Dorchester Bay Economic Development Corporation

Mel King Community Safety Forum, Sept. 21, 2010

c. 2015 Jeanne Du Bois, former DBEDC Executive Director, Senior Advisor on resident engagement strategies
2003 Targeting Dudley Street, 4 murders- bought Fundonzinho Lounge for $1.025M
Dudley Village North: $22M, 22 funders; private land into DSNI’s Land Trust
2008: Dudley Village North & South, $22M TOD
Vertec Construction-
2013: Uphams West:$5M TOD MCR Construction
6 mixed-use buildings, 63 units, 6 retail
Salvation Army Kroc Center site before...

And after:
2011, $110M center
Target Area II: Uphams Corner/Dudley St:

Our second target area is Uphams Corner & Dudley St., where for 35 years DBEDC has developed over 500 units of home ownership and low-moderate income rental apartments. A part of B-2 police district, we have long worked with the captains, CSO’s, and the DA’s Safe Neighborhood Initiative in Uphams Corner to target “high impact players” in our area. In addition, our Property Managers meet monthly with the B-2 district’s “problem properties” program to track multi-family rental problems.

From Fundonzinho Lounge to Dudley Village: Ten years ago, in 2004 we celebrated a “grand closing” and our Met Life-LISC CSI First Prize award with Met Life’s Sybil Jacobsen for buying and closing the former Fundonzinho Lounge, where 4 murders had taken place. By 2008 we had demolished the building, sold the liquor license to a responsible restaurant, worked with Dudley Street Neighborhood Initiative and the City of Boston to get four city parcels, and developed the $22M Dudley Village mixed-income rental development.

Fundonzinho Lounge on Dudley St. 2003

In recent years, working with the DA’s SNI, we learned that the Dudley Street Posse, in a gang feud with “Orchard Park” (OP now called Orchard Gardens) had penetrated our properties in the Cottage Brook Apartments next to Dudley Village. We were able to share information with the police and even organized tenant crime watches after 3 shootings on Leyland St. & two more on Wendover St. We held police-community events & celebrated with more block parties after more hot spots were cleaned up.

Dudley Village Impacts: the $110M Salvation Army-Kroc Center- our development not only brought new businesses to the ground floor, but it helped trigger the center, which opened in 2011. One reason Mayor Menino picked our location was because of the cooperation among the BPD, DBEDC, DSNI, the DA, & crime watches. Now DBEDC’s kids and families get reduced rates at Krocs, numerous local people work there, and it has become a community hub with water slides, 3 basketball courts, a fitness center, a culinary program, a senior lounge, a day care, a library, & large meeting rooms not only for Uphams Corner, but also for the adjacent Fairmount Rail Line Corridor next door.
The Recession & foreclosure crisis of 2008 DB strategies:
1) Prevention, “modifications” (400 family mortgages)
2) HENDRY ST. BEFORE:
   12 Joint ventures with two for-profits—rehab, sell
Foreclosed properties:
In our renovation efforts 2008-2013, DB:
- purchased 20 properties (1 rental)
- sold 19; (14 in this area)
- got 57 families in “workforce” housing
- generated 110 jobs
- worked with crime watch & Boston PD & ISD, who closed 2 major drug depots.
June 15, 2013 Hendry St. Celebration: “Four Streets”, DBEDC, BPD, City of Boston’s DND.
Even as late as 2012 after 10 foreclosed houses had been completed and sold to new homebuyers, the gang still threatened old and new residents. Luckily 18 Hendry St. was sold to a new owner, and that gang left. But the folks at 37 Hendry kept up their businesses and attracted rough customers. Five of the new houses were shot up in one week, including the home of the 3 Clarkson St. owner who had to lie on the floor with his brother to avoid bullets. That same month the gang approached a tenant moving into 31 Hendry St. and said to her, “If you don’t snitch, you’ll be OK here. We run this street.” She turned around and repacked her things. When she got to her van, her laptop and her cell phone were gone. Some gang members gave another crime watch leader’s 10 year old son a “bloody wedgie” because he said hello to a cop. Every time the police tried to raid the house, the gang seemed to have been alerted, and the police did not find anything.

The crime watch was so upset that they refused to have a block party that summer of 2012. The people refused to have a “public event” until something more dramatic was done about the gang. Instead Hendry St. residents met in our Dorchester Bay office one mile away with and Police Commissioner Ed Davis and his team. The residents pushed the police to increase their investigations; and the police said they were conducting some serious undercover research. Through 2012 the local police continued their surveillance. The City of Boston’s Inspectional Services Department meanwhile did a raid on 37 Hendry, condemned the building, and evicted the legal and illegal tenants. By February of 2013 the BPD had heard gang members ordering murders on their cell phones, and finally had enough evidence to arrest 27 gang members from Hendry and a partner gang in the Uphams-Dudley neighborhood one mile away. Both gangs are now gone, and the houses were resold to local people.

By 2013 DBEDC had completed 3 more homes and brought in more first time homebuyers. Our organizers continued working with the BPD, the crime watch department, and the city’s Neighborhood Development Department. One neighbor who lived adjacent to 37 wanted to acquire the infamous 37 Hendry St. Sheila Dillon, Boston’s Director of Neighborhood Development negotiated a lower bank short sale for one of our for-profit partners to acquire it. He replaced building systems, kitchen, and baths and then resold it to the adjacent neighbor. DND saw this as a priority building and stepped up with their various improvement grants and loans, and the neighbor is completing the rehab with these funds. The property closed January 2014, and we will celebrate this victory on July 16th this year. We all see this last transformed gang house as the “bride and groom on the wedding cake.”
37 Hendry St. former drug depot,
Celebration of sale to neighbor, Sept. 2014

Dorchester Bay EDC won
$20,000 Community
Safety Initiative first
prize by LISC & Met Life
Foundation for
1) multi-year rehab of
foreclosed properties;
2) organizing residents;
3) collaboration with the
Police, the City’s DND &
ISD, and the Mayor’s
office.