

Creating Equitable Redevelopment: Utilizing Fair Housing Law to Develop Communities of Opportunity

*Affirmatively Furthering Fair Housing (AFFH)
Analysis of Impediments (AI)*

*A Community Engagement Tool
To Assist in Developing Communities of Opportunity*

*Presented By: Tracy L. Brown
Executive Director*

Outline



- FHCGB Mission

- Prevent and eliminate housing discrimination and promote open communities throughout the region.

- Fair Housing Incentive Program (FHIP) Programs

- Enforcement (Case Advocacy/Complaint Processing and Testing)
- Education, Outreach, Training and Public Policy Development (Housing Providers and Housing Seekers)
- Research Studies
- Assist with development/monitoring of A.I. Plans (local, regional and state)

- Affirmatively Furthering Fair Housing (AFFH)

- Promote Housing Choice

- Analyzing Impediments (Barriers to equal opportunity / Identifies disparities)
- Monitoring (Internal / External)

- Community Engagement/ Best Practices

- Regional Planning Grants / Consolidated Plans

- Showcase: Dudley Street Neighborhood Initiative (Roxbury, MA)

Affirmatively Furthering Fair Housing (AFFH)



- Recipients of HUD funds are required to engage in fair housing planning to promote fair housing choice by:
 - Analyzing Impediments (barriers) to fair housing choice:
 - Is a review of impediments or barriers that affect the right of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict or have the effective of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The AI serves as a basis for fair housing planning, provides essential information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts. Conducting an analysis of impediments is a required component of certification.

Affirmatively Furthering Fair Housing (AFFH)



- Recipients of HUD funds are required to engage in fair housing planning to promote fair housing choice by:
 - Developing and Implementing an Analysis of Impediment Plan, that includes, but not limited to:
 - Activities to Overcome Barriers
 - Stakeholders to assist with identifying impediments (barriers)
 - » Stakeholders represented across sectors, e.g., housing, transportation, education, economic development, public health, environment.
 - Stakeholders to assist in implementing plan (activities)
 - Establishing and maintaining a record-keeping system for AFFH activities
 - Monitoring Team (Internal / External)

Community Engagement / Best Practices



- Consolidate Plans / Regional Planning Grants
 - Analysis of Impediments (Jurisdiction)
- Community Engagement (Stakeholders)
 - Identify Stakeholders to assist in development and implementation of plans within jurisdiction. Some stakeholders to include, but not limited to:
 - Fair Housing Centers
 - Non-Profit Organizations (social and economic justice coalitions, alliances)
 - Other areas: Education, Public Health, Transportation, Housing, Economic Development (experts who understand barriers (impediments))

Urban and Technical Assistance: Fair Housing Centers, U.S. Department of Housing & Development (Housing and Sustainability, Regional Community Development and Regional Fair Housing Equal Opportunity (FHEO) Offices)

Community Engagement – Investing/Planning/Implementation
Dudley Street Neighborhood Initiative



“One of the most desolate neighborhoods in the city [Boston], ravaged by arson, drug-dealing, illegal trash-dumping and official neglect, is saved by a group of dedicated neighborhood residents”

Boston Herald Newspaper
May 14, 1997

Community Engagement – Investing/Planning/Implementation

Dudley Street Neighborhood Initiative



History:

The Dudley Street Neighborhood Initiative (DSNI) is a nonprofit community-based planning and organizing entity rooted in the Roxbury/North Dorchester neighborhoods in Boston. DSNI's approach to neighborhood revitalization is comprehensive, including economic, physical and environmental growth. It was formed in 1984, when residents of the Dudley Street area came together out of fear and anger to revive their neighborhood that was devastated by arson, disinvestment, neglect and redlining practices, and protect it from outside speculators.

The Dudley area of Roxbury/North Dorchester is one of the poorest neighborhoods in Boston. This diverse community of African-American and Cape Verdean (72%), Latino (24%), and White (4%) residents has a per capita income of \$12,332. Approximately 27% of the area's population falls below the federal poverty level of \$17,029 for a family of four and 62% fall below the Family Economic Self-Sufficiency of \$37,591.

Community Engagement – Investing/Planning/Implementation

Dudley Street Neighborhood Initiative



Highlights:

- **1984**
- Riley Foundation focuses on Dudley Street area after visit; Dudley Advisory Group formed
- Nearly one-third of Dudley land lies vacant after years of disinvestment, abandonment, arson
- **1985: Together, We Find the Way**
- Dudley Street Neighborhood Initiative named
- First Community meetings: resident control established and key issues identified
- First board elected
- **1986: Don't Dump On Us**
- First staff hired and office opened
- DSNI organizes neighborhood with "Don't Dump On Us!" campaign to clean up vacant lots
- First annual Neighborhood Clean-Up
- **1987: Bottom-Up Planning**
- Innovative, participatory community planning with DAC consultants to produce *The Dudley Street Neighborhood Comprehensive Revitalization Plan*
- Plan adopted by the City of Boston
- "Don't Dump On Us" campaign closes illegal trash transfer stations
- Commuter rail service restored
- **1988: Take a Stand, Own the Land**
- Made history as the only community group in the nation to win eminent domain power; for acquiring vacant land in central "Triangle" area
- Dudley Neighbors, Inc. (DNI) community land trust created for Dudley Triangle
- First "inner-city" neighborhood to win State grant to create a Town Common

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Dudley Street Neighborhood Initiative



- **1989: The Triangle Plan**
- Dudley Triangle build-out plan completed
- DSNI joins anti-redlining Community Investment Coalition (CIC)
- **1990: Building Houses and People Too**
- “Building Houses and People Too” campaign around human development concerns
- Young Architects and Planners Project designs models for community centers
- Agency Collaborative founded
- CIC community reinvestment agreement signed with banks
- Tenant organizing to improve conditions at 147-unit Cottage Brook Apartments
- **1991: Dudley PRIDE: People and Resources Investing in Dudley’s Environment**
- “Dudley PRIDE” campaign begins around health, safety and environmental concerns, including de-leading, hazardous waste clean-up and neighborhood clean-up
- Nubian Roots Youth Committee established and first youth elected to DSNI Board
- Community Summerfest held at Mary Hannon Park, youth recreation program begins
- Project Hope opens Magnolia Cooperative Housing
- Family Daycare Providers Network formed
- College mentoring project begins
- **1992: Growing Resources**
- \$2 million Ford Foundation low-interest PRI loan to buy private vacant land
- Community Facilities Planning Group formed
- Homebuyer classes started
- Neighborhood Scholarship Fund founded
- Dacia-Woodcliff Community Garden opens
- Best Kept Neighborhood Civic Award from City

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Dudley Street Neighborhood Initiative



- **1993: Breaking Ground**
- Declaration of Community Rights
- Break ground on Winthrop Estates, first new housing in Dudley Triangle
- Mary Hannon Park rehabilitated
- Youth design and paint “Unity Through Diversity” Mural
- “Economic\$ with People in Mind” Summit with residents, labor, business, government, lenders
- Dorchester Bay EDC completes Alexander/Magnolia Cooperatives; buys and renovates Cottage Brook Apartments
- Coalition organized to fight proposed asphalt plant in neighborhood
- Casey Foundation chooses DSNI for multi-year Rebuilding Communities Initiative (RCI)
- **1994: Streets of Hope**
- *Streets of Hope*, acclaimed book about DSNI published
- Orchard Gardens Community Center opens
- Stafford Heights limited equity cooperative project begun by Nuestra Comunidad CDC
- 17 hazardous waste sites included in State public involvement process
- City commits funds to renovate Vine Street/Cape Verdean Community House
- **1995: Food for Thought**
- DSNI is a case study in US General Accounting Office report to Congress on comprehensive *Community Development*
- Orchard Park public housing development granted funds for major renovations
- Soil Safety Initiative tests 70 gardens and provides compost to 50 gardens
- Food Project begins Farmers Market

Community Engagement – Investing/Planning/Implementation Dudley Street Neighborhood Initiative



- **1996: Buck\$ Stop Here**
- “Holding Ground,” award-winning documentary about DSNI premiers
- Grand opening of Dudley Town Common
- “Buck\$ Stop Here” economic power campaign is launched
- Major street and sidewalk improvements on Dudley St. and Blue Hill Ave.
- Dudley Business Directory produced
- Community Urban Visioning process updates revitalization plan
- Food Project begins reclamation of Dudley land for food production
- **1997: Sustainable Development**
- Urban agriculture plans include construction of a community greenhouse on rehabilitated brownfield site
- Welfare reform Community Response Network formed
- Youth Entrepreneurship Program launched
- “What if...?” scenarios planning uncover lasting approaches for community economic power
- DSNI receives prestigious American Planning Association Award for housing planning
- 504 Dudley St, formerly Dudley Mill Works, renovated and opened as offices for DSNI, YouthBuild Boston and Children’s Services of Roxbury
- **1998: New Beginnings**
- Dennis Street Park, once vacant lots, designated an official Boston City Park
- Brook Avenue Cooperatives developed by Gatehouse Group/Veterans Benefit Clearinghouse
- Construction begins for 126 units of Orchard Commons (off-site) housing
- Neighborhood Human Services Directory published

Community Engagement – Investing/Planning/Implementation Dudley Street Neighborhood Initiative



- Co-authors *Reclaiming Lost Ground: A resource guide for community based brownfields development in Massachusetts*
- Earned Income Tax Credit (EITC) education and tax assistance campaign launched
- RCI neighborhood grants program begins
- Planning begins with Bird Street Community Center for a new Uphams-Dudley community center
- Resident Development Institute established
- Memorandum of Understanding with the City over disposition of vacant land in the core area
- **1999: Education and Economic Development**
- Break ground for Vine Street Community Center
- DSNI and DNI establish The Stalk Exchange and Dudley Investment for Neighborhood Enterprises (DINE) to engage in economic development activities
- *We Need to Stand Together*, report on welfare reform produced
- Community planning for core area housing
- Low Income Women’s Organizing Committee formed
- Cape Verdean Community Task Force founded
- Participating in multi-year Boston Parent Organizing Network to improve educational outcomes
- **2000: Village Jamboree**
- Fannie Mae Foundation selects Dudley Triangle as one of 10 “Just Right” emerging neighborhoods nationwide for affordable home ownership with growing capital investment
- New City licensing requirements for solid waste and recycling businesses
- Planning for mixed-use (commercial, residential and open space) on Dudley Street with new state-of-art planning tools developed with MIT, Boston Advisors and Abt Associates
- DSNI hires resident Executive Director

Community Engagement – Investing/Planning/Implementation Dudley Street Neighborhood Initiative



- **2001: Resident Leadership**

- DSNI receives Independent Sector's 2001 Leadership IS Award
- Emerson Schoolyard playground completed
- Solid Waste Industry Best Practices Report
- Deleading existing homes and yards
- Rebuilding Communities Initiative (RCI) finishes
- DNI staffed by DSNI
- 65 units of affordable housing break ground
- Education e-News started

- **2002: Investing in the Community**

- Vine Street Community Center opens!
- City's White Fund commits \$3.4 million to the new Uphams/Dudley Community Center
- Tax Assistance Program recaptures \$393,000 in the neighborhood
- Resident Development Institute pilots leadership series
- Neighborhood-Based Team joins DSNI to form the Urban Village Work Group
- Julian Judson Playground completed in partnership with DNI, Computer Associates, KaBOOM! and neighborhood residents
- Secondary area residents ask for greater inclusion
- Center for Community Builders launched
- REAL takes Nubian Roots place

Community Engagement – Investing/Planning/Implementation Dudley Street Neighborhood Initiative



- **2003: Strategic Focus**
- 3 Strategic focus areas identified for greater impact - economic power, resident leadership, youth opportunities and development
- Planning for mixed use on Dudley & East Cottage St. land
- DNI turns 15!
- Howard Dacia Townhouses Coop (25 units) by Nuestra Comunidad
- Sargent St. Homes 10 homeownership units by Nuestra
- Julian Judson Gayland Park gets major plantings
- DSNI Board includes secondary area residents
- Resident Development Institute offers leadership series facilitated by residents
- Orchard Gardens K-8 Pilot School opens
- Youth News started
- REAL Talent Shows
- New Majority Coalition launched
- Participation in Student Assignment Task Force
- Partnership with Young Achievers Math & Science Pilot School & Antioch New England Institute
- REAL College Bound

Community Engagement – Investing/Planning/Implementation Dudley Street Neighborhood Initiative



- **2004: Celebrating 20 Years of Transformation**
- Woodville Julian 11 homeownership & 2 rental units (New Boston Housing)
- Project Hope (commercial space) & Dorchester Bay EDC (50 rental units & commercial) designated for Dudley & East Cottage St land
- Blue Hill Commons 10 homeownership units break ground (RLFJB Corp)
- Community Greenhouse built
- Dennis & Huckins St. Garden & Lewis Place Orchard under construction
- Youth leadership development
- “Race, Racism, & Power” dialogues
- Voter Participation
- GOTCHA collaborative captures 153 youth summer jobs in 24 non-profit agencies
- Wireless Zone
- Computer Loan Fund
- **Our Urban Village-In-Progress**
- More than 3,600 DSNI members and counting
- Over half of 1,300 vacant lots rehabilitated for homes, gardens, parks, orchard, playgrounds, schools, community centers and a Town Common
- Over 400 new homes built and over 500 housing units rehabbed since DSNI formed
- Business and investment are growing
- Visitors come from around the world
- Residents who were children when DSNI began have become leaders throughout the community

Thank You



The Fair Housing Center of Greater Boston

59 Temple Place #1105

Boston, MA 02111

(617) 399-0491 (voice)

(617) 399-0491 (fax)

TTY Relay Service – 1800-439-2370