DUDLEY STREET NEIGHBORHOOD INITIATIVE
COMPREHENSIVE PLAN SUMMARY

The plan begins with a description of the Dudley Street Neighborhood Initiative and the process for selecting the consultants.

This is followed by a detailed description of the neighborhood and residents and their aspirations.

Two key concepts drive the revitalization plan. One is critical mass and the other tandem strategy:

Critical mass is the process of putting together a project of sufficient size so that we can successfully control the character of our neighborhood.

Tandem Strategy discusses our process of developing new construction and rehabilitation of existing housing at the same time.

1. REVITALIZATION PROGRAM

The Development strategy proposes to use an Urban Village as the key concept. This "village" would have a commons with retail and recreational space. Between 800 and 1000 units of new housing would be constructed and 1080 housing units would be rehabbed. The program would take place over 5 years and is estimated to cost $134,855,016. New housing would be available for families with an income of $10-15,000 or more which requires a subsidy program valued at $26,000,000. A limited amount of rental housing would be available to families earning less than $10,000.
Strategy One: DEVELOPMENT

- Community controlled management entity to:
  - Buy, rent and/or sell property
  - Borrow or lend money
  - Plan and manage development projects

Strategy Two: FINANCE

- Asset based financing and mortgage pool participation.
- Participation of City, State, Federal and private organizations.
- Identify subsidy pools.

Strategy Three: ANTI DISPLACEMENT MEASURES.

- Option fund to purchase units as they become available
- Rehabilitation/Transition fund for rental units.
- Turn key Projects for rental housing
- Housing Counseling
- Social Action/Legislation

2. HUMAN SERVICES

There are four purposes which the Human Services Component addresses.

The first is to design a community-wide strategy which will foster and support the reinvestment of human capital by neighborhood residents through increased participation and control of circumstances which affect their lives.

The second purpose is to identify the services and strategies which will help the residents of the Dudley Street Neighborhood to achieve their goal of community revitalization and maximum self-sufficiency.
The third purpose is to identify techniques and strategies which will increase the accountability of human service providers to the neighborhood(s) which they serve and to provide mechanisms which organized neighborhood residents can utilize to achieve a greater degree of control over the services being provided.

The fourth purpose is to foster greater coordination and provide opportunities for increased agency/resident cooperation.

**Strategy four: MARKETING RESEARCH APPROACH**

- Replace conventional needs assessment with focus groups/marketing research.

**Strategy five: COMMUNITY REVIEW**

- Public hearings through which residents can influence human service program priorities and funding.

**Strategy Six: THE FORCE**

- Major mobilization of community to eliminate crime and drug abuse.
- Self help project development.

**Strategy Seven: STRENGTHEN THE RACIAL, ETHNIC AND CULTURAL IDENTITY AND DIVERSITY**

- Provide assistance to Cape Verdean Community to develop human service programs.
- Encourage agency collaboration in determining best way to build on neighborhood diversity.

**Strategy Eight: CHILD CARE**

- Child care advocacy and central neighborhood registry for infants through teenagers.

**Strategy Nine: RECREATION AND ATHLETICS**

- Obtain staff person from Department of Parks to develop recreation master plan for neighborhood.
Strategy Ten: ORCHARD PARK PLANNING PROCESS

- Assist Orchard Park Tenants Association in obtaining funds for comprehensive plan including the Dearborn School.

Strategy Eleven: EMPLOYMENT AND TRAINING ADVOCACY

- Hire neighborhood based Employment and Training advocate to develop individual profiles and match with jobs and training.

Strategy Twelve: THE EARNING/LEARNING PROJECT

- Develop alternative Employment/Training approach to meet resident needs (Day Care, Stipends, bilingual instruction).

3. ECONOMIC DEVELOPMENT

The economic development strategy contained in this section is integral to the overall approach. Each economic development initiative should be designed to achieve greater accountability to the neighborhood residents.

Emphasis should be placed on employment and training opportunities for residents, improvement of the quality of services and goods to the consumer and equitable employee-employer relations. Improvement in these areas will lead to greater profitability for the business operators and a healthier business environment in the neighborhood.

Strategy Thirteen: A NEIGHBORHOOD BASED BUSINESS DEVELOPMENT AND TRAINING CENTER

- Entrepreneurship training for residents.
- Support and Technical Assistance for local new and existing business.