

Dudley Street Neighborhood Initiative — Boston's Eminent-Domain Community Land Trust

City Innovation Library · Good practice · United States of America

Quality score: 76/100

Evidence strength: Quasi-experimental

Summary

Formed in 1984 after decades of arson and disinvestment, DSNI became the only US community group ever granted eminent domain, building a 30+-acre land trust that now stewards 227 affordable homes.

Key dimensions

Dimension	Score
Evidence of impact / measured results	2/3
Transferability / demonstrated replication	1/3
Scalability	1/3
Sustainability / continuity	3/3
Innovation	3/3
Inclusiveness / equity	3/3
Multi-stakeholder collaboration	3/3

Evaluated by C-NAPSE

Data sources

[C-NAPSE web research](#) — accessed 2026-08-24

[Dudley Street Neighborhood Initiative / Dudley Neighbors Incorporated](#) — accessed 2026-08-24

[LEAF Fund — Dudley Street Neighborhood Initiative](#) — accessed 2026-08-24

[Wikipedia — Dudley Street Neighborhood Initiative](#) — accessed 2026-08-24

[Community-Wealth.org — Dudley Street Neighborhood Initiative](#) — accessed 2026-08-24

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