

# Race & Equity in Economic Development

11.438 Economic Development Planning

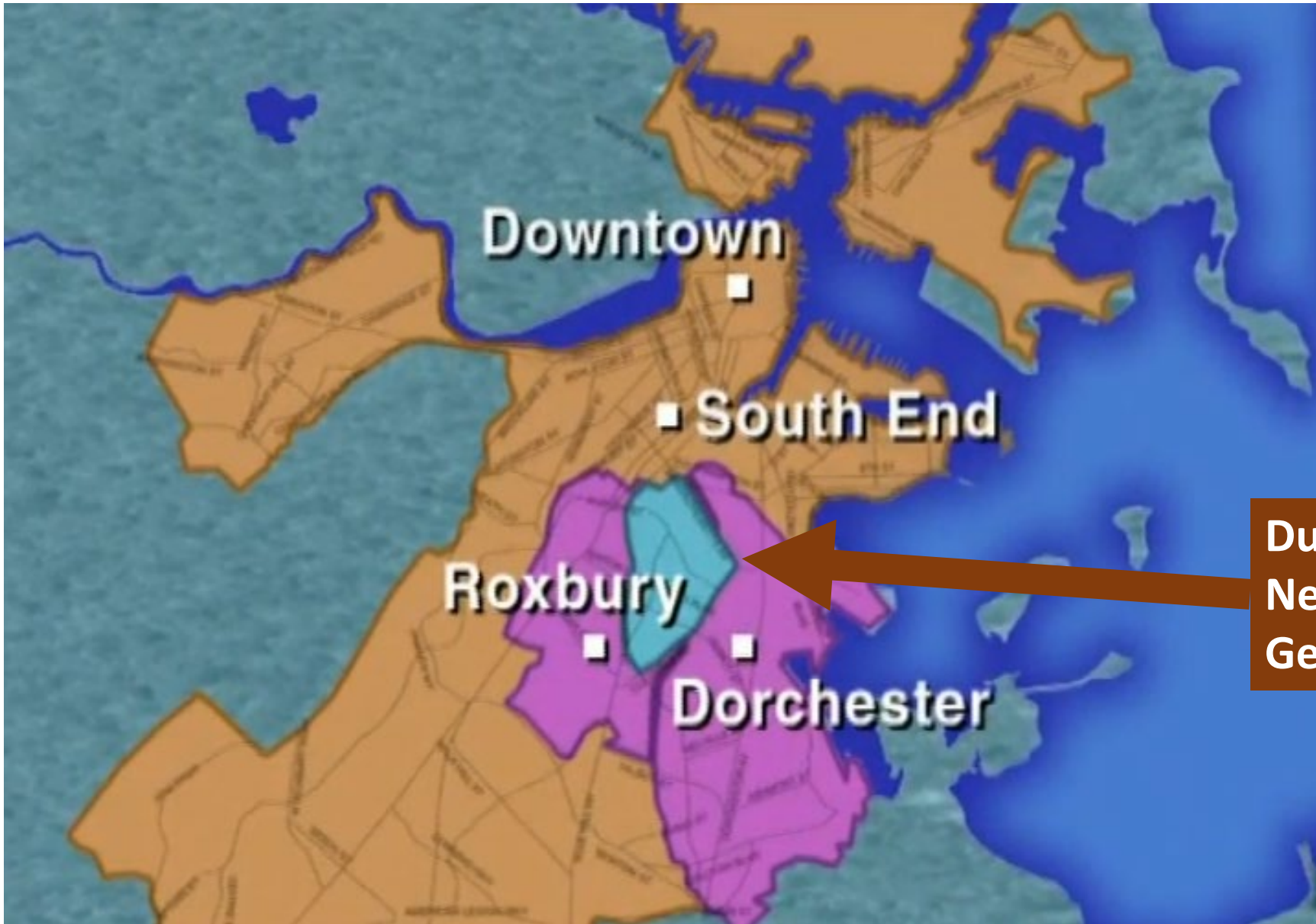
Jeff Levine, AICP

# Cooperatives

- Management based on one-person-one-vote not financial interest
- Generally place-based
- A worker cooperative is a democratic enterprise that is owned and governed by its employees or those who provide labor to the business. As such, worker-owned cooperatives can provide low-wealth people with a means to control economic assets in such a way that inherently reduces inequality and rent-seeking.
- Cooperatives are different than traditional shareholder-owned businesses in two primary ways: they typically distribute profits on the basis of "patronage," including business or work contributed to the organization; and decisions are made on the principle of "one-member, one-vote," as opposed to voting on the basis of financial interest.

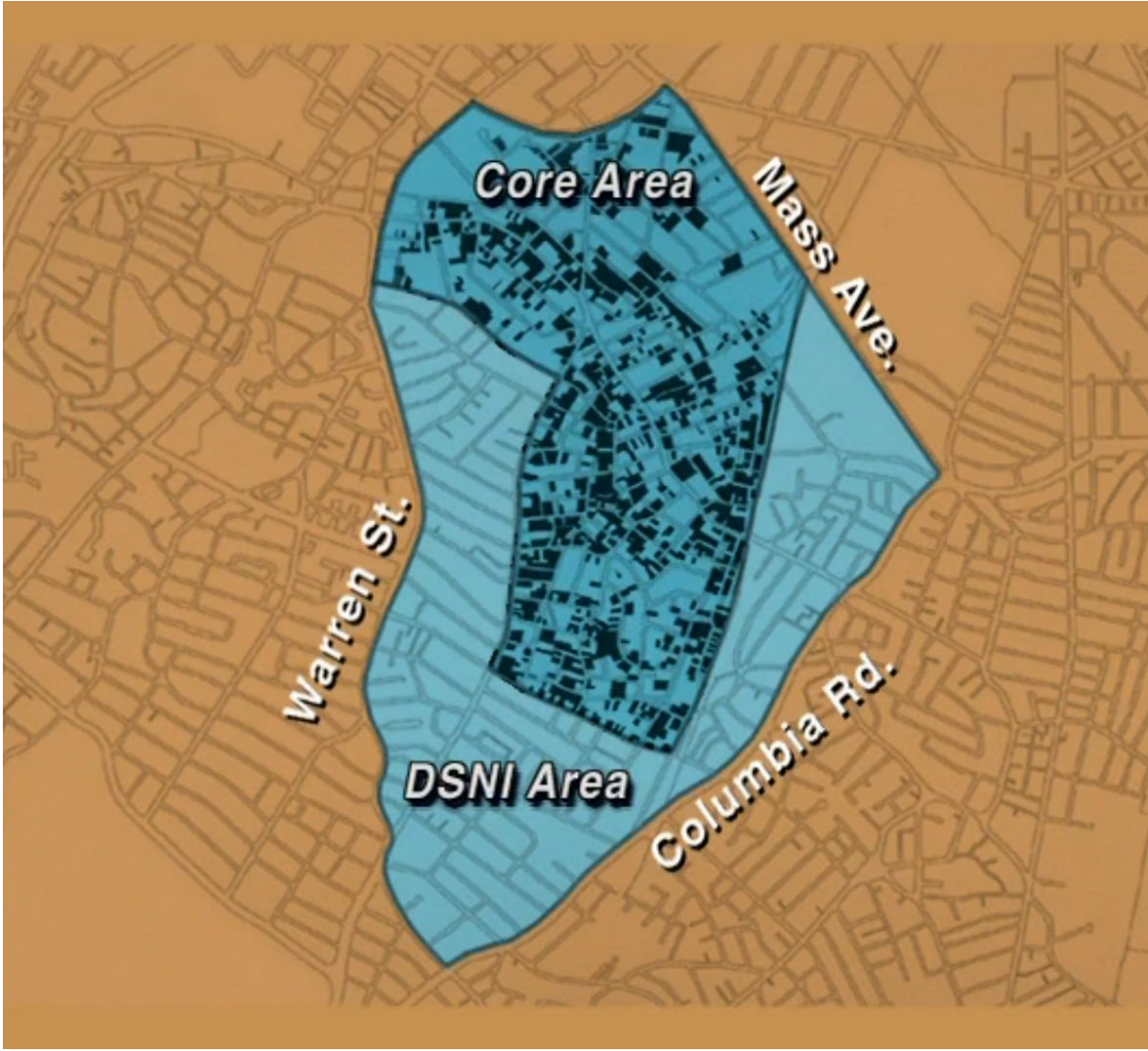
# Nubian Square (formerly Dudley Square)

- Disinvestment in 1970's and 1980's may have peaked with removal of the elevated Orange Line in 1987
- Was to be replaced with “equal or better service”
- Silver Line Bus Rapid Transit not seen as meeting that goal
- Also became a major center for illegal dumping as well as lack of public investment
- Riley Foundation showed interest in helping in 1980's
- Neighborhood pushed back against approach – wanted more community-based approach
- Dudley Square Neighborhood Initiative emerged
- Also spurred by Mel King's mayoral campaign and Ray Flynn's concern to be seen as addressing the issues he raised



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**Dudley Square  
Neighborhood Initiative  
General Service Area**



# Dudley Neighbors Incorporated

- ✓ Given eminent domain power as an urban renewal authority
- ✓ Set goal of redeveloping vacant parcels in core area
- ✓ Several hundred parcels, some City owned, some private
- ✓ Also developing in early 1990's recession
- ✓ Ford Foundation loaned \$2 million to enable first 38 homes
- ✓ Community Land Trust model
- ✓ Land owned by DNI, home owned by buyer

# Dudley Neighbors Incorporated

492 Dudley Street

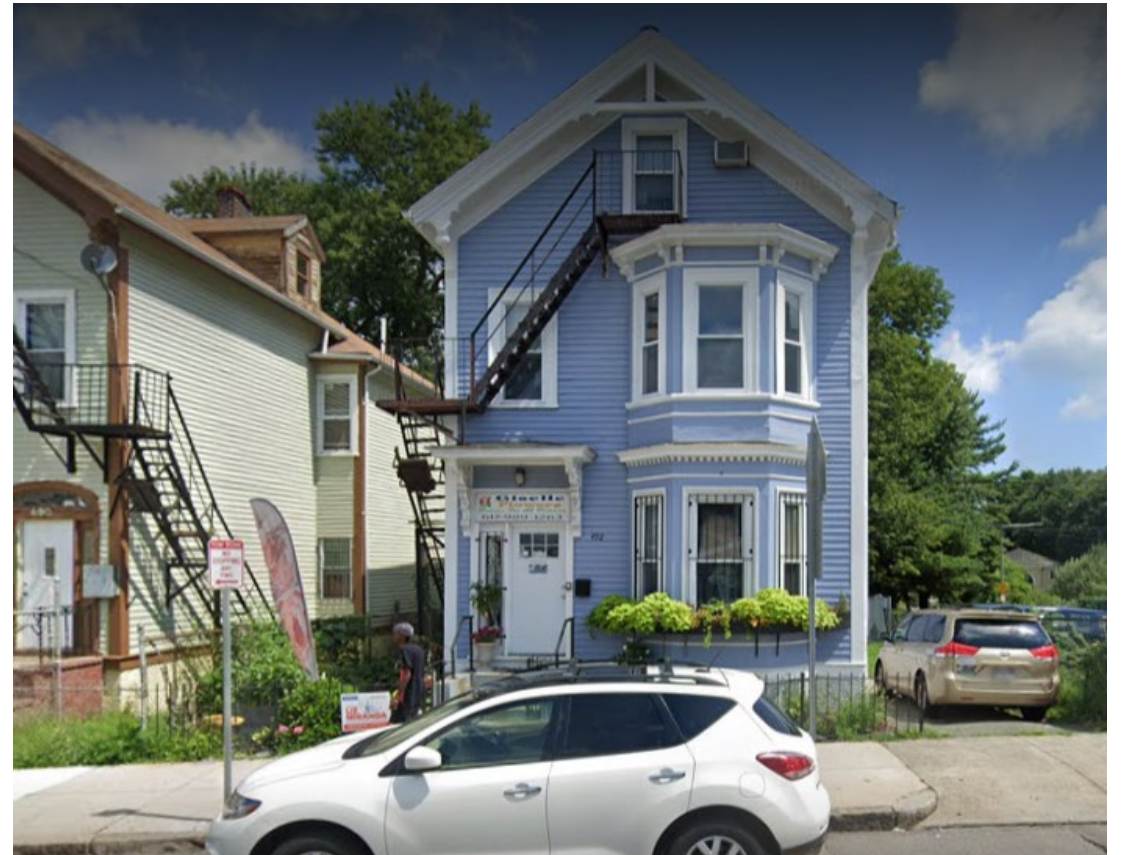
*Commercial Building*

*1 Non-profit tenant*

*1 Commercial Agency Tenant*

*Acquired 1994*

*Acquisition & Renovation \$150,000*



# Dudley Neighbors Incorporated

AVAILABLE/PRE-LEASING  
**DUDLEY MILLER PARK**  
*New Construction to Support Community-Oriented  
Organizations and Businesses in the Heart of the Dudley Corridor*



*Fantastic opportunity to create a long-term home for your organization in the first commercial building on the Dudley Neighborhood Land Trust!*

**UP TO 11,000 SF OF OFFICE SPACE AND RETAIL AVAILABLE**

Dorchester Bay Economic Development Corporation and Dudley Neighbors, Incorporated enthusiastically offer your organization a chance to be a part of an exciting commercial development on Dudley Street, between Dudley Square and Upham's Corner. The building will be a hub for community investment and an important economic development engine for the community. Call now to become a part of our vision!

**BUILDING HIGHLIGHTS**

- 3-story building in the heart of the Dudley Street corridor
- Over 12,000 SF of office space & 1,200 SF of ground floor retail
- Can sub-divide to create spaces up to 11,000 SF
- 12 On-Site Parking Spaces
- Bicycle parking outside and inside the rear lobby
- Less than 10 min walk to Uphams Corner Station on the Fairmount Transit Line for easy commuting
- Located on the 15 and 41 MBTA bus lines
- 1.6 miles from Route 93



AVAILABLE 2018 /2019  
For info contact: Jessica Boatright • 617-533-9564 • [jboatright@dbedc.org](mailto:jboatright@dbedc.org)

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The Dudley Street Neighborhood Initiative (DSNI) invites you to help us plan the future of the Dudley Neighbors Inc. Community Building (DNICB), formerly the Citizens Bank building at 572 Columbia Road in Upham's Corner. With support from Mayor Walsh and the City of Boston, Dudley Neighbors Inc. (DNI) purchased the property and placed it on our community land trust.

# Dudley Neighbors Incorporated

- Also seek to use Community Investment Tax Credit program
- Commonwealth of Massachusetts allows significant tax credits for individuals who invest in non-profits
- Diversification of funding streams



# Community Center Goal: Kroc Center

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- Largest community center in New England
- 800+ construction jobs
- Aggressive inclusive workforce goals:
  - ✓ 51 percent Boston residents
  - ✓ 51 percent minorities
  - ✓ 15 percent women
- Challenges with Salvation Army as a mission-based group
- Hiring of staff resulted in tensions between TSA and DSNI
- Also membership fees and how to ensure affordability



# Youth Organizing Efforts

- **GOTCHA (Get Off The Corner Hanging Around)** is a group to connect Dudley area adolescents with job opportunities early on in their development.
- **Dudley Children Thrive** is a sector of [Boston Children Thrive](#), a Mayor Menino created organization to increase parent's involvement and leadership potential in Boston city schools.
- **Dudley Youth Council** is a youth-run group that's mission is to empower other Dudley-area youth to participate in the rebuilding of the community.

# Ferdinand Building

- Former furniture building
- Economic Development through Direct Government Investment
- Part of \$115 million public building for Boston Public Schools
- 200,000 sf. office
- Café on ground floor part of 18,000 sf. of retail space

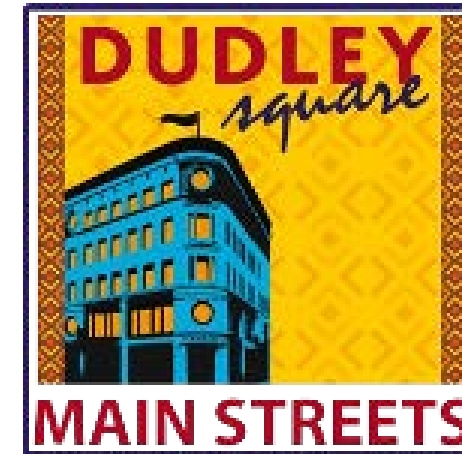


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# Dudley Square Main Streets

- “Traditional” Main Streets model
- Part of Boston Main Streets program

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