sewer, and a parking space are included in rent. Pets are permitted, subject to restrictions. Rents for future years are subject to change.

Alexan Waltham is a brand-new rental development located in Waltham. The property will contain 210 total apartments with 53 affordable units that will be rented to households with incomes at or below either 60% or 80% of the area median income through this application process. 14 of the affordable units will be available to households with incomes at or below 60% of the area median income, while the remaining 39 units will be rented to households with incomes at or below 80% of the area median income. Community amenities include a large clubhouse with a resort-style pool and sun deck, a modern fitness center, bike storage, dog park, and pet washing stations. The project will offer residents either surface or covered parking and is a half mile from the Waltham Commuter Rail Station and adjacent to Wayside Walk/Bike Trail. Units are expected to be ready for occupancy in March 2025.

Maximum Household Income Limits - 60% AMI Units
\$68,520 (1 person), \$78,360 (2 people), \$88,140 (3 people)
\$97,920 (4 people), \$105,780 (5 people), \$113,640 (6 people)

Maximum Household Income Limits - 80% AMI Units
\$91,200 (1 person), \$104,200 (2 people), \$117,250 (3 people)
\$130,250 (4 people), \$140,700 (5 people) \$151,100 (6 people)

Public Info Session: January 16, 2025 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: February 17, 2025 at 2:00 pm. Completed applications are due by this date.

Lottery: March 4, 2025 at 6:00 pm 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 Alexan Waltham on the SEB Housing YouTube channel.

For Lottery Information, Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900x1 to 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.

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

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NORTH SHORE

Andover Andover Commons (978)470-2611 30 Railroad Street	Saugus Saugus Commons (781)233-8477 63 Newhall Avenue	Billerica The Val (978) 584-8000 164 Lexington Road	Somerville Union 346 (617)812-2047 346 Somerville Ave	West Broadway Homes (617)269-1545 73 Crowley Rogers Way
Lynnfield Lynnfield Commons (781)592-6800 375 Broadway	Woburn Kimball Court (781)933-9900 7 Kimball Court	Lowell Massachusetts Mills (978)970-2200 150 Mass Mills Drive	Amesbury The Heights (978)388-0671 36 Haverhill Road	Chelsea Parkside Commons (617)884-2400 100 Stockton Street

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Weymouth The Ledges (781)335-2626 1 Avalon Drive	Taunton Mill Pond Apts (508)824-1407 30 Washington St	Hanover Hanover Legion (781)871-3049 Legion Drive	Plymouth Redbrook Apartments (508)224-4444 220 Wareham Rd	North Andover Stevens Corner (978)794-1800 75 Park Street
The Commons at SouthField (781)340-0200 200 Trotter Road	School Street Apts (508)823-1299 31 School Street	Fall River The Academy (508)674-1111 102 South Main St	Hingham Lincoln School Apts (781)749-8677 86 Central St #416	Brockton Brockton Commons (508)584-2373 55 City Hall Plaza
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CENTRAL MASS

Worcester Canterbury Towers (508)757-1133 6 Wachusett Street	Webster Sitkowski School (508)943-3406 29 Negust Street
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New Hampshire

Nashua
Amherst Park
(603)882-0331
525 Amherst Street

Rhode Island

W. Warwick
Westcott Terrace
(401)828-1490
319 Providence Street

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

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www.jmcandco.com

To place a call using Mass Relay, dial 711

Events Calendar

Science and Democracy

Date: Thursday, January 9

Time: 7:00 pm

Address: Museum of Science , 1 Science Pk, Boston, MA 02114

Event Link: https://www.mos.org/events/science-and-democracy?et rid=1920138385&s_

Join the Museum of Science for an evening of community and dialogue on democracy and science.

Price: Free with registration

Boston New Year's Eve 2025: Fenway All Access

Date: December 3

Time: 7pm

Address: Game On! 82 Lansdowne Street Boston, MA 02215

Event Link: <https://www.eventbrite.com/e/boston-new-years-eve-2025-fenway-all-access-tickets>

Celebrate New Year's Eve 2025 by joining the largest NYE celebration in MA!

Price: Varies based on ticket type

16th Annual Festival of Trees

Date: Sunday, December 22 •

Time: 11:30am - 12pm

Address: The Garden at Elm Bank, 900 Washington St Wellesley, MA 02482

Event Link: <https://www.eventbrite.com/e/16th-annual-festival-of-trees-tickets->

Celebrate the season at the Garden at Elm Bank with dozens of trees, Snow Village model trains, garden lights, hot cocoa, and s'mores!

Price: Varies based on ticket type

José Mateo Ballet Theatre's The Nutcracker

Date: Saturday, December 21

Time: 7 - 9pm

Address: Strand Theatre, 543 Columbia Road Boston, MA 02125

Event Link : <https://www.eventbrite.com/e/jose-mateo-ballet-theatres-the-nutcracker-tickets->

Be dazzled by the beauty of "The Nutcracker." Join us for a breathtaking performance filled with stunning choreography, dazzling costumes, and a captivating score.

Price: \$25 – \$90

BOSTON | Candlelight CircleSing

Date: Sunday, December 22

Time: 6:30 - 9pm

Address: Spontaneous Celebrations, 45 Danforth Street Boston, MA 02130

Event Link: <https://www.eventbrite.com/e/boston-candlelight-circlesing-tickets-1104122362709?>

Sing by the firelight as part of a one-night ensemble exploring spontaneous songs, rhythms & harmonies as we give voice to the fire within

Price: Varies based on ticket type

Brunch Buffet with Santa

Date: Sunday, December 22

Time: 11am - 2pm

Address: Premiere Broadway, 517 Broadway Somerville, MA 02145

Event Link: <https://www.eventbrite.com/e/brunch-buffet-with-santa-tickets-1076568979799?aff>

Join and enjoy a jolly good time at Premiere Broadway at a Brunch Buffet with Santa! Bring the whole family for a delicious meal and meet the man in red himself.

Price: Varies based on ticket type

Celtics vs. Pacers Watch Party @The Greatest Bar

Date: Friday, December 27

Time: 7:30pm-2am

Address: The Greatest Bar, 262 Friend Street Boston, MA 02114

Event link: <https://www.eventbrite.com/e/celtics-vs-pacers-watch-party-the-greatest-bar-tickets->

Come to watch the Boston Celtics battle the Indiana Pacers and stay for our afterparty!

Price: 0\$ -\$10

Boston Landing Holiday Bash ft. The Polar Express

Date: Sunday, December 22

Time: 11am - 3pm

Address: Roadrunner, 89 Guest Street Boston, MA 02135

Event Link: <https://www.eventbrite.com/e/boston-landing-holiday-bash-ft-the-polar-express-1222>

Get in the holiday spirit with the Boston Landing Holiday Bash by Joining for a magical night featuring the Polar Express, festive music, and holiday cheer for the whole family.

Price: Free, RSVP

KickBack Boston: 9 Year Celebration

Date: Sunday, December 22

Time: 2 - 7pm

Address: Hue Boston, 90 Exeter Street Boston, MA 02116

Event Link: <https://www.eventbrite.com/e/kickback-boston-9-year-celebration-tickets->

A brunch party to celebrate 9 years of KickBack Boston

Price: \$15

Comedy Party @ Democracy Brewing!

Date: Saturday, December 21 & 28

Time: 8:30 – 8pm

Address: Democracy Brewing, 35 Temple Place Boston, MA 02111

Event Link: <https://www.eventbrite.com/e/comedy-party-democracy-brewing-tickets->

Standup Comedy and craft beers brewed right in the heart of Downtown Boston

Price: Varies based on ticket type

Boston Meetup for the Entertainment Scene

Date: Friday, December 20 •

Time: 7 - 10pm

Address: Private Event Space Rental, Boston Boston, MA 02116

Event Link: <https://www.eventbrite.com/e/boston-meetup-for-the-entertainment-scene-december>

A night for creatives in Boston to connect over cocktails, conversation, and community!

Price: \$3.75 – \$7.50

Holiday Celebration Tastings at The Urban Grape Boston

Date: Sunday, December 22

Time: 1 - 4pm

Address: The Urban Grape, 303 Co-

lumbus Avenue Boston, MA 02116

Event Link: <https://www.eventbrite.com/e/holiday-celebration-tastings-at-the-urban-grape-boston>

Join for a back-to-back tastings at The Urban Grape in Boston to celebrate the holidays + get all your last-minute shopping done.

Price: free, RSVP

Trivia at Sam Adams Boston Brewery

Date: Thursday, December 26

Time: 6 - 8pm

Address: Samuel Adams Boston Brewery, 30 Germania St Boston, MA 02130

Event Link: <https://www.eventbrite.com/e/trivia-at-sam-adams-boston-brewery-tickets->

Grab your friends and come down for trivia in the Taproom every Thursday!

Price: free

Comedy Show at Lucky's Lounge Seaport

Date: Monday, December 23 and 30

Time: 7:30 – 9pm

Address: Lucky's Lounge, 355 Congress Street Boston, MA 02210

Event Link: <https://www.eventbrite.com/e/comedy-show-at-luckys-lounge-seaport-tickets->

Join for a free standup comedy show every Monday at Lucky's Lounge with the New England's best comedians

Price: Free, RSVP

Music Bingo at Sam Adams Boston Brewery

Date: Every Tuesday

Time: 6 - 8pm

Address: Samuel Adams Boston Brewery, 30 Germania Street Boston, MA 02130

Event Link: <https://www.eventbrite.com/e/music-bingo-at-sam-adams-boston-brewery-tickets->

Swapping out numbers for songs, Music Bingo is a fun spin on the traditional game.

Price: free

Tricks are for Kids! ft. Magician, Peter O'Malley

Date: Every Saturday in December

Time: 10 - 11am

Address: Boston Public Market, 100 Hanover Street Boston, MA 02108

Event Link: <https://www.eventbrite.com/e/tricks-are-for-kids-ft-magician-peter-omalley-tickets>

Enjoy an hour of magic with professional magician, Peter O'Malley

Price: free , RSVP

Live Music Sundays

Date: Every Sunday

Time: 2 – 5pm

Address: Samuel Adams Boston Brewery, 30 Germania St Boston, MA 02130

Event Link: <https://www.eventbrite.com/e/live-music-sundays-tickets-505318750987?aff>

Get ready to enjoy originals and covers by local Boston musicians.

Price: free admission

Reading Practice with Jax, Chief Marketing Officer

Date: Tuesday, December 24 •

Time: 10:30 - 11:30am

Address: Boston Public Market, 100 Hanover Street Boston, MA 02108

Event Link: <https://www.eventbrite.com/e/reading-practice-with-jax-chief-marketing-officer-tickets>

Time for your kiddos to practice their reading! Watch as they get the chance to read a story of their choosing to Jax

Price: Free, RSVP

Stand-Up Comedy in Boston's North End

Date: Every Monday and Wednesday

Time: 8pm

Address: Caffè dello Sport, 308 Hanover Street Boston, MA 02113

Event Link: <https://www.eventbrite.com/e/stand-up-comedy-in-bostons-north-end-free-show->

Come crush cocktails and belly laugh at the best stand-up Boston has to offer.

Price: Free

BOSTON| "Defying Gravity" | One-Day Choir

Date: Saturday, December 21

Time: • 6 - 9pm

Address: Arts at the Armory, 191 Highland Avenue #1c Somerville, MA 02143

Event Link: <https://www.eventbrite.com/e/boston-defying-gravity-one-day-choir-tickets->

Gaia Music Collective's One-Day Choir series is an opportunity to sing in a choir for one day only. A celebration of song and the connective power of singing in harmony

Price: Varies based on ticket type

An Epic Scavenger Hunt in Boston! - The Story of America

Date: December 20&21

Time: 8 - 10am

Address: 16 Beacon St, 16 Beacon Street Boston, MA 02108

Event link: <https://www.eventbrite.com/e/an-epic-scavenger-hunt-in-boston-the-story-of-america->

Embark on an epic scavenger hunt through the city's iconic landmarks and learn about the stories that shaped America.

Price: \$16.99

Comedy Show at Lucky's Lounge Seaport

Date: Every Monday in December

Time: 7:30 – 9pm

Address: Lucky's Lounge, 355 Congress Street Boston, MA 02210

Event Link: <https://www.eventbrite.com/e/comedy-show-at-luckys-lounge-seaport-tickets->

Join for a free standup comedy show every Monday at Lucky's Lounge with the New England's best comedians

Price: Free, RSVP

Live Music Sundays

Date: Every Sunday

Time: 2 – 5pm

Address: Samuel Adams Boston Brewery, 30 Germania St Boston, MA 02130

Event Link: <https://www.eventbrite.com/e/live-music-sundays-tickets-505318750987?aff>

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Yu-Wen Hung, MD, MPH
Yu-Wen Hung 醫生
Pediatrician 小兒科醫生
Fluent in: Chinese-Mandarin,
Taiwanese
掌握語言: 中文-普通話, 臺灣話

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Haili Dunbar, PA-C
Physician Assistant 醫師助理
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掌握語言: 中文-普通話
Primary Care – Quincy



Jenny Hong Gao, MD, PhD
高紅醫生
Primary Care Physician 主治醫生
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Kristin Huang, MD 黃天慧醫生
Primary Care Physician 主治醫生
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掌握語言: 中文-廣東話



Francis Lam, MD
Primary Care Physician 主治醫生
Fluent in: Chinese-Mandarin
掌握語言: 中文-普通話



Sandra Lau, MD
Primary Care Physician 主治醫生



Oscar Lee, PA-C
Physician Assistant 醫師助理
Fluent in: Chinese-Cantonese
掌握語言: 中文-廣東話
Primary Care – Quincy



Elizabeth Park, MD
Primary Care Physician 主治醫生
Fluent in: Korean
掌握語言: 韓語



Myron Siu, MD 蕭偉倫醫生
Primary Care Physician,
Geriatric Services
老人醫學服務科初級保健醫師
Fluent in: Chinese-Cantonese
掌握語言: 中文-廣東話



Wei Wang, MD
Primary Care Physician,
Geriatrician
主治醫生, 老人醫學科醫生
Fluent in: Chinese-Mandarin
掌握語言: 中文-普通話

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