Empower Dudley residents to organize, plan for, create and control a vibrant, diverse, and high quality neighborhood in collaboration with community partners.
Background

- Subsidiary organization of the Dudley Street Neighborhood Initiative (DSNI)
- **DNI Community Land Trust (CLT)** was created to implement a resident-led and designed comprehensive master plan for the physical revitalization of the Dudley Village.
Dudley Village, Roxbury and North Dorchester

Population
26,560 Individuals
8,738 Households
5,145 Families

41% of households identify a language other than English as primary language
34% live below federal poverty level
14% unemployment rate (2-3x city average)
• 28% are 17 years or younger

Diversity
31% AA or Black
14% White
28% Latino
25% Cape Verdean
CLT Impact

- 494 foreclosures over a 2.5 mile radius from the center of the Dudley Triangle from 1993-2014
- 365 foreclosures inside the DSNI catchment area
- 22 inside the Dudley Triangle
- 4 on land trust properties
- Over the course of 21 years in an approximate 2.5 mile radius, CLT properties only account for .081 percent of all the foreclosures over that period of time. The preservation of affordability and longevity of property ownership while keeping community control intact can be real.
Our creative place-making initiative

DSNI is one of 11 Creative Partners that make up the Fairmount Cultural Corridor Initiative.

FCC is a creative-place-making initiative designed to advance a vision that draws upon the local cultural assets and ethnic traditions of the Corridor’s residents.

This was public intervention called the imaginary Tea-Stop to engage feedback around transportation, a collaborative effort executed by the FCC Initiative.
Development without displacement.
Overview...

Upham's Corner Implementation
Expanding the DNI CLT
Examples of our creative place-making efforts
Residents are the spokespeople for the neighborhood
Block Activity

Housing shareback

Residents are our assets

Top 10

Dot Voting
Organize in one’s own language
Residents are leaders in organizing, planning and implementation
YOU SPEAK, WE LISTEN
Community Feedback on the DNICB (Dudley Neighbors Inc. Community Building)

Most Popular Ideas for First Floor Commercial Uses*
1. Function Hall
2. Small Business Market/Pop Ups
3. Activities for Young People
4. Job Training Programs
5. Art Gallery
6. Homeless Shelter for Mothers and Children
7. Gym/Athletic Space
8. Community Bank/Credit Union

*Based on feedback collected at DNII Pop Ups, community meetings, and committee meetings

VOICES FROM NEIGHBORS
“People are getting pushed out of the neighborhood. Develop the neighborhood for the people who are already here.”

“Affordable for who?”

“Bring back rent control!”

HOUSING PREFERENCES
THOUGH DATA IS LIMITED, INITIAL FEEDBACK HAS SHOWN A PREFERENCE FOR:

- Opportunities for both rental and ownership
- Rental housing affordable to households making under 40K
- A mix of smaller 1-2 bedrooms for artists, seniors and singles AND 3-4 bedroom units for families

NOW WHAT?
We will continue to gather input, followed by feasibility testing to see which ideas can be successfully carried out in Uphams Corner. This process will continue until we feel like we can accurately represent community priorities in a RFP (Request for Proposals). This RFP will invite developers to apply to carry out the neighborhood’s marching orders in terms of building design, programming, workforce standards, and more. If you’re interested in being a part of this process or getting updates, please check out our website at dudleyneighbors.org or give us a call at 617-442-9670 ext #.
"It's the people part of it, the part that has people investing themselves to make a difference, to make a change, and to see that hope...“ Che’ Madyun