

Dorchester Reporter

"The News and Values Around the Neighborhood"

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50¢

In Boston, map of opportunity for first-time homebuying has changed

By CHRIS LOVETT
REPORTER CORRESPONDENT

In 2004, Symone Crawford and her husband bought their first home, a three-decker in Mattapan, with help from a program offered by the Massachusetts Affordable Housing Alliance (MAHA). According to the city's Department of Neighborhood Development (DND), the median price of a three-decker in Mattapan at the time was \$495,000, slightly less than the citywide median of \$525,000.

By 2021, the median price for a three-decker in Boston had doubled, to about \$1 million, outpacing

the rise in prices for one and two-family homes. That same year, Crawford became the executive director of MAHA, a Dorchester-based agency recently rebranded as the Massachusetts Affordable Homeownership Alliance.

Three years later, after more price increases and shrinking inventory, she is hailing a new source of help for first-time buyers, including many being priced out of Boston: the "One+ Mortgage" program announced on Nov. 26 by the Massachusetts Housing Partnership (MHP).

(Continued on page 9)



Along Alpha Road, Dorchester: Three-deckers line up under wintry skies. *Chris Lovett photo*



Dawn Morris, Alina Morris, and Jackie Morris of DJ's Market recently won a SPACE grant from the city. They said they will use it to keep their third-generation Polish-focused market loyal to its customers, while also updating things to bring in new residents and add evening events. Already, they have scheduled their first-ever wine tasting this month. *Seth Daniel photo*

City grants to aid old and new businesses

By SETH DANIEL
NEWS EDITOR

From kielbasa and wine to Sorrel & Lime, several established businesses and a few new ventures recently won grants from the city to expand their enterprises.

The third and final round of the popular Supporting Pandemic Affected Community Enterprises (SPACE) grants were unveiled last month with eight businesses from Dorchester and Mattapan receiving various funding and other support from the city. In total, the latest round supported 32 businesses that are already open or are about to open with \$2.875 million, though the overall program distributed \$10.2 million in American Rescue Plan Act (ARPA) to 90 businesses. The latest round attracted 250 applicants, showing strong demand for the program, though its funding has now run out. Individual awards range in numbers, but average in the tens of thousands of dollars.

"Over the past few years, we've seen this grant program change lives, bring vibrancy back to our neighborhoods, and transform Boston's economic landscape," said Mayor Wu.

Two of the local businesses that were chosen for grants were the



The front of the future Sorrel & Lime entertainment and events space in the 900 block of Blue Hill Avenue. The building, which was 'Island Pride,' has been vacant for some time. *Seth Daniel photo*

established DJ's Market in the Polish Triangle, and the brand-new Sorrel & Lime entertainment and events hall on Blue Hill Avenue.

At DJ's Market, which specializes in Polish products and boasts a robust deli operation, the market is now in its third generation of family ownership, with Alina Morris inheriting the business from her parents, Gino and Theresa Jurczuk. She operates it with her

husband Danny and they plan to pass the market on to their daughters, Alina 'Jackie' Morris and Dawn Morris.

The market was named a Legacy Business in 2023, and just this year won approval for a beer and wine sales license—specializing in Polish beers and eastern European wines.

With the help of the SPACE grant, the market is looking to head in a new direction without veering from its tried and true customer base.

"We're definitely going to be expanding into our storage space, but we don't know exactly how yet," said Jackie Morris, motioning to a large area that prior to the pandemic was slated to be a coffee shop.

"There's so much potential for the place and it's already starting with a base and now we're getting the store stabilized and really appreciate the help from the city," she continued. "We've survived here because of customers over the years, and we look forward to bringing in new customers as the neighborhood changes, and at the same time staying loyal to our existing customers."

Added Dawn, who is known for baking traditional Paczki Polish

(Continued on page 10)

Collins puts brakes on Wu's tax effort; says he wants more info on city budget

By SAM DRYSDALE
STATE HOUSE NEWS SERVICE

State Sen. Nick Collins delayed action on Monday on a controversial, time-sensitive Boston property tax reclassification bill, putting it on ice until after the deadline for action recommended by Mayor Wu.

After months of public and private talks, Collins used a procedural maneuver available to senators to punt the matter until the next session, which senators set for Thursday. Other Democrats also raised concerns about the bill on Monday.

Compromise language had been hammered out between the mayor's office and business groups to temporarily reconfigure the way it splits its property taxes between commercial and residential taxpayers to prevent a major increase in bills for residents.

"Tax bills are issued to property owners on Jan. 1, but there's a lot of work that leads up to that. So in order for our team to use this mechanism and prepare bills for that deadline and for the [Department of Revenue] certification and City Council approval and all those steps, we would need this law signed by the governor within the next two weeks," Wu said at a legislative hearing on Nov. 20.

Two weeks from that date was Wednesday of this week.

Collins said he was delaying the vote until the Boston City Council could hold its annual tax classifica-

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Harbor Health's CEO returns to his RI roots

By CASSIDY MCNEELEY
REPORTER STAFF

Before becoming president and CEO of Harbor Health Services—the agency that operates three health center facilities in Dorchester and Mattapan—Chuck Jones worked in community health at Thundermist Health Center in Woonsocket, R.I. Later this month he will return to his Ocean State roots hoping to lead his former health center out of a fiscal crisis.

"Thundermist gave me my introduction to community health," Jones said in an interview last week. "Before that, I was mainly in IT and consultant services, and before that, the military. I found that really nothing gave me a sense of purpose that I found in community health and my first work



Chuck Jones

(Continued on page 13)

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Police, Courts & Fire

'Wanted' alert for Dot man indicted in 'J'ouvert' gunfire

Boston Police put out a "wanted" alert on Dec. 3 for 31-year-old Gerald Vick of Dorchester, who police say is a suspect in a shooting incident in August 2023 during a parade on Talbot Avenue. He is facing a warrant out of Suffolk Superior Court for "eight counts of Assault and Battery with a Firearm, Unlawful Possession of a Machine Gun" and other charges. Eight people were hit by bullets on the morning of Aug. 26 while many were on hand to celebrate in the pre-Carnival "J'ouvert" parade.



Gerald Vick

Vick was one of three men and a teenager arrested for their role in the gunfight that caused the mayhem. He was indicted last February. The *Boston Globe* reported that Vick was released on \$6,000 bail after his initial arrest and had been under GPS monitoring, but has been missing and at-large since this past Monday (Dec. 2). No one was fatally injured in the mass shooting, but the incident led to the parade being relocated away from Franklin Field and Talbot Avenue this past year.

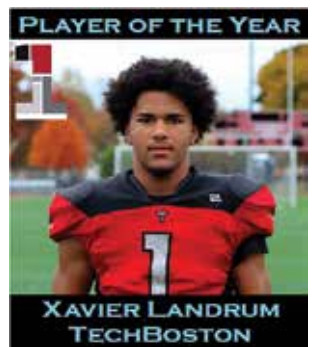
Vick is described as a Black male, about 5-feet-6, approximately 155 lbs., dark complexion, with multiple tattoos. He is believed to have ties to Taunton, Mass. Anyone with information on Vick's whereabouts is urged to contact District B-3 Detectives at 617-343-4712. Or texting the word 'TIP' to CRIME (27463) to stay anonymous.

Two Dorchester men were arrested last week in what prosecutors say were separate investigations into drug trafficking. Boston Police seized almost 100 grams of the deadly substance fentanyl—and more than \$86,000—from raids on the two homes. One of the accused – 33-year-old Cleifit Cruz – was ordered held on \$10,000 bail in Dorchester Court on Nov. 25. Cruz was already out on bail for pending fentanyl trafficking charges in Quincy, according to Suffolk County DA Kevin Hayden. Officers assigned to the Boston Police Drug Control Unit executed warrants at Cruz's resident on Wrentham Street in Dorchester on Nov. 23.

"Police seized 27.7 grams of fentanyl, crack cocaine, and \$80,456 in cash from Cruz's apartment," Hayden's office said.

A second suspect – 28-year-old Wilbil Aguasviva-Peguero – was arrested on Nov. 26 when police raided his residence on Dudley Terrace in Dorchester. Prosecutors say police found "72 grams of fentanyl, two grams of crack cocaine, \$5,761 in cash, and seven rounds of 9mm ammunition" in his apartment. Ordered held on \$10,000 cash bail, Aguasviva-Peguero is due back in court in Roxbury on Dec. 30.

TechBoston Bears win City FB title



The TechBoston High School football team took home the City League championship title by beating Brighton High School on Thanksgiving eve, 50-14, at Love Field at Roberts Playground. The Dorchester-based team ended the season with a records of 7-4. The Bears were led by Coach Raul Brown, who has been named the league's Coach of the Year. The Player of the Year award was presented to Tech-Boston senior Xavier Landrum, who is shown above streaking toward the end zone on his way to scoring a touchdown against Brighton last week. Photo by Joe Allen

Report: City councillor under federal probe

The *Boston Globe* reported on Tuesday this week that Boston City Councillor Tania Fernandes Anderson is being investigated by federal authorities who have issued subpoenas to Boston City Hall. The initial report said that the scope and nature of the probe were "not immediately known," but added that no "criminal charges have been filed at this time."

Fernandes Anderson's district is centered in Roxbury, but also includes parts of Dorchester, along with sections of the South End and Fenway. The *Globe* said that Fernandes Anderson declined to comment

for the paper's story. Fernandes Anderson was fined \$5,000 in 2023 after the state's Ethics Commission ruled that she violated state law by hiring her son and sister to her own council staff in 2022. She later terminated their employment and claimed that she was unaware that it was improper.

Last month, the councillor faced new scrutiny after the state's Office of Campaign and Political Finance found irregularities with her campaign committee, according to the *Globe*.

Fernandes Anderson, 45, has been the District 7 councillor since her election in 2021. A native of

Cape Verde and graduate of John D. O'Bryant High School, she previously worked in Dorchester as

the executive director of Bowdoin-Geneva Main Streets.

—REPORTER STAFF

December 5, 2024

Boys & Girls Club News 17	Dorchester Reporter (USPS 009-687)
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The city of Boston's Public Health Commission will host a "Community Listening Session" about the closure of Carney Hospital on Thurs., Dec. 12, at 5:30 p.m. at the Sheet Metal Workers Union Hall, 1181 Adams St., Dorchester. Register at boston.gov/carney.

World AIDS Day Dinner at the Codman Square Health Center's X-Clinic is Fri., Dec. 6, from 6 p.m. to 8 p.m. at the Great Hall, 6 Norfolk St., Dorchester. Join health care providers, people living with HIV, experts for an evening of food, friendship, and remembrance. Contact 617-822-8271 or codman.org/xclinic for more info.

The city's Planning Dept. will host a virtual public meeting on Wed., Dec. 4, at 6 p.m. to discuss a proposal for a new 7-story, 22-unit building at 2-8 Bowdoin St., Dorchester. See bostonplans.org for details.

The city's Planning Dept. will host a virtual public meeting on Mon., Dec. 9, at 6 p.m.

to discuss a proposal by Keohane Realty Development Trust to build a 5-story, 25-unit condo building at 157 Granite Ave., Dorchester. See bostonplans.org for details.

The city's Planning Dept. will host a virtual public meeting next Monday (Dec. 2) at 6 p.m. to discuss a resident petition to amend the Squares + Streets Zoning. The proposed changes include adding two additional zoning districts. See bit.ly/Text_Petitions for more.

A public meeting has been set for Thurs., Dec. 5, at 6 p.m. to discuss a proposed cannabis establishment at 1102A Blue Hill Ave., Dorchester. The meeting will take place in person at that address. Call Conor Newman in the Mayor's Office of Neighborhood Services with questions: 617-635-2093 or email conor.newman@boston.gov.

Leland Faulkner will present "World of Wonder," a shadow-theatre performance at the JFK Library on Fri., Dec. 27, at 10:30

a.m. This multi-cultural theatrical "feast" using silhouettes made only with his hands is called "sophisticated and humorous." See jfklibrary.org/celebrate or call 617-514-1644.

Mather Elementary School Winter Carnival is Fri., Dec. 6, at the school. Students, families, and friends of the Mather will gather from 5 p.m. to 7p.m. with face painting, cookie decorating, gingerbread house making, fingernail painting and a Fun-tastic FreeBee Store with gently-used items for families to choose from.

The Salvation Army presents its 9th annual Sounds of Christmas Concert on Sun., Dec. 8 at 6 p.m. at the Kroc Center, 650 Dudley St., Dorchester with festive music and holiday refreshments. See salvationarmyma.org for more info.

The 26th annual Haitian Independence Day Gala is Sat., Jan. 4, 7 p.m. at IBEW Local 103 in Dorchester. Join us for a

night of music and cultural pride as we commemorate Haiti's independence. For tickets call (617) 417-8421. Proceeds to support the Toussaint Louverture Cultural Center (TLCC) of Massachusetts.

Organ Concert & Singalong at First Parish Dorchester – First Parish Dorchester will host an organ concert on Saturday, Dec. 14, at 7 p.m. featuring music director Ana Sorina Popa performing seasonal music on the historic Skinner organ in the 1897 sanctuary. The program will include works by J.S. Bach, A. Vivaldi, C. Wesley, C. Balbastre, and traditional holiday carols. A reception will follow the concert. First Parish is located at 10 Parish St, Meetinghouse Hill, Dorchester. For more information, contact 617-981-5201.

SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM

Pump Station, Clam Point house put forward as city landmarks

By **SETH DANIEL**
NEWS EDITOR

The Boston Landmarks Commission (BLC) has recommended that “historic landmark” status be granted to the Calf Pasture Pumping Station on Columbia Point and to a residential property in Dorchester’s Clam Point neighborhood.

In a Nov. 12 meeting, BLC members voted 9-0 to approve designations for the pumping station, which is on the UMass Boston campus, and the Daniel Withington House, located at 19 Ashland St. The final step for landmark status includes getting mayoral and City Council approvals. The Mayor’s Office and Councillor John FitzGerald say they do not anticipate any opposition.

UMass Boston officials said they were happy to see the pumping station designation approved, after years of discussion and study beginning in 2018. The building has been listed on the National Register of Historic Places since 1990. “UMass Boston shares the city’s interest and desire in seeing the Calf Pasture Pump Station preserved and re-developed,” said Kathleen Kirleis, vice chancellor of Administration & Finance.

Earl Taylor, president of the Dorchester Historical Society (DHS), said his organization is pleased to see both properties as candidates for protected status.

“The Withington House is an unusual Federal-era building

built of brick, and the Calf Pasture Pumping Station represents the major achievement of a metropolitan sewage system,” he wrote via email.

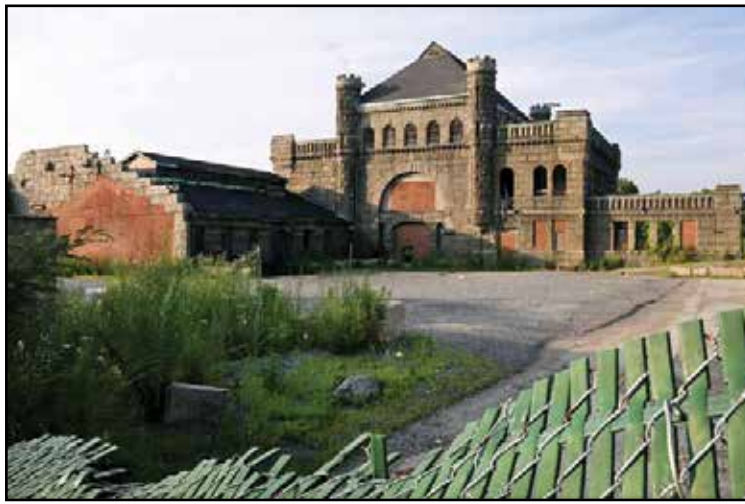
“One of the stated reasons for the annexation of Dorchester to Boston in 1870 was the need for a route for Boston’s sewage,” he noted. “Sewage drained downward through a system of tunnels, and by the time it reached Columbia Point, it was so deep underground that it needed huge pumps to boost the sewage up to reach the outflow tunnel.”

Two parcels adjacent to the pumping station were removed from the Landmark designation by BLC at the behest of UMass Boston – which noted those parcels were key to the university’s expansion plans.

“We are pleased to see the city agreed to the request that the undeveloped parcels of land be excluded from the designation, portions of land identified in the 2023 UMass Boston Master Plan,” said Kirleis. “The ability to develop these areas is critical to the university and will assist in the financing of the expected re-development of the pumping station.”

Meanwhile, UMass Boston was not enthusiastic about the BLC keeping the West Shaft Entrance property – a deteriorated piece of land by the ocean – within the designation. They had requested it to be excluded, but the BLC said no.

“We continue to have concerns about the West Shaft



The Calf Pasture Pumping Station on Columbia Point, built in the 1880s, is now on the grounds of UMass Boston. Reporter file photo



The current state of the Daniel Withington House at 19 Ashland St. in Dorchester. City of Boston image

entry structure being included in the Landmark designation, given its severely deteriorated conditions,” said Kirleis.

A BLC spokesperson replied: “We think it’s important and that’s why it was kept in the designation boundaries.”

The UMass Building Authority, which controls the ten-acre Calf Pasture complex, issued public calls for developer interest to repurpose the site in 2020 and again in 2021. But there has not been any public commitment for a specific re-use from the university in recent years.

The Daniel Withington House in Clam Point is a different kind of designation. The building has been significantly altered since discussion started, with only the front façade left on what is an extensive townhouse project. BLC staff noted that the parcel has been “heavily disturbed” in 2024 due to the project, and a brick chimney and some of the original wood windows are gone.

BLC Commissioner Jeff Gonyeau said he was “really disturbed” by the two dormers that have been added to the front of the historic facade but noted it “was water under the bridge now.”

Owners of the home on the call said that they could consider revising the dormers, but noted they were installed to bring living space to the third floor of the home. For all that, the Landmark designation was approved 9-0.

Both the mayor and the Council have 45 days to act on the designation; after that it is approved automatically.



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Da'von Doane and Maria Perez in a scene from *The Nutcracker*.
Olivia Moon photography



Scenes from José Mateo Ballet Theatre's production of *The Nutcracker*, which opens a 14-show run at Dorchester Strand Theatre on Saturday.
Olivia Moon photography

José Mateo's 'The Nutcracker' opens its Strand run this Saturday

BY REPORTER STAFF
José Mateo Ballet Theatre's production of "The Nutcracker" returns for its 36th season this month with 14 performances scheduled at Dorchester's Strand Theatre.
This year's edition of the world's most popular ballet opens with a 2 p.m. matinee performance this Saturday (Dec. 7) and concludes on Sun., Dec. 22, with a 5 p.m. show. Tickets are affordable starting at \$25—with an exclusive 20 percent discount available through The Dorchester Reporter. (Use the code DotNews20).

The company also works with more than 20 local social service agencies to provide 5,000 free and reduced tickets to under-served groups through its Community Ticket Access Program. Over 100 children and teens will dance as Clara, Party Children, Mice, Soldiers, Polichinelles, Cherubs, and Angels. The children will join international guest artists from renowned dance companies, including Da'von Doane, former principal dancer at Dance Theatre of Harlem and Maria Perez, former JMBT summer student and current so-

loist with Mauro Ballet Company in San Juan, Puerto Rico.
Mary Thompson, Principal of The Brookline Ballet School and former JMBT principal dancer, serves as Nutcracker Artistic Associate in helping to set the choreography of the professional roles. In keeping with its long-term vision to provide dance opportunities to all in the Boston area, JMBT continues to expand its Young Dancers Program in the Dorchester Studio located at Uphams Corner. This year's "Nutcracker" features more than 15 local children from the greater

Dorchester area. Classes at the Dorchester Studio are offered to children ages 3 and up and are open to boys and girls of all backgrounds.
In addition, the Dorchester Studios offers a new Teenager's Introduction to Ballet class designed for teens ages 11-18 with little to no dance experience for whom there has traditionally been little opportunity to learn ballet. More information about JMBT's Dorchester programming can be found at ballettheatre.org/young-dancers-program-dorchester/

Founded in 1986, José Mateo Ballet Theatre is one of America's leading producers of new ballets, one of the area's most reputable ballet schools, and the originator of Dance for World Community (DWC), a project created in 2008 to expand the organization's mission that has always focused on equity and diversity in dance performance, training and community programs.
Over the past 30 years, Cuban-born Artistic Director and Founder José Mateo has developed his unique vision of using the power of dance to

inspire and engage today's diverse audiences in creative, non-traditional ways. In 2018, Mateo received the state's highest award, the Commonwealth Award for Achievement from the Massachusetts Cultural Council.
From 1988 until 2019, the Company regularly presented Mateo's highly acclaimed concerts at its own Sanctuary Theatre in its Harvard Square home at Old Cambridge Baptist Church.
Visit ballettheatre.org for more information.

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- Zoom link: <https://ow.ly/pmr250U5bxq>
- More information: codman.org/FNPR or email fnpresidency@codman.org

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75 Edge Hill Road, Milton**

Tree lightings signal a dash to Christmas, holiday season

Holiday tree lighting events were held across Dorchester and other city neighborhoods last Saturday (Nov. 30). The Mayor's Office helped to organize a series of ceremonies on Saturday afternoon that culminated in a gathering at the Droser Plaza next to Ashmont station, where hundreds of people turned out for the Greater Ashmont Main Street's Holiday Market.

Mayor's Office Photos
by John Wilcox



Mike Folan greeted Mayor Wu in Peabody Square.



The scene at Peabody Square.



Mrs. Claus and Santa crossed Dot Ave and made their way to the festivities at Ashmont's Droser Plaza.



Council President Ruthzee Louijeune took a selfie with a young constituent, Bill Richard, and Mayor Wu at Martin's Park "ship-lighting" in Seaport.



Mayor Wu and helpers in Fields Corner's Town Field.



OH, WHAT FUN!

Next up in Dot Jazz series: Desert Snow Quartet, at Peabody Hall this Thursday

Snow hasn't hit Boston yet this season, but Dorchester will get a storm of its own this week when Ehud Ettun's Desert Snow Quartet visits Peabody Hall on Thursday (Dec. 5) at 7:30 p.m.

Ettun is a Boston-based Israeli bassist known for his unique approach to the upright bass as a melodic instrument. The musician has performed worldwide at concerts and festivals in Europe, South America, and Asia and is now excited to bring his talent to the neighborhood as a part of the Dot Jazz Series.

Since 2017, the series, which is co-produced by Mandorla Music and Greater Ashmont Main Street, has brought live jazz music to the neighborhood. Ettun will be joined by Angela Varo on violin, Tim Ray on piano, and Andre Sudol on drums, with a showtime at 7:30 p.m.

Tickets can be purchased online for \$15 or at the door for \$20.



Ehud Ettun

College students can pay just \$10 and people under 18 for free. Those who purchase tickets in advance are encouraged to visit Via Cannuccia for dinner. Here they can show servers their ticket

and receive 10 percent off their meal, excluding alcohol.

To purchase tickets, visit events.humanitix.com/ehud-ettun-desert-snow-quartet.

-CASSIDY MCNEELEY

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Pho Le Restaurant on Dorchester Avenue recently hosted a networking event for the ElevAsian organization, a non-profit that means to uplift Asian businesses and entrepreneurs. The November event drew a crowd of business folks from around the region to celebrate food and to meet others from the Greater Boston Asian business community. The group will host an Asian Small Business Finance Summit at Suffolk University on Dec. 12 starting at 8:30 a.m. Photo courtesy ElevAsian

Grand Drawing hailed inclusion while raising funds for BGCD

The Boys & Girls Clubs of Dorchester held its annual Grand Drawing Gala on Sat., Nov. 23, at the Fairmont Copley Plaza. More than 350 guests were on hand to celebrate this year's theme: Lights, Camera, Inclusion, highlighting the club's programming that promotes an environment where all youth – regardless of ability, race, gender identity or orientation – are welcomed and encouraged to grow. HGTV host Taniya Nayak reprised her role as emcee for the evening and more than \$500,000 was raised to support the Club and its programming.



Members of the BGCD Inclusion community.

New career paths set for union insulators



Dorchester's Brandon Harper, a former cook, is now apprenticed as an insulator.

Photos courtesy Local 6

Dorchester residents Mandy Bennett and Brandon Harper are charting a pathway to new careers as mechanical insulators, thanks to apprenticeships with Dorchester-based Insulators Local 6. State and union leaders celebrated Bennett and Harper and their pathway to union careers during National Apprenticeship Week last month.

"Union apprenticeships are the solution to meeting our workforce needs in Massachusetts, as well as the state's green economy goals," said Insulators Local 6 Business Manager Jeffrey Saliba.

Said Bennett, a Dorchester mother of six now in her second year as an apprentice: "As a woman, I feel accepted. I really enjoy what I do. And I'm making enough now to support my family,



Mandy Bennett, a Dorchester mother of six children, is in the second year of her apprenticeship with the Local 6 insulators.

which gives me peace of mind."

Harper, a former cook, joined the apprenticeship program to provide a better future for his family.

"My daughter is two now, and this was definitely the right move for me. I love being in a union—the structure, the team mentality, and the brotherhood," he said.

This apprenticeship pipeline ensures that diverse students and adults gain quality, family-sustaining jobs doing the work necessary for addressing climate change. The work includes general trades like plumbing, electric and construction, as well as specific skills needed for upgrading HVAC, building controls, energy auditing, weatherization, testing services, solar installers, and facility maintenance.

—REPORTER STAFF

UMass Boston junior named to state Board of Higher Education

Niki Nguyen, 27, a junior at UMass Boston, has been sworn in as the voting student board member for the Massachusetts Board of Higher Education (BHE) for the 2024-2025 academic year. Nguyen is majoring in international relations and biochemistry and will graduate in spring 2026. Along with her role on the BHE, she is chair of its Student Advisory

Council and serves as the student member of DHE's Open Educational Resources Advisory Council.

At UMass Boston, Nguyen is an outreach ambassador for the Asian American Resource Office and senator on the Undergraduate Student Government. She transferred to UMass Boston within the last year after earning her associate's

degree from Bunker Hill Community College.

"Especially struggling with homelessness throughout my adolescence, equity is my identity," said Nguyen.

"Creating impactful change requires recognizing systemic inequalities, listening to all voices, and fostering inclusion. I believe an equitable mindset considers diverse experiences,



Niki Nguyen

leading to progress that benefits everyone using a foundation supporting sustainable, transformative change for more compassionate and just societies."

—REPORTER STAFF

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY

Views of Dorchester 1830s

The top woodcut is in the collection of the Dorchester Historical Society in a large album titled Old Dorchester Houses. It shows a scene from near the corner of Hancock and Bowdoin Street, looking toward First Church. The image is from John Warner Barber's "Historical Collections," 1839. The bottom image is from the same book, where it appears in the section on Milton. It shows a view from Milton Village with Dorchester in the background.

Barber was an engraver and historian. He started in a modest way with "Historical Scenes of the United States" (1827), then "Historic and An-



tiquities of New Haven" (1831) and "Reli-

gious Events" (1832). He also published a book

called "Historical Collections, Being a General Collection of Interesting Facts, Traditions, Biographical Sketches, Anecdotes, &c., Relating to the History and Antiquities of Every Town in Massachusetts, with Geographical Descriptions."

He went on to document scenes all over New England and in some of the Atlantic states.

The archive of these historical posts can be viewed on the blog at dorchesterhistorical-society.org. The Society's William Clapp House and James Blake House are open to the public on the third Sunday of the month from 11 a.m. to 3 p.m.

Editorial

State must help fund next steps at Carney

It has been four months since the state-assisted euthanasia of Carney Hospital, the scrappy, once-vital outpost of essential health care needs for tens of thousands of people on the south side of Boston. The end – when it came late last summer – came swiftly without the “mandatory” 90-day notice that state regulators and the governor could have required of the Steward robber barons who presided over Carney’s demise. It came without the commitment of tens, even hundreds of millions in state dollars committed to assist the transition of care in other communities.

The state’s Dept. of Public Health held a hastily organized, perfunctory hearing at Florian a few weeks before the doors were sealed shut. The four-hour-long meeting was part wake, part union rally and entirely without a purpose other than to check a box for state health officials who were under strict orders to pull the plug on the Carney so that other hospital deals honchoed by the Healey administrators – to benefit other communities – wouldn’t be compromised.

What has happened in the months that followed? In October, a “working group” of 32 men and women – recruited and appointed mainly by Mayor Wu and her team at the Boston Public Health Commission – has been assembled to assess the damage done by the Carney closure and, hopefully, to make recommendations about what could come next on the mostly abandoned Dot Ave. campus. The group has met twice (privately and without press in the room) since its formation and is due to meet again this Friday.

On Monday, the BPHC announced that it will convene a “community listening session” next Thursday (Dec. 12) at the Sheet Metal Workers union hall in Lower Mills. The meeting, which starts at 5:30 p.m., will be the one-and-only public meeting before the appointed panel offers recommendations, probably sometime in late winter or early spring.

It’s important to note that there are other ways for members of the public to offer comment about the loss of the Carney – and about what we’d like to see happen next at the campus. The city has a web page set up – boston.gov/news/carney-hospital-resources – with a link that will be live until Dec. 16.

Some of the feedback that will inform the working group’s discussions has already been solicited through a door-to-door canvass operation led by the non-profit Health Care for All organization.

Next Thursday’s meeting could end up being yet another fruitless hand-wringing affair. And maybe there’s some value in giving people who’ve been so clearly wronged – both by the corporate raiders in Texas and the cold-shouldered beancounters on Beacon Hill – a chance to vent. The powers-that-be should get a full accounting of just how unjust it is to close a busy emergency room in the city’s biggest and most disadvantaged neighborhoods and, as a result, put our lives at greater risk.

A far better outcome, though, will be for those of us most impacted by Carney’s demise to look beyond the debris left in Steward’s wake and tell leaders what we fully expect to get for our sacrifice to date. It’s not good enough for elected officials at any level to wait for “the market to speak.”

The state’s ample coffers have been activated to stand up replacement services across the Commonwealth. The people of Dorchester and Mattapan should expect the same – *with interest*. Whatever model and mix of a public health facility comes next on Dorchester Avenue, it had better come with a package of state resources that mirrors the commitments promised – and in some cases – already delivered to our neighbors elsewhere in the state. Dorchester and Mattapan have been made to carry this burden alone. That cannot stand.

-Bill Forry

Codman Square Health Center was conceived 50 years ago this week

BY BILL WALCZAK
REPORTER COLUMNIST

For several decades I’ve had the privilege of giving public health tours of Codman Square, which I have called a “nonprofit innovation district.” In this half-mile district there are amazing nonprofits that have inspired people from around the world to think “outside the box” when figuring out how to tackle what oftentimes seem to be intractable problems.

My tours typically start at the north end of Codman Square at 450 Washington St., where Daily Table, the grocery store that only sells nutritious food at low-cost, shares space with the HealthWorks at Codman fitness center and a Teaching Kitchen. The space, owned by the Codman Square Health Center, also houses a volunteer operation to provide free tax services for eligible residents.

Our tour next heads south down Washington Street, pointing out the headquarters of the Codman Square Neighborhood Development Corporation, which has developed hundreds of units of environmentally sustainable housing for low-income residents. We may also visit the Epiphany School, which provides free middle school education and an amazing array of services to the students and their families for life. The Epiphany School also runs an early childhood center in which services begin for parents during pregnancy.

We end the tour at the campus that the Codman Square Health Center and Codman Academy share at the southern end of the square. This campus, which was, and may still be, the only co-located K-12 school/health center in the country, has been able to introduce its high school students from the greater Dorchester community to careers in health, which, at 18 percent of all jobs in greater Boston, is the largest single employment sector, and one that generally pays middle class wages. In addition, students get paid summer internships, and about 30 are being trained to be certified in pharmacy, radiology, phlebotomy and doula, jobs that will offer them an opportunity to get higher paid summer jobs when they go to college.

Since I have spent my life mainly in health care, most of my tours involve people from the health care sector. Over the past few years, I’ve given health-oriented tours to people from the Netherlands, Malaysia, and Chile through programs at Dartmouth, MIT, and Harvard. Recently, a group of 50 health professionals from Chile came to Boston to learn about the American health care system. It’s a program that typically ends with a visit to Codman Square to learn about community health centers, and to see how the health center connects with the other nonprofits to provide holistic support to patients.

This visit, however, happened on Nov. 6, the day after Election Day. Knowing that the Chileans would likely be very interested in hearing a public health perspective on the election, I started by noting that the election would probably result in the naming of Robert F. Kennedy Jr. (RFK) as Secretary of Health and Human Services. I explained that RFK is an extreme skeptic on the use of vaccines, which save the lives of millions of children a year, who would like to ban fluoride, which saves millions of teeth.

In addition, with President-elect Trump’s statement that he wanted RFK “to go wild on health.... I’m going to let him go wild on the medicines,” I thought it might not be worthwhile to get into a discussion on the value of American health policy.

Instead, I discussed community activism. Through this election, Americans have proven once again that they are skeptical of government’s ability to solve problems. But Americans can and do take action on their own and have a long history of doing so.

Alexis DeToqueville, the early 19th century French observer of American culture and author of the two-volume “Democracy in America,” wrote: “These Americans are peculiar people. If, in a local community, a citizen becomes aware of a human need that is not being met, he thereupon discusses the situation with his neighbors. Suddenly, a committee comes into existence. The committee thereupon begins to operate on behalf of the need and a new community function is established. It is like watching a miracle.”

DeToqueville’s observation brings to mind the origins of the Codman Square Health Center. It was 50 years ago this month – Dec. 10, 1974 – that the Codman Square Civic Association (a precursor to the Codman Square Neighborhood Council) established a Codman Square Health Committee. Its purpose was to determine if a community health center could be sited into the soon-to-be-closed Codman Square branch library, now the Great Hall in Codman Square. For months, there had been an awareness that the branch library would close. The civic association was in communication with Boston’s Department of Health and Hospitals and the nearby Carney Hospital about whether putting a health center would be supported by the city and the Carney.

The president of the civic association, Marge Muldoon of Kenwood Street, invited representatives from



Codman Square Health Center Incorporated: Pictured during an April 1975 ceremony, from left: State Rep. W. Paul White, City Councillor Larry DiCara, Doris Brown, John MacNeil, Bill Walczak, Secretary of State Paul Guzzi, Craig Wall, Mona Scantlebury, and Charles Murphy. Photo courtesy Bill Walczak

existing Dorchester health centers and the Carney Hospital to speak on how they were able to start their health centers, which was still a new concept. The first of these in the entire country was the Columbia Point Health Center, which opened in 1965. At the community meeting were Ethel Lenox, a founder of the Uphams Corner Health Center, Jean Hunt, a founder of Neponset Health Center, Pat Edraos, a founder of the Bowdoin Street Health Center, and Sr. Kathleen Natwin, head of Ambulatory Care at the Carney Hospital, which supported the development of several local health centers. They constituted a panel and spoke for a few minutes about how their health centers were started, the health needs they addressed, and how the centers were making a difference in their communities.

Codman Square was in a terrible state at the time. Much of the commercial district was vacant and/or decrepit. Residential housing values had plummeted as the city lost 30 percent of its population. Many houses went vacant for lack of a buyer at any price, resulting in arson fires. Crime was on the upswing and people’s faith in their own community was suffering. The private physicians who provided primary care services in the area were moving out or not taking new patients, so new residents used hospital emergency rooms for basic primary care.

Starting a health center seemed like a great idea. Not only would it be a way to show that positive things could happen in Codman Square, but it also would meet a great health care need, and could utilize a building which, the community believed, would be burned down if it became vacant.

Mrs. Muldoon chose a group of volunteers at the end of the presentation to form the Codman Square Health Committee. The purpose of the group was to investigate whether a health center was feasible, and, if so, to create one. President Muldoon asked the person who asked the most questions about starting a health center to chair the committee, and that person was me, despite my age (I was 20).

A group of about 20 people from the neighborhoods around Codman Square started meeting in January. In a few months, the group determined that a health center was indeed feasible and in April 1975, the members decided to incorporate as a way of getting the job done.

The group that formed the Codman Square Health Center 50 years ago had no idea of the challenges that were ahead. It took four years of effort and struggles with the then-city administration and state health agencies before the doors finally opened in 1979, with five employees. Even then, most said that this new Codman Square Health Center would not survive.

Today, the center has several hundred employees, an annual budget of \$55 million, more than 20,000 patients and 100,000 visits per year, with 100,000 square feet of commercial space in Codman Square. It helped create two charter schools (the Edward Kennedy Health Careers Academy and Codman Academy), the HealthWorks Fitness Center, Daily Table, Latin Academy Housing, and contributed to starting a farmers’ market, the BOLD teens, adult education programs, nutrition programs, and many more initiatives. It enhanced the idea that health centers could do more than medical services by being a hub for community development and positive change. Stewardship of the health center’s vision continues today under a dedicated volunteer board and the leadership of its new CEO, Dr. Guy Fish.

In my speech at the dedication of the Codman Square Health Center on Nov. 3, 1979, I congratulated these community volunteers who stuck together through four years of working, agonizing, and fighting with various officials and bureaucracies to establish the facility. And it all started with a committee.

Bill Walczak’s column appears regularly in *The Reporter*.

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In Boston, map of opportunity for first-time homebuying has changed

(Continued from page 1)

The shift had been gradual, and now it was more formalized: the map of homebuying opportunity had changed.

As of late November, Crawford counted 26,000 people who had bought homes through the original ONE Mortgage and earlier “SoftSecond” mortgage programs that were started more than 30 years ago by MAHA and administered by the MHP. Spurred by 1989 research on Boston’s racial gap in lending, with less access in predominantly Black areas, the programs offered more affordable mortgages to low- and middle-income first-time buyers who went through a series of classes. MAHA would later develop programs for first-generation homebuyers and the “ONE+ Boston” program, launched in 2020 to help bridge the steeper affordability gap for properties in the city.

Last week, more than four years after the creation of “ONE+ Boston,” the MHP extended the model to serve low- and moderate-income first-time buyers in 29 Greater Boston communities. The program was launched with \$11 million in public and private support, primarily from the state, Eastern Bank and the Eastern Bank Foundation, and The Boston Foundation’s Racial Wealth Gap Partnership.

The “ONE+ Boston” program offered mortgages at rates 0.5% to 1.0% lower than those offered by the ONE Mortgage. Like the earlier SoftSecond and ONE programs, ONE+ Boston resulted from a grassroots campaign, but exclusively for homes in the city. And the additional help for buyers would come from local revenue sources, such as the Community Preservation Act.

“Before One+ Boston was launched, the ONE Mortgage Program within the city of Boston was almost nonexistent,” Crawford recalled. “We were seeing some better numbers across the state, but in the city, because it was so expensive, no one was purchasing much with the ONE Mortgage. Once we launched One+ Boston, the trajectory was all the way up, so we knew that this program was integral in putting people into homes.”

According to MHP’s director of homeownership, Elliot Schmiedl, ONE+ Boston has “been averaging close to 200 loans a year” over the past few years. “The city of Boston,” he added, “has done a very good job building, helping to subsidize, and build affordable condos, mostly, which are available for purchase to first-time home buyers. But we’ve helped people close the gap between what they could conceivably afford and what the market offers, as well.”

The Greater Boston “ONE+” program offers 30-year fixed mortgages with significantly discounted interest rates, lower downpayment requirements, downpayment assistance, and no requirement for private mortgage insurance.

Since the earlier “ONE+ Boston” started, the market has continued to climb, according to the 2024 Housing Report Card, compiled by The Boston Foundation, its Boston Indicators research center, and the Boston University Initiative on Cities. Citing figures from Zillow, researchers report that housing values throughout the metropolitan area have risen by 86 percent since 2015. “This widening gap, combined with higher mortgage rates and declining inventory,” they wrote, “has made homeownership an increasingly expensive proposition across the region.”

Recent Dorchester listings on Zillow include a three-bedroom unit on one floor of a three-decker on Talbot Avenue, near Ashmont Station, with an asking price of \$699,000. Another listing, for a whole three-decker on Erie Street, five blocks from a stop on the Fairmount-Indigo rail line, had an asking price of \$1,875,000. And, after a price cut, a three-decker on Pleasant Street was listed for \$1,890,000.

“From a home-buying perspective, there’s almost not an undesirable neighborhood anymore,” Schmiedl observed, pointing to a trend that has spread from Boston to outlying communities, prompting an upgrade of the original “ONE Mortgage” to the “ONE+ Mortgage” for the metropolitan area.

“The One+ program,” he said, “is designed to be offered more broadly because something we’ve been experiencing in Boston for the last many years has also started to take hold in some of the gateway cities around the state, too. We used to do 40, 50 loans a year in Lawrence. No problem. Two- and three-families in Lawrence were very affordable. Folks would buy those, become landlords – a great, great opportunity to build wealth. Those properties are becoming out of reach, and that’s just Worcester.”

According to Crawford, rising prices force many homebuyers assisted by MAHA to move outside of Boston, though now with more help available from the new ONE+ program. “I would say about 60 to 70 percent of the people that we serve who would have remained in Boston had it been affordable



The ONE+ program, which Gov. Maura Healey, Lt. Gov. Kim Driscoll, Housing Secretary Ed Augustus, and other local and state officials announced in Lynn on Nov. 25, expands on the ONE Mortgage Program previously offered by the Massachusetts Housing Partnership. Shown (l-r): Robert Rivers of Eastern Bank, Lee Pelton of the Boston Foundation, Lynn Mayor Jared Nicholson, Gov. Maura Healey, Lt. Gov. Kim Driscoll, Clark Ziegler of the Massachusetts Housing Partnership, and Housing and Livable Communities Secretary Ed Augustus. State House News Service photo

have moved out of Boston,” she estimated. “That’s much higher than would normally have moved out willingly.”

According to the Housing Report Card, higher interest rates and construction costs have also led to a fall-off in new production, with Boston’s three-year total of units added in 2015-17 falling in 2021-2023 by 31 percent. The Report Card also cites analysis by the Federal Reserve Bank of Boston showing that, as of July of 2023, the city had 23,000 units that were permitted but whose construction was stalled.

The Report Card shows the largest amount of new housing permitted in Greater Boston since 2010 has been in projects with at least five units. There was a more modest increase in single-family homes, but the number of houses with 3 or 4 units – the “missing middle” – has stagnated.

Though interest rates have recently begun to moderate, the Report Card describes them as an added hurdle for people looking to buy, and for owners wanting to sell but reluctant to swap one mortgage with a lower interest rate for another with a much higher rate. The “rate lock” effect results in smaller inventory and tighter competition for potential buyers. For graduates of MAHA’s homebuyer classes, according to Crawford, there have been more bidding wars, often with would-be owner-occupants losing to investors.

“We have helped several overcome the emotional barrier that comes with being told ‘No. No’ 20 times, 24 times, bidding on homes and getting outbid because investors are offering cash to sellers,” she said. “You can’t tell sellers not to take a sure bet, even though our programs are sure bets.”

And Crawford argued that MAHA’s homebuyers, as owner-occupants, would be more engaged in the community, and possibly more attentive to the condition of their property. “There’s not enough homes to go around,” she said. “There’s not enough education to sellers to understand the dynamics of selling to an investor, versus someone who would actually live in the home.”

In the decade before the pandemic, Boston’s surge

in housing production, including income-restricted units, helped meet demand from a growing population. But production also came with new concerns about higher housing costs in surrounding areas, increasing demand for parking, and sometimes conflicting needs in transportation. With her “Squares + Streets” initiative, Mayor Wu has tried to pave the way for development that could include more “missing middle” housing, but there have also been neighborhood concerns about the risks of displacement and added competition for scarce parking.

On Nov. 19, Wu and District 4 (Dorchester/Mattapan) City Councillor Brian Worrell announced a proposal to use \$110 million of the city’s budget surplus to “jump start” housing production and support homeownership opportunities in Boston.

Functioning as a revolving loan fund, the money would be used to help finance redevelopment of public housing in Charlestown into a mixed-income community, along with supporting multiple-investment homeownership projects – at a time when most new development has taken the form of large buildings, often used as rental property. And, according to a release from Worrell’s office, the money could help ease the logjam on what he estimates are 30,000 permitted units still awaiting the start of construction.

“We have an opportunity with this development fund to invest in home ownership in a way that has never been done before,” Worrell said in the release. “This will create stability in our neighborhoods, and the byproduct of that stability is going to be wealth for our residents.”

For her part, Crawford emphasized the difference between the advantages of homeownership and the uncertainties of renting.

“It’s about stability,” she explained. “It’s about making sure that the family members, whether they’re children or not, understand that they, too, can do this. They can become homeowners, they can build generational wealth, they can bring more thought as it relates to education by finishing high school, going on to college, because they’re no longer moving from place to place to place, looking for rents, because rents are always going up.”

Letter to the Editor

Pedestrian safety should be priority in rotary, Columbia Road re-design

To the Editor:

As a resident of Savin Hill since 2007, I was surprised and deeply concerned to read about MassDOT’s proposals for Kosciuszko Circle (K-Circle) and the Columbia Road interchange in The Reporter’s coverage of the Morrissey Commission study. While I support the need for safety improvements at this location, the designs presented seem to overlook the most critical challenge that this area poses: the barrier it creates for Dorchester residents trying to access our parks and the beaches.

K-Circle and Columbia Road are not just busy streets. They connect Dorchester to some of Boston’s most important recreational locations. For those of us who walk to Moakley Park, Carson Beach, and the Harborwalk, this area is already a daunting obstacle. The lack of safe, direct crossings makes the area feel hostile and unwelcoming. Unfortunately, the proposed redesigns do little to address these challenges and, in some cases, appear to make the area even less accessible.

For example, two of MassDOT’s alternatives (the

“Diverging Diamond” options) put the sidewalk in the middle of the road, forcing people to walk between four lanes of fast moving traffic to reach our parks, beaches, and JFK/UMass Station.

What’s needed is a complete reset of this project. A transparent, community-driven process must take precedence to ensure the voices of Dorchester and South Boston residents are heard. The redesign should focus on fixing the scar that K-Circle and I-93 have left on our neighborhood. A project of this magnitude must set goals that prioritize reconnecting our neighborhoods, improving access to parks and beaches, and ensuring that everyone—whether they walk, bike, take public transit, or drive—can move safely and easily through the area.

The priority of this project cannot just be about moving cars through our neighborhood; it must be about reconnecting our community. We owe it to our neighborhood to get this right.

Cindy Rosner
Dorchester

City grants to boost local businesses— old and new

(Continued from page 1)
donuts: “I don’t want to change DJ’s too much. It’s like having an old tree. You have the roots that go deep into the ground, and you want to also let it grow, but you have to also recognize everything that’s going on and growing around it.”

They said they will take their time and talk to customers, but some ideas include new refrigerators and some other updates – perhaps making their unique staples more accessible to those who aren’t Polish. For instance, the store stocks about 20 different varieties of deli mustards from Europe but dressing up the offerings with explanations and translations could make them more popular, said Dawn.

Meanwhile, the store has dozens of varieties of kielbasa on hand, which might be intimidating to the average customer – so perhaps a kielbasa tasting night could emerge. All of that is part of their plan to offer more after-hours events in the evenings. Already things are on the move: On Dec. 19, DJ’s will have its first-ever wine tasting at 6:30 p.m.

“I still can’t believe DJ’s is going to have a wine tasting,” said Alina. “I just didn’t want this place to go away,” she said. “We could have sold it, and they would have torn it down and it would just be more apartments. I’m grateful to have these two taking it over and glad it’s going to work.”

On Blue Hill Avenue, many new opportunities are popping



On Blue Hill Avenue, three business partners hope to add an entertainment and events space called Sorrel & Lime by early next year. While working in the party planning industry for two decades, they noticed there were no events happening in their community. They hope to change that. From left, Clayton Weston, owner/partner; Marlon Benjamin, owner/partner; Alia Hamada Forest, city director of business strategy for the Mayor’s Office of Economic Opportunity and Inclusion; and Kurt McLaughlin, owner/partner.

Mike Mejia/Boston Mayor’s Office photo

up, and new businesses like Sorrel & Lime are trying to provide things in the neighborhood so that people don’t have to leave – in this case a space to host events like birthday parties and gatherings. That’s why they have proposed an events hall for their property at 986 Blue Hill Ave. and are seeking one of the new liquor licenses for the space as well. They held an abutter’s meeting for that license late last month.

Now, owners Kurt McLaughlin, Clayton Weston, and Marlon Benjamin have won a

SPACE grant and hope to open in early 2025.

“We are renovating the space as fast as we can, but it’s been vacant for quite some time,” said McLaughlin. “It’s been a black eye in the community, and we felt it would be a good opportunity to revamp it. Our intention is an upscale entertainment space... Whatever event you have in mind, or you need, we’ll be able to pivot to that entertainment or event. We don’t want to be pinned down to one thing.”

Obviously, Sorrel & Lime

hopes to host birthday parties, wedding receptions, and other staples – and that’s mostly because they see those events happening outside of the community.

“These kinds of events are happening every week in the city, but they aren’t happening in our community,” he said, noting that his parents are from Honduras, while his partners have heritages traced to Trinidad and Antigua.

“I’ve been working in party planning and conventions for more than two decades,”

McLaughlin said. “I’ve done events all over the city and always wanted to be able to do these events in my community. When you looked for the right space for an event, it was always outside the community... Now we’re putting our hands on how this looks and feels. It’s been a long time coming.”

Sorrel & Lime comprises is 2,700 square feet and has a capacity of 168 people for events. Future plans include finding a second location nearby to get involved in the food and beverage/restaurant industry.

For this venture, admittedly, they have some work to do with neighbors in controlling parking and communicating what events are happening. That’s something they feel they can overcome, and hopefully it will allow them to open by January.

“If all things go well, maybe New Year’s Eve will be the first official event at Sorrel & Lime,” said McLaughlin.

Other local SPACE grant winners include:

- Blue Mountain Jamaican Restaurant, reopening in 1301 Blue Hill Ave., Mattapan
- Bondij Clothing, Dorchester.
- Esther’s Garden Childcare, Codman Hill Avenue
- Murl’s Kitchen, 143 Washington St., Dorchester, but looking to move nearby.
- Neighborhood Wash Laundromat, Dorchester, 126 Washington St.
- Noir Essence Studios, 1810 Dorchester Ave., Dorchester.

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'Hidden Heroes & Sheroes' 8 from Codman Sq. feted

By SETH DANIEL
NEWS EDITOR

With a packed house in the Great Hall at Codman Square, the annual Hidden Heroes & Sheroes Gala feted a range of neighborhood leaders who typically avoid the spotlight but who, on the night of Nov. 22, found themselves front and center.

A long-standing partnership for more than 25 years between the Codman Square Neighborhood Council (CSNC) and the Four Corners Action Coalition, the gala seeks to recognize neighbors who work quietly to help others in the community. The event also raises money to fund three \$6,000 scholarships for young people from the neighborhood that are bestowed in the name of the late Rev. Dr. Bill Loesch, who started the gala series more in 1987.

"Typically, these awardees don't want to be recognized; they love helping their community but don't seek the spotlight," said Cynthia Loesch-Johnson, Rev. Loesch's daughter, who serves as president of the CSNC.

Added Stafford Lewis, of Four Corners: "We know you don't want to be outed, but you are now known, and with that, more will be expected of you."

Those on the selection committee included Loesch-Johnson, Dynell Andrews-Blake, Britton Levy, Vicma Desir, Amy Winter, Antoine Brewster, Erica Davis, Mayra Duran, Marvin Martin, and Richard Scott.

The evening began with a reception hour followed by a formal dinner catered by a collaboration of Four Corners and Codman Square restaurants and ended with the awards ceremony.

Elected officials in attendance included state Reps. Russell Holmes, Brandy Fluker-Oakley, and Chris Worrell. City Councillors in attendance included Brian Worrell, Julia Mejia,

Henry Santana, and John FitzGerald.

The Millennium Award went to long-time community leader and former voting rights activist Ron Bell, who also works a radio host based in Codman Square.

Loesch-Johnson called him a "living legend" for his work starting "Dunk the Vote" in 1992 and his work with former Gov. Deval Patrick.

"The first ever statewide Governor's Youth Council was birthed right here in the Great Hall in Codman Square, thanks to Ron Bell," she said.

Bell said that after several significant acts of violence in the area, he persuaded the governor to come to the Great Hall to listen to the concerns of the BOLD Teens group. They had suggested a youth council so that state leaders could learn directly from teens.

"I think the kids scared the governor that day," he said with a laugh. "They meet quarterly with the governor and are responsible for the legislation on bullying in the state. That youth council is still going on today. It is interesting how history repeats itself and things go full circle."

Other awardees included:

- Flora Bannis, who received the Neighborhood Leadership Award for her work with families and children in starting Flora's Child Care on Brent Street 18 years ago. After a career in the medical field, she wasn't happy with the childcare being given to a relative and so she started her own business.

- Elizabeth Mitchell of Four Corners also received the Neighborhood Leadership Award for her role in co-leading the United Neighborhood Association with Theresa Latson. Mitchell said she and her family moved to the area about 10 years ago and were welcomed with open arms. She said after attending her first UNA meeting and learning what the group had accomplished, she saw it as a "powerful example of



Millennium Award winner Ron Bell, third from right, with a large contingent of prominent guests, including, from left, Councillor John FitzGerald, Dr. Guy Fish of Codman Square Neighborhood Health Center, Karilyn Crockett, Lysah Bell, Bishop William Dickerson II, and Dawn Duncan.



Neighborhood Leadership awardee Flora Bannis, of Flora's Child Care on Brent Street, was surprised by a contingent of her students during her award presentation. Seth Daniel photos

community." Since that time, she has been fully immersed in helping others and bettering the Four Corners area.

- Catherine Charles received the Civic Leadership Award for her role in managing the Codman Square Farmer's Market, as well as an early childhood education unit in Boston Public Schools. Having grown up in the neighborhood, and now living and working here as an adult, she said she has learned from others.

"I'm learning from these people," she said. "I'm following in their footsteps."

- The other Civic Leadership Award went to Louise "Weezy" Waldstein of the Four Corners Action Coalition. Waldstein was an industrial welder in the Quincy Shipyard for many years and met folks from the Four Corners area. After going back to college, she initiated many job programs that are flourishing in the Four Corners area.

- This year's Youth Leadership Awards and Scholarships went to teens Amara Gerome, a senior at Neighborhood House Charter School; and Jakhary Cox-Miles and Daviana Velasquez, both seniors at Codman Academy Charter School.

The Dorchester Reporter is a sponsor of the annual Hidden Heroes & Sheroes Gala.



Civic Leadership awardee Catherine Charles, right, was introduced by Stephanie Crawford.

You're invited!

JOIN CODMAN SQUARE HEALTH CENTER'S X-CLINIC FOR A FREE

World AIDS Day Dinner

Community members welcome!

JOIN HEALTH CARE PROVIDERS, PEOPLE LIVING WITH HIV, EXPERTS, AND COMMUNITY MEMBERS FOR AN INFORMATIONAL AND ENJOYABLE EVENING OF FOOD, FRIENDSHIP, AND REMEMBRANCE.

When:

Friday, Dec. 6
6 – 8 pm

Where:

The Great Hall
6 Norfolk St., Dorchester

Who:

Everyone! Community members, patients, friends, family, PLWH, you!



Affordable housing 'save' hailed in Grove Hall with reopening of Blue Mountain Apartments

The NHP Foundation (NHPF) marked the grand reopening of Blue Mountain Apartments on Cheney Street with a ribbon-cutting ceremony on Nov. 21. The Section 8 multi-building property has been renovated

to support low-income families, including larger households that require spacious three-, four-, and five-bedroom units. The complex includes 217 units across 19 buildings that were built between 1910 and 1930.

"NHPF recognized the urgency of saving these Section 8 homes in this growing neighborhood," said Mecky Adnani, lead developer for Blue Mountain. "We took action and embarked on an acquisition and long-term



An overview of the Blue Mountain Apartments.

preservation initiative to restore the property's physical and historic integrity and provide newly renovated apartments for existing residents."

The \$112 million refinancing, which included tax-exempt bonds,

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Open House & Winter Market: Dec 6-7, 10am-2pm



Mark Teden, MassHousing. Photos courtesy NHPF

Low-Income Housing Tax Credits (LIHTC), a Risk Share loan, and federal and state historic tax credits, underscores the complexity and dedication required to preserve affordable housing for future generations.

During the speaking program, Shirley Clark, a resident of Blue Mountain Apartments, shared personal remarks on how the work positively

impacted her family. Last summer, NHPF, of New York City, purchased multiple scattered-site buildings near Blue Mountain Apts. in the Garrison-Trotter neighborhood for \$77.5 million. Like Blue Mountain, NHPF plans to upgrade and keep existing tenants in that 227-unit, 17-building portfolio. Those buildings were owned by New Port Antonio Apartments and are all under Section 8 affordability contracts. **-REPORTER STAFF**

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300

CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU24P2532EA

ESTATE OF: WILLIAM HENRY DESMOND DATE OF DEATH: 08/11/2024

A Petition for Formal Adjudication of Intestacy has been filed by Mea E. Costa of East Falmouth, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 01/03/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

Witness, HON. BRIAN J. DUNN, First Justice of this Court. Date: November 22, 2024. Stephanie L. Everett, Esq. Register of Probate

Published: December 5, 2024

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU24P2522EA

ESTATE OF: JOHN FORD WE DEN a/k/a: JOHN F. WE DEN DATE OF DEATH: October 12, 2024 SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Nancy W. Shiffrin of Wynnewood, PA, a Will has been admitted to informal probate. Nancy W. Shiffrin of Wynnewood, PA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Published: December 5, 2024

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Harbor Health's CEO to confront issues at his former workplace

(Continued from page 1) at Thundermist.”

Jones brought his expertise to Harbor Health in 2015 and has since led the Dorchester-based organization's five centers and its Program of All-Inclusive Care for the Elderly (PACE) that has spread throughout Boston, the South Shore, and on Cape Cod.

“We run the very first health center in the country at Geiger Gibson,” Jones said. “That was a real privilege and was one of the reasons I came to Harbor. At my previous and future organization, I would show videos of Jack Geiger in my CEO orientation. The opportunity to come and be part of that legacy was a big deal to me.”

He added: “Taking over an organization with such history and a well-known CEO like Dan Driscoll, it was both a privilege and a challenge to follow in his footsteps.”

Jones has made quite an impact during his tenure at Harbor Health. Some of his accomplishments include further developing the Plymouth Center, expanding the PACE program across Southeastern Massachusetts, and, re-

cently, reopening medical services at Geiger Gibson, which had paused some in-person appointments during the pandemic.

One of his biggest challenges came just two and a half years into his tenure when he led over 600 staff members through the long days of Covid infections.

“In 2019-2020, Covid hit. I'm just exceptionally proud of how the organization responded,” Jones told The Reporter. “It was a really hard and trying time for our staff, but they responded and rose to a higher level than anybody could have rightfully asked from them.”

He is especially proud of the 30,000 vaccines distributed in Dorchester alone and the 24/7 elderly care offered in Mattapan.

Jones has also stepped up during the Compass Medical and Steward Hospital crises to try to ensure that the health needs of all community members were being met.

“We're in the middle of those crises responding, not only trying to maintain but grow and focus on what the members of our community need,” he said.

Moving to helping out

in trying circumstances seems to be a Chuck Jones thing, so

when he heard about Thundermist's financial challenges he knew he had to help.

“I worked with the board and a great interim CEO to stabilize the organization,” he said. “It became clear to them shortly thereafter that to ensure that Thundermist could make it out of crisis, they were going to need someone who understands the Rhode Island healthcare environment and understands Thundermist and health centers, and they asked me to come back.”

He officially returned to Thundermist on Monday this week as interim CEO John O'Hara took over at Harbor Health. O'Hara has spent the past two years serving on Harbor Health's board and the last year as the organization's treasurer.

Jones said Harbor Health is in “good hands,” and is thankful O'Hara has “offered to step in.”

He noted: “I've done a lot of work while I was here in Massachusetts on behalf of health centers in general and I don't feel like I'm really completely leaving a job and going to a

different one; it's more of finding a different, most

important, relevant way to focus on the mission

all community health centers share.”

Carney Community Listening Session

THURSDAY, DECEMBER 12 | 5:30 P.M.
1181 ADAMS ST., DORCHESTER, MA 02124

Are you impacted by the closure of Carney Hospital in Dorchester? Tell us about the health needs in your community. How can we address those needs and promote equity following the hospital closure?



Scan the QR code to register and submit comments or visit boston.gov/carney.

This meeting is wheelchair accessible and interpretation will be provided in Spanish, Vietnamese, and Haitian Creole. Request other languages or accommodations by emailing info@bphc.org by December 7.

This meeting is organized by the Dorchester region working group.



Workforce chief hails union jobs

BY CASSIDY MCNEELEY
REPORTER STAFF

Lauren Jones, the state's Secretary of Labor & Workforce Development, visited the Sheet Metal Union's local 17 hall in Lower Mills last month as part of a week-long push to encourage more people to become union apprentices.

“I sometimes refer to this as our Super Bowl week for our Division of Apprentice Standards,” said Jones, who met with about two dozen union officials at the Adams Street facility on Nov. 21. “It really encourages more people to learn about apprenticeships, celebrates the employers and leaders that are lifting this up each and every day, and raises more awareness, especially for people who may not realize this could be a career path.”

One of the people who have followed that career path is 19-year-old Carla Dasilva, who first visited Local 17 two years ago on a high school field trip.

“Something just felt right,” said Dasilva, who returned to 1181 Adams St. later that spring for an interview on the morning of her senior prom. “College? I said, ‘Hell no.’ I don't want to be in debt, I want to build my future and a career. I want to inspire people like me, not having just a job but a career. Saving for your future and doing what you love.”

Jones said that Dasilva's story is one she's hearing from more young people who are turning

to trade apprenticeships after high school. “So many people will learn about apprenticeship, adult learners may find themselves in a program whether it's the building trades or expanded areas like life sciences and far too often we hear an individual saying, ‘Wow, I wish I knew about this earlier.’”

She added: “We want to make sure we provide more awareness and opportunity for individuals from high school.”

Jones pointed to a newly funded \$3.2 million grant from the Healey-Driscoll administration

that she says will help 29 organizations across the state train and place 514 apprentice workers

“We know expanding opportunities of diversity in the trades as well as expanded industries is key, and we appreciate the support from Gov. Healey and the Legislature through state funding but also through [the US Department of Labor] so that we can build these partnerships and career pathways,” said Jones. “[Wednesday's] grant announcement was a key part in making that a reality.”

HELP WANTED

Cedar Grove Cemetery Seeking Part-time Team Member

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18 1/4 x 44 1/4	19 1/4 x 44 1/4	21 1/4 x 44 1/4	23 1/4 x 44 1/4	27 1/4 x 44 1/4	30 1/4 x 44 1/4	33 1/4 x 44 1/4	35 1/4 x 44 1/4	
	19 1/4 x 48 1/4	21 1/4 x 48 1/4	23 1/4 x 48 1/4	27 1/4 x 48 1/4	30 1/4 x 48 1/4	33 1/4 x 48 1/4	35 1/4 x 48 1/4	
18 1/4 x 52 1/4	19 1/4 x 52 1/4	21 1/4 x 52 1/4	23 1/4 x 52 1/4	27 1/4 x 52 1/4	30 1/4 x 52 1/4	33 1/4 x 52 1/4		39 1/4 x 52 1/4
18 1/4 x 56 1/4		21 1/4 x 56 1/4	23 1/4 x 56 1/4	27 1/4 x 56 1/4	30 1/4 x 56 1/4	33 1/4 x 56 1/4	35 1/4 x 56 1/4	39 1/4 x 56 1/4
18 1/4 x 60 1/4		21 1/4 x 60 1/4	23 1/4 x 60 1/4	27 1/4 x 60 1/4	30 1/4 x 60 1/4	31 1/4 x 60 1/4	33 1/4 x 60 1/4	35 1/4 x 60 1/4
18 1/4 x 64 1/4		21 1/4 x 64 1/4	23 1/4 x 64 1/4	27 1/4 x 64 1/4	30 1/4 x 64 1/4	33 1/4 x 64 1/4		39 1/4 x 64 1/4

41 Hallet Street, Dorchester (617) 282-6900

Moment of Paws

Celebrate the holidays with your pets – safely

BY DR. EDWARD SCHETTINO
It can be hard to believe, but the holiday season is upon us. While it

brings joy to the humans in your household, it can also be a sensory overload for pets. Bright lights, shiny objects, trees in-

side the home, and new sounds and smells can make pets both anxious and curious about the abrupt changes in their surroundings.

The Animal Rescue League of Boston shares these tips for keeping all the furry members of your household safe during the holiday fes-

ivities: **Decorate with care.** Ribbons and tinsel are especially attractive and hazardous to cats. Holiday plants like mistletoe, holly, lilies, and poinsettias can cause vomiting, upset stomach, and blisters in your pet's mouth. **Secure your tree.**



They'll be keeping an eye on Tobi this month.

Your frisky feline won't be the first to topple over a 6-foot fir! Support your tree with a sturdy stand and wires to prevent tipping, should they decide to make a leap for it. For your canine companions, consider surrounding the base with a baby gate and hanging fragile ornaments higher on your tree. Also, watch for tree water spillage that might contain fertilizers and other toxic chemicals.

Menorah or candle placement. Avoid placing the menorah, or lit candles anywhere your pet can reach or on a surface that can be toppled over.

Watch out for wires. Chewing on electrical cords can cause severe oral burns and even fatal shocks for cats and dogs. Secure cords with plastic casing you can find at a hardware store, or cover with a bitter-tasting, non-toxic

product from your local pet supply shop.

Plan your pet's meal around yours. This will keep your pet occupied and will make them less likely to try to partake in your holiday. Common holiday foods that can be toxic to our pets include turkey skin, poultry bones, mushrooms, onions, grapes, raisins, certain types of nuts, raw dough, chocolate, and dairy products.

If you're spending your holidays with a new pet, then you've already received the best gift! Please keep these tips in mind so we can all have a safe, happy, and healthy holiday season.

Dr. Edward Schettino is the president and CEO of the Animal Rescue League of Boston. He holds a doctorate of Veterinary Medicine from the Cummings School of Veterinary Medicine at Tufts University.

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BNCLT Real Estate LLC
AFFORDABLE HOUSING, income restricted:
Two (3BR), Apartments
These properties are a part of the Boston Neighborhood Community Land Trust www.bnclt.org
Applications will be available from 11/9/2024 until units are filled. Complete an online by visiting www.commongoodmanagement.coop or bnclt.org.
You may also pick up an application at the BNCLT Office located at 550 Dudley Street, Roxbury, MA 02119 between the hours of 10:00 AM and 12:00 noon. For additional information, please email applications@commongoodmanagement.coop.
If you or a family member has a disability and/or are in need of an interpreter during the application process, please call 617-655-6466.
Rents & Income Limits

Type	HH Size	Rent	Income Limit	Minimum Income	Maximum Income
3BR	2		60%	\$39,200	\$78,360
3BR	3		80%	\$39,200	\$104,200

Completed applications and required income documentation are required.



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Our volunteer researchers use extensive online resources to look for information about the original owner, year of construction, previous occupants, and more, for houses in Dorchester and Mattapan. A written report documents their findings for you.

Go to www.dorchesterhistoricalsociety.org and click House History dropdown to request individual house research and see completed histories.

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Local Real Estate Transactions

Buyer	Seller	Address	Date	Price
Barley, Connor W	Kaminski, Alexander	38 Pleasant St #3	11/12/24	\$660,000
Rangoon Win Developer LLC	Billiken Investments LLC	49-51 Callender St	11/13/24	698,020
Sayedahmadi, Babak J	177 Belmont Street LLC	141 Intervale St	11/12/24	1,410,000
Walton, Gregory J	Richard D Wiggins Sr lrt	26 Hosmer St	11/13/24	630,000
Hopeclair Properties LLC	Calabrese, John	16 Roseclair St	11/13/24	860,000
Algera, Alyse	Franty, Olivio R	11 Wilkinson Park #1	11/12/24	510,000

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**COMMONWEALTH OF MASSACHUSETTS
SALE OF REAL ESTATE
UNDER M.G.L. c. 183A:6**

By virtue of a Judgment and Order of the Suffolk Superior Court (Civil Action No. 19-2865G), in favor of the Board of Managers of the Blue Hill Place Condominium Association against Denise Wright, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 362 of the Blue Hill Place Condominium with a street address of 362 Blue Hill Avenue, Dorchester, Suffolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 11:00 a.m. on December 30, 2024 at 362 Blue Hill Avenue, Dorchester, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The Post Office address of the Unit is: 362 Blue Hill Avenue, Dorchester, MA 02121
The Unit is shown on a plan recorded with the Master Deed, to which is affixed a verified statement in the form provided by M.G.L. Chapter 183A section 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. Chapter 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record. The Unit is conveyed subject to, and with the benefit of, all easements, restrictions and encumbrances of record insofar as the same are now in force and applicable.

Each of the units in the Condominium is intended for residential purpose as set forth in the Master Deed.

The undivided percentage of interest of the Unit in the Common Elements is 14%. Notwithstanding the foregoing, Grantee, and Grantee's successors in title, take title to the Unit subject to the rights of Grantor, as Declarant under the Master Deed, to add additional phases and additional units to the Condominium. The Unit's undivided percentage interest is subject to reduction in case of addition to the Condominium of additional phases and additional units.

If Grantee intends to sell or otherwise transfer any interest in the Unit, including without limitation, the granting of a mortgage interest therein, Grantee shall so notify Grantor in writing, describing the details of the proposed transfer. Within sixty (60) days after receipt of such notice (the "Notice Date"), Grantor may elect, by notice to such Grantee sent by certified or registered mail, to purchase such Unit at the ten fair market value thereof, which shall be determined by an independent third party appraisal. If Grantor elects to purchase the Unit, the transfer shall take place on the business day specified in Grantor's notice of election (which day shall not be more than ninety (90) days after the Notice Date), at the Suffolk County Registry of Deeds. Grantee shall convey the Unit to Grantor by quitclaim deed, with all tax and documentary stamps affixed and paid for by Grantee. Grantee shall pay all other taxes arising out of such sale. If Grantor shall fail to make such election within such 60-day period, then Grantee shall be free to sell or transfer the Unit or any interest therein at any time within one hundred twenty (120) days after the Notice Date. If such sale or transfer is not consummated within such 120-day period, then Grantee shall not sell his or her Unit or transfer any interest therein unless s/he first complies again with the provisions of this paragraph. Grantor may release or waive its rights under this paragraph, either before or after receipt of notice from Grantee, in which event the Unit may be sold or conveyed free and clear of the provisions of this paragraph. A certificate executed and acknowledged by Grantee, stating that the rights under this paragraph have been duly waived or terminated, shall be conclusive upon Grantor in favor of all persons who rely thereon in good faith. Such certificate shall be furnished upon request to any Grantee who has in fact complied with the provisions of this paragraph.

For title, see Deed to Denise Wright dated May 9, 2006 and recorded with the Suffolk County Registry of Deeds in Book 39558, Page 71.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

TERMS OF SALE:

1. Anon-refundable deposit payable in cash, certified or bank check in the amount of \$5,000.00 for the unit shall be payable at the Auction.
2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
3. An Auctioneer's Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold "as is."
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller's counsel, Attorney Dean T. Lennon, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

BLUE HILL PLACE CONDOMINIUM ASSOCIATION,
By its Board



**Healthy adults ages 18-90+ needed
for research study on emotional
processing**

The Cognitive and Affective Neuroscience Laboratory at Boston College is conducting a research study using magnetic resonance imaging (MRI) to understand emotional processing across the adult lifespan.

The time commitment is approximately 5-6 hours and you are compensated for your time.

For more information, including study locations and eligibility requirements, please contact us.

Phone: 617-552-6949. Email: canlab@bc.edu



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# of Units	# of Bedrooms	Estimated Square Footage	Price	Maximum Income Limit (% AMI)
16	Studio	506-539	\$293,140	100%
19	1-Bedroom	632-665	\$338,290	100%
7	2-Bedroom	720-911	\$383,440	100%
5	3-Bedroom	1,134	\$428,430	100%

Maximum Incomes* (set by HUD + based on household size + Area Median Income (AMI))	
Household Size	Maximum Income (100% AMI)
1	\$104,230
2	\$130,600
3	\$146,900
4	\$163,200
5	\$176,300
6	\$189,400

*2024 Area Median Incomes for Boston, Cambridge, Quincy, MA-NH MSA

Maximum Asset Limitation: \$100,000

Does not include retirement. Does include Real Estate

Applications will be available **Wednesday, October 30th, 2024 – Sunday, December 29th, 2024** through the following methods:

Complete Online Application: www.NorthamptonResidences.com

Request to have an application mailed to you:

Email: NorthamptonResidences@MaloneyProperties.com or call (617) 531-7123 Ext 774 | US Relay 711

If you cannot complete the application online, please call us at (617) 531-7123 Ext 774 | US Relay 711 to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

DEADLINE: Applications must be submitted online, or postmarked no later than **Sunday, December 29th, 2024**

Mailed Applications must be mailed to:

Maloney Properties, Inc. Attn: Northampton Residences Lottery
27 Mica Lane, Wellesley, MA 02481

- Selection by Lottery.
- Use & Occupancy Restrictions Apply.
- Preferences Apply.

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 531-7123 Ext 774 | US Relay 711 or email NorthamptonResidences@MaloneyProperties.com



Equal Housing Opportunity



LEGAL NOTICES

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
NORFOLK DIVISION
35 SHAWMUT ROAD
CANTON, MA 02021
(781) 830-1200
Docket No. NO24A0204AD
CITATION
G.L. c. 210, §6
IN THE MATTER OF:
RAEKWON THORNTON**

To:
any unnamed or unknown parent and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.
A petition has been presented to said court by:
**Younique Grice of Randolph, MA
Ashleigh Grice of Randolph, MA**
requesting for leave to adopt said child and that the name of the child be changed to
If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person. An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.
If you desire to object thereto, you or your attorney must file a written appearance in said court at: **Canton** on or before ten o'clock in the morning (10:00 AM) on: **01/08/2025**.
Witness, Hon. Lee M. Peterson, First Justice of this Court.
Date: November 27, 2024
Colleen M. Brierley
Register of Probate
Published: December 5, 2024
December 12, 2024, December 19, 2024

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU24P2492EA
ESTATE OF:
BINTOU TOURE
DATE OF DEATH: 10/05/2024**

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Madjo P.A. Barry of Brockton, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Madjo P.A. Barry of Brockton, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **01/02/2025**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 21, 2024
Stephanie L. Everett, Esq.
Register of Probate
Published: December 5, 2024

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304
Docket No. SU24P2491GD
IN THE MATTER OF:
HOLLY LEACH
of BOSTON, MA
RESPONDENT**

Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by Mass. Dept. of Mental Health of Westborough, MA in the above captioned matter alleging that Holly Leach is in need of a Guardian and requesting that Spooner Guardianship Services of Auburn, MA (or some other suitable person) be appointed as Guardian to serve on the bond.
The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.
You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **12/19/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.
IMPORTANT NOTICE
The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
Witness, Hon. Brian J. Dunn, First Justice of this Court.
Stephanie L. Everett, Esq.
Register of Probate
Date: November 20, 2024
Published: December 5, 2024

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK DIVISION
24 NEW CHARDON STREET
BOSTON, MA 02114
Docket No. SU24D0587DR
DIVORCE SUMMONS
BY PUBLICATION AND MAILING
WILLIAM ALBERTO LOPEZ TOVAR
vs.
DEYANIRA SANCHEZ RIOS**

To the Defendant:
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.
You are hereby summoned and required to serve upon: Erika Castillo, Esq., Castillo Law Offices, 8 Jackson Court, Lawrence, MA 01840 your answer, if any, on or before **01/09/2025**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 19, 2024
Stephanie L. Everett, Esq.
Register of Probate
Published: December 5, 2024

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK DIVISION
24 NEW CHARDON STREET
BOSTON, MA 02114
Docket No. SU24D1139DR
DIVORCE SUMMONS
BY PUBLICATION AND MAILING
CARMEN VANESSA BATES
vs.
MICHAUD HAROLD BATES**

To the Defendant:
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.
You are hereby summoned and required to serve upon: Carmen Vanessa Bates, 70 Brookway Rd., Apt. 504, Rosindale, MA 02131 your answer, if any, on or before **01/30/2025**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 21, 2024
Stephanie L. Everett, Esq.
Register of Probate
Published: December 5, 2024

**COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE PUBLICATION NOTICE
Docket No. SU22P2058EA
ESTATE OF:
CAROLYN ANN PASCHALL
DATE OF DEATH: January 10, 2022
SUFFOLK DIVISION**

To all persons interested in the above captioned estate, by Petition of Petitioner Tamika S. Paschall of Dorchester, MA.
The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
Published: December 5, 2024

Collins puts brakes on Wu's tax effort; says he wants more info on city budget

(Continued from page 1) on property taxes over the past two decades has led to a situation where decreasing commercial values are threatening to destabilize the city's

tax base. "Most of this issue has been debated with hypothetical figures as uncertified numbers have been varied," Collins

said during the session. "Tomorrow, the Boston City Council will have their annual tax classification hearing. It's my hope that information will be made available to the council and the public so we can get a full picture, and if members of the Senate and the constituents we serve get that as well, we all deserve that."

The city last week submitted to the Department of Revenue its property valuations, which will be used to calculate January tax bills, so Collins said he's hopeful he'll get a better understanding during Tuesday's hearing as to what the "real [budget] gap" is.

"I'm opposed to the idea of doing something without the facts. And I think tomorrow, hopefully we'll get that, at least from somebody at DOR or the city, and understand what our budget gap is and how that can be mitigated and is this the only tool? And I think if we don't have that information it's hard to make that decision accurately," the South Boston Democrat later told reporters.

The mayor originally predicted residential property owners could see as much as a 33 percent increase in their taxes come January, as commercial owners have seen a reduction in taxable value as fewer employees have returned to offices and some employers have downsized their footprints in the wake of Covid-19. The mayor's office recently shrunk that estimate

to up to 28 percent — and other groups have smaller estimates on how much residents' tax bills could actually increase in the new year without action on Beacon Hill.

"Our administration has been working diligently to provide all possible information and answer any questions on this matter for many months," a Wu spokesperson said Monday. "Today is the first time we are hearing about the senator's specific concerns, and we will continue trying to reach him to understand the information he is seeking. In addition to reaching a compromise consensus with business groups, we have testified at multiple City Council and State House hearings, provided available data as it has been finalized, held town halls across the city, and reached out to each senator multiple times to ask for their feedback and concerns. We will continue to prioritize all possible outreach on this short timeline before tax bills must be finalized to protect residents and stabilize bills for all taxpayers."

Collins told reporters that he had not had a one-on-one conversation with Wu about his concerns, but planned to talk to her later on Monday.

Sen. Susan Moran, a Democrat from Falmouth who leads the Revenue Committee and has kept publicly quiet about her thoughts on the bill, spoke during Monday's session to "provide context" on the bill, and validated the concerns of those op-



State senator Collins is awaiting budget data.

posed to the legislation.

"Boston's commercial sector is essential not only to the city's economic vitality, but also to the state's," Moran said. "There's no doubt that how we pursue this issue will set a precedent for municipalities across the state... Today's vote is important not just for Boston, but for the entire commonwealth. It affects our constituents who own businesses and property in Boston and many municipalities are watching this to see how the Legislature acts with respect to changing the balance of the residential/business tax balance."

Moran quoted representatives of business groups who have expressed reservations about the move, including Tamara Small, the CEO of the National Association of Industrial and Office Properties of Massachusetts, Doug Howgate, president of the Massachusetts Taxpayer Foundation, and Greg Maynard, executive director of the Boston Policy Institute.

"This is essentially being viewed as kicking them when they're down. This is really just going to exacerbate the value loss property owners are seeing," Moran said, referring to a comment that Small made.

Sen. Michael Rodrigues, a Democrat from Westport who leads the Senate Ways and Means Committee, agreed with Moran that if the state allowed Boston to restructure its tax scheme, other municipalities would also want to do so.

Rodrigues said he was present at Monday's Senate session to answer questions from senators about a \$700 million spending bill. "It's pretty nice to be an observer of drama, rather than up to my eyeballs, as I usually am," Rodrigues quipped. "We'll let the Boston folks deal with the Boston issues. I'm just going to continue to focus on the financial situation of the Commonwealth."

He later added, "Boston is Boston, right? So, the rest of the state always has their eyes on Boston. I'm sure that other communities are looking at what the Legislature does for Boston, and are going to ask questions of their senators: why can't you do it for us also? So, yeah, that's always the case. Boston is Boston."



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BOYS & GIRLS CLUBS OF DORCHESTER



TD Bank Gives Back Volunteering at BGCD's Annual Thanksgiving Dinner: See details below.

CONNECT THE DOT:
TD Bank Gives Back Volunteering at BGCD's Annual Thanksgiving Dinner: On Tuesday November 26th Boys & Girls Clubs of Dorchester were joined by our partners at TD Bank to host our Annual Family Turkey Dinner. Members of the Club and their guests enjoyed a delicious Turkey dinner prepared with all the fixings. Volunteers from TD Bank came back to join us for a second year and assisted to serve the meals at two of our Clubhouses. Our heartfelt thanks go out to all of the volunteers who spent the day with us and to TD Bank Charitable Foundation for being a longtime supporter of BGCD's Education & STEM programming. Please make sure to look for details on our next Family Engagement event: Movie Night on December 11th! For more information on upcoming Member events, please contact Brendan McDonald at bmcDonald@bgcdorchester.org.

FIND OUT WHAT'S INSIDE:
BGCD Partners with Headstart Music Boston & NLYD Foundation for Music Instruction: Boys & Girls Clubs of Dorchester is excited to partner with Headstart Music Boston and the Never Lose Your Drive (NLYD) Foundation to bring a new music instruction program to our Music Clubhouse! Through this collaboration, 20 of our members are now enrolled in weekly lessons learning the basics in a variety of instruments including Trumpets, Trombones, Flutes, Clarinets, Saxophone and Percussion. In addition, the participants are allowed to take their new instrument home to practice what they've learned in between sessions. A special thanks to the team at Headstart Music for bringing this program to our Clubs.

For more information on the Music program, please contact Carleton Burke at cburke@bgcdorchester.org.



BGCD Partners with Headstart Music Boston & NLYD Foundation for Music Instruction: See details below.

DID YOU KNOW:
Don't Miss the 11th Annual Ugly Sweater Party at Harp + Bard on December 12th: Our friends at Harp + Bard are helping to host the annual and ever popular Ugly Sweater Party fundraiser on Thursday, December 12th at 7 pm! Enjoy a festive night taking part in our silent auction, 50/50 raffle, and more. Make sure to come dressed in your ugly sweater best to try and win our competitive Ugly Sweater Contest!

Tickets are \$30, will be sold at the door, and will include food and drink tickets. Please note this is a 21+ event. New, unopened toy donations are welcome for our toy drive. All proceeds raised benefit Boys & Girls Clubs of Dorchester. Harp + Bard Restaurant is located at 1099 Dorchester Ave. For more information on the event, contact Chad Hassey at chassey@bgcdorchester.org.

UPCOMING EVENTS

- Marr-Lins Host Arlington BGC December 7
- Elevate Youth Ice Skating Trip December 7
- Challenger Karaoke December 8
- Family Engagement Movie Night December 11
- Ugly Sweater Party December 12
- Winter Dance Recital December 13

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RECENT OBITUARIES

AMADEI, Anne Marie, 85, of Dorchester. Daughter of the late Victorio Amadei and Josephine (Trolez) Amadei. Sister of Lydia Micheli of Dorchester. Aunt of Carlo and his wife Jeanice Micheli of Vermont, and the late Rene Micheli and Mario Micheli.



BRUNNOCK, Lorraine C. (Ochs), 88, of Attleboro, formerly of Milton and Dorchester. Wife of the late Edmund M. Brunnock. She is survived by her children and their spouses, Edmund T. Brunnock and his wife Meghan of Pawcatuck, Conn; Denise Nolan and her husband James of Milton, MA; and Maura Shipman and her husband Jonathan of Attleboro, her sister Patricia Norton and her husband Richard of N. Quincy, her lifelong childhood friend Ismay

and her husband Paul Hogan of Weymouth; and 7 grandchildren. She was preceded in death by her infant sister Carolyn Ochs of Dorchester. Lorraine worked as a teacher's aide in the Milton Public School system. She later retired from the National Association of Government Employees (NAGE) as an Administrative Assistant.

CHEN, Li Qiong, 62, of Dorchester formerly of Guangzhou, China. Daughter of the late Ming Chen and Bao Lan Wang. Li Qiong is survived by her sisters, brother, nieces, nephews and extended family.



ST. JUDE'S NOVENA
May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us, St. Jude, Worker of Miracles, pray for us. St. Jude Helper of the Hopeless, pray for us.
Say this prayer 9 times a day. By the 8th day your prayer will be answered. It has never been known to fail. Publication must be promised. My prayers have been answered.
C.E.A.

GERBER, Burt F., 88, of Plymouth, formerly of Framingham and Ashland. Originally from Dorchester. He was predeceased by his parents, Martha (Levenson) Ger-

ST. JUDE'S NOVENA
May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us, St. Jude, Worker of Miracles, pray for us. St. Jude Helper of the Hopeless, pray for us.
Say this prayer 9 times a day. By the 8th day your prayer will be answered. It has never been known to fail. Publication must be promised. My prayers have been answered.
D.J.R.

ber and David Gerber, sister Harriet, and brother, Jack; and his wife, Bette Ann; his son Mark and his wife Patricia of Leicester; and his daughter Lori Ann of Framingham; 3 grandchildren; and 2 great-grandchildren. He was the brother-in-law of the late Herbert Winters; and he also leaves his sister-in-law Jeanne Noll; many nieces and nephews; and his first wife, Barbara Gerber. US Army veteran. Owner of International Sourcing Associates, an import, export company. Donations in Burt's memory may be made to St. Jude Children's Research Hospital.



PICKETT, Winifred Alexandrina Oudkerk, 80, of Dorchester, formerly of Guyana. In Guyana, she trained in midwifery, and continued caring for others through her work at Mattapan Hospital and ending her career at working in central processing at Boston Medical Center. She served on the Board of Directors of Upham's Corner Health Center, on the Greenhouse Advisory Committee of the Food Project, volunteered with Friends of the Dudley Library, and was active in the Jones Hill Civic Association. She was a committed member of St. Mary's Episcopal Church in Dorchester. Winnie is survived by two sons, Roderick A. Pickett and wife Oneka (Nicky) and Dwayne A. Oudkerk-Pickett; three

grandsons; and one great granddaughter; siblings Rickford, Lynette, Kenrick, and Lennox, as well as many extended family members. She was predeceased by her parents Gerald I. Oudkerk and Clarris C. Price-Oudkerk; son Nigel A.R.J. Pickett; grandson Tevin A. Pickett; and siblings Vilma, Albert, Clement, Irma, and Ewald. She is also survived by a large family gathered together by her love including two sons, Paul Yates and Christopher Whiteman and his husband Jonathan Rotenberg. Donations may be made to St. Mary's Episcopal Church.

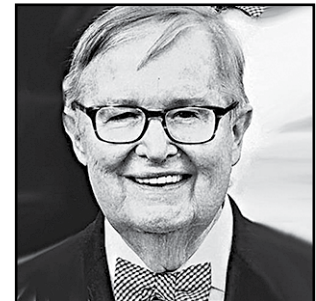


SALVO, Anna Jane (Lenehan), 90, of Walpole, formerly of Needham, Naples, FL, and Dorchester. Graduate of Boston City Hospital School of Nursing, where she was valedictorian of the class of 1956. As the allergy nurse at Needham Pediatrics, "Allergy Annie" was the self-proclaimed "Fastest Needle in the East." She is survived by her husband, Dr. Christopher J. Salvo; her five children, Mary Ellen Salvo Hickey, Elizabeth Salvo Heusel, Jennifer Salvo, Victor Salvo, and Christopher Salvo; 4 grandchildren; brother-in-law Carmine Salvo; and her niece, Jolie Hellings. Ann was predeceased by her daughter, Carol; her parents, Annie K. and George Lenehan; and her brother, George

Lenehan. Donations may be made to the Massachusetts Association for the Blind & Visually Impaired at mabvi.org or St. Matthew's House at stmatthewshouse.org



SCHMIDT, William George, 69, of Punta Gorda, FL, originally of Dorchester. Bill is preceded by his mother and father Millie and Leo and brother James. He is survived by his wife Karen, three children, Michael (Shauna), Leo (Allison), Jackie, and 2 grandchildren, and his sisters Carol and Patti (Ron). Salesman at Horizon Beverage company Donations can be made to St. Jude's Children's Hospital, 501 St. Jude Place, Memphis, TN 38105 a favorite charity of Bill's.



TAFE, David Michael Sr., 82, of Wayland, formerly of Westchester, NY, originally of Dorchester. Son to Henry and Anna Tafe, He attended Boston Latin School, where he excelled in Classics. David received his Master of Arts in teaching from

Harvard. David leaves his wife, Christine (Zlotnick) Tafe; and his children, D. Michael Tafe, Jr. and wife Kaitlin of Brattleboro, VT and Jennifer Stanley Tafe and her partner Matthew Goff of Concord, MA; and 1 granddaughter. He also leaves his brother Paul Tafe and wife Joan of Braintree; brother-in-law, James Grady and wife Shiela of Rochester, MA; and cousin Geraldine Kennedy of Mansfield; as well as numerous nephews and nieces and grands. David was predeceased by his sister Barbara Grady; and brother H. Lawrence Tafe, III; and sister-in-law Ursula Tafe. Donations in David's memory may be sent to the Boston Latin School Alumni Association, 300 Fenway, Suite A375, Boston, MA 02115, the school where it all began.



WERTMAN, Regina (Rymanis), 80, of Dorchester, formerly of Szczecin, Poland. Wife of the late Leonid R. Wertman. Mother of Rafal Wertman of Poland, Kamil Wertman of London, England, and Aneta Wertman of Dorchester. Babcia of 4. Regina will be remembered for the nurturing care she gave to her sick neighbors throughout the years. Her true calling was her nursing career.



YANCEY, Rev. Vincent, Sr., "Reverend Vinnie", 74, of Dorchester. He was the seventh of nine children of Alice (White) and Howell Yancey Sr. Rev. Vinnie was the owner of his accounting and tax preparation business Yancey Financial Services for nearly 40 years. He served on the ministerial staff as a Local Elder at Bethel A.M.E. church in Boston, Massachusetts for many years. Husband of the late Roxanne Yancey, son of the late Howell and Alice Yancey, and brother of the late Howell, Jr., Frederick, II, Robert, Sr., and Linda. Vinnie is survived by siblings Terrence, Sr., Ronald, Sr., Charles, Sr. and Eleanor; his children, Vincent Jr., Malik, Sadiqa and Alecia; and 3 grandchildren, as well as host of nieces, nephews, cousins, God-children, relatives, and friends.

LEGAL NOTICES

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT
9TH CIRCUIT -
FAMILY DIVISION - NASHUA
30 SPRING STREET, SUITE 102
NASHUA, NH 03060
Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
https://www.courts.nh.gov
CITATION FOR PUBLICATION
MARITAL
Case Name:
IN THE MATTER OF ALEXANDER
RODRIGUEZ AND CESARIN
GUZMAN
Case Number:
659-2024-DM-00361

On July 19, 2024, Alexander Rivera Rodriguez of Nashua, NH filed in this Court a Petition for Divorce with requests concerning: granting of a divorce.

The original pleading is available for inspection at the office of the Clerk at the above Family Division location.

Until further order of the court, each party is restrained from selling, transferring, encumbering, hypothecating, concealing or in any many whatsoever disposing of any property, real or personal, belonging to either or both parties except (1) by written agreement of both parties, or (2) for reasonable and necessary living expenses or (3) in the ordinary and usual cause of business.

Cesarin Mateo Guzman shall file a written Appearance Form with the Clerk of the Family Division at the above location on or before December 21, 2024 or be found in DEFAULT.

Cesarin Mateo Guzman shall also file by December 21, 2024 a Response to the Petition and by December 21, 2024 deliver a copy to the Petitioner's Attorney or the Petitioner, if unrepresented. Failure to do so will result in issuance of Orders in this matter, which may affect you without your input.

BY ORDER OF THE COURT
Date: October 22, 2024
Sherry L. Bisson
Clerk of Court

Published: November 21, 2024
November 27, 2024, December 5, 2024

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU24P2533EA
ESTATE OF:
GUSSIE HICKS
DATE OF DEATH: 10/28/2023

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Keyana Washington of Mattapan, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Keyana Washington of Mattapan, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/03/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 22, 2024
Stephanie L. Everett, Esq.
Register of Probate

Published: December 5, 2024

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU24P2526EA
ESTATE OF:
HENRY EDWARD BATEMAN, JR.
a/k/a: HENRY E. BATEMAN, JR.
DATE OF DEATH: 07/19/2024

To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Brian F. Bateman of Central Falls, RI requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Brian F. Bateman of Central Falls, RI be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 01/03/2025.

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Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 22, 2024
Stephanie L. Everett, Esq.
Register of Probate

Published: December 5, 2024

TEVNAN | TEVNAN

15 Broad Street, Ste. 800
Boston, MA 02109
617-423-4100

415 Neponset Avenue
Dorchester, MA 02124
617-265-4100

Attorneys at Law
www.tevnan.com

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Contact the office for information on the cost of burial needs, memorial benches and memorial trees. The Cemetery office is open Monday - Friday 8:00 to 4:00, and Saturday 8:00 to noon. The Cemetery grounds are

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Flag Football season ends with Ronan Park 'Turkey Bowl'

By SETH DANIEL
NEWS EDITOR

Beantown Slam decided to venture off the basketball court this fall and organize their first-ever flag football season, which ended on Nov. 26 with the 'Turkey Bowl' at Ronan Park.

The six-week, co-ed program for kids and teens was staged at Ceylon Park and Ronan Park. Four teams squared off weekly with referees and coaches, and weekly instruction on the rules of the game.

Nugget (who frequently doesn't use his name in print), of Beantown Slam, brought in Malcolm Bradley to help coach the teams and run the games. Both said the venture was a success and pointed to the fact that co-ed flag football has a lot of room to grow in Dorchester.

"We're going to bring it back in the spring, in late March, when high school basketball ends," said Nugget. "We're just doing what the kids want...I feel it's the next big sport in the city. You don't need 10 vs. 10 because it's a seven-person roster and kids just need to show up. Co-ed is important to us, and it works well. We won't do this unless it's co-ed."

The average attendance for the six-weeks was 35 kids divided into four teams, all teen-agers



Nicholas Smith (right) has his eyes on the touchdown after an acrobatic interception, though his twin brother, Nathan Smith (left), has every intention of stopping him.



Daniel Amado tries to avoid a defender on a running play in the first half.

from the neighborhood balancing school, other sports, and after-school jobs. Bradley said they like what they have going but will be looking for more volunteers and more support in the spring. Currently, there are only a couple of flag football leagues going in Boston, and none are for older teens, though the sport is widespread in the suburbs.

Right, Marlie Barros evades a tackler on a reverse during the Turkey Bowl.



Lanyshia Cespedes streaks down the sidelines for the first touchdown of the day on a reverse, and defenders could only watch. Seth Daniel photos



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MFA First Fridays: Caitlin Cunningham Photography.

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