



DUDLEY NEIGHBORS INCORPORATED

The Community Land Trust

## Inequality

Unequal access to opportunities



## Equality?

Evenly distributed tools and assistance



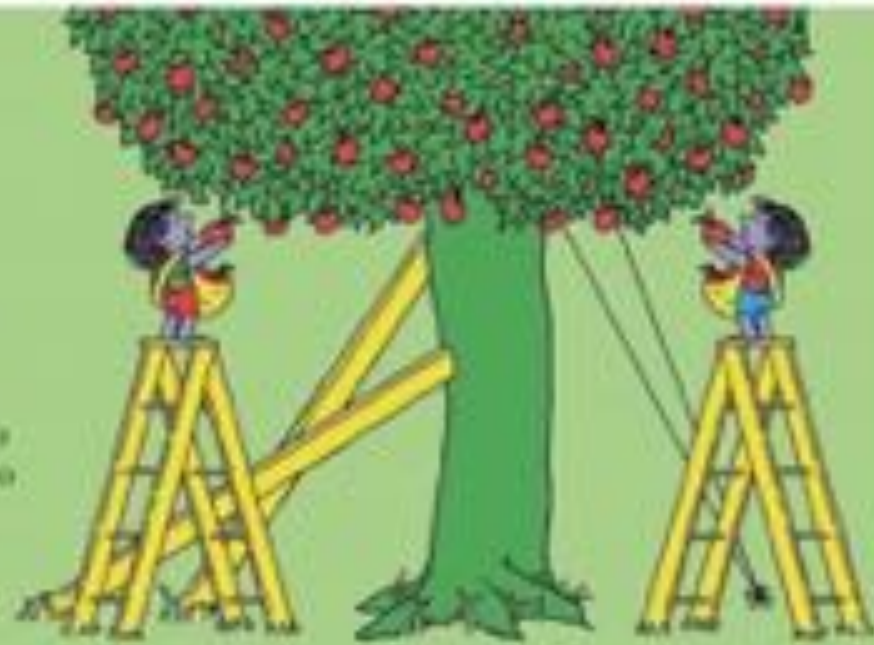
## Equity

Custom tools that identify and address inequality



## Justice

Fixing the system to offer equal access to both tools and opportunities



- What is a community land trust?
- - A **community land trust** (CLT) is a nonprofit corporation that develops and stewards affordable housing, **community** gardens, civic buildings, commercial spaces and other **community** assets on behalf of a **community**.





Alexander Street - 1987



Alexander Street - 2015







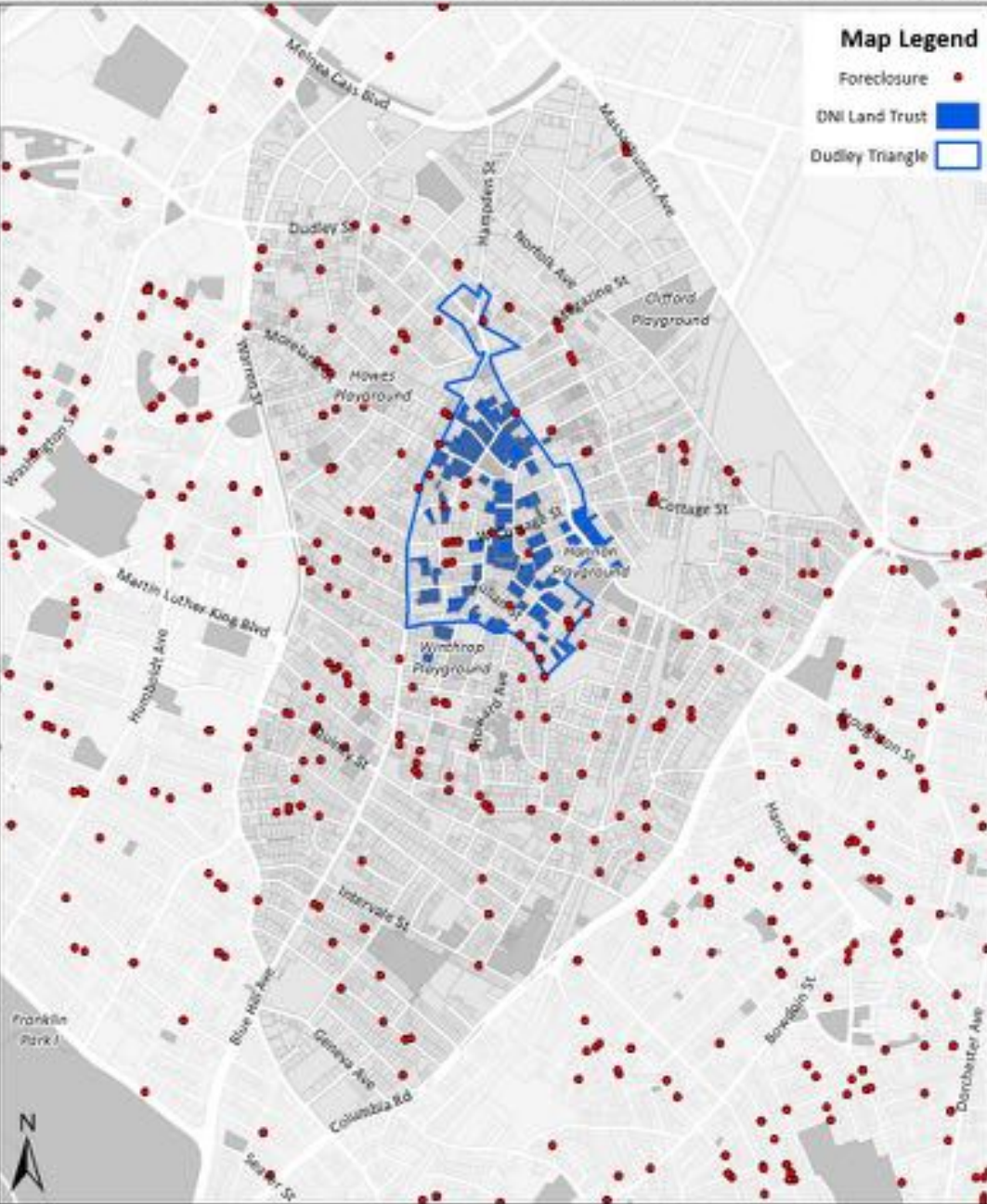






# Foreclosures in the DVC, 1993-2014

Map created by Lee Dwyer for DSNI, March 2015. Sources: DSNI, MIT, Warren Group, Boston Assessing Dept.



- 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

The more impactful statement based on these numbers are that over the course of 21 years in an approximate 2.5 mile radius, land trust 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.

# DUDLEY NEIGHBOR'S INC COMMUNITY LAND TRUST PARCEL MAP



The Dudley Triangle is a geographic area within the Dudley Village Campus (DVC) that was granted the power of eminent domain in the late 1980's by the City of Boston to help meet the community's comprehensive plan. The DVC Community Land Trust will assume the long-term ownership of the land and has the right of first refusal of development without displacement.



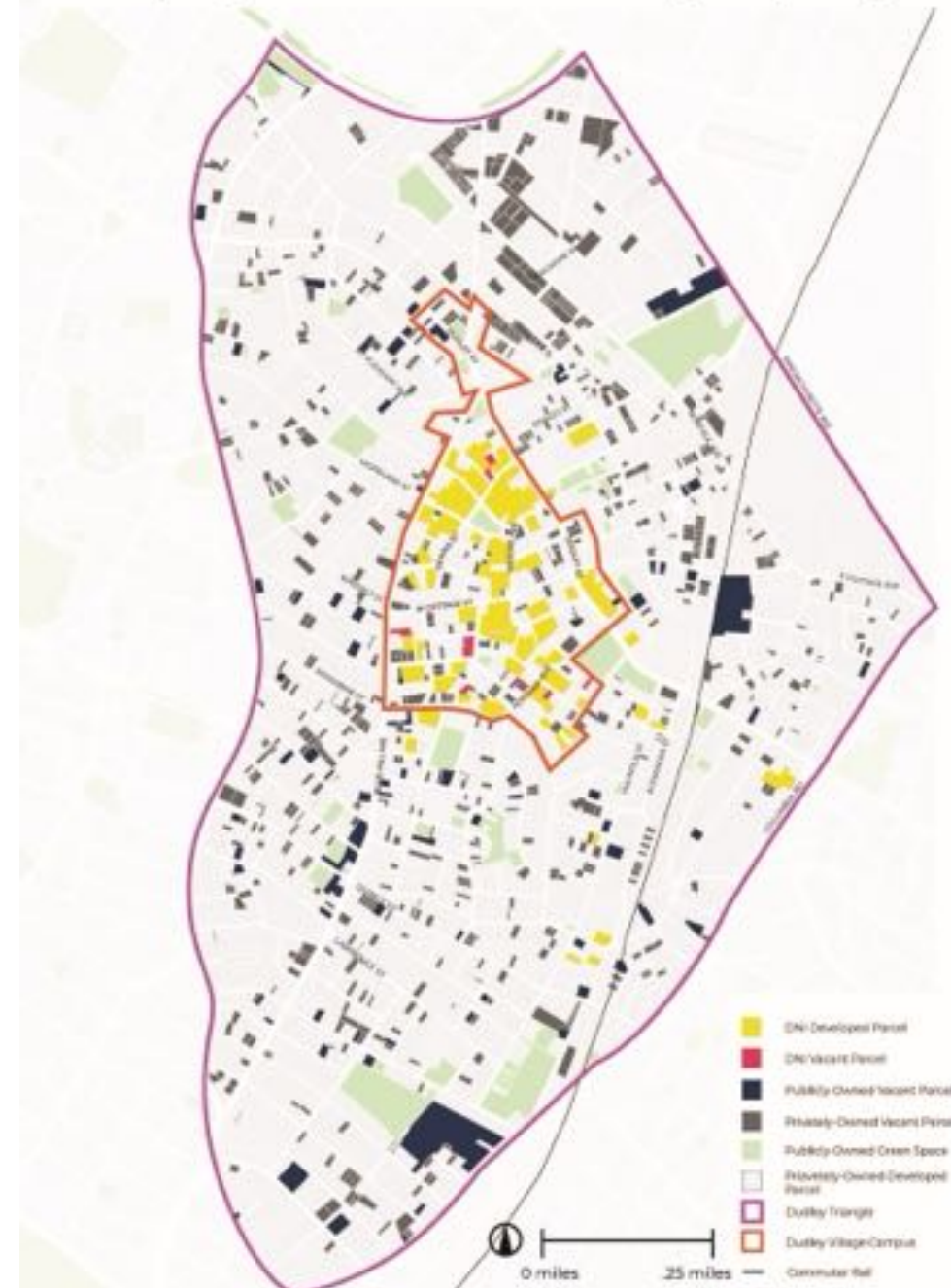
The Dudley Village Campus (DVC) encompasses the DSNV service area. The neighborhoods included are the Blue Hill Avenue and Fairmount Corridors, the Dudley Triangle, and three other major commercial and residential corridors within the Roxbury and North-Dorchester neighborhoods of Boston.

## Land Use Type of Dudley Neighbor's Inc Parcels



- 97 Single family and some duplex homes
- 130 affordable rental units
- 10,000 square foot green house
- 5 farms (largest is 1 ½ acres)
- 3 community gardens
- 20,000 square foot former bank building (soon to be redeveloped)
- 14,000 square foot site. (in talks for development)
- 16 unit housing development slated for ground breaking summer 2019.
- 100's of families and 1000's of community members served over 30 years.

## Dudley Neighbor's Inc. Parcels in the Dudley Village Campus





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