

'The World Doesn't Have to Be This Way,' Says Novelist Celeste Ng, in Sampan Chat

By Christopher John Stephens

The works of bestselling novelist and Cambridge resident Celeste Ng are perhaps more relevant now than ever. Her 2014 work, *Everything I Never Told You*, looked at the secrets and desires swirling in a Chinese-American family in Ohio during the 1970s. Her *Little Fires Everywhere*, which she penned in 2017, raised the stakes with the story of a mother and daughter when they intruded on the lives of a

"perfect" family in late 1990s Ohio.

Given the current political climate – and the return of the so-called "Make America Great Again" rhetoric – Sampan spoke with Ng about these works, the state of our society, her most recent novel, *Our Missing Hearts*, and our uncertain road ahead.

The interview was conducted by email and lightly edited for brevity.

Sampan: The hero of *Our Missing Hearts*, a 12-year-old boy named

Bird Gardner, is living in a society that uses anti-Asian sentiment as currency. People are referred to as "Kung-PAO" (Person of Asian Origin) and "Traitorous Chinese sympathizers. Tumors on American society." You've noted that the focus on anti-Asian sentiment is there, because it's your story to tell, and you can sympathize with victims of racist attacks, because you have felt them. You've written elsewhere:

"...as a woman and a person of color, my very existence is political through no choice of my own. I don't get to take a break, even if I want to."

Considering the speed with which our traditional political infrastructure is currently being dismantled, what role do you think this novel (and your voice) can play in providing a sane counterbalance

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A Lesson in Shared History

Vivian Wu Wong Talks About the Critical Role of Asian American History

By Zoe Voss Lee

Asian Americans are the fastest-growing ethnic group in the United States. As a community, we come from countless countries, have a diversity of immigration stories, some recent and some dating back hundreds of years, and now have many different versions of an American life. So where does one begin in telling the story of Asians in America?

For educator Vivian Wu Wong, the answer is clear: Asian American history is American history. Wu Wong is a designer of "Beyond Gold Mountain: Asian American History for Eastern U.S. Classrooms," an eight-hour Primary Source course launching on March 12 that explores Asian American history in Eastern U.S. communities through 1940.

While many tellings of Asian American history focus on California, Asian immigrants and communities have long been an integral part of communities throughout the Eastern U.S. One of the earliest Asian settlements in the country was not in California, but was actually in St. Malo in Louisiana, where a community of Filipinos formed after resisting their Spanish galleon masters. Stories like these not only challenge the perception that Asian American history begins with Chinese immigrants in California, but expand our

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PRIMARY SOURCE: Vivian Wu Wong shows her new teaching program. Photo by Adam Smith

Opinion

Zoning Plan to Boost 'Affordable' Units Will Still Price Out Many

By Mingjia Chen

As the light snow whispered down Harrison Avenue on the morning of Feb. 9, it seemed to carry some quiet promise. Soon, Phillips Square would warm up as hundreds gathered in clusters, their anticipation bright in the winter. Lion dancers moved with radiant grace, while firecrackers burst, clearing the path for good luck in a new year clouded by uncertainty.

Chinatown is indeed facing its own uncertainties. Just two days before the parade, the City of Boston closed public comments for its proposed rezoning plans for the historic neighborhood of Chinatown. This proposal aims to clarify the different areas in the densely developed neighborhood that are ambiguously defined under the existing zoning.

Under the rezoning plan, Phillips Square, for example, where the parade took place, would fall into the mixed-use "MU-10 zone," ("MU" stands for mixed used). This zone would see a major change: the introduction of what the city terms an "Affordable Housing Overlay." The AHO would allow residential buildings to reach up to 350 feet or about 35 floors — a significant leap from the current 80-foot limit, which caps buildings at around 8 to 10 stories.

At first glance, the Affordable Housing Overlay sounds like a great idea. With it, developers can build tall in the MU-10 mixed-use and R-10 residential zones ("R" stands for residential here) — as long as 60% of their residential units are considered "affordable." These zones cover a big chunk of Chinatown's north, south, and west edges, meaning the overlay has the potential to add a lot of affordable housing to the neighborhood.

But there's a catch. These so-called affordable units would be offered at 100% area median income, or AMI. This income level is currently \$114,200 a year for a single-person household and \$146,900 for a family of three. Boston uses the AMI to decide who qualifies for affordable housing, but the reality is that as of 2020, over 42% of households in Chinatown were making less than \$35,000 a year, according to available figures. That mismatch exists because when Boston calculates AMI, it includes wealthier neighboring areas like Brookline, which drives the num-

Difference in Median Household Income by Neighborhoods (American Community Survey 2021; BPDA)

ber up and makes affordable housing out of reach for many.

Looking at the AMI requirement in context, the income gaps become obvious — compare white and Asian households, homeowners and renters, and Chinatown residents vs. those in downtown. Who will actually be able to afford these promised units? Will it be home buyers and working professionals looking for a cheaper option in expensive Downtown Boston? Or the people who already live, work, and build their community in Chinatown?

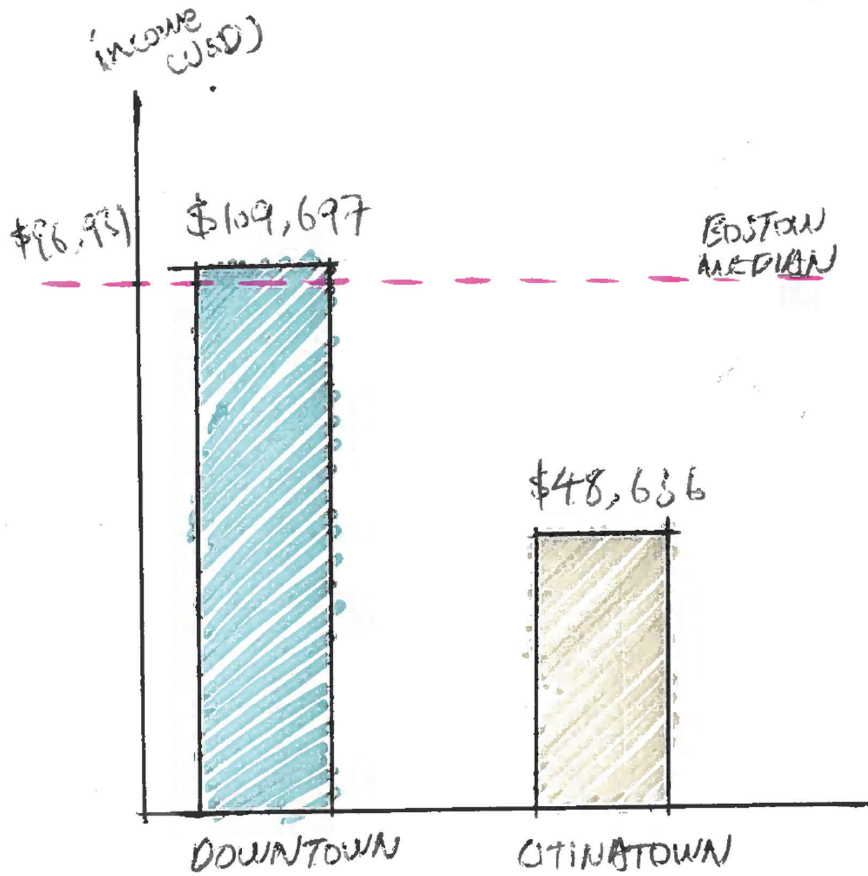
Affordable Housing Overlay and inclusive zoning are steps in the right direction to help keep Chinatown livable for its community. But the affordability levels need to go much deeper. Right now, about one-third of the affordable housing in Chinatown is at 60% AMI, while only 7% is at 100% AMI. At that level, these planning tools risk not resisting gentrification but accelerating it. People have already been pushed

out of Chinatown over the past decade. Without deeper affordability, the overlay will only create more "high-end" affordable units — on a large scale — without addressing the real housing needs of the community.

During a conversation about rezoning, Lydia Lowe from the Chinatown Community Land Trust, noted that "the whole point of giving (the developers) an exception for affordable housing is because it would be something good for the community." Otherwise, "why would you do that, why would you give that away?"

Her comments reflect what many Chinatown residents have been saying in public feedback to the city.

Despite becoming more mixed-income, Chinatown remains a neighborhood for working-class families. Truly affordable housing is crucial both in scale and depth — it's an anchor for this community. The city's proposed rezoning includes some



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positive changes, like the preservation of row houses, won through strong community organizing. But its most promising tool, the Affordable Housing Overlay, needs to create deeper levels of affordability. As one resident put it so aptly in the public feedback survey: "Let's make affordable housing geared towards our Asian families who make a living here."

Upcoming Zoning Amendment Update Public Meetings are scheduled on:
March 18, 6-8 p.m. (Virtual); March 23, 1-3 p.m. (Josiah Quincy Upper School, 900 Washington St.)

Mingjia Chen is a graduate student at MIT School of Architecture and Planning.

EMPTY BAMBOO GIRL 竹升女

by Lillian Lee



Immigrant Doctors Now See a ‘Pathway’ to Practice in Mass.

By Jeff Millman

During his first rotation in pediatrics as a medical student in Boston in the late 1960s, Dr. Deeb Salem came across a man performing janitorial work in one of the pediatric wards. Dr. Salem, now a cardiologist and professor of medicine at Tufts Medical School, asked around and learned that the man was in fact a doctor before coming to the U.S.

“He had fled Cuba when Castro came to power, but it was too hard for him to get licensed in the United States,” Salem recalled. Yet, despite the man’s inability to practice in Massachusetts, other medical students would often ask him questions regarding patient treatment. It seemed to Salem ridiculous that because of an onerous licensing procedure, an experienced older physician from another country could not simply go back to work in the U.S.

That is starting to change with the Mass Leads Act, an economic development bill, signed into law late last year by Massachusetts Governor Maura Healey. Inside this long and wide-ranging piece of legislation is the Physician Pathway Act (PPA), which amends a section of Massachusetts general laws to provide “an alternative pathway for physicians already licensed and practicing in another country.”

The PPA creates a pathway to full physician licensure for qualified internationally trained physicians. Those who qualify must dedicate at least three years of medical practice in a healthcare facility serving state residents with the greatest need in exchange for licensure. The PPA will also provide a mentorship alternative to residency requirements, since most internationally trained physicians will have already fulfilled those requirements in their home countries.

The PPA comes at a time of acute physician shortage in Massachusetts and throughout the country. In our state, 11 of 14 counties are designated as “health professional shortage areas.” These are areas in which there are 3,500 or more patients for every one provider. Given these numbers, it is unsurprising that 55% of Massachusetts physicians, as surveyed by the Cicero Institute, report experiencing burnout. Nearly a third of Massachusetts physicians surveyed intend to leave medicine by 2026, which will no doubt further strain the doctors who remain. The Cicero Institute projects that by 2030, the United States will face a shortage of about 120,000 physicians. Supply is falling, but demand for healthcare is only increasing, particularly given the aging population and the increase in chronic disease incidence.

The PPA will address acute physician shortages in Massachusetts by making the licensing procedure for foreign-trained doctors much easier. Among the proponents of the PPA is Dr. Salem, Chairman of Medicine Emeritus at Tufts Medical Center.

In 2021, then-governor Charlie Baker asked Dr. Salem to join a special commission to study physi-



RX FOR FOREIGN DOCTORS: Dr. Deeb Salem, a cardiologist and professor of medicine at Tufts Medical School, is promoting Physician Pathway Act.
Photo by Ben Lee

‘There’s a trust that occurs when people can see a doctor who looks like them.’

-Maroni Minter,
of MIRA

cian shortages and physician licensing requirements. This became the Massachusetts Special Commission on Foreign-Trained Medical Professionals, which met throughout 2022 to produce policy recommendations to the state. The issues the commission worked on were personal for Dr. Salem: the child of Lebanese immigrants, he has worked with immigrant advocacy organizations such as

creating a revolving loan program to provide interest-free loans to help defray the expenses that accompany the licensing process. The Massachusetts Joint Committee on Public Health favorably received the report, and the Physician Pathway Act was included in the Mass Leads Act that Governor Healey signed at the end of 2024. It may take as long as a year for the Physician Pathway program to be launched, according to the Massachusetts Immigrant and Refugee Advocacy Coalition (MIRA), an organization vital to the passage of the PPA.

The Massachusetts Board of Registration in Medicine still needs to develop regulations and partnerships with participating healthcare centers before the program can begin. Nonetheless, the most important step – the PPA’s passage into law – has now occurred, and Massachusetts will join several other states in reducing or eliminating costly and time-consuming requirements for internationally trained physicians.

“We’re really excited that the PPA passed. This is something that is much needed here, and it will help address the acute physician shortages in our underserved communities,” Maroni Minter, political director at MIRA, told the Sampan.

Minter described the process as one of bottom-up, community-oriented work “as something that a lot of the communities we work with have been advocating for.”

Among the numerous positive consequences of the PPA, beyond addressing physician shortages, is the potential to reduce stigma in healthcare. Minter points out that immigrants, people of color, and speakers of other languages than English may face barriers in healthcare. With the PPA, there is a greater possibility of being able to see a physician who speaks one’s language or understands one’s culture.

“There’s a trust that occurs when people can see a doctor who looks like them,” Minter said.

But there is still work to be done. Minter stresses the need for more outreach and education, citing the Tuition Equity Act, passed in 2023, as an example of a piece of legislation that many immigrants may not be aware of. The act gives immigrant students access to affordable education through standardizing financial aid and in-state tuition application processes.

“We want to get the word out... our hope is to have some community events, and to host some webinars and continue to educate people.”

MIRA is also looking toward other industries that may benefit from licensing reform for immigrants skilled in these industries, though as Minter notes, MIRA’s priority now is advocating for general immigration protection as the new Trump administration threatens even legal immigration.

For more information about the Physician Pathway Act, visit <https://miracoalition.org/our-work/physicians-pathway-act/>.

the Asian American Civic Association for years. But the experience he had as a medical student also made a lasting impression on him and informed his work for the commission. He knew how residencies and licensing requirements can take years to fulfill and how doctors who had already gone through this process in their home countries may simply not have the time nor the energy to go through it again, particularly if they need to begin work immediately to support themselves and their families.

The special commission produced a report in 2022 recommending a range of administrative and legislative reforms, including the elimination of redundant licensing requirements and the development of the pathway to full licensure for foreign-trained physicians and dentists. The report also recommends

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Wu Wong Talks History, DEI and

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collective understanding of American history as a whole by revealing how Asian American history is a history of resistance, often intertwined with the struggles of Black and other communities of color.

What is lost in reductive understandings of Asian Americans as a “model minority” is not only a truthful accounting of our history, but also the historical foundations for continued solidarity with Black, Brown, and Indigenous communities in ongoing fights for racial justice. How the past is transmitted to future generations shapes people’s understanding of themselves. Especially for Asian American students, seeing themselves in American history can be empowering, as well as help combat harmful stereotypes.

Some states, however, have recently banned teachers from talking about critical race theory, and blocked discussing privilege and oppression in classrooms. Yet, alongside these restrictions that target Black and Brown histories, there has also been growing momentum to require the teaching of Asian American history in schools, with 11 states having passed legislation requiring public schools teach about Asian American history. We spoke with Wu Wong about her career as an Asian American educator, and more broadly, about why reshaping student’s understandings of Asian American history is so important today:

Sampan: You’ve had a prolific career as an educator. Could you share a little more about your journey into the world of teaching?

Vivian Wu Wong: I grew up in Cherry Hill, New Jersey, in the seventies, when there were very few Asian Americans in the area. My parents immigrated from Taiwan before the big wave after 1965, and because of the Cold War, there wasn’t much discussion about China. As a result, I grew up without a strong sense of what it meant to be Chinese American.

That changed when I got to Stanford, where I met other Asian Americans and felt an immediate sense of belonging. It felt like I had been missing a piece of myself that I didn’t even know I was missing until I got to college. I threw myself into learning everything I could about Asian American history, literature, and activism. Stanford didn’t have an Asian American Studies program at the time, so I took every related class I could find and attended events across the Bay Area.

I tell my students I basically majored in activism. I got a degree in American Studies because it was the closest thing to Asian American Studies. Now, fortunately, there is an actual Asian American studies program. But back then, I had to carve out my own education.

Sampan: How have you seen American history education, espe-



HISTORY LESSON: Vivian Wu Wong during a recent visit to the Chinatown branch library. Photo by Adam Smith/www.errorc1301.com

cially around the Asian American experience, change over the years, from your time at Stanford up through today?

Vivian Wu Wong: Asian Americans are just more visible now than they were before.

I feel lucky to have been in the Bay Area in the mid-eighties because there was so much energy behind Asian American classes starting up at colleges. Berkeley had an Asian American Studies program led by Ron Takaki. Both he and Gary Okinhiro, who ran the program at Cornell, Columbia, and later Yale, got their PhDs in African American Studies because there were no Asian American studies programs. They learned how to be historians through those programs and then created programs themselves.

When I arrived in the Bay Area, those classes had been running for a little while, and student activism was peaking. It took another generation of scholars who are teaching now to create more classes in colleges across the country.

As an example, Stanford didn’t have a program, but UCLA and Berkeley did. Back in the eighties, there was a huge push from Asian American students on college campuses to get more Asian American history classes. That’s what I ended up doing with some of my friends at Stanford—we pushed for the first Asian American history class,

and the professor, Gordon Chang, is still there today. So, there’s been a lot of progress and movement, largely due to student activism.

Sampan: You have taught at UMass Boston, and spent decades working as an educator at Milton Academy. Could you share a little about some of the initiatives you have led, and the courses you taught to encourage greater understanding of Asian American history?

Vivian Wu Wong: I was leading workshops on Chinese American history, Boston’s Chinatown history, anti-Asian violence, and stereotypes for independent and public school teachers when the Diversity Director at Milton Academy attended one of them. She came up to me afterward and said she enjoyed it, learned a lot, and asked if I’d be interested in teaching at Milton.

I had no idea where Milton was! I had never been to an independent school—I went through public schools my whole life. But she convinced me to visit.

They hired me not just to teach history, but also to build up the Asian Society, create student support services, and develop curriculum. I taught ancient civilizations, U.S. history, and, eventually, Asian American history.

Sampan: Beyond Gold Moun-

tain, the upcoming Primary Source course, is designed to address the underrepresentation of Asian American history, specifically in East Coast curriculums. I’m curious if you could share a little about what inspired the creation of this course and what you see as its goals.

Vivian Wu Wong: Primary Source is a teacher organization that I have worked with for 30 years. Almost 20 years ago, I designed and co-led a summer institute for teachers—a whole week of programming on Asian American Studies. That was a lot of fun.

When I planned to retire a few years ago, I didn’t want to just give up on the Asian American Studies material that I had developed and taught over the years. So, I approached Primary Source and asked if they wanted help developing more materials on Asian American history.

Right now, states are starting to pass legislation requiring Asian American Studies. There are now, I think, seven states that have passed legislation. Illinois was the first state to require Asian American history in K-12 curriculums. Then, New Jersey passed a law, and New York, too.

I started to worry—now that states are requiring this, who is going to teach it? Teachers might not be familiar with the material. Every time I’ve given a talk on Asian American history to teachers, it’s always new to them. They tell me, Oh, I learned so much! And I’m just giving them a little bit.

So, I got worried that if teachers have to start teaching this, but they only know the model minority myth, then that’s what they’ll default to.

That’s why I went to Primary Source and asked if they wanted to collaborate on a course for teachers—one that moves away from the model minority narrative. They were on board, so they paired me with a colleague in the Bay Area, and we spent the summer and fall designing the course. It’s set to run in March.

Sampan: Why do you think it’s so important to have a regionally focused course highlighting Asian American history from the East Coast?

Vivian Wu Wong: A lot of Asian American history texts—like Ron Takaki’s books or Erika Lee’s—are very West Coast-focused. That’s how I learned Asian American history—through stories from Hawaii and California, which makes sense because that’s where a lot of Asian American history happened.

At the same time, there are so many stories from the East Coast that I think East Coast students could connect with.

When I teach Asian American history in New England, I see that students sometimes feel disconnected because most of the content is focused on California. I think if we can highlight

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Divisive Politics

more stories from Boston, New York, Philly, or Jackson, Mississippi, we can help students engage more with the material.

Sampan: Can you share more about your process of developing the course. Where did you start?

Vivian Wu Wong: I started with material from a summer institute I co-designed 20 years ago, but I quickly realized it was heavily West Coast-focused.

My co-designer and I met weekly on Zoom, beginning with the question: What do teachers already know about Asian American history? We agreed that most East Coast students only learn about three topics—Chinese railroad workers, the Chinese Exclusion Act, and Japanese internment. That’s it. So, we knew whatever we designed would significantly expand their understanding.

One major decision was whether to structure the course chronologically or thematically. A chronological approach would have kept us in the California narrative for too long, so we opted for themes. The first part of the course focuses on early immigration, exclusion, resistance, and community development—highlighting moments of activism and resilience. This allowed us to integrate more East Coast history, like the historic Filipino community in Louisiana and Boston’s Chinatown.

Another challenge was ensuring the course wasn’t just about Chinese American history. Much of the existing scholarship is centered on Chinese Americans, but we wanted a broader, more inclusive narrative. It’s difficult to incorporate all these different voices and perspectives, but it’s necessary.

Sampan: How does the theme of coalition building between Asian American communities and other communities of color come up in your course?

Vivian Wu Wong: We made a conscious effort to push back against the model minority myth—the idea that Asian Americans “overcome” racism through hard work, which is both false and harmful. This narrative has historically been weaponized to pit Asian Americans against Black and Brown communities.

My research on Chinese Americans in Mississippi highlights this dynamic. Before the 1950s, Chinese and Black communities coexisted, with Chinese-owned grocery stores serving Black customers. But as desegregation unfolded, some Chinese families distanced themselves to gain access to white schools, illustrating how white supremacy forced communities of color into competition rather than solidarity.

The second half of our course will focus on these racial dynamics, especially post-1940s, highlighting moments of cross-racial solidari-

ty—like Black congresspeople advocating against Japanese internment and alliances during the Civil Rights Movement.

Sampan: Talking about the importance of solidarity, have you seen DEI crackdowns impact some of the efforts you previously mentioned to expand Asian American history education?

Vivian Wu Wong: Not yet, but I’m concerned. The model minority myth frames Asian Americans as the “good” minorities—quiet, hardworking, and non-confrontational—which isn’t true but is widely believed.

In Florida, right after restricting AP African American History, they mandated Asian American history in schools. It felt like a deliberate attempt to pit the two against each other. I haven’t researched the decision, but I suspect it’s because Asian Americans are perceived as less “threatening” to the status quo—which is a troubling dynamic.

That’s why I keep bringing up history. Asian Americans, for example, owe so much to the Black student movements of the 1960s and ’70s. At Stanford, after Martin Luther King Jr. was assassinated, the Black Student Union took over a meeting and presented ten demands to the administration. One of those demands was the admission of more students of color—including Asian Americans.

That’s why I was able to attend Stanford. Asian Americans didn’t get there through some meritocratic system. Black student activists fought for our inclusion. And yet, so many people don’t know that history.

Sampan: What advice would you give to educators today who are committed to teaching inclusive, reflective histories despite political and institutional barriers?

Vivian Wu Wong: The biggest challenge for teachers is time—there’s so much to cover, and adding more material can feel overwhelming. But it’s important that educators have access to these resources and recognize that Asian American history is American history, just as African American and Indigenous histories are.

Right now, these histories are still treated as add-ons rather than integral to the national story. At Milton Academy, instead of trying to fit in diverse histories, we designed a sophomore course where they were central from the start.

One influential resource was *A People’s History of the United States* by Howard Zinn, which moves beyond the traditional “Founding Fathers” lens to center everyday people. That’s the shift I hope to see more educators make—to move beyond tacking on diversity, to actually reshape how we tell the story of America.

How Asian Americans Fought Key Battles for Immigrant & Civil Rights

By Esther Wang
With additional reporting
by Adam Smith

Tens of millions of immigrants in the U.S. are now, as long promised, in the sights of the administration of Pres. Donald Trump, who is carrying out his threats of mass deportations. The administration is also using various executive orders in attempts to boot certain visa holders from the U.S. and to end Constitutionally protected rights, such as birthright citizenship.

Some of these very rights are the same that throughout history Asian Americans have fought hard for, in a long struggle to prove they are just as American as anyone else.

One key battle was by Wong Kim Ark, in a case from the 1890s that would ensure those born on American soil were granted U.S. citizenship.

“Wong Kim Ark’s case and broader story are hugely important in U.S. history, politics, and law, and deeply meaningful from the point of view of Asian American community histories and contributions as well,” according to Peter Kiang, professor and director of the Asian American Studies Program at UMass-Boston.

Others were by Japanese Americans who opposed their mass incarceration during World War II. Here are some of the key struggles:

Wong Kim Ark: The Citizen

Since the passage of the Fourteenth Amendment in 1868, the U.S. has granted citizenship to all people born on U.S. soil. This was three years after the end of the Civil War.

The amendment had overturned the verdict of a previous Supreme Court case, *Dred Scott v. Sandford* from 1857 that had ruled that Black people whose ancestors had been brought to the U.S. as slaves could not be U.S. citizens. Now, however, former slaves would be considered American citizens.

But some did not believe this right extended to Chinese Americans. Shortly after the amendment’s passage came the Chinese Exclusion Act of 1882, amid a wave of anti-Chinese sentiment in American society. In the 1850s, opportunities such as gold mining, farming, and factory work beckoned more and more Chinese laborers, who settled in the West. Some became successful entrepreneurs. But in a story that would repeat itself throughout generations, the influx of Chinese immigrants soon stirred up resentment and racism. Many felt that the Chinese were stealing jobs

and working for lower wages. Chinese faced overt racism with accusations that they were compromising moral standards and diluting white dominance.

The Chinese Exclusion Act enforced a 10-year ban on Chinese laborers coming to the U.S. and was the first significant law limiting immigration in a country considered a nation of immigrants. The act imposed stringent requirements and, in effect, made entering the U.S. an impossible feat for most Chinese. In 1888, this measure was followed by the Scott Act, which banned reentry to the U.S. for permanent residents of Chinese descent after a visit to China.

But in 1895, with the first 10-year ban in full force, Wong Kim Ark contended that the Chinese Exclusion Act did not apply to him. He was, in fact, a U.S. citizen, he said. In deliberating Wong’s case, the Supreme Court drew on 17th century English common law and eventually ruled in his favor, deeming him a U.S. citizen and stating that although the Fourteenth Amendment was originally intended for African Americans, it was not restricted by race.

Birthright citizenship in the U.S., said Kiang, “was affirmed through the persistence of this young Chinese American man in his early 20s.”

The case, however, did not have an effect on the future of the Exclusion Act, that would affect U.S. immigration policy into the 1960s and beyond. When the Act expired in 1892, Congress extended it another ten years in the Geary Act. Finally, in 1902, Congress made the Chinese Exclusion Act “permanent.” Immigration restrictions on Chinese would remain in place until 1943, when China became a member of the Allies during WWII. Immigration based on a quota of national origins—admitting 105 Chinese immigrants annually—would not change until the Immigration Act of 1965.

Standing Up to Unjust Incarceration

Japanese Americans, too, faced discrimination and were penalized simply because of their ethnicity. In 1941, around 120,000 people of Japanese descent were living in the U.S., mostly on the Pacific Coast; around two-thirds were U.S. citizens. In the aftermath of Japan’s attack on Pearl Harbor, however, they came under attack from many in mainstream American society – and the American government itself. In fact,

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Asian Americans at Frontlines of Rights Battles

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the Office of Naval Intelligence and the FBI had been surveilling select Japanese Americans since the 1930s. Now that Japan had launched a direct attack at the U.S., they quickly moved to arrest over 3,000 suspects of which around half of whom were of Japanese descent.

But the public wanted more. Suspicions circulated that the Japanese Americans had passed information to the Japanese government prior to Pearl Harbor; people worried that if the Japanese were to attack the Pacific Coast, their Japanese American neighbors would join the attack. Columnist Westbrook Pegler declared, “The Japanese in California should be under armed guard to the last man and woman right now and to hell with habeas corpus until the danger is over.”

Even popular shows like the “Three

Stooges” and propaganda posters by the U.S. government would include racist portrayals of Japanese.

Neither Attorney General Francis Biddle nor Secretary of War Henry Stimson believed action against the remaining Japanese American population was necessary, or even legal, but caved to public pressure. In 1942, President Roosevelt signed Executive Order 9066, which effectively required Japanese Americans to live in “relocation centers”—incarceration camps—for the duration of the war.

The camps offered little protection from the weather and were surrounded by guards and barbed wire. Still, the Japanese Americans adapted, establishing their own little towns within the camps, complete with markets, schools, and newspapers. In 1943, the War Relocation Authority subjected those incarcerated in the camps to a loyalty

test, asking them to reject allegiance to the Japanese emperor and to serve in the U.S. military. Around 8,500, mostly second-generation men of Japanese descent, refused, often in protest. They were moved to a separate location.

With the loyalty test administered, there was even less basis for the government to keep the remaining Japanese Americans incarcerated. Officials such as Attorney General Biddle urged Roosevelt to end the program. Four court cases—Hirabayashi vs. United States (1943), Yasui vs. United States (1943), Korematsu vs. United States (1944), and Ex-parte Mitsuye Endo (1944)—challenged the constitutionality of Japanese American incarceration. The last case ruled that “concededly loyal” citizens could not be detained without cause. This simultaneously afforded the U.S. government protection for denying due process and helped to bring about the end of confinement. In December 1944, the Japanese Americans were finally allowed to go free.

“The remarkable, collective, intergenerational efforts by Japanese Americans to eventually win redress and reparations and a public apology from the U.S. government for the incarceration almost 50 years later are also so important to teach and learn, to really understand and internalize,” noted Kiang.

Kiang also stressed a less well-known case in history: that of nine-year old Kinney Lau and his immigrant

family and peers from San Francisco. They had argued that the San Francisco Unified School Board denied equal educational opportunity rights for students with limited English proficiency during the early 1970s.

“Based on the Civil Rights Act of 1964, the U.S. Supreme Court eventually ruled unanimously in 1973-74 that educational access to learning must be provided to all limited-English proficient students. Like Wong Kim Ark’s landmark case regarding citizenship rights, Kinney Lau’s historic case established the national basis for K-12 bilingual education in the U.S. which has created such profound, far-reaching opportunities for all populations during the past 50 years, not just Chinese immigrant families.”

But, said Kiang, a new presidential executive order issued on March 1 designating English as the official language of the U.S. “will undoubtedly be used to systematically undermine multilingual access to government services and resources, including bilingual education in U.S. school districts, nearly all of which receive federal funds. Asian American families and communities as well as the general public in the U.S. need to much more clearly recognize the examples of Kinney Lau and Wong Kim Ark and many others as civil rights contributions through courage, advocacy, and long-term organizing that benefited all of U.S. society.”

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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
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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 Amesbury (978)388-0671 36 Haverhill Road	Chelsea Parkside Commons (617)884-2400 100 Stockton Street
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SOUTH SHORE

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	Hingham Lincoln School Apts (781)749-8677 86 Central St #416	North Andover Stevens Corner (978)794-1800 75 Park Street
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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	Attleboro Renaissance Station (508)455-1875 75 South Main Street	Brockton Brockton Commons (508)584-2373 55 City Hall Plaza
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Framingham Pelham Apartments (508)872-6393 75 Second Street	Holliston Cutler Heights (508)429-0099 79 Hollis Street	Ashland Ashland Woods (508)861-3052 30A Ashland Woods Ln.	Worcester Canterbury Towers (508)757-1133 6 Wachusett Street	Webster Sitkowski School (508)943-3406 29 Negust Street
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CENTRAL MASS

New Hampshire **Rhode Island**

Nashua Amherst Park (603)882-0331 525 Amherst Street	W. Warwick Westcott Terrace (401)828-1490 319 Providence Street
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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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To place a call using Mass Relay, dial 711

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Louis Farm Village—133 Phineas Street
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Price: \$217,600

Applications must be submitted or postmarked, if returned by mail, on or before the application deadline. The Application includes all submission information.

For Info and Application Availability:
Pick Up: Dracut Town Hall- Town Clerk’s Ofc & Public Library
Phone: (978) 456-8388/FAX: 978-456-8986
TTY/TTD: 711
Email: lotteryinfo@mcohousingservices.com
Units by lottery. Assets to \$275,000

Maximum Allowable Income

1 person: \$68,500	
2 person: \$78,250	
3 person: \$88,050	
4 person: \$97,800	

Reasonable Accommodations Available for persons with disabilities

Public Info Meeting via Zoom.com
 6:30pm, Monday, March 31, 2025
 Meeting ID: 863 8791 9552
 Passcode: 734161

Application Deadline
 April 28, 2025

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

APPLICATION AVAILABLE ONLINE AT: www.mcohousingservices.com

Sampan Talks With Celeste Ng About Her Work, Future of U.S.

Continued from page 1

to the instability?

Ng: I hope that *Our Missing Hearts* (and my voice generally) remind people that the world doesn't have to be this way. That another world is possible, that it's worth fighting for, and that individual people still can fight for it. It isn't a handbook and it certainly doesn't have all the answers — possibly not any answers. But maybe reading it can hold a mirror up to the world we're in now, which is hell-bent on returning us to a time when only white straight men had any power. Maybe that can help you feel less alone. It's powerful to hear someone else say: "Nope, you're not losing your mind — I see it too, and you are right, that is bad."

And maybe, if you know other people out there also feel that way, you remember that you have more power than you think, and you'll be able to work toward the world you want instead just accepting the world that Trump and Musk and their cronies are trying to give us.

But honestly, I hope that my novels, and my voice, are just a small part of the "counterbalance to instability," as you beautifully put it. I don't believe in solo superheroes; there's no one person who can save us all, nor should there be. No one book or voice could ever be the silver bullet that solves this whole problem. There are many, many books and voices out there — many predating mine! — that have been trying to make change for a long time. And we need even more of them. If there's any way forward, it's not going to be through a lone savior, but via collective action and many people working together, which is also one of the themes of *Our Missing Hearts*, as it turns out.

Sampan: In the novel, the reader jumps into a dystopia that has a profoundly moving mood and tone sometimes sacrificed with this genre. How difficult was it to balance your commitment to humanity in your characters with the dystopia?

Ng: I don't think I know how to write any other way. For me, the story always starts with characters—I'm interested in people, why they do



CELESTE NG: A novelist who tells the story of our time.

Courtesy Photo

what they do. We're a weird species. We often act confusingly. I often find myself wondering why a person would do such and such a thing — why someone might burn down their family's house, why a parent might leave her child — and stories are a way of exploring that. So, I always begin with a character and let the story spiral out from there. If the character isn't fully imagined, if their humanity isn't fully there, then the story just falls flat. It isn't interesting, and it doesn't feel real. That's when I know I have to go back and think about the characters more — who they are as people, what

they've experienced, what they want and fear. When I can understand a character on that level, then hopefully their humanity will shine through, even if the world they're in is dark.

Sampan: Your first two novels were set in small-town Ohio, in the 1970s and late 1990s. *Our Missing Hearts* is set in Boston and Cambridge at an indeterminate time. American society is dealing with an unclear crisis and an allegiance to PACT (Preserving American Culture and Traditions), which is uncomfortably close to

Project 2025 ideology. Why were Boston, Cambridge, and New York the best locations for this story? Is it coincidental that Margaret Atwood's *The Handmaid's Tale* was also set here? What is it about this area that added to the urgency of your narrative?

Ng: I should say that I'm not a prophet — I just looked at history and tried to imagine what it would look like if that happened again. Even back in 2018, there were already communities that were working to ban books at scale, that were passing laws restricting protest and free speech, or proposing that every classroom display the Ten Commandments, to take one example. It just wasn't happening everywhere, so these cases seemed like outliers, and most people didn't pay attention. But if you know enough history, you start to see patterns: Those outlying cases become the norm, if no one stops them.

We like to think that history is dead and done with, and that bad things only happen in other places to people that aren't "like us." Cambridge and Harvard are often thought of — and think of themselves — as a liberal bubble, the least likely place where "things like that" might happen. The stereotype is, "Well, sure, they ban books and harass trans people in Florida and Texas, but that would never happen in Cambridge!" So I purposely set the story here, to remind readers that there's no place where this isn't possible. And of course, *The Handmaid's Tale* is famously set here too, so it was a little nod to that on my part as well.

Sampan: You've written quite eloquently about appearances, both literal and figurative. In "Keeping Love Close," your 2021 *New York Times* essay in the wake of the Atlanta spa shootings, you wrote: "There is value in choosing how to be seen, in reclaiming the right to select the face you show to the world..." Margaret, seen as a revolutionary or even a terrorist, seemingly has no choice but to go underground in order to save her son from being taken by the

Continues on Page 8



Maximum Allowable Income

1 person: \$91,200
2 person: \$104,200

Units distributed by lottery. Smoke Free. Pets per policy.

WAKEFIELD AFFORDABLE RENTAL HOUSING

Albion Flats—198 Albion Street

Two 1 Bedroom Apartments

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Water and Sewer included in Rent

Applications must be submitted or postmarked, if returned by mail, on or before the application deadline. The Application includes all submission information.

Reasonable Accommodations Available for persons with disabilities

Public Information Meeting

6:30 p.m., Thursday, March 13, 2025

Zoom.com

Meeting ID: 857 3873 7251

Passcode: 724174

Application Deadline

April 7, 2025

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

For Info and Application Availability:

Pick Up: Wakefield Town Hall- Town Administrator Ofc & Public Library.

Phone: (978) 456-8388/FAX: 978-456-8986

TTY/TTD: 711

Email: lotteryinfo@mcohousingservices.com

Section 8 or other housing vouchers accepted.

APPLICATION AVAILABLE ONLINE AT: www.mcohousingservices.com

Celeste Ng Talks About Writing as Activism

Continued from page 7

government. As a woman of color who has published renowned popular and critically acclaimed novels, do you still see yourself susceptible to pigeonholing (self-imposed or otherwise) as a way to market your work?

Ng: I don't think it's possible to be a writer of color, or a writer in any marginalized group, and not have that affect the way people see your work. In some sense, that's appropriate: Being an East Asian woman has shaped my life, and it's part of my identity. Ignoring that aspect of my experience would lead to a pretty limited understanding of my work, while reading it with my identity in mind adds in new layers and additional meanings. There's no such thing as being race-blind, nor should there be.

The real problem with pigeonholing isn't that you're put in a category—the problem is that you're only allowed to be in one. You get reduced to the single label on that single box. But we all have multifaceted identities. I don't mind being thought of as an Asian American writer, but I'm also a Chinese American writer, and an American writer, as well as a woman writer, and sometimes a Midwestern writer (if you ask my home state of Ohio!)... and the list goes on and on. We're slowly starting to see the categories for writers flex and broaden and multiply, and I hope that continues.

Sampan: One of the more powerful themes in *Our Missing Hearts* is the importance of listening. Twelve year old Bird has been without his mother for three years. He takes a bus from Cambridge to New York City. He finds her, but her book is banned and hard to find. He eventually is able to literally piece together her poetry when he finds audio samples of it

that had been planted by Margaret. How important are artistic acts of defiance in dark times such as these? How important is it to bear witness to testimony?

Ng: I've been thinking about this a lot, as the new administration busies itself dismantling our democracy and our society. Most of the time, I feel that I'm not doing enough to help fight back against what's happening. I'm trying to find new ways to take action — organizing, volunteering, donating — but I'm also trying to remember that my work is a form of action, too. Fascism says that there's only one way to be, that there is no other way, so don't bother resisting. But art is the opposite: art, or any creative act, says "Actually, there are lots of possibilities out there. I can be any way I want to be. You can't control my mind." Art can't be the only act of defiance we do—but it is nevertheless crucial.

As for bearing witness — if we don't know or don't remember what's happened, we can't learn from it. That means we can't be better in the future or avoid the mistakes we've already made. And, equally as bad, we can't honor and make amends for what's happened in the past. So bearing witness is another thing that's crucial even though it won't solve the problem alone.

Sampan: *Our Missing Hearts* evokes Philip Roth's *American Pastoral* and *The Plot Against America* as much as it does Margaret Atwood. It's a viscerally beautiful and tender meditation on the power of identity, a mother's love, a boy's need for connection, the importance of stories and purpose when your infrastructure is crumbling down. What are your hopes for its longevity in a marketplace of ideas that seems to be becoming more and more fearful?

Ng: I have to admit that I don't

believe in a marketplace of ideas. To me ideas feel less like commodities to be consumed or preserved, and more like living things that grow and reproduce and evolve over time. If you look at it that way, then the lifetime of my one little book isn't the big issue. Obviously I hope people will keep reading it and connecting with it for years to come—but my goal isn't only the survival of the book. When

you read a book that matters to you, the ideas within it plant seeds in your mind. To continue the metaphor, those seeds sprout and cross-fertilize with other ideas. All the books that fed into *Our Missing Hearts* are in its DNA, so to speak, and regardless of what happens to my book, those ideas will hopefully cause lots of sprouts in other people's minds, and will live on that way.



City of Boston
Planning
Department

Virtual Public Meeting

MAR
18

6:00 PM

8:00 PM

CHINATOWN REZONING

Register: [bosplans.org/](https://bosplans.org/ChinatownZoningUpdate)

ChinatownZoningUpdate

Toll Free: (833) 568 - 8864

Meeting ID: 160 279 7513



DESCRIPTION:

The Planning Department will present an updated Draft Chinatown Zoning Amendment in response to feedback received through the public engagement process. Cantonese and Mandarin interpretation will be available.

Mail to: Jack Halverson

Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201

Phone: 617.918.4461

Email: jack.halverson@boston.gov

Website:

[bosplans.org/](https://bosplans.org/ChinatownRezoning)
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Teresa Polhemus, Executive Director/Secretary

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Linden Ponds values diversity. We welcome all faiths, races, and ethnicities, and housing opportunities are available for low and moderate income households.



Job Corner

Maloney Properties

Position: Maintenance Superintendent, FT Boston

Knowledge of plumbing, electrical, appliance repair, carpentry, janitorial work, and HVAC is required. Prior experience supervising a team of maintenance professionals is required. Previous experience with Yardi is a plus. This position includes emergency on-call duties and light snow removal. A driver's license and access to a vehicle are required. To apply: recruit.hirebridge.com/v3/

Position: Assistant Property Manager, FT Boston

Previous experience with affordable housing programs, including Section 8, MRVP, and/or LIHTC, is required. Certifications such as the COS and C3P are preferred. Bilingual English/Cantonese would be a plus. To apply: recruit.hirebridge.com/v3/

UmUMass Amherst

Position: Research Administrator, FT, Hybrid

Bachelor's Degree and at least 3 years of grant administration or financial management experience, preferably in sponsored programs and grant management in an academic or equivalent setting, OR an equivalent combination of education and experience. Demonstrated experience developing and managing budgets, preferably re-

lated to sponsored programs. To apply: careers.umass.edu/amherst/en-us/job/

Position: Senior Research Administrator, FT, remote

Bachelor's Degree with 4 years of professional experience in sponsored programs and grant management in an academic setting OR an equivalent combination of education and experience. Certification in Research Administration (CRA, CPRA, or CFRA). Knowledge of program administration guidelines for both federal and non-federal funding agencies. Expert level of experience with Excel and Word and the willingness to learn new technology. To apply: careers.umass.edu/amherst/en-us/job/

Position: Electrician I, FT

Experience as a journeyman Electrician. Possess a current, valid Class D driver's license. Current, valid Massachusetts Journeyman Electrician's License. Considerable knowledge of the principles, methods, techniques, practices, materials, and tools used in the Electrical, Card Access, and Fire Alarm trade. Working knowledge of Massachusetts Electrical & NFPA Codes and their applications. To apply: careers.umass.edu/amherst/en-us/job/

en-us/job/
7 News WHDH
Position: FT Writer, Boston
College degree. At least two years of major market writing experience. To apply: whdh.com/

Boston Medical Center, MA
Position: General Service Technician Licensed Plumber, FT Boston
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. Apply at www.jobs.bmc.org
Contact: Caroline Cafer, 617-414-7066, caroline.cafer@bmc.org
Position: Facilities Manager HVAC (FT, 40 Hours, Days)
Bachelor's degree (or equivalent work experience). At least 5 years of related work experience with a related Bachelor's degree. Alternatively, requires a minimum of 10 years of work experience in the field of facilities management. Apply at www.jobs.bmc.org

AACA Is Offering Free Tax Prep, Dispute Help

By Mark Cotton

As the 2024 tax filing season is upon us, the Asian American Civic Association, publisher of the Sampan newspaper, is providing free, bilingual tax services vital to many low-income individuals and families.

The program, sponsored by two initiatives implemented by the IRS, offers tax preparation help as well as assistance in resolving tax disputes. The Volunteer Income Tax Clinic, also known as VITA, provides free tax preparation services to clients ready to file their 2024 tax returns. For people who need help resolving issues involving the IRS or the Massachusetts Department of Revenue, the Low-Income Tax Clinic, also known as LITC, can assist by helping negotiate and potentially help resolve outstanding tax issues and disputes. Both VITA and LITC collaborate to provide professional assistance at no cost. Both organizations can help those who often lack the resources or familiarity with U.S. tax regulations to confidently and accurately file their returns as well as getting clients current with past issues, ultimately fostering greater financial stability within the community.

AACA professionals who assist clients through this initiative undergo rigorous IRS-compliant training, ensuring that clients receive accurate information and high-quality support. These volunteers assist with common low-income tax scenarios—such as claiming the Earned Income Tax Credit (EITC) or managing multiple income streams—while simultaneously offering financial education and empowering clients to better understand their finances. This individualized approach helps build long-term confidence and self-sufficiency, ensures that filers receive proper tax returns, and promote trust in the tax system.

Breaking Down Financial Barriers

Tax season can be especially challenging for low-income households. The complexity of evolving tax laws, compounded by language barriers and limited access to professional guidance, frequently creates undue stress. In addition, the rise of fraud and scams during tax season can have a devastating effect on

its victims. Through its free tax preparation services, the AACA removes these obstacles, connecting low-income clients with trained, bilingual volunteers who simplify the filing process and ensure that families claim all eligible refunds, credits, and deductions.

In addition to its free tax preparation services, the Low-Income Taxpayer Clinic (LITC) is available to assist qualified individuals who have disputes or controversies with the Internal Revenue Service (IRS) or the Massachusetts Department of Revenue (DOR). Through the LITC, clients can receive free representation and guidance, ensuring that their voices are heard, and their rights are respected. Beyond direct representation, the clinic provides education and outreach, to inform the community about taxpayer rights and responsibilities, and to promote fair treatment within the tax system.

Mitigating Barriers to Citizenship

Question 3, Part 9 of Form N-400, the Application for Naturalization, asks applicants if they owe any overdue local, state or federal income taxes. If you have ever failed to file a tax return or have any overdue taxes owed, that could affect your eligibility for Citizenship. The Low-Income Taxpayer Clinic can provide a variety of services to get you current with your tax obligations which may help with your Naturalization Application.

Booking an Appointment and Outreach

The AACA's free tax preparation and dispute assistance services for low-income clients are available year-round. Clients can schedule appointments online, by phone, or in person from 9 a.m. to 5 p.m., Monday through Friday at the AACA's main office. To reach those who need help the most, the organization will provide partners with community centers, libraries, schools, and religious institutions, distributing multilingual flyers and hosting informational sessions to ensure that every eligible household is aware of these valuable resources.

Cotton is the Director of Services for the LITC at the Asian American Civic Association, publisher of the Sampan. Email: LITC@aaca-boston.org.

Affordable Housing Lottery The Asher

90 & 100 Chestnut Street, Ashland, MA

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:



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

Affordable Unit Rents

Twelve (12) 1 Bedrooms at \$2,228; Six (6) 2 Bedrooms at \$2,428

Rents subject to change in future years. Tenants will be responsible for the cost of the following utilities: electric heating, cooking, hot water, electricity, water, and sewer. Free surface parking space is available for residents. Pets are permitted, subject to restrictions

The Asher is a brand-new rental development located in Ashland. The community will include two elevator-serviced buildings with a total of 174 rental units. 18 affordable apartments which will be leased to households with incomes at or below 80% of the area median income. All units feature modern finishes and in-unit laundry. Outdoor community amenities include a resort-style saltwater pool, an outdoor kitchen with grilling, lounge areas, a firepit, and a dog park. Indoors, residents will enjoy a state-of-the-art fitness center, private work from home spaces, a billiard area, and a pet spa.

Maximum Household Income Limits

\$91,200 (1 person), \$104,200 (2 people), \$117,250 (3 people), \$130,250 (4 people)

Public Info Session: March 25, 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: April 23, 2025 at 2:00 pm

Completed Applications must be completed online, or postmarked, by this date. Applications postmarked by the deadline must be received within 5 business days.

Lottery: May 8, 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 **The Asher** 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) 782-6900 x3, then 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.

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:

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



Affordable Housing Lottery
Alden's Reach
Miter Drive, Plymouth, MA

3 Bedroom Homes for \$323,600 (\$288/month condo fees)

Alden's Reach is a unique residential development located at the western end of Kathleen Drive in Plymouth MA. The development will eventually consist of 172 homes, a pool, pool building, victory gardens, half-court basketball court, and a tot lot. The project is situated off the desirable Shallow Pond Estates Subdivision in the Manomet section of Plymouth and sits on about 46 wooded acres of land with approximately 15 acres of open space. The project borders 3,000 Acres of Conservation and Town-owned property providing extensive walking paths. Affordable homes will come in a variety of unit styles and will be situated throughout the development. This lottery is for the four (4) affordable units being offered in Phase 2A of this development, on Miter Drive.

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)

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

Public Info Session

March 20, 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

April 14, 2025 at 2:00 pm Completed Applications and Mortgage Pre-Approvals must be received by this date.

Lottery

April 30, 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 Alden's Reach 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) 782-6900 x2 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.



SCAN HERE

Affordable Housing Lottery
Court Crossing

132 Court Street, Plymouth, MA

Ten (10) 1 Bedrooms at \$2,324

Tenants will be responsible for the cost of the following utilities: electric heating, cooking, hot water, electricity. Water, sewer, and trash removal charges are included in the rent. Free parking is available for residents. One pet per household is permitted, subject to restrictions. Rents subject to change in future years.

Court Crossing is a brand-new rental development located in downtown Plymouth. There will be a total of 10 rental units within the building, all of which will be affordable apartments leased to households with incomes at or below 80% of the area median income. The apartments are conveniently located near the waterfront, local restaurants, shops, and museums. All units feature in-unit laundry, vinyl plank flooring, stainless steel appliances, quartz countertops and onsite parking.

Maximum Household Income Limits

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

Public Info Session: March 12, 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: April 8, 2025 at 2:00 pm

Completed Applications must be delivered, or postmarked, by this date. Applications postmarked by the deadline must be received within 5 business days.

Lottery: April 24, 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 Court Crossing 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) 782-6900 x3, then 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.



Affordable Housing Lottery
The Devon at Weiss Farm
168 Franklin Street, Stoneham, MA

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:



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

Monthly Rent Amounts

Seven (7) Studios - \$2,131; Twenty-Four (24) 1 Bedrooms - \$2,426
Twenty-Six (26) 2 Bedrooms - \$2,717; Eight (8) 3 Bedrooms - \$3,005 or \$3,009

Rents subject to change in future years. Tenants will pay the cost of gas heat and hot water, electric cooking, electricity, water, and sewer. One free parking space is included in the rent. Pets are permitted, subject to restrictions. Two pet limit per unit. Pet fee is \$50/month for cats and \$75/month for dogs.

The Devon at Weiss Farm is a newly constructed residential community of 259 apartments and townhomes located in Stoneham. Sixty-five (65) affordable units will be made available through this process to households earning no more than 80% of the Area Median Income. Sixty-three (63) of the affordable apartments will be located within three 5-story multifamily buildings. Each multifamily building is equipped with an elevator and will contain a mix of affordable apartments. An additional two (2) affordable apartments are townhomes which are located in separate, smaller buildings on the property. Apartments are bright and sunny with oversized windows, luxurious finishes, central air conditioning, and in-home washers and dryers. Residents will enjoy use of the community's clubhouse and fitness center, resident lounge, work from home spaces, maker studio, outdoor grills, seasonal swimming pool, parking, and smoke-free and pet-friendly living.

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: March 18, 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: April 11, 2025 at 2:00 pm

Completed Applications must be completed online or postmarked by this date. Applications postmarked by the deadline must be received within 5 business days.

Lottery: April 29, 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 The Devon at Weiss Farm 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.

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:

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



AFFORDABLE HOUSING LOTTERY

HOME OWNERSHIP - SENIOR HOUSING
(AT LEAST ONE APPLICANT MUST BE AGE 55 OR OVER)

Martins Landing North Reading, MA
LIMITED NUMBER (2) OF AFFORDABLE ONE & TWO-BEDROOM CONDOMINIUMS

Pricing - 80% Income Limit:

1 BEDROOM UNIT - \$251,800
2 BEDROOM UNIT - \$282,100

Income Limits-Max. Income/HHS:

1 PERSON-	\$91,200 (80%)
2 PERSONS-	\$104,200 (80%)
3 PERSONS-	\$117,250 (80%)
4 PERSONS-	\$130,250 (80%)

ALL APPLICANTS MUST BE INCOME & ASSET ELIGIBLE

(ASSET LIMIT OF \$275,000 INCLUDING NET PROCEEDS FROM THE SALE OF A HOUSE

Public Information Meeting Via Zoom.com

6:30 p.m., Monday, March 3, 2025 | Meeting ID: 860 7301 0316 Passcode: 675951

Application Deadline:

Postmarked on or before April 1, 2025

Lottery Via Zoom.com

3:00 p.m., Friday, April 25, 2025 | Meeting ID: 812 7387 3201 Passcode: 231906

APPLICATIONS AND FINANCIAL DOCUMENTS MUST BE MAILED TO:

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

PHONE: 978-456-8388

Overnight/Drop Off: 206 Ayer Road, Harvard, MA 01451

Email: lotteryinfo@mcohousingservices.com

APPLICATIONS AND INFORMATION AVAILABLE

PUBLIC LIBRARY OR TOWN HALL TOWN CLERK'S OFFICE

ONLINE AT: www.mcohousingservices.com

OR BY REQUEST AT: 978-456-8388 or lotteryinfo@mcohousingservices.com

CALL MCO HOUSING SERVICES AT ABOVE NUMBER WITH QUESTIONS

DEVELOPED BY PULTE HOMES OF NEW ENGLAND, LLC

MARKETED BY MCO Housing Services



Events Calendar

International Women’s Day 2025

Date: Tuesday, March 11
 Time: 6 -8:30 pm
 Address: Boston Public Library, 700 Boylston Street Boston, MA 02116
 Event Link: <https://www.eventbrite.com/e/international-womens-day-2025-registration-114293235>
 Join us on March 11 in celebration of International Women’s Day for an impactful panel on SDG 5: Gender Equality and a networking reception.
 Price: Free, RSVP

Celebrate! with Celtic Bells

Date: Saturday , March 8
 Time: 10:30 - 11:30am
 Address: John F. Kennedy Presidential Library and Museum, Columbia Point Boston, MA 02125
 Event Link: <https://www.eventbrite.com/e/celebrate-with-celtic-bells-registration>
 In honor of St. Patrick’s Day, come listen to the story of Irish immigrants in Boston. Celtic Bells weaves in songs and poems of work, humor, protest, longing for home, and longing to feel at home in America.
 Price: Free, RSVP

Tenement Museum @ Roosevelt House – The 14th Amendment: Citizenship & Belonging in America

Date: Monday, March 17
 Time: 6:30PM - 8:00PM
 Address: In-Person at Roosevelt House and Virtual on YouTube Live
 Event Link: <https://www.tenement.org/events/tenement-museum-roosevelt-house>
 In partnership with Roosevelt House, The 14th Amendment: Citizenship & Belonging in America delves into the profound

and ongoing impact of this amendment, particularly its guarantee of birthright citizenship, on American identity
 Price: Free, suggested donation

Fusion Friday

Date: Friday, March 7
 Time 10pm
 Address: **Han**, 186 Harvard Avenue Allston, MA 02134
 Event Link: <https://www.eventbrite.com/e/fusion-friday-tickets-1244993702679?aff=ebdssbdestsearch>
 Enjoy a special night of world sounds: Hip-Hop, Afrobeats, Reggae.
 Price: varies based on ticket type

Comedy Party presents: Ryan Shea!

Date: Saturday, March 15
 Time: 8 -9:30 pm
 Address: Democracy Brewing, 35 Temple Place Boston, MA 02111
 Event Link: <https://www.eventbrite.com/e/comedy-party-presents-ryan-shea-tickets-1243594868729?aff>
 Every weekend, Comedy Party hosts a stand-up showcase for the people in a comfortable, intimate venue in the heart of downtown Boston.
 Price: \$17.5

Comedy Night at Bleacher Bar: Free Comedy Show!

Date: Every Tuesday
 Time: 8 – 10 pm
 Address: Spontaneous Celebrations, 45 Danforth Street Boston, MA
 Event Link: <https://www.eventbrite.com/e/comedy-night-at-bleacher-bar-free-comedy-show-tickets>
 Price: Free, RSVP



CHINATOWN CELEBRATION: Wah Lum lion dances at Tufts Lunar New Year celebration. Courtesy photo by Jake Belcher.

Tufts Celebrates New Year With Lunar Fest

Tufts University hosted a Lunar New Year Celebration on Feb. 27 on its Boston Health Sciences campus in Boston’s Chinatown. Celebrating the Year of Snake, the event brought together Tufts students, faculty and staff, as well as Tufts Pres. Sunil Kumar and Tiffany Chu, Mayor Michelle Wu’s chief of staff. Boston City Councilor Ed Flynn and

Boston City Councilor Erin Murphy were also in attendance. Fifth grade students from Josiah Quincy Elementary School performed a traditional ribbon dance. The students’ performance was followed by a lion dance from Wah Lum Kung Fu and Tai Chi Academy, seen in the photo above, led by Tufts alumna Mai Du.

— Sampan staff

 City of Boston
 Planning Department
In-Person Public Meeting

MAR 23
 1:00 PM - 3:00 PM

CHINATOWN REZONING

LOCATION:

Josiah Quincy Upper School 900
 Washington Street, Boston, MA 02111

DESCRIPTION:

The Planning Department will present an updated Draft Chinatown Zoning Amendment in response to feedback received through the public engagement process. Cantonese and Mandarin interpretation will be available.

Mail to: **Jack Halverson**
 Planning Department
 One City Hall Square, 9th Floor
 Boston, MA 02201
 Phone: 617.918.4461
 Email: jack.halverson@boston.gov

Website:
bosplans.org/ChinatownRezoning

Liberty Woods
280 Liberty Street, Hanson, MA
Affordable Housing Lottery
www.sebhousing.com
Five 2 Bedroom Condos for \$185,400
The first affordable homes will be ready in Spring of 2025
One Household Member Must be 55+ Years of Age

This is a lottery for the first five (5) affordable **age-restricted (55+)** condominiums being built at Liberty Woods, a new, 56 unit residential development in Hanson, MA. These 5 homes will be sold at affordable prices to households with incomes at or below 80% of the area median income and where at least one household member is age 55 or above. Nine additional affordable homes will be built in the future. Affordable units are interspersed throughout the development in either a 3 unit or 2 unit building, and provide two floors of living, thoughtful layouts, a two car garage and driveway, large kitchen islands, two and a half bathrooms, 96% efficiency forced hot air and air conditioning, and Rinnai On Demand gas fired water heaters. Units will contain LVT flooring throughout the first floor and lower level, fiberglass tubs and showers, and high- definition laminate countertops.

Maximum Household Income Limits:
 \$68,500 (1 person), \$78,250 (2 people), \$88,050 (3 people), \$97,800 (4 people)



The Maximum Household Asset Limit is \$275,000.

Public Info Session: February 26, 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: March 31, 2025 at 2:00 pm
 Completed Applications and Mortgage Pre-Approvals must be delivered by this date.

Lottery: April 14, 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 Liberty Woods 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) 782-6900x2 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.**



South Cove Community Health Center

華人醫務中心

Boston 波士頓	<p>Washington St. Clinic 華盛頓街診所 885 Washington St. 617-482-7555</p>	<p>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 接受無預約面診，但建議預約</p>	<p>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)</p>
	<p>South St. Clinic 南街診所 145 South St. 617-521-6730</p>	<p>婦科、牙科、眼科、X光乳房攝影篩檢、家庭計劃、 心理科、營養科/奶券 OB/GYN, Dentistry, Optometry, Mammography, Family Planning, Behavioral Health and WIC</p>	<p>MON-FRI 星期一至五 8:30AM – 5:00PM</p>
	<p>SCCHC Pharmacy 藥房 256 Harrison Ave. 617-482-7419</p>	<p>藥房、雜貨部及糧食券/奶券 Pharmacy, Groceries and SNAP/WIC</p>	<p>MON – FRI 星期一至五 9:00AM – 7:00PM SAT 星期六 9:00AM - 6:00PM</p>
Quincy 昆西	<p>Hancock St. Clinic 漢考克街診所 435 Hancock St. 617-318-3300</p>	<p>成人科、藥房及社會服務部 Adult Medicine, Pharmacy, and Social Services</p>	<p>MON – FRI 星期一至五 8:30AM – 5:00PM SAT 星期六 8:30AM - 1:00PM (Adult Med. and Pharmacy ONLY 僅成人科及藥房)</p>
	<p>Holmes St. Clinic 霍姆斯街診所 88 Holmes St. 617-318-3200</p>	<p>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</p>	<p>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)</p>
Malden 摩頓	<p>Commercial St. Clinic 商業街診所 277 Commercial St. 781-912-2500</p>	<p>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</p>	<p>MON-FRI 星期一至五 8:30AM – 5:00PM</p>

Job Announcements

- Dentist (FT) – Boston/Quincy
- Dental Office Manager (FT) – Boston/Quincy
- Social Service Assistant (FT) – Boston/Quincy
- Unit Secretary-Imaging Department (FT) – Boston
- Dental Hygienist (FT) – Boston
- Dental Assistant (FT) – Boston
- Unit Secretary (FT) – Boston
- BIDMC Interpreter (FT) – Boston

To apply, please email: Careers@scchc.org.

For more details about the job, visit: <http://www.scchc.org>

