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THURSDAY, NOVEMBER 21, 2024

# THE BOSTON SUN

PUBLISHED EVERY THURSDAY

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The next issue of The Boston Sun will be published **TUESDAY, NOV. 26** in light of the Thanksgiving holiday on Thursday

## ANNUAL HARVEST FESTIVAL FUNDRAISING EVENT



The Harvest Festival a fundraising event organized by and to benefit the Women's Lunch Place and NABB's neighborhood enrichment programs was recently held. Shown are from left: Karen Schueler, Peter Erdis, Nicole Govoni, and Tara Palacino with Avalon Bay Communities See mere photos on Pages 5-7.

## Housing Accelerator Fund

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

Special to the Boston Sun

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 Accel-

erator 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

(HOUSING, Pg. 4)

## Plans unveiled for new Animal Rescue League facility in South End

By Dan Murphy

Plans for a new, three-story Animal Rescue League of Boston headquarters to replace the outdated facility on Chandler Street in the South End were unveiled during a city-sponsored meeting held virtually on Wednesday, Nov. 13.

The 18-month construction timeline for the project would allow the nonprofit organization, which offers veterinary care, pet adoption, and field services, to continually operate, said Robert Baldwin, project manager for the Boston real-estate consulting firm, QPD.

Following initial demolition and foundation work set for April to June of next year, construction of the proposed 30,500 GFA (gross floor area), three-sto-

ry building at 10 Chandler St. is scheduled between next July and July of 2026. The organization would then move its operations into the new building in August of 2026, said Baldwin.

Demolition of the remainder of the original, two-story building, which was built in 1957, would come in September of 2026, while the Dog Training Room and completion of the site work is set for September to December of 2026.

The 25 existing surface parking-spaces would be retained but in a "slightly different configuration," said Baldwin, while a steel picket fence would surround the perimeter of the new facility to provide security during peak and off-hours.

(ANIMAL RESCUE, Pg. 4)



A rendering of the new, three-story headquarters for the Animal Rescue League of Boston proposed for 10 Chandler St. in the South End.

CREDIT: COURTESY OF THE CITY OF BOSTON PLANNING DEPARTMENT

# 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.

## GUEST OP-ED

### Why Councilor Durkan's exemption to the city's Parks Ordinance will not stop further violations

By Martyn Roetter

In her op ed "Why 2 Charlesgate West Should be Exempted from City's Park Ordinance" (Boston Sun, November 14, 2024), Councilor Sharon Durkan demonstrates her good intention in trying to contain as a unique event the monstrous violation of the parkways ordinance by the 2 Charlesgate West project. While this violation was approved unanimously by the BRA Board, her initiative will allegedly ensure that this "one-time exception" cannot be reproduced elsewhere. However, it is naïve to suppose that the amendment she has championed will do what she promises.

This is not the first assault on the integrity of the protections our parks have enjoyed for a century or longer. They go back at least to the Park Plaza project in the 1970s, which was blocked despite support from all municipal and state leaders at the time. Imagine what would have happened to the Boston Common and Public Gardens since then if it had gone ahead. The BRA has also recently approved other projects with a negative impact upon our green spaces, e.g. Longwood Place, with different methods for circumventing the intent of park protections and similar explanations of why they are necessary and beneficial for the greater good and for residents directly affected by their consequences, despite their strong and widespread objections. Housing, usually labeled as "affordable" is the typical excuse so opponents to the project can be labeled as malcontents standing in the way of progress.

But there is no Master or Strategic Plan or sign of one after years of hoping there will be and deploring its absence even after three years of the Wu Administration. This Plan would delineate where housing makes sense and where, as in these instances, the priority which housing deserves clashes with other high priorities for the city. Parks and open spaces

are critical for their positive environmental impact, and especially today for confronting the consequences of climate warming, as well as providing areas for recreation and enjoyment of nature for residents, commuting workers and visitors to the dense urban areas of Boston. What is the justification for building housing where it will contribute to making our urban environment increasingly unpleasant and ultimately even unlivable for its occupants and other residents? It is naïve to expect that well paid lawyers acting on behalf of powerful developers will not seek to drive their projects through the same Durkan loophole, justifying more "onetime exceptions" or non-precedent setting exemptions in the future. Meanwhile, residents without access to \$500 plus per hour lawyers must follow the park protection rules. Some developers may choose to follow the rules out of a sense of civic responsibility, while less scrupulous developers get around them to fill their coffers.

Is there anything to stop other City Councilors now or in future Administrations from filing their ordinances to permit them? How many one-time projects do there have to be before the pattern becomes obvious and the outcome that park protections will be mortally eviscerated slice by slice will become obvious to everyone? Why should we feel confident that the BRA Board, the current one which unanimously gave the green light to this massive violation of height

limits, or future Boards, will not do the same when another developer proposes a regulation-violating project elsewhere adjacent to an iconic park? This developer could well argue that it is being illegally discriminated against if its request is denied. The fact we have been told that the city attorney believes that in the event of litigation the park ordinance is not defensible is a disturbing and demoralizing indication that the city has no plan to find a way to protect the integrity of our parks. A sensible alternative proposal advanced by residents to close the Durkan loophole for subdivisions and continue long-established park and parkway protections was dismissed by Councilor Durkan in favor of this shortcut, carve out exception for a well-connected developer. Only Councilor Flynn showed sufficient concern, understanding, and fortitude to vote in favor of parks protection and respect for equitable application of the rule of law.

Let us start with this proposal and in parallel: (i) Start making a Master Plan for housing in Boston, and (ii) Determine how to make park regulations impregnable against the assaults of developers pursuing goals that are not aligned with the those of the city and the values Boston professes to uphold. Otherwise at this rate the highly touted Green New Deal will turn into the New Green Steal.

*Martyn Roetter is a Beacon Street resident.*

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# Wu joins IBA and BHA to celebrate preservation of West Newton/Rutland Apartments

Special to Sun

Mayor Michelle Wu joined Inquilinos Boricuas en Acción (IBA) and the Boston Housing Authority (BHA) on Thursday, Nov. 14, to celebrate the successful completion of a major renovation project preserving 146 affordable housing units at the West Newton and Rutland Apartments in the South End neighborhood. The celebration marked the culmination of years of collaboration between IBA and BHA, which will improve resident quality of life and safeguard these affordable homes for future generations.

The project, which was financed in part by Low-Income Housing Tax Credits and federal and state Historic Tax Credits, included financing from Mass-Housing and Wells Fargo. These capital resources enabled significant renovations to the 146 units of public housing, with the BHA continuing to provide ongoing operating subsidies to ensure their permanent affordability. Renovations include exterior masonry repairs, new windows, doors, roofs, and essential life-safety and accessibility upgrades. Eight units were renovated for improved accessibility and 11 vacant, fire-damaged units were fully restored and transformed into modern homes for Boston families.

“I am so grateful for our partners who share our dedication to making Boston an affordable, attainable, and enjoyable home for everyone,” said Mayor Wu. “This transfer and renovation process exemplifies the different approaches we can take to preserve much-needed affordable housing in our city. Thank you to everyone who worked to keep these families in our city and ensure affordable housing in perpetuity in this neighborhood.”

Formerly a BHA-owned public housing community, this project transfers ownership and management of the property to IBA, which will ensure permanent affordability in compliance with its ground lease with the BHA. Of the 146 total units, 110 of the apartments are made affordable through the federal Rental Assistance Demonstration (RAD) program and 36 units through the federal Section 8 program, with subsidies from both programs administered by the BHA. This project ensures these homes remain affordable



CREDIT: FALCÓN FONTÁNEZ FOTO

Haley Dillon, Chief of Staff for Senator Nick Collins; Vanessa Calderón-Rosado, CEO of IBA; Rosa Gonzalez, Resident Ambassador; Mayor Michelle Wu, City of Boston; Representative John Moran, 9th Suffolk; and Mayra Negrón-Roche, COO of IBA.



Vanessa Calderón-Rosado, CEO of IBA; Haley Dillon, Chief of Staff for Sen. Nick Collins; Rosa Gonzalez, Resident Ambassador; Mayor Michelle Wu; Rep. John Moran, 9th Suffolk; and Mayra Negrón-Roche, COO of IBA.



IBA COO Mayra Negrón-Roche addresses the crowd.

for future generations, reaffirming a commitment to sustainable community development.

“In partnership with the BHA, our team’s long-standing dedication and effective collaboration have protected our community by enhancing the lives of our residents and ensuring that they can remain in our neighborhood,” said Vanessa Calderón-Rosado, CEO of IBA. “These renovations provide safe, modern spaces and foster stability and opportunity for the residents. We’re preserving the South End’s diversity while offering programs that empower residents, reinforcing our commitment to social and economic mobility. This is about ensuring everyone has a place to call home and a chance to thrive.”

“I have had the pleasure of living in the West Newton Apartments for the last 15 years. The transition from the Boston Housing Authority to Inquilinos Boricuas en Acción has been a major factor in helping me go from feeling happy and safe in my home, to being a fulfilled member of my community,” said Resident Ambassador Rosa

Gonzalez. “Being part of IBA has opened doors for me to discover the wonderful services they offer, like the Financial Empowerment Program and Resident Services Program. Thanks to these resources, I have been able to connect with the Villa Victoria community and truly feel like I am part of a big family.”

The event marked the completion of IBA’s second renovation project at West Newton Apartments. In 1977, IBA conducted a renovation of the West Newton Street properties, converting late 19th-century, brick South End row-houses into public housing for the Boston Housing Authority.

“Boston needs every affordable housing unit, and the West Newton/Rutland Apartments have long been a critical link in Boston’s affordable housing landscape in the South End,” said BHA Administrator Kenzie Bok. “Delivering these upgrades in partnership with IBA enables us to give hundreds of families an opportunity to live in safe, beautifully renovated homes in one of Boston’s most vibrant neighborhoods.” Going forward residents



IBA CEO Vanessa Calderón-Rosado addresses the crowd.

will have access to IBA’s residential programs and services, which include education, workforce development, advocacy, arts and cultural programming.

“Affordable housing isn’t just a roof over someone’s head—it’s security, it’s a chance for children to grow up in a stable environment, and it’s a pathway to opportunity for people at all stages of life,” said IBA COO Mayra Negrón-Roche. “When we prioritize housing, we are investing in our communities, and in families who are the very

heartbeat of our community and the economy. We all benefit.”

More than 100 partners, elected officials, residents, funders, staff, and community members joined the City of Boston and BHA for the event. Notable attendees included Rep. John Moran (9th Suffolk), City Councilor Ed Flynn, and representatives from Sen. Nick Collins’ office, the Blackstone/Franklin Square Neighborhood Association and the Ellis South End Neighborhood Association.



## HOUSING (from pg. 1)

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 Commonwealth 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 poten-

tial 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.



## VIRTUAL PUBLIC MEETING

NOV  
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# 1 JOSLIN PL

Register: [bit.ly/1JoslinPUB](https://bit.ly/1JoslinPUB)

Toll Free: (833) 568 - 8864

Meeting ID: 160 029 8799



### PROJECT DESCRIPTION:

This is a Task Force Meeting for the proposed 1 Joslin PL Institutional project located in the Longwood medical area neighborhood of Boston. The purpose of the meeting is to discuss the overall project and the potential impacts. The meeting will include a presentation followed by questions and comments from the Task Force and the public.

### PROJECT PROPONENT:

1 Joslin PL

Website:  
[bit.ly/1JoslinPUB](https://bit.ly/1JoslinPUB)

Mail to: **Tyler Ross**  
Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Phone: 617.918.4214  
Email: [Tyler.c.ross@boston.gov](mailto:Tyler.c.ross@boston.gov)

## ANIMAL RESCUE (from pg. 1)

Three new trees would need to be removed for the new building, and a smaller tree would be removed to accommodate a new curbscut.

The new building would have red brick on its second- and third-story facades, with masonry cladding at the base of the building, said Baldwin.

The city’s public comment

period for this project runs through Dec. 2; comments can be submitted via the project page at <http://www.bostonplans.org/projects/development-projects/10-chandler-street>, or sent via email to Zoe Schutte, project assistant for the city’s Planning Department, at [zoe.schutte@boston.gov](mailto:zoe.schutte@boston.gov).



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## ANNUAL HARVEST FESTIVAL FUNDRAISING EVENT

DEREK KOUYOUMJIAN PHOTOS

The Harvest Festival a fund-raising event organized by and to benefit the Women's Lunch Place and NABB's neighborhood enrichment programs. The Women's Lunch Place serves over 2200 women per year and is an important resource not only for meals but also clothing, hygenic products, counseling, and more.



Massachusetts State Rep Jay Livingstone with Ellie Starr and Anne Rickard.



NABB organizer of the event Debra Bulkeley, Laura Davis, and Vicki Carol Smith.



Sheila Dillon and Patricia Corrigan with Women's Lunch Place Senior Director of Operations and Programs Nancy Armstrong and CEO Jennifer Hanlon Wigon.



Kate Evans Coreia, Ellie Starr, and Christian Larwood.



Attendees look at and make bids on items in the silent auction.



Conrad Armstrong, Roger and Suzanne Letso, Susan Taterka, and Erin McCarthy.

# ANNUAL HARVEST FESTIVAL FUNDRAISING EVENT

DEREK KOUYOUMJIAN PHOTOS



Co-Chairs of the NABB Homelessness Task Force Kathy Young and Elizabeth Morris



Organizer of the event, NABB member Debra Buckley



All women and non-binary a cappella group Treble Threat provided entertainment.



Monique Wilson and Marcy Maycock



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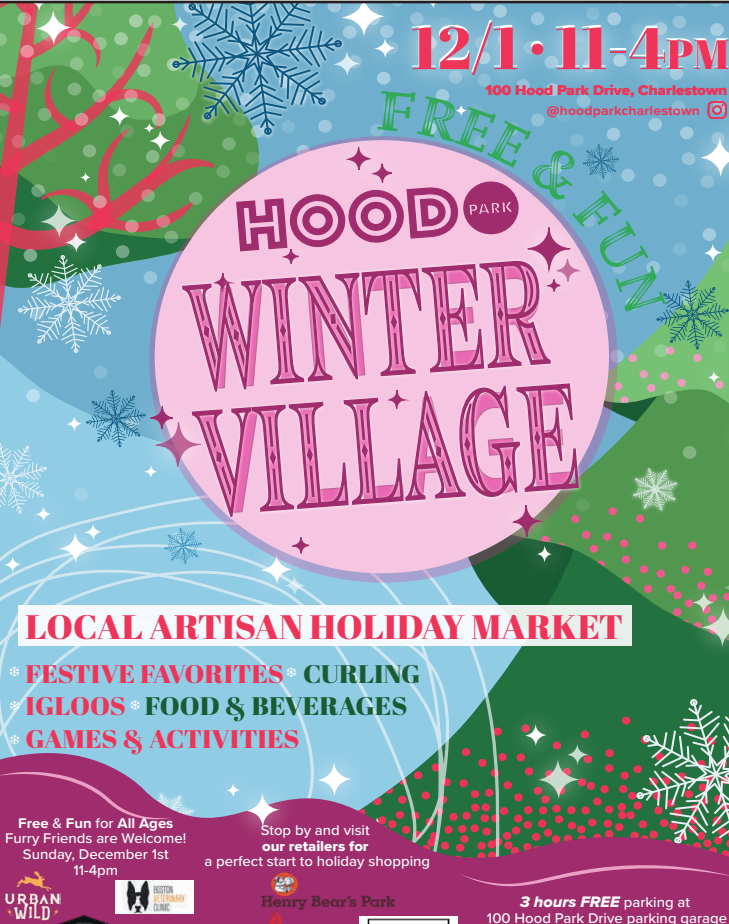
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NABB Chairman Martyn Roetter

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# ANNUAL HARVEST FESTIVAL FUNDRAISING EVENT

DEREK KOUYOUMJIAN PHOTOS



Nicole D'Onofrio looks at crafts for sale made by women served at the Women's Lunch Place.



Leadership of the Homelessness Task Force and Women's Lunch Place who organized the Harvest Festival: Martyn Roetter, Nancy Armstrong, Jennifer Hanlon Wigon, Debra Buckley, Elizabeth Morris, and Kathy Young.



Kailyn Oppenheim of the all women and non-binary a cappella group Treble Threat sings lead.



Art and craft work made by clients of the Women's Lunch Place were available for sale. 100% of the proceeds of these sales went to the artists themselves.

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# NEWS IN BRIEF

## BPDA BOARD APPROVES OUR LADY'S GUILD HOUSE REDEVELOPMENT

The Boston Planning & Development Agency board approved the proposed redevelopment of the Our Lady's Guild House in Kenmore Square into 100-percent affordable housing last Thursday, Nov. 14.

Through a partnership between the Fenway CDC (Community Development Corporation) and the city's Planning Office for Urban Affairs, the proposed project at 20 Charlesgate West would entail the complete

renovation and modernization of a 140-room lodging house into 86 income-restricted housing units.

## SOWA WINTER FESTIVAL RETURNS TO SOWA POWER STATION

New England's largest indoor holiday marketplace, the ninth annual SoWa Winter Festival, will be open seven days a week between Nov. 29 and Dec. 22 at the SoWa Power Station.

The festival features more than 100 of the region's best makers, artists, designers, specialty food-and-beverage vendors, craft workshops, holiday

lounge, photo opportunities, and the SoWa Winter Food Truck Village, along with on-site parking. Shoppers will find a wide array of unique items including art, crafts, apparel and accessories, jewelry, home decor, gourmet foods, and holiday gifts from small businesses.

## SOWA ARTISTS GUILD TO HOLD NOVEMBER EVENTS

SoWa Sunday takes place from 11 a.m. to 4 p.m. on Nov. 24, along with SoWa Black Friday from 10 a.m. to 10 p.m. on Nov. 30. All SoWa Artists Guild events are held at 450 Harrison Ave.; they are free and open to the public.

Visit <http://sowaartists.com>, <http://facebook.com/SoWaArtistsGuild>, or <https://www.instagram.com/sowaartistsguild/> for more information.

## CITY TO SPONSOR VIRTUAL MEETING ON PLANS FOR SOUTH END BRANCH LIBRARY

The city will sponsor its fourth community meeting virtually to discuss

plans for the South End Branch Library on Wednesday, Dec. 4, from 6:30 to 8 p.m.

Register for the meeting at <https://bit.ly/3NN64u8>.

## GIBSON HOUSE MUSEUM'S REPEAL DAY CELEBRATION RETURNS DEC. 6

The Gibson House Museum at 137 Beacon St. will host the Etiquetteer's 13th annual Repeal

Day Celebration on Friday, Dec. 6, from 6 to 8 p.m.

Eagerly awaited by cognoscenti who love historic preservation, Victoriana, cocktail culture, and Perfect Propriety, and proudly sponsored by Rhode Island Spirits, Etiquetteer Robert B. Dimmick's Repeal Day Celebration returns for a lucky 13th year to the Gibson House Museum in the Back Bay. Sumptuous hors d'oeuvres will be served in the Dining Room. True Speakeasy Style is encouraged - everything from tuxedos and flapper dresses to down jackets and dungarees. Space is limited - and coveted!

Tickets are \$100 each, with all proceeds benefitting the preservation of the Gibson House Museum. Register at <https://www.thegibsonhouse.org/events>.

## BOSTON CHORAL ENSEMBLE TO BRING HOLIDAY CONCERT TO OLD SOUTH CHURCH

Boston Choral Ensemble will perform 'Northern Light' - a Nordic-inspired holiday musical program - on Saturday, Dec. 7, at 6 p.m. at the Old South Church at 645 Boylston St.

Along with selections like "Valgusele (For light)" by Part Uusberg, "Northern Light" by Ola Gjelio, and "Sweeter Still" by Eric Barnum, the program will also feature traditional holiday carols. Advance purchase tickets are \$25 each; \$15 for students/seniors; and \$10 for children.

Tickets at the door cost \$30 each; \$20 for students/seniors; and \$10 for children. Special ticket prices for families and groups are available.

More information and tickets

available at [bostonchoral.org](http://bostonchoral.org).

## OPEN NEWBURY: HOLIDAY STROLL COMING DEC. 1 AND 8

Open Newbury: Holiday Stroll is coming Sunday, Dec. 1, and Sunday, Dec. 8.

For these events, Newbury Street will be car-free from 10 a.m. until 6 p.m. on Dec. 1 and 8. The route will be the same as the summer Open Newbury series, with Newbury Street closed to cars from Berkeley Street to Massachusetts Avenue. The City encourages Newbury Street businesses to activate their outdoor spaces with programming with family-friendly activities, pop-up parklets, brand activations, and much more. In case of inclement weather, a makeup date will be held on Dec. 15.

## CO|SO ARTISTS' HOLIDAY SMALL WORKS 2024 RUNNING THROUGH DEC. 22

Running through Dec. 22, the Copley Society of Art, located at 158 Newbury St., will offer ColSo Artists' Holiday Small Works 2024, appearing in both the Upper and Lower Galleries.

Featuring work from hundreds of artists, Holiday Small Works is one of ColSo's most eagerly anticipated exhibitions each year. In their Best of Boston 2018 feature for Best Art Gallery, Boston Magazine spotlighted this traditional holiday show, which offers hundreds of affordable small artworks in a variety of media including painting, sculpture, mixed media, and photography.

Several newly admitted artists will contribute their small works for the first time as well.

The Copley Society of Art (ColSo) is America's oldest non-profit arts organization, which is committed to the advancement, enjoyment, and promotion of its member artists and the visual arts. The organization, founded in 1879, comprises juried artists who are selected by a credentialed art committee. ColSo provides artists with a gallery for exhibiting and selling their work and a platform for engaging and educating the community.

Visit [copleysociety.org](http://copleysociety.org) for more on ColSo.

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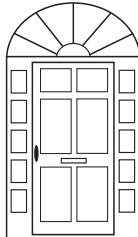
November							December						
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# NEWS IN BRIEF

## EMERALD NECKLACE CONSERVANCY'S WINTER CLOTHING DRIVE CONTINUES

Since 2021, the Emerald Necklace Conservancy has collected over 2,000 items of cold-weather gear for Action for Boston Community Development (ABCD) – a nonprofit human services organization that each year provides more than 100,000 low-income residents in the Greater Boston region with the tools and resources needed to transition from poverty to stability and from stability to success.

opment (ABCD) – a nonprofit human services organization that each year provides more than 100,000 low-income residents in the Greater Boston region with the tools and resources needed to transition from poverty to stability and from stability to success.

Please donate a new or lightly used winter clothing to help keep

the community warm in this season of giving. Items to donate include coats and jackets, sweaters, boots, hats, mittens and gloves, scarves, blankets snow-pants and snow bibs, and warm socks.

Donations are accepted until Dec. 2 at the following locations: Shattuck Visitor Center,

125 The Fenway, Monday through Friday from 10 a.m. to 4 p.m.; James Michael Curley House - 350 Jamaicaaway, Monday through Friday from 10 a.m. to 4 p.m.; REI, 401 Park Drive, Monday through Friday 11 a.m. to – 8 p.m., Saturday 10 a.m. to 7 p.m., and Sunday from 11 a.m. to 6 p.m.; City Feed &

Supply, 66 Boylston St., Monday through Saturday from 7 a.m. to 8 p.m., and Sunday from 8 a.m. to 8 p.m.; and City Feed & Supply - 672 Centre St., Monday through Saturday from 7 a.m. to 8 p.m., and Sunday from 8 am to 8 p.m.

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

Special to the Regional Review

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 Youth-Works – 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](http://boston.gov/futureBOS).

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# Anthony Williams' 'Urban Nutcracker' returns this holiday season to the Boch Center Shubert Theatre

Special to the Sun

Anthony Williams' "Urban Nutcracker", a contemporary holiday classic that captures the spirit of Boston, returns to the Boch Center Shubert Theatre December 14-22! This enchanting production showcases winter scenes set against the backdrop of downtown Boston, blending the vibrant rhythms of Duke Ellington with Tchaikovsky's timeless compositions. Anchored in classical ballet, this year's performances feature a diverse array of dance styles—including tap, hip-hop, breakdance, flamenco, and jazz—all accompanied by an 8-piece live ensemble of talented local musicians.

Tony Williams says, "This production, now in its 24th year, is a tribute to Boston and its history, featuring iconic local landmarks. It beautifully intertwines the classic Nutcracker narrative with the timeless music of Tchaikovsky, enhanced by the vibrant sounds of Duke Ellington, performed live by the Urban Nut/Band. Everyone is welcome; join us to celebrate the holiday season!"

Deemed "a holiday arts tradition reflecting the rich multicultural diversity of Boston" by The Boston Globe, more than 150 performers – local children and professional dancers – take the stage in this joyful rendition of heroine Clarice's adventure with the street magician Drosselmeyer.

Featuring new and original cast members, "Urban Nutcracker" can be enjoyed by the whole family, and all ages! Acclaimed

Flamenco artist Nino de los Reyes makes his "Urban Nutcracker" debut alongside long-time favorites such as tap phenomenon Khalid Hill, fresh from his performance in the holiday movie, Spirited; former Boston Ballet dancer Gianni DiMarco as Drosselmeyer; Boston native Joe Gonzáles, a member of the New York based Complexions dance company; the talented Boston-based ballerina Ruth Whitney; and Isiah "MoveLikeZay" Beasley, the Hip-Hop wonder, dances as the Soldier Doll.

Bollywood dance is again incorporated into the Prologue, and the second year of a partnership with the Fédération Régionale de Danse de la Guadeloupe brings young dancers from the French island of Guadeloupe to Boston.

"Urban Nutcracker" brings its lively LGBTQ+-inclusive version of the production for its fifth year on December 20 featuring Boston drag artist Patty Bourrée.

The production explores iconic Boston landmarks such as the "Make Way for Ducklings" statues, the golden dome of the State House, the Boston Public Garden, Fenway Park's "Green Monster," the Citgo sign, Fort Hill, Revere Beach and Downtown Boston. The stage comes alive with hundreds of colorful costumes re-imagined by designer Dustin Todd Rennells (originally designed by Rebecca Cross) with eye-catching sets by Janie Howland. Scott Clyve's vivid lighting design beautifully captures the vibrant colors in a framework of beauty.

"We're thrilled to welcome City Ballet of Boston's "Urban Nutcracker" back to the Boch Center this year," said Casey Soward, President & CEO of the Boch Center. "For over two decades, this production has stood as a celebration of community, diversity, and the power of storytelling through dance. Our partnership with City Ballet strengthens our commitment to showcasing Boston's vibrant talent and keeping the arts as a unifying force for all in our community."

More Information:

"Urban Nutcracker" will play the Boch Center Shubert Theatre (265 Tremont St, Boston, MA 02116). Tickets are available at the Boch Center Box Office, bochcenter.org/urbannutcracker, or by calling (866) 348-9738.

Groups of 10 or more may reserve discounted tickets now by contacting Boch Center Group Sales at (617) 532-1116 or groups@bochcenter.org.

Ticket Prices: \$29-\$125

Saturday, December 14 at 2:00 PM

Saturday, December 14 at 7:00 PM – PRESS NIGHT

Sunday, December 15 at 1:00 PM

Sunday, December 15 at 5:30 PM

Thursday, December 19 at 7:00 PM

Friday, December 20 at 7:00 PM (LGBTQ+ Inclusive Performance)

Saturday, December 21 at 2:00 PM

Saturday, December 21 at 7:00 PM

Sunday, December 22 at 1:00 PM

Sunday, December 22 at 5:30 PM

All performances are approximately 2 hours with one 20 minute intermission.

"Urban Nutcracker" might as well be called "The Boston Nutcracker." Tony Williams' interpretation of E.T.A. Hoffmann's Christmas story embraces the city's modern diversity with sets featuring the Public Garden, a strong performance-art community, multiracial and military families, a gay-friendly environment and all that is great about the Hub. The artistic director also melds the classic score of Tchaikovsky with the jazzy soundtrack of Duke Ellington."

- Boston Metro  
"When Drosselmeyer's magic whisks [Clarice] off to the Boston Common, the Snow Queen and Snow King usher in a lovely, eye-catching sequence of dancing snowflakes that is well-crafted and skillfully danced." -The Boston Globe

"[Urban Nutcracker] continues to defy tradition while solidifying itself as a local holiday icon...You'll find a menagerie of bright colors, modern dance, and a swinging score." - WGBH, Open Studio with Jared Bowen

"A modern take on the classic 19th century ballet." - NBC Boston

"Hip-hop holiday fun... [with] enthusiasm and a sense of inclusive community onstage." -The Boston Globe

"Urban Nutcracker has become a staple in Boston during the holiday season." - Huffington Post

"The quintessential show of the holiday season." - The Patriot Ledger

City Ballet of Boston (CBB) is a non-profit 501(c)(3) organization that provides quality dance training to a diverse urban community allowing it to run an elite professional company. The company is built on a robust values system of inclusiveness and believes that diversity through dance heightens creativity both in the studio and on the stage. The core philosophy of a rigorous dance curriculum is that quality dance builds physical and mental discipline and is also an excellent means of cultural education.

CBB has in place a rich training program to deliver a quality dance education, focused primarily on ballet, in a comprehensively supportive environment. The training provided goes beyond dance, and students will receive support and guidance to develop better connections with each other and their communities. This is a significant step in achieving the ultimate goal of creating more professional dancers of color and for these dancers to experience personal growth and development to sustain them through their careers and beyond. The company's scholarship training program, Boston City Youth Ballet, offers three levels for young dancers. The introductory Relevé & intermediate Developpé levels (ages 8-11) are perfect for beginning students who are eager to learn. For more advanced dancers ages 12-18, the Allongé level focuses on both technique and performing artistry. The program, now in its fifth year, is funded in part by the Carl & Ruth Shapiro Family Foundation. Cityballetofboston.org

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## LEGAL NOTICES

### LEGAL NOTICE

Notice of Self Storage Sale  
Please take notice Prime Storage - Boston Traveler St. located at 33 Traveler St., Boston, MA 02118 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 12/10/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jeremy Dominguez unit #261; Evariste

Gindrey unit #540. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
11/21/24, 11/28/24 BS

### LEGAL NOTICE

Notice of Self Storage Sale  
Please take notice Prime Storage - Boston South End located at 100 Southampton St., Boston, MA 02118 intends to hold an

auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 12/10/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials.  
Latoya Vance unit #1061; Paul Hughes unit #2042; Elsa Gomez unit #3024; Michael Collins unit #3100; Joseph Banks unit #3263; Thomas Wright unit #4043; Jesse Hester unit #4060; Edward Suarez unit #4208; Johan Alexander

Toribio unit #5014; Damon Ely unit #5022; Francisco Carmona Melo units #5033 & #5037. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
11/21/24, 11/28/24 BS

## Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
Lyu, Jiahn	222 Commonwealth Ave LLC	222 Commonwealth Ave #2	\$2,600,000
Drosos, Alexander	Robidoux Ft	280 Commonwealth Ave #201	\$1,400,000
Patrick J Kerins RET	Lassonde, Julie	314 Commonwealth Ave #2	\$8,400,000
Knuepfer, Julia	Chin Art Y Est	320 Commonwealth Ave #32	\$599,000
Kathleen Benner Duble	329 Commonwealth LLC	329 Commonwealth Ave #5	\$4,200,000
Oneil, Blaire J	Zeh, Summer B	416 Commonwealth Ave #704	\$690,000
Elliott, Simon R	279 Marlborough Street	279 Marlborough St	\$16,500,000
Golden, Russell	Celentano Ft	349 Marlborough St #2	\$1,330,000
<b>BEACON HILL</b>			
Elizabeth E Powers Lt	Greene, Kristin	48 Beacon St #6F	\$1,150,000
Mroczkowski, Krzysztof	Denslow, Maria J	33 Hancock St #4	\$985,000
Muldoon, Asta	Coletti, James	88 Mount Vernon St #10	\$760,000
92 Mt Vernon Street Rt	Burnes Jr, Richard M	92 Mount Vernon St	\$10,000,000
Cabantog, Lorenzo R	Gosselin, Michael L	130 Pembroke St #4	\$1,870,000
Liu, Chia-Chen	Chinoy, Sameer	8 Whittier Pl #9J	\$630,000
Englander, Elizabeth K	Wetmore, Rosanne	8 Yarmouth St #3	\$920,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
Dion, Beth R	Midwood Capital Prop LLC	5 Appleton St #1A	\$965,000
Golden Nest LLC	Larson, Lauren A	9 Appleton St #102	\$1,150,000
776 Boylston PH2E NT	776 Boylston ST U:PH2E	776 Boylston St #PH2E	\$25,000,000
122 Boston LLC	122 Cambridge Street LLC	122-128 Cambridge St	\$3,800,000
Shea, Erin	Munoz-Cadilla, Isabel R	122 Chandler St #A	\$723,000
Boulanger, Jason	Adam R Wolf T	22 Church St #9	\$783,500
Flores Jr, Raymond E	Grant, Donald J	566 Columbus Ave #310	\$1,675,000
Kiessling, Dyann	Ata-Nahal LLC	19 Cortes St #4	\$783,000
German, Jonathan	Bermas, Bonnie L	25 Cranston St #2	\$1,050,000
Salvatore W Sprofera RET	Allene Diaz RET	2 Dartmouth Pl	\$2,901,000
South End Harrison LLC	Crowley, Christopher	35 Fay St #103	\$1,400,000
Horner, Daniel	Fiascone, Stephen	35 Hanson St #2	\$2,730,000
Lindsey, Kristina	Kuranda, Joseph K	34 Melrose St #1	\$1,340,000
Mower, Cameron	129 N Wa Street LLC	129 N Washington St #3	\$1,499,000
Leoutsales, Peter	Jim Lieb T	425 Newbury St #F20	\$157,500
Perrone Rt Of 2013	Ozer, Ross J	125 Park Dr #16	\$470,000
129 Portland Street LLC	Olympia Group Lp	129-131 Portland St	\$6,650,000
373 Shawmut Avenue LLC	Kistler, Daniel	373 Shawmut Ave	\$1,650,000
Zarak Realty LLC	Yamin, Jose	439 Shawmut Ave #2	\$675,000
Stuart 2024 T	Farmhouse Rb LLC	430 Stuart St #24D	\$1,900,000
Van Putten, Carolyn	Goldthwaite 3rd, William	621 Tremont St #5	\$925,000
139 West Canton St LLC	Breslau, Barbara E	139 W Canton St	\$2,500,000
Karia, Luv D	Donovan, Glen R	94 Waltham St #5	\$1,120,000
<b>WATERFRONT/DOWNTOWN</b>			
Harrington, Susan M	Jeong, Hu Y	2 Avery St #24A	\$970,000
808 Lincoln LLC	Louise P Dambra RET	357 Commercial St #808	\$745,000
Mpherson, John	Protestant Epis Diocese	47 Commercial Wharf #6	\$1,700,000
Capozzi, Marla	Mcaf Winthrop LLC	240 Devonshire St #3904	\$2,375,000
Hung, Yie-Hsin	Mcaf Winthrop LLC	240 Devonshire St #4205	\$1,950,000
Palmer, Patricia	Hu, Xiaoting	65 E India Row #35D	\$670,000
Porta, D M	Ross, Susannah	99 Fulton St #4-6	\$750,000
Lewis, Julian	John G Hussey 2014 Ft	120 Fulton St #2A	\$1,030,000
C Wah Ng & Lai W Leung	Donald J Cosentino T	210-216 Lincoln St #601	\$1,028,000
Fletcher, Lucy	Sprague Ft	580 Washington St #908	\$1,775,000
Drzymalski, Dan	Muller, David	580 Washington St #PH2	\$3,055,000

## Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

### THIS WEEK'S ANSWER



The contemporary details in the last clue are on a rear addition to 1 Ringgold Street. The renovation was made circa 2018. Ringgold Street was named in 1846 and laid out with Greek revival row houses around 1868.

You'll find the next clue in the Back Bay.

Do you have a favorite building or detail you would like featured? Email [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.

### THIS WEEK'S CLUE



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