

# INVEST IN DUDLEY SQUARE



OUR COMMUNITY  
WORKING TOGETHER

*Founded over 38 years ago by a group of Latino activists around kitchen tables in Boston's Roxbury neighborhood, Nuestra Comunidad's legacy is one of creating communities of opportunity and equity, building new community assets, and transforming community through economic development. Since 1981, we've built over 800 apartments affordable to working families, and built and sold nearly 150 homes that have created wealth and neighborhood stability. We've transformed neighborhoods destroyed by arson in the 1970s and crime in the 1980s and 1990s. Today we continue this work by assuring that all Bostonians – not just the wealthy – can enjoy the unprecedented economic growth seen in our city and region: by creating homes that families of all incomes can afford; encouraging homeownership and increasing financial resiliency; catalyzing entrepreneurship among people of color; harnessing the intrinsic leadership capacity of people in our neighborhood; creating jobs; and creating neighborhood spaces that foster creativity, safety, health, and opportunity.*

**Nuestra Comunidad's work encompasses three strategic priorities – Economic Development, Health and Wellness, and Placemaking – that strive to foster a community of opportunity for long-time neighborhood residents as well as newcomers. We believe focusing on these strategic areas can mitigate the displacement of Roxbury families resulting from ongoing neighborhood transformation, including exponentially increasing rents and home sale prices.**



**Economic Development** Nuestra Comunidad envisions that Roxbury residents will enjoy equitable opportunities for employment, small business ownership, homeownership and wealth accumulation, and as a result, Roxbury will be viewed by long-time residents and newcomers as a desirable place to live, work, invest, and do business.

- Job creation through real estate development, asset management, and small business growth;
- Contracting with local and Minority Business Enterprises (MBEs);
- Raising capital for local businesses to grow. \$3.25m raised in 2018;
- First time homebuyer classes for 250 people annually;
- New homes built and sold. Thirty-eight homes sold in 2018 and 2019;
- Foreclosure prevention counseling for 30 families annually with the goal of preserving equity.

Nuestra Comunidad's largest ongoing real estate development effort is Bartlett Station, a transformative, equitable, anti-gentrification development began construction in 2017. On an 8-acre brownfield site, Nuestra and our partner Windale Developers are building 129 for-sale homes, 194 apartments and 48,000 SF of commercial space. The housing will be two-thirds affordable. The new homeowners will gain \$500 million in equity over 20 years. Two buildings were completed in 2018. The project will generate 150 permanent jobs and approximately 900 construction jobs, with over 60% going to workers of color. Over 60% of the contracting dollars will go to MBEs.

**Health and Wellness** Nuestra Comunidad envisions a vibrant, resilient, and healthy community where residents of all incomes are empowered to make choices that promote personal and collective wellbeing, and in which equitable community development reduces racial health disparities.

- Permanent affordable housing development to promote tenant stability and avoid or reduce stress;
- “1,000 Trees Campaign” to restore Dudley Square’s tree cover, reduce the heat island effect, and improve respiratory well-being;
- Smoke free housing and smoking cessation, with 100% of Nuestra Comunidad housing being smoke free;
- Mental health housing support for DMH clients;
- Physical activity and nutrition classes and programs ;
- Community safety initiatives in continued partnership with the Boston Police Area B-2 focused on identified crime hot spots in Dudley Square.



**Placemaking** Nuestra Comunidad envisions that Dudley Square will be a safe, welcoming, vibrant hub of commercial activity and neighborhood life, anchoring local small businesses and bringing together residents, business owners, local artists, employees, shoppers, and visitors to do business, live, work, and play.

- Arts initiatives to activate spaces at the Bartlett Station public plaza, Oasis @ Bartlett, in collaboration with local artists and members of the Roxbury Cultural District;
- Develop housing and commercial property on vacant land throughout Roxbury, including at Bartlett Station, and activate vacant retail spaces;
- Community policing that brings together business and residents and makes the neighborhood safer and more desirable;
- Promote walking and biking through complete streets improvements and advocacy
- Strengthen community stakeholder networks and advocate for resources for local business and property owners to put on cultural events, improve community safety, and beautify the neighborhood.

## Foster Opportunity, Increase Equity, and Double Your Impact

**Through the Community Investment Tax Credit, businesses and individuals have the opportunity to invest in the successful redevelopment of Dudley Square, simultaneously increasing opportunities for current low- and moderate income residents to partake in that success.**

Nuestra Comunidad must raise \$400,000 by December 31. ***Be a critical part of the economic revitalization of Dudley Square. Make your donation today and expand its impact.***

The Massachusetts Community Investment Tax Credit (CITC) provides a 50% state tax credit for donations to Nuestra Comunidad. If the credit exceeds your liability, then the state issues a payment for the balance of the credit.

**To make a donation now, visit [nuestracdc.org](http://nuestracdc.org), or call David Bresnahan at 617-989-1206 or email [dbresnahan@nuestracdc.org](mailto:dbresnahan@nuestracdc.org).**