

Dudley Neighbors Incorporated (DNI)  
*Community Investment Plan 2019-2021*  
*Executive Summary*



*History*

DNI's mission is to implement the community revitalization plans of residents in Roxbury/North Dorchester which prioritize development without displacement and includes the creation of affordable housing, economic development opportunities, open space and other amenities of a vibrant urban village. DNI is one of the largest urban Community Land Trusts in the country and serves as an effective vehicle for expanding long-term affordable housing and commercial opportunities for residents. DNI was born out of the community organizing efforts of the Dudley Street Neighborhood Initiative (DSNI) and is considered a national model for permanent affordable housing and community control of land. DNI's efforts have resulted in 227 units of affordable housing, along with a community greenhouse, urban farms, commercial space and playgrounds.

*Recent Accomplishments*

DNI recently made a historic step forward by acquiring the Citizens Bank building in Boston's neighborhood of Upham's Corner, at 572 Columbia Road. With support from the City of Boston's Acquisition Opportunity Fund, DNI was able to compete in the private market and purchase a large privately-owned property and transfer it onto the CLT; this is the first time DNI has been able to compete in the private market. With the designation of Upham's Corner as a Neighborhood Arts Innovation District and City-sponsored planning around the Strand Theatre, DNI has the opportunity to create a mixed-use project at the Citizens Bank site that will support and complement efforts to strengthen Upham's role as an affordable, vibrant center for arts, culture, and creative economic development.

In addition, following extensive community organizing and planning efforts led by DNI and DSNI, for the first time the City of Boston prioritized CLTs in projects outside of the Dudley Triangle, which can set the precedent for prioritizing CLTs in future RFPs across the City. For vacant parcels on Magnolia Street in Dorchester, the City's Neighborhood Homes Initiative RFP read: "the City has reviewed the potential ownership mechanism for these parcels and determined that the use of a community land trust would best accomplish its goal of long term affordability.... To achieve this public benefit, the City seeks responses, which include as a principal either an existing Community Land Trust (CLT) or provide for the creation of a new land trust. As a result, the City expects that all of the affordable parcels offered here shall be held in a community land trust."

DNI recently won the bid and in the next year, 12 of the 15 vacant lots on Magnolia street will be transferred to the land trust and reserved for the development of permanently affordable homes. These will mark not only the first homes to be built

outside of the Triangle but also the biggest development project for the land trust in 8 years.

*Community Investment Plan Goals*

Over the next two-three years, DNI will focus on the following goals:

1. Lead the Upham's Corner Neighborhood Arts and Innovation District implementation effort, in partnership with the City of Boston and neighborhood partners
2. Plan the physical and economic development of the Dudley neighborhood
3. Sustain the operations and expand the scope of Dudley Neighbors, Inc. Community Land Trust to promote development without displacement and serve as a model for other communities