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JP OBSERVER P. 6

Jamaica Plain GAZETTE

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JP HOLDS DAY OF THE DEAD CELEBRATION

PHOTO BY DEREK KOUYOUJIAN



A member of Tierra Del Sol performs a traditional Mexican dance called La Bruja, a dance requiring balance and poise by keeping a candle steady on top of the dancer's head during the celebration of Day Of The Dead that was held at Spontaneous Celebrations. See Pages 9-11 for more photos.

Public meeting held regarding Brookley Flats Mural

By MICHAEL COUGHLIN JR.

Last week, community members were invited to a public meeting to provide feedback on design concepts for a mural that will be placed on part of the new Brookley Flats residential development.

According to the development's website, Brookley Flats is a "100% affordable homeownership

community" located at 10 Stonley Road. Last week's meeting focused explicitly on another aspect of the development — a commissioned mural on the front-facing facade.

Neighborways Design, part of the mural project team, outlines the project on its website and indicates that Liz LaManche is the artist tapped for the endeavor.

Additionally, the website

states that LaManche was chosen for the project based on factors such as art portfolio, experience with similar large murals, community-centric approach, and ties to the neighborhood.

LaManche, who said they had been an artist for most of their life, had a degree in architecture, and had experience in graphic

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JPNC Housing Comm. hears of plans for former Poor Clare Nuns monastery

SPECIAL TO THE GAZETTE

The Housing and Development Committee of the Jamaica Plain Neighborhood Council (JPNC) held its regular monthly meeting on Tuesday, November 19. On hand for the session were chair Danielle Sommer-Kieta, vice-chair Purple Reign, Bernie Doherty, Renee Stacey Welch, Willie Mitchell, Sarah Horsley, Kathy Brown, Aidan Foley, Celeste Parker, and Lorenzo Bartolini.

The members heard a presentation from John Holland of the Holland companies, the developer for the proposed project at 920 Centre St., which is the former Monastery of the Poor Clare Nuns. The monastery sits on a large tract of land (2.88 acres) at the confluence of the Arborway and Centre St. at Murray Circle and is located at the entrance to the Arnold Arboretum. The 10 remaining Poor Clare Nuns sold the property, which has been a Jamaica Plain landmark for almost 90 years, in 2022.

Holland said he has been working with the nuns for the past three years in order to help them find suitable housing (they are relocating to Westwood), including the re-interment of deceased nuns who had been buried in a crypt on the site.

"This largely is a residential

project right now," said Holland. "There will be 40 senior rental housing units (33 one-bedroom units and seven studios) in the existing monastery with an addition in the rear that will contain 80 condo units."

The Planning Office for Urban Affairs of the Boston Archdiocese will own the monastery building and the apartment units in the monastery building will be deed-restricted to ensure that they remain affordable.

"In total, this project will be about 42 percent affordable," said Holland. "All of the 40 senior rental apartments will be affordable and 10 of the 80 condo units (of which 54 will be two-bedroom units, 19 will be three-BR units, and seven will be 1-BR units) will be affordable."

"It's refreshing to see the large number of family-size units," said Somer-Kieta, a contrast to recent projects in the area that consist primarily of studio and one-bedroom units.

Holland also described the extensive plans for landscaping and noted that there will be a garage underneath the new building. The present monastery building is 3.5 stories high and the new addition will be four stories.

Paul Baccala, an architect

Continued on page 8

Happy Thanksgiving

Wu announces Housing Accelerator Fund

Bunker Hill Redevelopment will be first project to benefit from investment in jumpstarting housing production

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced on Tuesday that she will be filing a \$110 million appropriation to create the City's Housing Accelerator Fund at the next City Council meeting on December 4. The new fund is intended to kickstart the production of housing by closing financing gaps for projects that have already been approved but have been unable to start construction. The Housing Accelerator Fund is supported by unrestricted prior-year budgetary fund balance, and the City's investment will be matched by the Commonwealth's Housing Momentum Fund. Mayor Wu made the announcement at the Bunker Hill Redevelopment in Charlestown. The mixed-income units already permitted through the Boston Housing Authority's public-private partnership with Leggat McCall Properties at Bunker Hill will be the first project to benefit from the fund.

"Boston's housing crisis is the biggest stress on families across our neighborhoods, so we need to do everything possible for more housing and more affordability," said Mayor Michelle Wu. "Our Housing Accelerator Fund will wisely use City dollars to jumpstart new projects and then return those funds back to the City once the projects are financed, supporting public-private partnerships for housing, private development, and home ownership. Thank you to City Councilors, colleagues at the state level, and housing partners for collaborating to innovate and find new approaches to meet the needs of our community."

The Bunker Hill redevelopment project, which broke ground on its first building in June 2023, is a multi-phase public-private partnership among the Joseph J. Corcoran Company, Leggat McCall, the Boston Housing Authority and the Charlestown Resident Alliance (CRA), which will replace 1,100 public housing units with 2,699 units with a mix of public, income-restricted, and market rate rental units. This model of mixed-income housing

is ideal for supporting healthy, diverse communities. The project also includes 73,000 square feet of retail and civic uses, off-street parking, and new public open space to support residents and the Charlestown community.

The next phase of Bunker Hill's Redevelopment, which will be funded through the Housing Accelerator Fund, will be a nine-story, 265-unit mixed-income building, including 58 new affordable units. These affordable units will be a mix of one, two, and three-bedroom apartments throughout the building. Like the first building now nearing completion, it will be built to passive house standards, the highest standard for energy efficiency in new construction. The next phase of Bunker Hill's redevelopment is expected to begin construction in mid to late 2025.

"We are eager to turn our attention to the second building of the project and are grateful for the collaborative effort of Mayor Wu, the City Council, and the BHA to make this appropriation a reality," said Adelaide Grady, Bunker Hill Housing Redevelopment Executive Director and Senior Vice President/Partner at Leggat McCall Properties. "The timing of this enables us keep up the momentum following the first building as we work closely with the BHA and CRA to quickly start construction on the next new homes for Bunker Hill families."

In the coming months, the City will partner with the Commonwealth to identify additional projects that meet City and State priorities of affordability, climate resilience, and equity to participate in the Housing Accelerator Fund and the state's Momentum Fund, which was created in the housing bond bill that became law earlier this year. The Commonwealth will provide both underwriting support and matching funds through MassHousing. Developers with projects that have already been approved by the Planning Department and meet MassHousing's statutory requirement of 20 percent affordability can apply for equity investments from the Common-

wealth and City through MassHousing application process. Qualified applicants will be identified by the City in partnership with MassHousing.

"NAIOP is grateful to the Wu Administration for recognizing the challenges facing housing production in Boston," said Tamara Small, CEO of NAIOP Massachusetts, The Commercial Real Estate Development Association. "Supporting market rate housing development is critical to addressing the housing crisis, and today I am pleased to stand with Secretary Augustus, Mayor Wu, and the entire City of Boston as this new tool is implemented."

In addition to partnering with the State to move much needed rental housing into construction quickly, the City will also work with small and large scale developers in Boston to identify potential opportunities to use this fund or similar models to accelerate the creation of approved, new middle income homeownership housing opportunities. Through the work of the Boston Home Center and related programs, the City is committed to advancing pathways to stable homeownership for Bostonians. The Wu administration has invested more in creating and expanding homeownership opportunities than any previous administration.

"The Housing Accelerator Fund is an innovative tool in our toolbox that will add to our options and strategies, like the state's Momentum Fund and incentives for office-to-housing conversion programs," said City Council President Ruthzee Louijeune. "Creative initiatives like these send a strong message that Boston is working with our development partners to find shared solutions to our affordability, housing, and sustainability goals."

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

(District 4) said. "I'm proud to stand alongside the mayor on this commitment to get shovels in the ground and cranes in the sky. This is a clear signal that Boston is serious about housing production."

Today's announcement is a major step in making Boston a home for everyone. Under Mayor Wu's leadership, the City has permitted 8,679 new housing units—nearly a third of which are income-restricted—and approved an additional 16,185 units. Her commitment to streamlining processes led to significant improvements, including reducing approval times for affordable housing by 68% and modernizing development reviews for greater transparency and equity. Mayor Wu has championed innovative zoning initiatives to create mixed-use and diverse housing options across neighborhoods and led efforts to convert underutilized City-owned land into nearly 1,400 new income-restricted

units. Additionally, she has expanded financial assistance for homebuyers and created more opportunities for first-time and BIPOC homeowners. Through comprehensive anti-displacement measures, strategic public investments, and a focus on affordable homeownership, Mayor Wu is building a more inclusive, stable, and sustainable housing future for Boston.

The source for the \$110 million appropriation is unrestricted, prior-year budgetary fund balance, known as free cash. As a non-recurring revenue source, free cash should be restricted to support one-time, non-recurring expenditures, such as this one-time investment in housing creation. As of June 30, 2023, the City of Boston has a free cash balance of approximately \$515 million, as certified by the state Department of Revenue. The City will have its free cash certified again in spring 2025, based on the fiscal year end June 30, 2024.

Healey signs breast cancer screening bill

Governor Maura Healey signed An Act Relative to Medically Necessary Breast Screenings and Exams for Equity and Early Detection. This comprehensive legislation will ensure that patients have access to follow-up breast cancer screenings and exams, while also preventing any increase in patient cost-sharing by 2026.

"We know that early detection of breast cancer saves lives. This legislation will help ensure that cost is not a barrier for women to get the screenings and care they need," said Governor Healey. "I'm grateful to the Legislature for their leadership on this bill, and to the patients, providers and advocates who made their voices heard in support of more affordable and accessible care for Massachusetts residents."

"Preventative care is essential. It helps save countless of lives and now, because of this legislation, patients across Massachusetts will have access to the necessary care they need at a lower cost," said Lieutenant Governor Kim Driscoll. "We know that this legislation will improve

cancer outcomes for so many people across the state."

This legislation would, starting in 2026, require insurers to cover diagnostic exams for breast cancer, digital breast tomosynthesis screening, and medically necessary and appropriate screening with breast MRIs and ultrasounds. This legislation would also prevent any increase in patient cost-sharing, thus removing cost barriers for patients who need more rigorous screenings due to dense breast tissue or abnormalities seen in their initial preventive screening mammograms.

"Today we tear down a barrier to accessing breast cancer screenings and empower our residents to stay ahead of a cancer that takes far too many lives," said Senate President Karen E. Spilka (D-Ashland). "I am grateful to Governor Healey for her signature, Senator Lovely and Senator Rush for their leadership, our partners in the House, and every advocate who has used the power of their voice to get

Continued on page 3

Wu announces youth jobs applications now open for 2024-2025 school year

SPECIAL TO THE GAZETTE

Mayor Michelle Wu and the Office of Youth Employment and Opportunity (YEO) announced that youth job applications are open for the 2024 - 2025 School Year. Boston youth and young adults ages 14 - 24 can apply at futureBOS, the hub for all youth employment opportunities throughout the City. The platform, led by YEO, allows young people to better navigate the application, onboarding, and hiring processes, ensuring that these employment opportunities are centralized. Jobs are available in various industries including nonprofit, arts and entertainment, STEM, local government, and healthcare.

"The City's youth job program provides incredible opportunities for Boston's young people to learn, grow, and opens doors for future career pathways," said Mayor Michelle Wu. "This program has grown tremendously over the past few years and brought job opportunities to thousands of youth across the city, and I encourage all young people in Boston to apply for the coming year."

futureBOS (which includes opportunities from the SuccessLink program) is designed to not only recruit and hire youth, but also ensure that the employment experience is engaging and meaningful, and advances young people's professional and personal development. Research from Northeastern University demonstrates that SuccessLink,

the City's youth employment program, positively impacts a range of economic, academic, and criminal justice outcomes for youth. Recognizing the importance of this work, Mayor Wu and the City invested \$18.7 million in youth jobs last year. Bolstered by these funds, YEO expanded and improved the program to increase efficiency and streamline the process for youth and their families. The program has since experienced record highs in the number of young people employed each summer with 9,357 youth hired in Summer 2023 and 10,427 in Summer 2024, the highest in the program's history.

"We had a tremendous record-breaking Summer and are excited to bring these opportunities for youth into the school year," said Allison Vernerey, Executive Director of the Office of Youth Employment and Opportunity. "Our office has already started supporting youth hands-on for the season and we look forward to maximizing the reach, quality, and impact of youth employment year around!"

futureBOS participants have also expressed satisfaction with the program. Ninety-four percent feel better prepared to enter the workforce, 90% leave the program with references for future employment, 83% feel prepared to achieve future educational and career goals, and 97.3% would recommend this job opportunity to a friend.

These accomplishments are a result of Boston's collaborative approach to developing a holistic

and inclusive youth workforce development system. To increase coordination and alignment among the City's youth employment providers, YEO has deepened partnerships with more than 200 City agencies, non-profits, higher education institutions, and lead entities – Action for Boston Community Development, the Boston Private Industry Council, Artists For Humanity, and the State's Commonwealth Corporation YouthWorks – to offer high-quality employment opportunities to youth year-round.

"School-year employment can be an excellent after-school activity. It allows students to develop workplace skills like communication and collaboration while allowing them to imagine themselves in different environments," said Neil Sullivan, Executive Director of the Boston Private Industry Council, "and the paycheck doesn't hurt either!"

Last summer, Mayor Michelle Wu made an extraordinary promise, guaranteeing a summer job to every eligible Boston Public School (BPS) student who wanted one. Building on this commitment, YEO increased its collaboration with BPS through strategic engagement and outreach. As a result, over 50% of 2024 summer youth jobs participants were BPS students. YEO will continue its partnership with BPS to prioritize students during the 2024-2025 school year.

"I am grateful for the collaboration between the Boston Public Schools and the Office of Youth Engagement and Opportunity,

which has ensured that every BPS student who wanted a summer job was able to access one, giving our students an invaluable opportunity to gain real-world working experience, and explore careers and professions that they are passionate about," said Boston Public Schools Superintendent Mary Skipper. "I am excited that this crucial partnership will provide more access to youth employment opportunities for BPS students, especially during the school year."

YEO will continue its partnership with Bank On Boston and the Center for Working Families to provide youth with financial education, instilling healthy financial habits that will last a

lifetime. Bank On Boston provides free financial workshops on various topics including credit building and banking basics. The full schedule can be found here.

Job applications will be accepted on a rolling basis. Youth are strongly encouraged to apply early, ideally by December 1, 2024. There is a step-by-step guide available online to help youth navigate the application process. Youth can also visit the office in person, Monday - Friday, 9:30 a.m. to 5:30 p.m. at 1483 Tremont Street in Roxbury, or call 617-635-4202 for additional assistance. For more information, visit boston.gov/futureBOS.

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Screening

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this issue across the finish line." "Ensuring that all residents in Massachusetts have access to early detection treatments for breast cancer, regardless of income, is a critical facet of catching cancer early and saving lives. That's why I'm incredibly proud of this legislation, as it will help to prevent vulnerable residents from being denied the care that they need," said House Speaker Ronald J. Mariano (D-Quincy). "I want to thank Governor Healey for signing this bill into law, along with my colleagues in the Legislature for working hard to

move this critical bill through the legislative process."

"We know that in the fight against cancer, early detection is absolutely vital for the long-term success of the patients. We also know that for one out of every ten women, initial mammogram screenings are not sufficient to detect possible indicators of breast cancer. This legislation signed into law by Governor Healey today ensures that all women in the Commonwealth have access to the digital breast tomosynthesis and MRI screening they need to catch cancer early, without facing financial barriers. I'm grateful to the Governor, Senator Lovely and Chairman Murphy, and Division Leader Balsler for champi-

oning this issue with me, and to my legislative colleagues, particularly President Spilka and Speaker Mariano for their support. Finally, I thank the dozens of advocates and patients who shared their stories and pushed tirelessly to support women in the fight against breast cancer," said Senator Mike Rush (D-West Roxbury).

"This legislation will ensure that women have access to essential breast cancer screenings and diagnostic evaluations by eliminating significant financial barriers. Once again, Massachusetts has stepped up to ensure that women's health care needs are met," said Representative Ruth Balsler (D-Newton).

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Armenian Nursing and Rehabilitation Center undergoing extensive renovation project

SPECIAL TO THE GAZETTE

Armenian Women's Welfare Association (AWWA) is excited to announce new renovation plans for the Armenian Nursing and Rehabilitation Center (ANRC), the esteemed nursing and rehabilitation residence in the Greater Boston community. The renovations began in October 2024; the interior work is expected to be completed by January 2025 while the exterior portion of the project is slated to be finished in fall 2025. ANRC provides both short-term rehab and long-term care for area families.

The renovations will be handled by Applied Form + Space (AFS), a prominent architectural

firm based in Andover, MA. The plans call for an extensive overhaul of both design and function to better service ANRC's elder members.

"We are delighted to collaborate with Applied Form + Space on this project," said Wendy Segrest, Executive Director & President of AWWA and ANRC. "Their expertise in well-designed interior and exterior spaces perfectly aligns with our mission to provide a nurturing, comfortable and welcoming environment."

In terms of interior spaces, upgrades will feature a more formally designated intake lobby that is inviting in style and concept as well as an enhanced and upgraded design for the residents' rooms. The building's ex-



The Armenian Nursing and Rehabilitation Center.

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terior will include upgrades that are both aesthetically pleasing and structurally sound, focusing upon accenting the outdoor areas of reflection with abundant landscaping and foliage. There will be additional covered sitting spaces for outdoor relaxation, including an outdoor fireplace and tables for dining and socializing. Notably, all areas have been designed to honor the Armenian heritage.

Segrest added, "We are so thrilled to install what we hope is the first of many functional and aesthetic upgrades to ANRC in the coming years. Our goal is to improve the level of care, programs and amenities for our residents and families at ANRC."

The Armenian Nursing and Rehabilitation Center is conveniently located at 431 Pond Street in Jamaica Plain. For more information about the residence, please email info@awwainc.org, call 617-522-2600 or visit www.visitourwebsiteatwww.awwainc.org.

Armenian Nursing and Rehabilitation Center is a not-for-profit nursing and rehabilitation center that has been serving elders locally and internationally for over 100 years, owned by AWWA and managed by Legacy Lifecare. Drawing on its rich history, generosity of spirit, and the work ethic of the Armenian community, ANRC provides short-

term rehab and long-term care. ANRC is dedicated to ensuring the good health and well-being of all Armenian elders and others in the surrounding area.

Armenian Women's Welfare Association (AWWA) is a not-for-profit organization established in 1915 dedicated to serving elders and their families both locally and internationally. AWWA is the proud owner of the Armenian Nursing and Rehabilitation Center (ANRC), an 83-bed, not-for-profit, skilled nursing center providing both short-term rehabilitation and long-term care

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Franklin Park Bear Dens go back under the care of the Boston Parks Department

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced that care and custody of the Franklin Park Bear Dens will return to the Boston Parks Department after years of management by Zoo New England. This acquisition follows a unanimous Boston Parks Commission vote on Monday. The transfer of the historic Bear Dens to the City reflects Mayor Wu's commitment to expanding green space and parkland in Boston, and making Boston the best city for families.

"Franklin Park is our crown jewel of green space in Boston, and we're committed to preserving and enhancing it for generations to come," said Mayor Michelle Wu. "The transfer of the Bear Dens to the City is an opportunity to invest in a corner of the park with great potential. We look forward to working with community to further carry out the Franklin Park Action Plan at the Bear Dens and throughout this historic park."

"The bear dens have historical

significance to Franklin Park Zoo and the City of Boston," said John Linehan, Zoo New England President and CEO. "It's been more than 50 years since the bear dens, which are well outside the current perimeter of the Zoo, have been in use, and we're looking forward to the creative re-use of this space in the future."

The Franklin Park Bear Dens are historic remnants of the old Franklin Park Zoo, located in the Long Crouch Woods area within Franklin Park. Built between 1911-1912 these stone enclosures once housed black bears, grizzly bears, and polar bears as part of the original zoo's exhibits. The dens were last utilized in the 1970s but remain a unique architectural feature in the park, offering visitors a glimpse into the park's history. Though the zoo has since relocated to the modern Franklin Park Zoo, operated by Zoo New England, the dens are a reminder of Franklin Park's evolution.

"The Franklin Park Bear Dens are a key part of the park's unique history and we

are thrilled to have them return to the care of the Boston Parks Department," said Interim Parks Commissioner Liza Meyer. "This transfer opens exciting possibilities to restore the space and reimagine it in ways that reflect both the park's legacy and the needs of the community today. We look forward to engaging with residents as we develop plans to transform the Bear Dens into a welcoming and accessible destination for all."

With care and custody officially transferred back to the City of Boston, the Boston Parks and Recreation Department looks forward to exploring options with the community to restore the ruins and improve public access.

"The Franklin Park Coalition is excited to see the long-neglected Bear Dens transferred to the city," said Rickie Thompson, Franklin Park Coalition Board President. "Much needed safety improvements and restoration can begin. The site has the potential to be a beautiful landscape feature honoring an important part of the park's history, dating



The Franklin Park Bear Dens.

to 1912 - as identified in the bas relief of two bears encircling the city seal."

This transfer aligns closely with the goals of Boston's Franklin Park Action Plan, completed in 2022. The Franklin Park Action Plan details goals to amplify magnet destinations in the park, including restoring the Bear Dens to stabilize and restore its defining features while integrating new space for programming within the framework of the den. Following immediate safety and structural improvements, the Boston Parks and Recreation

Department looks forward to engaging with community members to map out ideas for future programming and additional improvements.

For more information about the Franklin Park Bear Dens, please contact the Boston Parks and Recreation Department at (617) 635-4505. Stay updated with news, events, and park improvements by signing up for our email list at bit.ly/Get-Parks-Emails and following our social channels @bostonparksdept on Twitter, Facebook, and Instagram.

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JP OBSERVER

It's quantities, communications & character, friends

BY SANDRA STOREY / SPECIAL TO THE GAZETTE

What went wrong? So many people in Jamaica Plain—and across Boston, the state and the whole country are wondering aloud the past few weeks after Republican former president, Donald Trump won the election for president on Nov. 5.

A full 93 percent of voters in JP's three wards—10, 11 and 19—voted for his and J.D. Vance's opponents Democrats Kamala Harris for president and Tim Walz for vice-president, according to the Boston Globe.

Those wards, which also include parts of Mission Hill, Roxbury and Roslindale, respectively, saw a huge turnout, too, the Globe reported. Hillary Clinton got 92 percent in JP wards against Trump in 2016.

As of this writing, with most of the votes counted nationally, Trump got 50.1 percent of the vote, and Harris got 48.3—a difference of a mere 1.8 percent—not a big gap between the candidates or the American people's choices.

Trump did not win the national popular vote in a "landslide,"

despite all the drama around the outcome and the fact that he won all seven swing states. He won those by narrow margins. It was not a "commanding," "decisive" or "overwhelming" victory for Trump, as some have called it in the festival of post-election hyperbole.

Nor was it "the biggest political victory in 129 years" as Trump was shown saying from a podium on Face the Nation on Nov. 17. Neither anchor Margaret Brennan nor anyone else corrected that major falsehood for viewers. Typical.

The presidential election 40 years ago in 1984 saw an actual landslide: Ronald Reagan got 58.8 percent of the popular vote to 40.6 for Walter Mondale, who won Minnesota and Washington D.C. only.

Pundits across the national media spectrum—not to mention friends and families across the table from one another—are offering lots of different reasons for Trump's narrow win; many of them claim to know the real or most impactful reason for the

outcome.

Commentators are looking at and citing what they don't bother to say are somewhat unreliable exit polls to state dramatically that certain voting groups, conditions or issues were clearly the reason and suggesting we should pay more attention to them.

Here are just 20 of the many suggested reasons Harris lost that I've heard or read and noted: low turnout; young men voting for Trump; the economy; the "zeitgeist," women not caring about reproductive rights as much as expected; women caring more about ballot questions than candidates; Trump acting powerful; Harris messing up on some issues; Harris is a woman, she's black, mixed ancestry; inflation; men; family income differences; Trump made pledges; elitists; the working class; people voting in "self-interest;" the U.S. has "turned right;" the press prefers Republicans; the Republicans and Trump directed most of their talk to only two issues, economy and immigration, for years; white women "swooning"

over Trump; Democrats' "failure to listen" to people with these issues for almost four years; etc., etc.

OK, there's a difference of 1.8 percent in the final voting results. The math says that, theoretically, even if only the above 20 factors influenced the outcome, each one affected about .09 (9 hundredths) percent of voters—not very significant at all, even if some issues had more impact and others less so.

Imagine speaking to a room full of high school students 20 years ago. Describe this future presidential election this way based mostly on basic numbers and qualities of the campaigns:

One party nominee, a former Republican president, basically campaigns for the nearly four years he's not in office. He holds 901 rallies around the country and emails everyone on his supporters list at least once a day. He posts his thoughts and opinions to social media almost every day at least once. He's a convicted felon. He does lots of media interviews and lectures around the country quoted on TV.

The Democratic nominee is the woman vice president, when a woman has never been elected president before. She steps in as the candidate for an ailing incumbent president only about 100 days before the election. She does a very good, energetic job of campaigning, wins the single debate with her opponent, raises lots of money, and organizes lots of volunteers. People often say they don't know her very well.

Polls show the two to be close, within the margin of error, right before the vote.

Who will win? I think we know what the students' prediction would be.

I had an epiphany about quantities of time and communication in campaigns several days after the election. President Biden was shown on TV greeting reporters in the media briefing room in the White House. He said it was the first or second time (confirmed as the first time the next day) he had been in that room during his entire administration.

I yelled, "What?!" at Biden's face on my Life's Good TV. I distinctly remembered seeing

Clinton and Obama and Trump in there lots of times.

How could a president ignore (or be allowed by staff or the Democratic Party or the vice president to ignore) speaking to the press in the building every day. That's where presidents go to announce or explain things, including successes in policy, even policy and legislation proposals. They take questions there, too, of course.

How was the rest of his public outreach, I wondered. Suddenly I realized I had taken it for granted Biden and the Democrats were communicating with the press and public a lot. I was wrong.

The online magazine Axios answered my questions in a July 2024 article I found. Biden, the ex-officio leader of the Democratic Party: "has engaged in fewer press conferences and media interviews than any of the last seven presidents at this point in their terms, according to an analysis from presidential scholar Martha Joynt Kumar," it said.

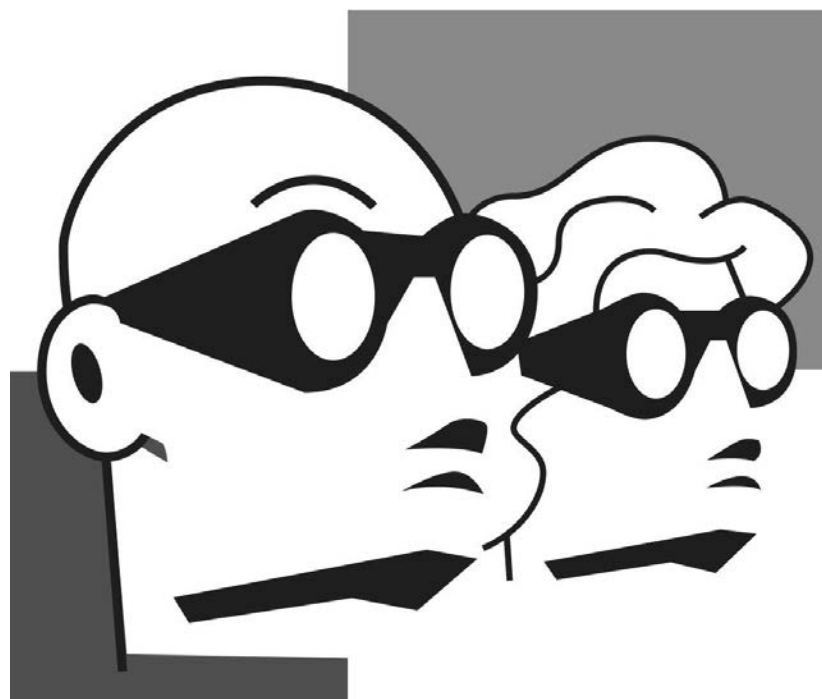
Clinton and Obama "Addressed the Nation" for an hour every Saturday morning for dozens of weeks at a time, Obama for 44 continuous weeks at one point. Weekends tend to be slow news days, and media picked up topics they introduced and covered them, getting lots of information out to the public with their names attached.

Biden was busy crafting policy and managing government well, no doubt. But in this information age, political leaders and parties have to communicate constantly with the public in a variety of ways if they want to win elections. They can't rely on commercial media to do all the communication they need. And politicians have to do it year-round, election season or not.

A phone-bank volunteer who made lots of calls for Harris before the election said he thought she would lose partly because a lot of people said they felt like they didn't know Harris and Democrats as well as Trump and the Republicans. Hm. Reminds me of the adage that begins, "The devil you know..."

Continued on page 7

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MBTA announces the return of subway line managers for hire

The Massachusetts Bay Transportation Authority (MBTA) announced the return of Subway Line Managers as part of a comprehensive effort to maintain the visual appearance and upkeep of subway stations systemwide. With a renewed focus on providing the best in-station experience for the public, the MBTA's Subway Line Managers provide hands-on management of station conditions, ensuring that facilities are clean, safe, and welcoming for all riders.

"Stations are the gateway to our system and they are integral to the communities that we serve. With the hiring of these new Subway Line Managers, we're taking significant steps in demonstrating our commitment toward transforming the rider experience," said MBTA General Manager and CEO Phillip Eng. "In just over a year, we've maximized our efforts while performing track work, making our stations cleaner, safer, and more

welcoming. I hope riders see and feel that improvements are happening, and our team members, under Dennis Varley's leadership, want every rider to take pride in their public transit system right here in Massachusetts. So, I welcome Amanda Bright, Mike Brunache, Alexander Soto, and Jaleesa Turner for being on the team and taking on this challenge."

Elevating Station Management Under the Chief of Stations Brought back at the direction of General Manager Eng and MBTA Chief of Stations Dennis Varley, the Subway Line Manager position furthers the MBTA's efforts to build a dynamic stations and facilities team that can proactively tackle in-station challenges. The Subway Line Managers report to the MBTA's Deputy Chief of Stations within the Transit Facilities Management team led by Varley. These new managers – Amanda Bright on the Red Line, Mike Brunache

on the Orange Line, Alexander Soto on the Blue Line, and Jaleesa Turner on the Green Line – will ensure that the MBTA's transit stations are maintained to meet the needs of the community. They will report directly to Varley's team, providing continuous feedback and facilitating improvements based on real-time assessments of station conditions.

Subway Line Managers Key Responsibilities

Focused on the rider experience, Subway Line Managers will be responsible for the following on each of their respective subway lines:

- **Oversee station appearance:** Ensure safety and visual appeal and conduct regular inspections.
- **Report and address issues:** Identify and report station conditions, make necessary adjustments as needed in order to improve rider experience, and coordinate maintenance, repairs, and cleaning with relevant de-

partments as needed

- **Escalate concerns:** Facilitate repairs and promptly escalate any safety-related issues.

"I'm looking forward to all of the great work we'll accomplish together," said Chief of Stations Varley. "Stations are supposed to be inviting and efficient spaces for our riding public and we look forward to working together to ensure they meet the public's expectations."

More about the Subway Line Managers

Red Line Subway Manager Amanda Bright:

A veteran MBTA employee of 17 years, Amanda Bright joined the MBTA in 2007, holding various roles on the Revenue, Vendor Management, and Automated Fare Collection teams. Bright holds extensive experience in coordinating closely with the MBTA's Maintenance Control Center, serving as a leading inter-departmental liaison, and successfully implementing projects and assignments. She holds a Bachelor of Arts in Business Management from Southern New Hampshire University.

Orange Line Subway Manager Mike Brunache:

With strong leadership, program management, and rider communication experience, Mike Brunache joins the MBTA from Keolis Commuter Services (Keolis) where he served as a Commuter Rail Conductor for the last decade, assisting passengers, providing riders with information, and answering questions from the public. He holds a Bachelor of Science in Business Management from Newbury College.

Blue Line Subway Manager Alexander Soto:

Alexander Soto comes to the

MBTA with 15 years of facilities leadership and satisfaction experience in the academic and healthcare sectors, most recently working as an Assistant Director of Building Services and Event Support at Babson College since 2020 where he ensured the service of all on-campus buildings and facilities. He holds a Bachelor of Arts in Communications from Southern New Hampshire University.

Green Line Subway Manager Jaleesa Turner:

With over a decade in customer service roles, Jaleesa Turner also comes to the MBTA most recently from Keolis where she first served as an Assistant Conductor in 2018 before becoming a Manager of Terminal Operations in 2020, working collaboratively with internal employees and departments to ensure effective rail operations. She holds a Master of Business Administration from Southern New Hampshire University and a Bachelor of Science in Communications from Salem State University.

For more information, visit mbta.com or connect with the T on X @MBTA, Facebook /TheMBTA, Instagram @theMBTA, Threads @thembta, or TikTok @thembta.

Nursing

Continued from page 4

for elderly patients in Jamaica Plain, Massachusetts, just outside of Boston. In 2004, AWWA expanded its mission to Nagorno

Karabakh to become a proud supporter of Hanganak Elder Program and Clinic which provided medical care, food, and social support to elders in that region and continues to do so for those elders displaced in Armenia today. AWWA believes that

honoring elders is at the very foundation of both family and community. Drawing on the rich history, generosity, and work ethic of the Armenian community, AWWA aims to ensure the health and well-being of elders and their caregivers.

Observer

Continued from page 6

"I hope I shall possess firmness and virtue enough to maintain what I consider the most enviable of all titles, the character of an honest man," First President of the United States George Washington once said.

Well, that's old-school, isn't it? It shouldn't be. Character needs to be brought out of hiding as an important aspect of determining desirable qualities in a president

or any other office holder. It needs to be talked about seriously and openly in the future.

What are characteristics voters value or should value in a leader? How do they rate the candidates on them? What would polls show? We can be as objective about "character" as we can issues and groups. How our country fares depends on the ethics and behavior of its elected officials. Also, issues and groups can come and go during an official's term in office. Character is less apt to change.

Candidates' stands on issues, along with their appeal to identity groups, get all the attention in politics these days. The importance of good leadership qualities and informative communications with the public need to be recognized if the country wants to elect a truly good, talented leader in 2028 and on.

Until then, we'll have to fight and right as best we can this kakistocracy—"government by the least suitable or competent citizens of a state"—we're stuck with for now.



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Mural

Continued from page 1

design, indicated they had done public art for the last seven to ten years.

"It's been a real treat to focus on this neighborhood in Jamaica Plain. I have good memories of being active in the circus here in past years, and I got to reconnect with some old friends in doing my research and spending time in the neighborhood," said LaManche.

"Being able to focus on the many beautiful qualities of Jamaica Plain in this neighborhood has been really soothing for me over the last week or two."

After the introduction to those in attendance, LaManche gave a presentation that discussed the project's process, design concepts, and more.

From September to November, ideas and themes were taken from the community, which

helped develop the concepts shown later in the presentation.

In terms of the response from the community, LaManche indicated they heard about the importance of nature.

"People here really value being near the Arboretum and all the parks and green space. They value the Minton Community Gardens, people gardening and growing things on their porches," they said.

Another essential theme mentioned was a sense of community. "There's a lot of mutual aid, mutual friendship, and support in Jamaica Plain in general," said LaManche.

Following the review of community sentiment, LaManche then walked through the three design concepts for the mural, which can be viewed at <https://www.neighborways.com/brookley-flats-mural-jp>.

The first option depicts a person's hand holding a paintbrush with greenery and water in the

background. "This is like the artist in the community, in nature," said LaManche.

The second option is a group of flowers representative of some of the community's different cultures.

Finally, option three is similar to option two in that it includes the flowers, but they come out from the top of a trumpet at the bottom of the piece. "Music is really key in this neighborhood with the Midway Cafe and the people that are going to be living in the building," said LaManche.

As the meeting progressed, the floor was opened to feedback from attendees. There were many varying opinions on all the pieces

and many conversations about how to incorporate concepts from one idea into another.

For example, some folks thought it could be better to incorporate music through the image of notes. Additionally, some attendees liked the human element of the first and third options, and others wanted to figure out a way to represent the Stonybrook neighborhood more clearly.

After the discussion, an informal poll was held to see which piece attendees liked the most, and the first option won. However, it should be noted that the poll results are not the determining factor in what mural ends up on the building.

Regarding next steps, there are plans to hold another public meeting in January to present the final design and gather more feedback. Following that meeting, final approvals and installation will occur in the winter of 2025.

If you would like to provide comments on the pieces and vote for your favorite, visit https://docs.google.com/forms/d/e/1FAIpQLSd8vTvHzuf063dxUKa6fFS-TN-avdbS4c_b_tIkx1ix-b4g_Ow/viewform.

For more information about Brookley Flats, visit <https://www.stonleybrookley.com/>.

JPNC

Continued from page 1

with Holland Co., told the committee of the numerous meetings that the firm has had with the Friends of the Arnold Arboretum. The Friends had expressed concerns about the original five-story height of the proposed new building; the effect of the project on the view corridor; and the changes in the tree canopy.

Baccala said that Holland revised its plans to address those concerns, principally by reducing the height of the new building from five to four stories. Baccala noted that the construction will consist of a process known as mass timber construction (in which the primary load-bearing structure is made of either solid or engineered wood), which is much more environmentally-friendly than typical steel-and-concrete construction. There will be public spaces on the site that will include a designated area for Blue Bikes.

In response to a question from Doherty, Holland said there will be parking for 110 vehicles. In response to another question from Doherty, Holland said the maximum rental price for the 40 senior apartments, which will be a mix of one-bedroom and studio units, will be about \$1300 for a one-bedroom unit, but could be as low as \$529 per month depending on a person's income.

Horsley lauded the cooperation of the developer with the city and community groups. She asked about the accessibility of the rental units and Holland replied that all of the units will be accessible and there will be a separate accessible elevator for those who need it.

Brown similarly voiced her approval of the revised plans from what originally had been proposed. "This is now a much more attractive development," Brown said, who added a hope that more of the condo units could be affordable.

Long-time resident Richard Heath asked about the status of the statue of St. Francis, with Holland noting that the statue likely will go with the nuns to their new monastery in Westwood.

Jan Wampler of Canton Rd., another long-time resident who is an architect, commented, "From an architectural point-of-view, this is excellent, very complete, and beautiful." He expressed some concern about the segregation of the senior citizen residents from the condo residents, to which Holland noted that the buildings will be integrated in many aspects.

Ned Friedman, the Director of the Arnold Arboretum and a resident of Whitcomb Ave., said, "What you saw tonight was a thoughtful presentation from the development team. The Arboretum is excited about having new neighbors, but we are concerned about the permanent impact upon the view shed of having this large building right on our border. Frederick Law Olmsted designed a very specific view shed, but this will have some impacts on the public shared space that we will have to live with for hundreds of years to come."

Doherty also echoed his concerns about the visibility of the building from the Arboretum. "It's beautiful to walk around and look at the trees, so we want to be very careful about what we build right on the border of the Arboretum."

The members next took up the issue of the "new" Article 80, which governs large-scale development projects in the City of Boston. Somer-Kieta noted that the city is accepting comments through December 15 about the proposal to amend Article 80.

"There are extensive changes that will impact future small and large projects," said Somer-Kieta, who tossed out to the group the possibility of establishing a subcommittee that could address the changes in the form of a comment letter.

Both Doherty and Wampler lamented the onslaught of large-scale housing projects that are turning portions of JP into "canyons," as opposed to the two and three-story homes that traditionally have been part of the JP streetscape.

Foley however, pointed out that there is a housing crisis in the country because of a lack of supply, and pointed to Chicago, where residential skyscrapers are more common than in Boston. He added that there necessarily will be tradeoffs in achieving the goal of developing more housing.

Somer-Kieta then summarized the changes being proposed for Article 80, which are contained in an 87-page document. Horsley volunteered to work with Somer-Kieta to draft a comment letter.

The committee briefly discussed the Arborway MBTA electric bus garage project, which essentially has come to a halt because the legislature did not appropriate further funding in the FY26 state budget. The project presently is at the 15 percent design phase, but cannot proceed further without additional funding.



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JP HOLDS DAY OF THE DEAD CELEBRATION

PHOTOS BY DEREK KOUYOUMJIAN



Mariachi Veritas de Harvard performs. The group is Harvard University's only mariachi band.

A celebration of Day Of The Dead was held at Spontaneous Celebrations. The outside property was populated with ofrenda altars commemorating the memory of loved ones who have passed away. A ceremonial fire and ritual were kept and attendees were able to participate in remembering the departed beloved. Food and drink were available and children uninterested in the ceremony were entertained by the Disney movie Coco.



Lucia Novelle-Ruddy, Traditional day of the dead.



Members of ballet folklórico group Tierra Del Sol preform traditional Mexican dance.



Chalínaru Dones dressed as La Catrina, a symbol of Day Of The Dead.



Carolyn Lewenberg with her child Nicolight candles together.



Raquel Jacobson-Peregrino.

JP HOLDS DAY OF THE DEAD CELEBRATION

PHOTOS BY DEREK KOUYOUMJIAN



Sister Sadada Jackson, firekeeper for 7 years.



Inside Spontaneous Celebrations are ofrenda, displays, food, and a showing of the Disney movie Coco, an animated film about the Day Of The Dead.



Members of the Carnival Society Of Boston: Johann Correa who is representing his creole heritage and Bairaniki Columbus who is a living altar honoring the Taino indigenous people.



Jamie and Dahlia listen as Leah Sagan-Dworsky tells the story of the origin of ravens.



Liliana Jacobson-Peregrino is adorned with Day Of The Dead skull makeup, a symbol of accepting death as a part of life.



Attendees are given a candle, chocolate, and paper to write down the band of someone who has passed away that they wish to remember. One by one they throw the items into the fire and announce their loved ones name while everyone else responds with saying "presente."

WILLIAM RAVEIS



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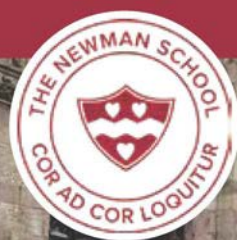
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Rosalba Solís, instructs the attendees how to remember their loved ones according to the Day Of The Dead ritual.



Estiven Novelle-Ruddy with his mother Michelle Novelle and grandmother Angela Columbo.



Chris, Auron, and Aubrey Warner celebrate Day Of The Dead as a family.



Members of ballet folklorico group Tierra Del Sol preform traditional Mexican dance.

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Wu announces the third round of SPACE grant awardees, benefiting entrepreneurs across the city

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced the awardees of the third round of the Supporting Pandemic Affected Community Enterprises (SPACE) Grant, celebrating 32 small businesses that recently opened or are about to open, including several in Jamaica Plain. Through this program, the City has supported over 90 businesses, using over \$10.2 million in American Rescue Plan Act (ARPA) funding to help them with expenses related to new lease agreements. For round three, the Office of Economic Opportunity and Inclusion received over 250 applications.

“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 Michelle Wu. “To make Boston a home for everyone we have worked hard to provide the crucial support that our small and local businesses need. I am grateful to our Economic Opportunity & Inclusion Cabinet for their consistent efforts to bring life back to vacant spaces across our City.

The first and second rounds distributed over \$7.3 million to over 60 entrepreneurs, which will help to create more than 600 new jobs for residents. This final iteration will distribute \$2,875,000 to the following 32 grantees:

- 1 more rep athletics (Roxbury)
- Apex Bar and Lounge Inc.

- (Downtown)
- The Bay State Banner (Roxbury)
- Blue Mountain Jamaican Restaurant, LLC (Mattapan)
- Bondij Clothing (Dorchester)
- Brassica Kitchen and Cafe (Jamaica Plain)
- cacao South End, LLC (South End)
- Cha Feo (Downtown)
- Cuffs & Collars (Downtown)
- Don Tequeño y Doña Arepa (Jamaica Plain)
- Downtown Boston BID (Downtown)
- DJ’s Market (Dorchester)
- Eat Pho LLC (Chinatown)
- Esther’s Garden Childcare Inc. (Dorchester)
- Fit to Function (Roslindale)
- Georgie’s Wine Bar (Downtown)

- town)
- Genelys Early Learning Center (Jamaica Plain)
- Haley House Bakery Cafe (Roxbury)
- Hebron Market (Mission Hill)
- The Hummus Shop (Beacon Hill)
- Ink Source LLC (Roxbury)
- Jenny’s Pizza (Charlestown)
- Leche y Miel, LLC (South End)
- The Little Cocoa Bean Company (Jamaica Plain)
- Murl’s Kitchen LLC (Dorchester)
- Neighborhood Wash (Dorchester)
- Noir Essence Studios, LLC (Dorchester)
- Nubian Notion (Roxbury)

- Rozzie Bound Co-op, Inc. (Roslindale)
- Silver Dove Afternoon tea (Downtown)
- SJ’s (Downtown)
- Sorrel & Lime (Dorchester)

Mayor Wu and the Office of Economic Opportunity and Inclusion developed the SPACE Grant program as a direct result of recommendations made by small business owners. Of all of the SPACE round grantees, 34 are now open and operating, 30 have signed a lease, and the remainder are in lease negotiations. The City is continuing to support all grantees with technical assistance, connections with developers and landlords, and with business-serving organiza-

Continued on page 13

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SPACE

Continued from page 12

opened storefronts throughout the city, including Dani's Queer Bar in the Back Bay, sweetsies in Roslindale, and Boardeaux in the Financial District.

"The third round SPACE grantees are dynamic businesses that will strengthen both Downtown and Boston's neighborhoods," said Segun Idowu, Chief of Economic Opportunity and Inclusion. "The awardees exude creativity and entrepreneurial spirit. Boston will benefit from the growth of both these companies, as well as those previously awarded grants through the SPACE program."

"We have enjoyed celebrating grand openings and ribbon-cuttings for many of our SPACE Grantees, and we look forward to not only seeing more of these businesses open, but also con-

tinuing to support their growth as entrepreneurs," said Alia Hamada Forrest, Director of Business Strategy for the Office of Economic Opportunity and Inclusion.

In addition to awarding businesses grants to open brick-and-mortar locations, the City is providing each business with wrap-around services to assist with lease negotiation, accounting, taxes, regulatory compliance, marketing, and employee-ownership to ensure long-term success. The Greater Boston Chamber of Commerce, the Associated Industries of Massachusetts (AIM), and the Retailers Association of Massachusetts (RAM) also offer grantees free memberships to their organizations.

Grantees are also supported with small business resources

through local financial institutions including the Boston Local Development Corporation and Dorchester Bay Economic Development Corporation and tenant improvement contributions offered by participating landlords. Wraparound services are provided by the Small Business Technical Assistance Program through the City of Boston's Office of Small Business.

"We are incredibly grateful for this support from the City. The SPACE Grant will help us create a space that brings people together, supports local jobs, and adds to the neighborhood's culinary vibrancy," said Tran Le, Owner of Eat Pho, a restaurant about to open in Chinatown.

"The SPACE Grant has been instrumental in supporting our business and enriching our com-

munity. It's an invaluable resource, and we extend our heartfelt thanks to the City of Boston and its dedicated staff for their unwavering support," said Kurt McLaughlin, Owner/Partner of Sorrel & Lime, a new modern event space opening soon on Blue Hill Avenue in Dorchester.

The Office of Economic Opportunity and Inclusion first announced the SPACE Grant program at the end of 2022, following the release of the City's Downtown Revitalization Plan. A total of \$9 million was budgeted for the SPACE program. An additional \$1 million of ARPA funding was re-appropriated to the SPACE Grant Program by the Boston City Council in early October 2024. For more information about the SPACE Grant program, visit the program website.

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vator is necessary, and that
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appropriate. The petition is
on file with this court.
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 11/29/2024.
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 law-
yer, one may be appointed
at State expense.

WITNESS, Hon. Brian J.
Dunn, First Justice of this
Court.
Date: October 31, 2024
Stephanie L. Everett,
Register of Probate
11/22/24
JP

LEGAL NOTICE

CITATION GIVING
NOTICE OF
PETITION FOR
APPOINTMENT OF
GUARDIAN FOR
INCAPACITATED
PERSON PURSUANT

TO G.L. c. 190B,
Section 5-304
Docket No.
SU24P2440GD
Commonwealth of
Massachusetts
The Trial Court
Suffolk Probate and
Family Court
24 New Chardon Street

Boston MA, 02114
In the matter of: Dean
Deangelis
of: Jamaica Plain, MA
RESPONDENT Alleged
Incapacitated Person
To the named Respondent
and all other interested
persons, a petition has been
filed by Mass. Dept. Of Men-
tal Health of Westborough,
MA in the above captioned
matter alleging that Dean
Deangelis is in need of a
Guardian and requesting
that (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 AM on the
return date of 12/12/2024.
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 law-
yer, one may be appointed
at State expense.

WITNESS, Hon. Brian J.
Dunn, First Justice of this
Court.
Date: November 14, 2024
Stephanie Everett, Register
of Probate
11/22/24
JP

11/22/24
JP

LEGAL NOTICE

COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT

PROBATE AND
FAMILY COURT

Suffolk Division
24 New Chardon St.
Boston, MA 02114
CITATION GIVING
NOTICE OF
CONSERVATOR'S
ACCOUNT
Docket No.
SU20P1629PM
In the matter of:
Dorothy A. Golbranson
Of: Jamaica Plain, MA
To the named Respondent
and all other interested
persons, you are hereby
notified pursuant to Rule 72
of the Supplemental Rules
of the Probate & Family
Court, that the Amended
First and Final account(s)
of Public Guardian Services,
LLC of Braintree, MA as
Conservator of the property
of said Respondent has or
have been presented to the
Court for allowance.

You have the right to object
to the account(s). If you
wish to do so, you or your
attorney must file a written
appearance and objection
at this court on or before
10:00 A.M. on the return
date of 12/11/2024. This
day is NOT a hearing date,
but a deadline date by
which you have to object
to the account(s). If you fail
to file the written appearance
and objection by the
return date, action may be
taken in this matter without
further notice to you,
including the allowance of
the account(s). Additionally,
within thirty days after said
return day (or within such
other time as the Court upon
motion may order), you must
file a written affidavit of
objections stating the specific
facts and grounds upon
which each objection is
based and a copy shall be
served upon the Conservator
pursuant to Rule 3 of the
Supplemental Rules of the
Probate & Family Court.
You have the right to send
to the Conservator, by
registered or certified mail,
a written request to receive
a copy of the Petition and
account(s) at no cost to you.
IMPORANT 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 law-
yer, one may be appointed
at State expense.

IMPORANT 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 law-
yer, one may be appointed
at State expense.

WITNESS, Hon. Brian J.
Dunn, First Justice of this
Court.
Date: October 30, 2024
Stephanie L. Everett
Register of Probate
11/22/24
JP

LEGAL NOTICE

COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND
FAMILY COURT

Suffolk Division
24 New Chardon St.
Boston, MA 02114
CITATION GIVING
NOTICE OF
CONSERVATOR'S
ACCOUNT
Docket No.
SU20P1629PM
In the matter of:
Dorothy A. Golbranson
Of: Jamaica Plain, MA
To the named Respondent
and all other interested
persons, you are hereby
notified pursuant to Rule 72
of the Supplemental Rules
of the Probate & Family
Court, that the Temporary
First account(s) of Public
Guardian Services, LLC of
Braintree, MA as Conserva-
tor of the property of said
Respondent has or have
been presented to the Court
for allowance.

You have the right to object
to the account(s). If you
wish to do so, you or your
attorney must file a written
appearance and objection
at this court on or before
10:00 A.M. on the return
date of 12/11/2024. This
day is NOT a hearing date,
but a deadline date by
which you have to object
to the account(s). If you fail
to file the written appearance
and objection by the
return date, action may be
taken in this matter without
further notice to you,
including the allowance of
the account(s). Additionally,
within thirty days after said
return day (or within such
other time as the Court upon
motion may order), you must
file a written affidavit of
objections stating the specific
facts and grounds upon
which each objection is
based and a copy shall be
served upon the Conservator
pursuant to Rule 3 of the
Supplemental Rules of the
Probate & Family Court.
You have the right to send
to the Conservator, by
registered or certified mail,
a written request to receive
a copy of the Petition and
account(s) at no cost to you.
IMPORANT 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 law-
yer, one may be appointed
at State expense.
WITNESS, Hon. Brian J.
Dunn, First Justice of this
Court.
Date: October 30, 2024
Stephanie L. Everett
Register of Probate
11/22/24
JP

LEGAL NOTICE

COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND
FAMILY COURT

Suffolk Division
24 New Chardon St.
Boston, MA 02114
(617)788-8300
CITATION ON
PETITION FOR
ORDER OF
COMPLETE
SETTLEMENT
Docket No.
SU21P1813PM
Estate of:
James Brewer
A Petition for Order of Com-
plete Settlement has been
filed by Public Guardian
Services, LLC of Braintree,
MA requesting that the
court enter a formal Decree
of Complete Settlement
including the allowance of a
final account, on Temporary
Conservator and other such
relief as may be 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 11/22/2024.
This is NOT a hearing date,
but a deadline by which you
must file a written appear-
ance and objection if you
object to this proceeding.
If you fail to file a written
appearance and objection
followed by an Affidavit of
Objections within thirty (30)
days of the return date, ac-
tion may be taken without
further notice to you.
WITNESS, Hon. Brian J.
Dunn, First Justice of this
Court.
Date: October 25, 2024
Stephanie L. Everett, Esq.,

Register of Probate
11/22/24
JP

LEGAL NOTICE

COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND
FAMILY COURT

Suffolk Probate
And Family Court
24 New Chardon St.
Boston, MA 02114
CITATION GIVING
NOTICE OF
CONSERVATOR'S
ACCOUNT
Docket No:
SU20P1632
In the matter of:
Joseph Denault
To the named Respondent
and all other interested
persons, you are hereby
notified pursuant to Rule 72
of the Supplemental Rules
of the Probate & Family
Court, that the Complete
Settlement for the First
& Final Account of Public
Guardian Services, LLC of
Braintree, MA as Temporary
Conservator of the property
of said Respondent has or
have been presented to the
Court for allowance.

You have the right to object
to the account(s) if you
wish to do so, you or your
attorney must file a written
appearance and objection
at this court or before 10:00
A.M. on the return date of
12/02/2024. This day is
NOT a hearing date, but a
deadline date by which
you have to object to the
account(s). If you fail to file
the written appearance and
objection by the return date,
action may be taken in
this matter without further
notice to you, including the
allowance of the account(s).
Additionally within thirty
days after said return day
(or within such other time
as the Court upon motion
may order), you must
file a written affidavit of
objections stating the specific
facts and grounds upon
which each objection is
based and a copy shall be
served upon the Conservator
pursuant to Rule 3 of the
Supplemental Rules of the
Probate & Family Court.
You have the right to send
to the Conservator, by
registered or certified mail
a written request to receive
a copy of the Petition and
account(s) at no cost to you.
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

or both. The above-named
person has the right to
ask 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.
Date: 10/28/2024
Stephanie L. Everett
Register of Probate
11/22/24
JP

LEGAL NOTICE

COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND
FAMILY COURT
Suffolk Division
INFORMAL PROBATE
PUBLICATION
NOTICE
Docket No.
SU24P2442EA

Estate of:
Margaret Anne
Hagen
Also Known As:
Margaret A. Hagen
Date of Death:
September 28, 2024
To all persons interested in
the above captioned estate,
by Petition of Petitioner
William Edward Gordon of
Jamaica Plain, MA.
A Will has been admitted to
informal probate.
William Edward Gordon of
Jamaica Plain, MA has been
informally appointed as the
Personal Representative of
the estate to serve without
surety on the bond.
The estate is being admin-
istered 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 adminis-
tration from the Personal
Representative and can
petition the Court in any
matter relating to the es-
tate, including distribution
of assets and expenses of
administration. Interested
parties are entitled to pe-
tition 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.

11/22/24
JP

LEGAL NOTICES

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Probate And Family Court
24 New Chardon St.
Boston, MA 02114
(617)788-8300
CITATION ON PETITION FOR CHANGE OF NAME
Docket No. SU24C0552CA
In the matter of: Matthew Ajani Rashid Diop-Hall
A Petition to Change Name of Adult has been filed by Matthew Ajani Rashid Diop-Hall of Jamaica Plain, MA requesting that the court enter a Decree changing their name to:
Alison Coco Diop
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 12/05/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: November 04, 2024
Stephanie L. Everett, Register of Probate
11/22/2024 JP

LEGAL NOTICE

CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN
Docket No. SU17P0704GD

Commonwealth of Massachusetts The Trial Court Probate and Family Court Suffolk Probate and Family Court
24 New Chardon Street Boston MA, 02114
In the interests of: Melvin Boddie
of: Jamaica Plain, MA
RESPONDENT Incapacitated Person/Protected Person
To the named Respondent and all other interested persons, a petition has been filed by DMH C/o Office of General Counsel of Westborough, MA in the above captioned matter requesting that the court: Expand the powers of a Guardian of the Respondent.
The petition asks the court to make a determination that the powers of the Guardian and/or Conservator should be expanded, modified, or limited since the time of the appointment. The original petition is on file with the court.
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 AM on the return date of 12/12/2024. 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.
Date: November 12, 2024
Stephanie Everett Register of Probate
11/22/24 JP

FRESH AND LOCAL

It's the cleanup!

By PENNY & ED CHERUBINO

Many home cooks enjoy the cooking aspect of preparing meals, but they don't want the cleanup. We've cooked in large, mico, and small kitchens, all of which have had cleanup issues.

History of Kitchen Cleanup

Once upon a time, a kitchen had a scullery, a room for messy kitchen work. Most had sinks for hot and cold water and were used for washing dishes, scrubbing pots, pans, and cooking equipment. Back then, there were also scullery maids who scrubbed their way to a higher station in the kitchen.

Penny remembers her Great-Aunt's pantry, which served the same purpose. While Aunt Sophie cooked a holiday meal in her large kitchen, helpers cleaned up after her in the pantry. Today, unless you have a large, well-designed kitchen, your only helper is a volunteer dishwasher if there is space for one or a dishwashing appliance if you have one.

Less Cleanup Begins with Shopping

When you begin your shopping list for a meal, ask yourself if there are any ingredients you could substitute that would not require another pot, pan, or preparation step. Some minimally processed examples that we use are precooked rice and grains, cans or jars of beans and lentils, and punchy condiments like preserved lemon paste, harissa, tahini, and tapenade.

Our second shopping trick is to delegate some dishes that reheat well to one of our favorite take-out places. Once again this year, we've ordered a fully cooked turkey for Thanksgiving that we will portion and reheat



It's not the cooking. It's the clean-up!

in sous vide packets. Other food items made in advance will join the turkey in the sous vide pot. Sous vide cooking requires minimal cleanup.

You can also use foil, parchment, and silicone for easy cleaning. Penny often covers a sheet pan with both foil and parchment. For the best fit with parchment, wet it and crinkle it up before you put it in place. It is easier to mold to your container and stays in place better. She always uses a silicone or parchment liner in our air fryer to keep the basket clean.

Use One Pan, Sheet Pan, or Casserole

Penny is always on the lookout for one-pan meals. Many cookbooks and recipes feature this time-saving and cleanup-saving theme. We also maximize the use of casseroles and sheet pans by ensuring they are filled each time we use them. When we want roasted potatoes for supper, we'll add squash, sweet potatoes, onions, and carrots. All of those reheat well for another meal. Making a double-size casserole

is often as easy as making a smaller one, and you will have a second meal or something to add to your freezer stash.

As you look at a recipe, consider if you have one pan you could use for each step with little or no cleaning between ingredients. When making a big batch of our favorite ground beef, mushroom, and lentil base for many meals, Penny cooked the mirepoix, removed it from the pan, cooked the ground beef, and removed it, then cooked the mushrooms and added canned lentils and the other cooked ingredients.

One final way to avoid having the cook do the clean-up is a combination of a cook who cleans a bit as they go and moving soiled items onto a tray and out of the kitchen. A volunteer can clean these items during a long pause in active cooking while something simmers or roasts or after the cook is finished with the cooking session.

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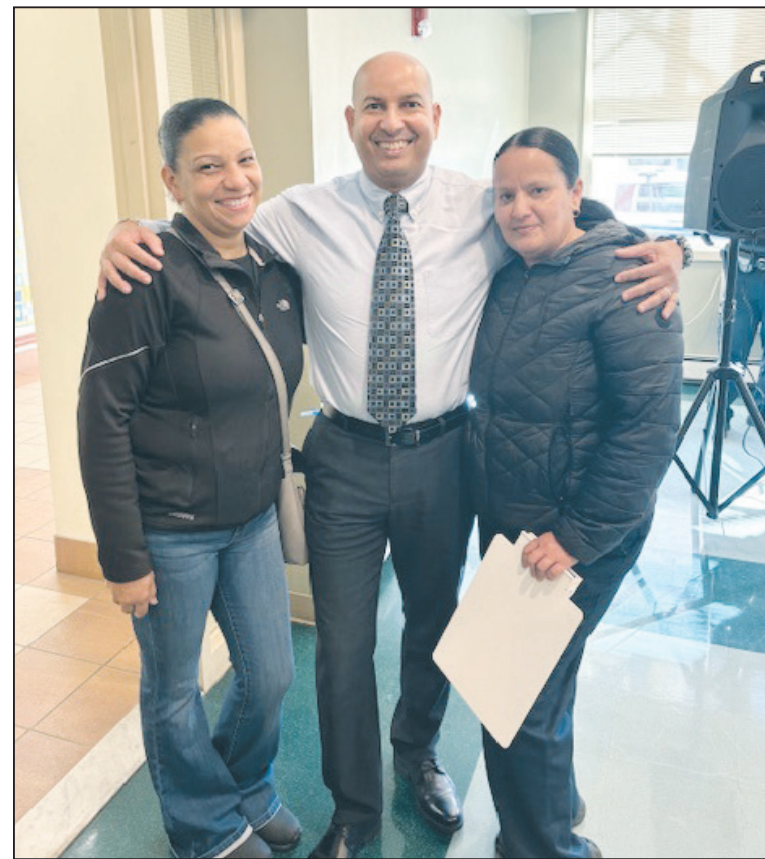


NATIONAL FAITH AND BLUE WEEKEND

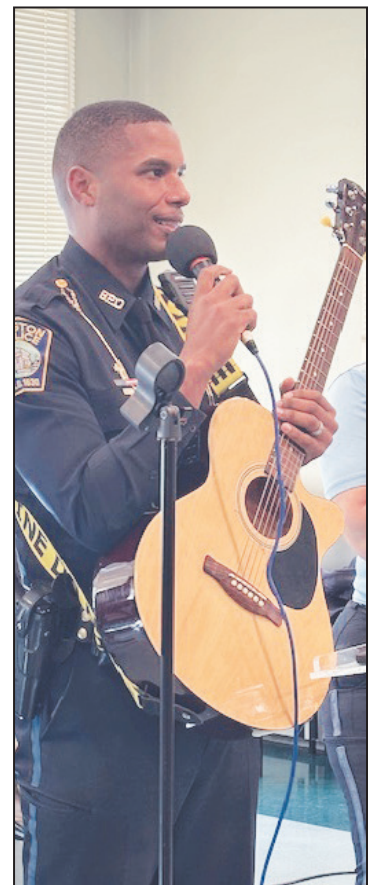
The Boston Police Department and Hohanim Ministries recently hosted the National Faith and Blue weekend at the Nate Smith House in Jamaica Plain. is a collaborative effort to build bridges and break biases. National Faith & Blue weekend



Pictured are residents of Nate Smith House with the Boston Police Department and Hohanim Ministries.



From left: Vilma Mejia of the Boston Police Department, Jose Hiciano of Peabody Properties, and Mildred Zoquier of the Boston Police Department.



Police Officer Joshua De La Rosa performs for the group.

Mount Pleasant Home

now a human good community

Historic 62+ Community

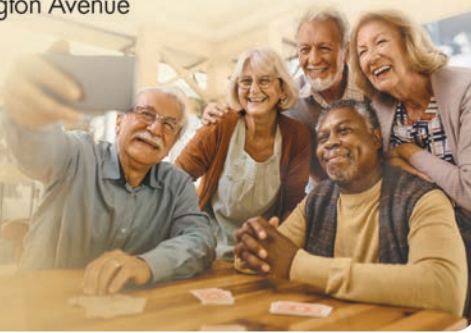
Mount Pleasant Home is now managed by HumanGood one of the nation's largest and most reputable non-profit operators of senior living communities.

Residents of Mount Pleasant Home enjoy quiet and scenic views and life enrichment programs among many inclusive amenities. And team members feel rewarded by the natural engagement that comes from spending their days among these amazing and welcoming people.

To learn more please visit www.MountPleasantHome.org

301 South Huntington Avenue
Jamaica Plain

(617) 522-7600



Gazette Pet of the Week

by Sarah Carroll



SKYLAR

Skylar is a beautiful 7 year old gal who was adopted years ago and then found herself back at the shelter because her family was gone long hours daily. She is a big girl and so sweet! She is hoping her new family will come along soon, as she is used to being a family pet!



BUDDY DOG HUMANE SOCIETY, INC.
www.buddydoghs.org

"Gazette Pet of the Week" is sponsored by

Sarah Carroll, REALTOR®

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16 Clarendon St., Boston MA 02116

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| JP Realty 7 Harris St. | True Value 698 Centre St. | Tropical Market 371 Centre St. | Gallway House 710 Centre St. | YMCA 3134 Washington St. |
| Apartment Building 45 Burnett St. | City Feed & Supply 672 Centre St. | Laundromat 270 Centre St. | Polkadog Bakery 44 South St. | 10 Store 3122 Washington St. |
| The Cooperative Bank 3531 Washington St. | Rockland Trust Bank 515 Centre St. | Camillo Liquor 280 Centre St. | Fiore's Bakery 55 South St. | Chauncy Liquor Mart 3100 Washington St. |
| JP Seafood 730 Centre St. | CVS 467 Centre St. | Check Cash 282 Centre St. | Italian Pizza 172 South St. | Praviana 3093 Washington St. |
| Gibson/Sotheby's International Realty 673 Centre St. | MSPCA 350 S. Huntington St. | Jamaica Laundry 410 Centre St. | Metro Mark Apt. 3615 Washington St. | Egleston Pizza 308 Washington St. |
| Happy Market 128 South St. | Stop & Shop 301 Centre St. | Zestos Pizza 460 Centre St. | Metro Mark Apt. 3611 Washington St. | Landromax Washington & Columbus |
| Blanchard's 741 Centre St. | Bank of America Centre St. | Evergreen Café 154 Green St. | Rossmore Laundromat 7 Rossmore Rd | Walgreens Columbus |
| Dunkin' 755 Centre St. | Latino Restaurant 304 Centre St. | The Forbes Building 545 Centre St. | BMC Market 3390 Washington St. | Academy Market 1580 Columbus |
| Bank of America 677 Centre St. | Freddy Market 302 Centre St. | Gentle Dental 612 Centre St. | Ruggiero's Market 3345 Washington St. | Goddard House 201 Huntington St. |
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EDITORIAL

Is the housing problem solvable?

It is estimated that the U.S. presently is short of anywhere from four million to seven million housing units, including both rentals and single-family homes.

This is an astounding number that is growing larger every year. Housing production is lagging the demand that is being created by the family formation of the Gen Y (also known as Millennials) and Gen Z generations who are aging into adulthood.

The severe imbalance created by the increase in demand and the lack of supply -- which has been the trend in the U.S. for the past 15 years dating back to the financial crisis -- in turn has led to home and rental costs that far exceed a level of affordability for the majority of Americans.

We recently went on one of those real estate websites to look at our former family home in Chelsea which our parents purchased in 1965 for about \$20,000. The house, which is located in the Prattville section of the city, is a modest four-bedroom, 1700 sq. ft. home that last sold in 2011 for \$305,000. Today, that home has an estimated value of \$850,000.

To put those numbers in perspective, inflation from 1965-2024 increased 10-fold (\$1.00 in 1965 is worth \$10.00 today), but that home's value has increased by an astounding 42-fold. And from 2011 to today, inflation has increased by 40% -- but the value of that home has gone up by almost 300%.

Our parents' mortgage in 1965 came at a four percent interest rate and required a downpayment of \$4000. Their monthly mortgage payment (without taxes) was about \$100 per month. Today, a young couple would need a downpayment of \$170,000 in order to buy that home and their monthly mortgage payment would be about \$4000.

Our housing crisis today often is portrayed as an affordability crisis for those in the lower-income brackets. But as the numbers above demonstrate, purchasing a home today is affordable only for upper-income couples who also have families who are able to assist them with the large down payment that is necessary to obtain a conventional mortgage.

Young people also face the same lack of affordability for rental housing. Almost nobody graduating from college today, even if they have a well-paying job, can afford an apartment on their own in Greater Boston or any major city. Doubling and tripling-up is the norm for young people unless they have financial support from their families.

The last time that the U.S. faced a crisis of this magnitude came in the years immediately after WWII. Housing production during the war years had stopped and the millions of returning GIs who were forming families were in need of housing. The principal solution at that time was the construction of multi-unit housing developments -- known colloquially as "the projects" -- in almost every community in the country.

Private developers (assisted by low-rate mortgages backed by the Veterans Administration and Federal Housing Administration) also filled the need with large-scale, cookie-cutter developments in the suburbs, the most notable example being the "Levittowns."

However, today the high costs of land acquisition, materials, and infrastructure improvements (including the need to comply with modern environmental regulations) make it all but impossible for home-builders to construct "affordable" housing, whether single-family homes or multi-unit rentals.

Affordable housing advocates often cite restrictive zoning ordinances in many suburbs as a bar to the construction of affordable housing, but even if someone could take a magic wand and eliminate zoning restrictions, new home construction would barely budge. Massachusetts has had a law (c. 40B) for many years which allows developers to bypass local zoning regulations if a community's housing stock is deemed less than 10% "affordable." But that law has barely made a dent in the supply of housing. Similarly, the MBTA Communities law that has garnered so much attention in the past year figures to have a minimal impact on the housing crisis.

If it's any consolation, the housing shortage is not unique to the U.S. It's a worldwide phenomenon, from Europe to Australia, with much of the developed world facing a dire housing shortage.

Shelter is a basic human need. For millions of Americans, especially young people, the reality today is that both the public and private sectors are failing to address the ever-growing problem of our housing crisis -- and the inevitable result inevitably will have profound consequences for the future of the country.

OP-ED

Logan Airport and Hanscom Field: A Tale of Two Environmental Reports

By CORINNE DOUD & VALINDA CHAN

During October, the Secretary of Energy and Environmental Affairs for the state of Massachusetts, Rebecca Tepper, approved two very important Massport assessment reports for New England's top two busiest airports: Boston Logan International Airport and Hanscom Field general aviation airport (not Hanscom Air Force Base). Environmental Status and Planning Reports (ESPRs) are prepared by Massport every five years and provide annual updates and long-range analysis of projected operations, passengers, and cumulative impacts of overall airport activity. Logan International Airport and Hanscom Field were both due for ESPR reports in 2022, but the multi-year process means that reports don't receive approval or denial until years after their submission, rendering them more retroactive than planning reports. Both Logan and Hanscom are currently facing community pushback for expansion efforts.

In autumn of 2023, Logan Airport quietly opened the expansion of its international terminal, a move criticized by Logan-Area residents as a misuse of resources during a major air pollution crisis in the area. At a rally on the airport's 100th anniversary, Chris Marchi, the long-time Vice President of the nonprofit Airport Impact Relief, Inc (AIR Inc) addressed the crowd saying, "We should not congratulate this airport while it poisons environmental justice communities. We should be avowing to change. Massachusetts needs to stop excusing environmental destruction for pet projects. When will this state's leaders finally disown claims that we need to accept environmental

sacrifices for the survival of our economy?"

Air pollution, including pollution caused by aircraft emissions, is scientifically linked to major health problems in communities where exposure is high. A Logan Airport Health study found that children in East Boston are four times more likely to exhibit signs of asthma compared with children in other areas. In addition, the study found that adults who have chronic obstructive pulmonary disease (COPD) are more likely to have lived in areas of high exposure to pollutants for long periods of time, such as near Logan Airport. The East Boston neighborhood next to Logan is a "hotspot" for many different types of cancer, suggesting environmental causes for these illnesses.

On top of exposure to harmful pollutants, East Boston has the lowest tree canopy coverage in the city, largely because of the infrastructure built for Logan Airport. This contributes to the urban heat island effect, or hotter temperatures. East Boston near Logan experiences the urban heat island effect worse than most other neighborhoods in the region on average. Because of the increase in temperature and worsening of heatwaves caused by urban heat islands, they often lead to an increase in heat stroke, heat exhaustion, and even heart attacks in affected communities according to MIT. As a result of all of this, community members in East Boston are far more likely to fall ill as a result of living near Logan Airport.

Meanwhile, Hanscom Field is facing a proposed expansion of private jet infrastructure

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Op-Ed

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to benefit the ultra-wealthy. The proposed Hanscom Field expansion would allegedly clear-cut about 20 acres of mature woods. According to an independent analysis by Industrial Economics Inc, it would add approximately 6,000 additional private jet flights annually, and about 150,000 tons of carbon emissions each year – essentially to benefit a privileged few. If the expansion proceeds, private jet emissions from Hanscom alone would cancel nearly 70% of all solar PV ever installed in Massachusetts. Advocates from Boston to the Berkshires and beyond decry this expansion for fueling the climate crisis.

Stop Private Jet Expansion

at Hanscom or Anywhere, a coalition of over 95 organizations, is widely known for their work to halt the proposed expansion of Hanscom Field. Last fall they submitted a petition to Governor Healey urging her to halt the massive fossil fuel development, delivering over 10,000 signatures (now 14,000).

Recently, the coalition helped generate over 1,500 public comments to MEPA (Office of MA Environmental Policy Act) on the Hanscom developers' Draft Environmental Impact Report (DEIR) from individuals and organizations, as well as government officials. These comments were overwhelmingly in opposition to the proposed expansion, many of them arguing that the proposed development was antithetical to state and federal climate goals for 2050. In June, EEA Secretary Rebecca Tepper

rejected the Hanscom developers' DEIR and instructed them to file a supplementary report that more fully and accurately reported the expected environmental and climate costs of their project.

Secretary Tepper approved the Hanscom and Logan ESPRs, respectively on October 11 and October 18, stating that each report adequately complied with the Massachusetts Environmental Policy Act. However, she included strong caveats with each approval.

Pointing to rising passenger levels and pollution at Logan Airport, the Secretary issued a strong directive to Massport to improve its environmental performance there. The Secretary also ordered Massport to plan additional pollution reduction strategies to address the growth of environmental impacts if passenger or flights outpace fore-

casts. This idea answers community requests for Massport to stop using inaccurate planning forecasts. She also asked Massport to address the health, air quality, and community impacts of Logan's operations, and required that the Port Authority create a working group with the community to identify ways to reduce Logan's public health impacts, develop air quality monitoring and pollution reduction programs, form partnerships to distribute air filters, create an idling reduction plan, and simplify and improve the pollution reporting process.

Logan Community Clean Air Coalition members are cautiously optimistic about this certificate. Chris Marchi said, "We are eager to work with the Secretary's staff to help Massport implement the full slate of the Secretary's requirements."

Approved just a week before the Logan report, the Hanscom Field report came with a requirement: a supplemental ESPR, to be filed before the 2027 ESPR report is due. According to the Secretary's certificate, this supplemental ESPR must include, "updated forecasts of aviation activity and associated air quality and noise impacts which take into account the proposed design of North Airfield Development project (EEA# 16654), which is currently under MEPA review. The Supplemental ESPR should also provide additional data on the energy use of terminals, hangars, and other buildings at Hanscom Field. As noted below, future ESPRs should also expand on environmental justice and public health outreach and analysis, and consider Massport's obligation under MEPA to avoid or minimize, and, where appropriate, to mitigate, environmental impacts, and, under

recently promulgated rules and regulations, to consider environmental justice principles through MEPA reviews."

What does this mean? It means that both the prospective Hanscom developers and Massport itself are now required by the EEA Secretary to provide substantial additional information, in the instance of the Hanscom developers, they will need to produce a Supplemental DEIR report for their proposed expansion. Separately Massport must submit both a Supplemental ESPR report for Hanscom and do extensive supplemental work for the Logan ESPR. These directives are considered interim wins by climate and public health activists who are working to rein in and mitigate the harms of Massport's Logan and Hanscom expansions.

Public efforts to hold Massport accountable to the myriad environmental and health costs, and climate impacts, of its operations is a classic David and Goliath tale, where the public stands against forces that threaten their future. As climate and clean-air activists across the state await the passage of a comprehensive Climate Bill at the State House, MEPA's response to Massport's ESPR reports provides another slingshot to carry into the ring.

Valinda Chan is Team Co-Coordinator and Corinne Doud is Leader of the Bedford Chapter Campaign to Stop Private Jet Expansion at Hanscom or Anywhere.

Corinne Doud of Mothers Out Front Bedford and Valinda Chan of Mothers Out Front East Boston. Mothers Out Front is a national organization of mothers and others working toward a livable climate and an equitable future for all children.

Hearing on Boston Housing Authority elevator systems

Boston City Councilor Ed Flynn will hold a hearing on Friday, November 22, at 10:00 am, at the Iannella Chamber, to discuss the current status of the elevator systems across Boston Housing Authority (BHA) developments. The elevator systems in many BHA developments are aging and frequent reports of breakdowns have negatively impacted the quality of life. This dynamic has raised public safety concerns for many residents, including seniors and persons with disabilities. The hearing will seek to address the ongoing safety and reliability of the elevator system across BHA developments and discuss both financial and maintenance plans. Residents

are encouraged to attend the hearing and provide in-person, virtual or written testimony by emailing City Council Central Staff at Shane.Pac@Boston.gov.

Over the last few years, tenants in BHA developments such as the Ruth Barkley Apartments in the South End, Torre Unidad at West Dedham Street, and St. Botolph BHA in District 2 have complained of recurring elevator breakdowns and prolonged periods of maintenance and repair. Tenants have reported getting stuck in elevators, elevators skipping floors, and elevator repair parts taking a long time to arrive. Our seniors and persons with disabilities have been particularly impacted and

have expressed frustration at not being able to leave their apartments for long periods of time, resulting in missed medical appointments and not being able to pick up groceries.

"It is critical for the BHA to have a financial and maintenance plan to address our aging elevator systems across BHA developments. This is a public safety and quality of life issue - when elevators are constantly in disrepair, it is virtually impossible for tenants, especially those who live on higher floors, and for our seniors and persons with disabilities to get out of their building," said Councilor Flynn.

LOCAL STUDENT

EARN ACADEMIC HONORS

LOPEZ RECEIVES DEGREE FROM GEORGIA TECH

Eliana Lopez of Jamaica Plain, has earned a Master of Science in Computer Science from the Georgia Institute of Technology in Atlanta.

Lopez was among approximately 1,720 undergraduate and graduate students who earned degrees during the Summer 2024 semester.

Read about other accomplished scholars on Gold Letters: A Spotlight on Student Achievement: bit.ly/Gold-Letters-News.

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