Boston

BOSTON, MASSACHUSETTS:
DUDLEY STREET NEIGHBORHOOD INITIATIVE (DNSI)

Background/Highlights:

- The Dudley Street Neighborhood Initiative (DSNI) is a community-based agency serving Boston's Roxbury/North Dorchester area, one of the poorest, most culturally diverse neighborhoods in the city.
- Dudley Square is a location on Dudley Street that has received specific attention during the Clinton Administration. Dudley Square is the location where we recommend the President visit.
- Activity in the Dudley Square neighborhood in the past six years has focused on economic development, in contrast to DSNI's focus on housing. Other CDCs have been the catalyst for this new economic development, including the principal CDC, *Nuestra Communidad.*
- Located less than two miles from downtown Boston, Roxbury/North Dorchester residents have a per capita income of $7,600, compared to nearly $16,000 for the City of Boston as a whole. The 1990 unemployment rate was near 16%, compared to Boston's 8%. Approximately 35% of the area's population falls below the poverty level, compared to 18% for Boston as a whole.
- The DSNI service area, including Dudley Square, lies in the center of Boston's Empowerment Zone.
- DSNI collaborates with Community Development Corporations (CDCs), banks, government agencies, businesses, foundations, non-profits, religious institutions, and over 2,700 residents.
- DSNI is the only community-based nonprofit in the country which has been granted eminent domain authority over abandoned land within its boundaries. It has assumed control of 30 acres of vacant land to date.
- **YouthBuild Boston** has been in Roxbury since 1990 and is located on Dudley Street, near but not in Dudley Square. The **YouthBuild** Center offers education, job training, and computer skills classes. The Center is one of the first Youthbuild projects in the country, whose successes have been replicated nationwide.

Government Investments:

- Dudley Square has received **$20 million** in economic development-related funds from HUD.
- These funds allowed the City to create a new Town Common in Dudley Square. In addition, $10 million of these economic development dollars were HUD Section 108 and EDI grants dedicated towards redeveloping four important projects in Dudley Square: Palladio Hall, Fairfield Center, Harrison Supply, and the Palmer Street Development. These projects are all underway, in various stages of development.
- On top of the $20 million provided by HUD, the federal government spent $10 million to open a new, and well received, Federal Post Office building in Dudley Square.
- Another major public investment of the City and State, with federal DOT assistance, is expected for new transit service, designed to restore the historic connection from

Dudley Square along Washington Street into Downtown. To be known as the new *Silver Line*, it will include a surface, high-capacity, rapid bus service operating in dedicated transit lanes on city streets.

- **YouthBuild Boston** has been supported financially by HUD since 1994. (We will get exact funding numbers on Wed.).
- HUD has also made **$42.7 million** in non-economic-development-related investments in the Dudley Street area. They include:
  - New Construction: $14.163 Million (Housing and Public Infrastructure)
  - Rehabilitation: $2.463 Million
  - Supportive Housing: $1.233 Million
  - Open Space: $.840 Million
  - Predevelopment: $.734 Million
  - Neighborhood Partners: $.025 Million
  - Public Housing-HOPE VI: $40.000 Million

Private Sector Investments:

- It is estimated that nearly **50 new small businesses** have been started, expanded, or newly located in Dudley Square in just the last four years. *(We are researching additional private sector investments that we can provide for you Wed.)*
- Private Sector investments in the economic development of the Dudley Square area total **$24 million.**
- Not included in this list of private investments are several smaller projects in Dudley Square:
  - The Urban League, with nearly $800,000 in private assistance, purchased and renovated a building for their new office.
  - BankBoston recently invested over $1.5 million to renovate a successful branch bank in the Dudley Square area.
  - $3 million in private funds were used to assist several other businesses to locate in the DSNI area by the Nuestra Communidad CDC.
- **YouthBuild** recently moved into its Dudley Street Center with the assistance of a joint capital campaign with BankBoston. The computer center's machines were donated by the private sector. Also, Home Depot has provided in-kind materials, cash, and job placements for many **YouthBuild** graduates.
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  - New Construction: $10.4 Million
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Possible Announcements/Events:

- POTENTIAL SITE: Events at the unique Town Common site (completed about three years ago) could be held to mark the important or latest achievements in Dudley Square.

- The **YouthBuild** program could also be an exciting focus for an event. A variety of private sector supporters would be willing to come to an event. Graduates would be available to offer testimony about how the training and education has led to entrepreneurial ventures, permanent employment, and college.
- Ribbon cuttings could occur at significant and successful HUD/CPD Section 108 and EDI projects (especially Palladio Hall). These would be excellent forums for business roundtables, attended by local business owners who have been helped by HUD funds.
- A decrepit building in the Dudley Square area was renovated by the State for office space. The State chose this location due to the Federally-fueled rebirth of the area. This was a significant "vote of confidence" on the State's part for this revitalized area. The 1,100 new workers the building brings to the area will provide customers to feed the economic growth of local businesses and restaurants. An event could include these individuals.
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headquarters resulting in 90 new jobs over three years, with an capital outlay of over $2m.

- A local construction firm, that was preparing to move out of the City, chose to invest approx. $1m to remain in Buffalo and expand their operations.

Possible Announcement/Event

- With 90% of the incubator complete, the leases for two tenants are about to be signed. The President could preside at the lease signing, symbolically declaring the project "Open for business."
- Also, ribbon cutting of the facility may be arranged.
- A tour of the American Axle facilities and the economic growth it has sparked would provide strong visuals.

Other Comments:

- Other economic development activities include 1) Buffalo's Medical Corridor which is the region's center for medical enterprises and related businesses. It has already resulted in a $9.7M 108 loan for a 100-room Medical Inn - Pillars Hotel, and a $240 m renovation project at Roswell Park 2) Village Farms a former brownfield site is now a thriving hydroponics plant employing approximately 170 full and part-time workers. An adjacent site owned by LTV Steel will provide an additional 100-350 acres for a multi-year redevelopment project designed to retain and create 5,000 to 8,000 jobs. The City is researching the availability of funds for testing and remediation of this site, as well as, funds for redevelopment.
- City is currently finalizing plans for the Inner Harbor Project which is designed to encourage private-public growth of water recreational activities, cultural amenities and tourism. This development will include building new facilities and the potential location of corporate national headquarters. The City's vision is to develop the center for family recreation and entertainment and enhance downtown Buffalo's position as the regional entertaiment center for Western NY. An estimated investment of $27m in public funds would produce an overall private investment of more than $120m.

EAST ST. LOUIS

Background/Highlights

- According to a report by the East St. Louis Action Project, East St. Louis "has long been seen as a prime example of urban blight in America."
- The population decreased by almost half from 1960-1980.
- In 1990, over half of the residents were living below the poverty level. Today, 40 percent of the 5,888 renter households in privately-owned units have annual incomes below the poverty level.
- At one point, the City had so little revenue that it had to lay off 84% of its city work force and could not afford regular garbage pick-ups.

Government Investments:

East
St Louis

- The former Enterprise Community (which is now part of the bi-city St. Louis EZ) gave rise to the **Jackee Joyner Kersee Community Center,** which will provide educational and recreational programs for youth. The project has garnered widespread community support.
- The St Louis transit line, MetroLink, is being extended into East St. Louis. The federal government has committed to pay for two-thirds of the route, which will cost $339 million.
- Levy Sign company, D and H Auto service, and Nails, Etc. are small businesses that have been pre-approved for loans through the small business development center. These businesses will create 25 new jobs for EZ residents
- YouthBuild East St. Louis (YBE) received a $700,000 implementation grant in 1997. YBE has successfully completed two major projects, which include the demolition phase of the St. Teresa Transitional housing project and the renovation of a single family home. It has submitted an application for additional funding in 1999. Please note that Mayor Powell has expressed full support for YBE.

Private Sector Investments:
- Within the ECZ, Walgreens will locate an anchor store in the largest shopping center to be built in East St. Louis since the 1950. The $3 million, 13,900-square -foot store is part of a $10 million, 50,000-square foot shopping center. The developer, Koman Properties, Inc., said they also have letters of intent to lease space on that property from State Farm Insurance, Hollywood video, Save-A-Lot and other stores.
- A number of corporations have contributed to the Jackee Joyner Kersee center, including Enterprise Rent-A-Car, May Dept. Stores, and Nationsbank. 20 jobs will be created.
- The St. Louis 2004 Revitalize Neighborhoods Project features $751 million in loans and investments by 18 local financial institutions and the creation of 200 jobs in East St. Louis and eight other targeted communities.
- An application for a $300,000 YouthBuild grant has been filed by the Emerson Park Development Corporation(EPDC) and the Tomorrow's Builders YouthBuild Consortium. They seek to provide GED education, on-the-job training, and leadership development for East St. Louis youth. The EPDC successfully raised $258,564 in cash contributions ($100,000 from McCormack Baron and Associates and $50,000 from the Annie E. Casey Foundation) and secured $221,935 in in-kind contributions.

Possible announcements/Events:
- The Jackee Joyner Kersee Community Center, which received HUD funding, could be the site of an event.
- The first phase of the Center is expected to open in mid-1999, we are looking into the possibility of the date coinciding with the travel.
- In addition to the Community Center, there are many other projects which demonstrate the success of the EC/EZ. A description of one example, "Kim's Kids" is attached to this memo. These successful businesses could join us for an event at the Center, or may provide other announcements to be determined.

- An announcement could be made that an East St. Louis group (either YBE or the EPDC) has been awarded a YouthBuild grant. Please note that neither application has been officially granted the funds as of yet.
- This summer, Union Bank will host a grand opening of a new branch in East St. Louis.
- An event could be done at the new Walgreens, which has opened in the EZ and which is attracting new businesses.
- An event can also be held at the opening of a MetroLink Station at 15th and Baugh Avenue in East St. Louis. Local officials hope the route, which runs through several undeveloped or blighted areas, will spur development and give people new ways to get to new jobs.

NEW HAVEN, CONN

Background/ Highlights

- Vital Statistics
  Population:- 124,000
  Empowerment Zone Population: 49,913
  Approximate Zone Size: 5 square miles
  Poverty Rate: 33.7%
  Unemployment Rate: 12.9%
  Education: 38% of Zone residents, over age 25, lack a high school diploma
- New Haven was an Round I EC and was awarded Round II EZ designation in January of 1999.
- Estimated Number of Jobs Created or Retained: 9,000
- Total Proposed Commitments: $700 million
  Public Sector: $300 million
  Private Sector: $400 million
- Key Business Partnerships: Over 10 businesses made commitments in the Strategic Plan. Some of the key business partners are:
  -New Haven Savings Bank
  -Arts Industry Coalition
  -International Festival of Arts
  -Matthews Ventures
  -Science Park Development Corp.
  -Olin
  -New Haven Chamber of Commerce
  -Long Wharf Galleria, Inc.
  -Regional Cultural Plan for New Haven
- Other Key Partners:
  - Yale University
  - New Haven Board of Education
  - Community Foundation

Private Sector Investments

- The **Omni Hospital Training** collaborative has brought an additional 200+ jobs to the area with **over 80 residents employed at New Haven's new Omni Hotel.**
- A commitment of employers throughout the region to creating 2,000 livable wage jobs and career opportunities for Zone residents over two years.

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Round II Urban Empowerment Zone

Boston, Massachusetts

A. **Zone Vital Statistics:**
   1. **Population of the Most Populous City:** Boston - 574,283
   2. **Zone Population:** 57,640
   3. **Approximate Zone Size:** 6 square miles
   4. **Poverty Rate:** 35.8%
   5. **Unemployment Rate:** 16.1%
   6. **Education:** 43% of Zone residents, over age 25, lack a high school diploma or higher

B. **Estimated Number of Jobs Created or Retained:** 985

C. **Proposed Leveraged Commitments:** $800 million
   1. **Public Sector:** $400 million
   2. **Private Sector:** $400 million

D. **Key Business Partnerships:** Over 80 businesses made commitments in the Strategic Plan. Some of the key business partners are:

-3Com Corp
-BankBoston
-Boston Marriott Copley Place
-Chinatown Business Association
-Citizens Bank
-Eastern Bank
-Fleet Bank
-IBM
-Microsoft
-South Boston Main Street Inc.
-US Trust Bank
-Asian American Bank & Trust
-Boston Edison
-Boston Private Bank & Trust
-Chinatown Main Street Program
-E.C.W. Enterprise
-Fannie Mae
-Boston Chamber of Commerce
-Jewish Vocational Service
-PNC Bank
-State Street Bank & Trust

E. **List of Other Key Partners:**
- University of Mass, Boston
- Morgan memorial Goodwill Industries
- YMCA of Greater Boston
- The Hymanis Foundation
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- United Way of Mass Bay

F. **List of Developable Sites:** N/A

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