



**Guiding Principle of the Center for Urban Transformation**

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## Guiding Principles of the Center for Urban Transformation

The Guiding Principles for the Center for Urban Transformation (CUT) are framed from a variety of sources such as the [Greyston Foundation](#); the [Sarvodaya](#) movement and its commitment to Buddhist economics; [engaged Buddhism](#); the principles of [environmental](#), social and economic justice; [human rights](#) and ecologically sustainable architectural and design principles and practices.

Individuals are part of the whole; without individuals there is no community, yet without community there are no individuals. Thus we must develop institutions and practices which enable individuals to develop to their fullest potential so that they form the basis for optimal, vibrant communities.

There should be no barriers such as race, socioeconomic status, religious affiliation, age or disability to prevent people from realizing their fullest human potential.

Life-long learning and educational opportunities should be available to all. CUT will develop educational support programs as well as humanities and cultural arts programs for all ages.

Maintaining ecological integrity is the cornerstone to all CUT programs. CUT projects will seek to leave Mother Earth in better condition than it was when our projects began.

Enterprises created by the CUT will be for profit and nonprofit ventures that will pay reasonable living wages to its employees. After covering overhead and debt all profits and surplus revenue will be used to support further program development and enterprise creation for housing, agricultural (urban and rural), food-based, green product, green architecture and design enterprises.

Rather than replicate share holder driven business models and unbridled capitalism the CUT model will favor job security, occupational health and safety and ecologically sustainable practices in all operations. The “bottom line” will be deeply influenced by maintaining the organization’s ethical standards rather than a profit at all costs corporate culture.

The CUT will develop permanent, affordable, mixed income housing. Housing projects will use to the greatest extent possible green products and practices. Permanent, affordable housing will be created for low income, elderly, disabled, formerly homeless, the chronically ill and the artistic through mechanism such as community land trusts (CLT). The CUT has a goal that 10% or more of the organization’s development portfolio (commercial and residential) will be held as CLT properties.

The CUT will implement public health programs that will incorporate integrative medicine practices (such as acupuncture, [Traditional Chinese Medicine](#), [Ayurvedic Medicine](#)) that proliferates them and while making them more broadly available to communities in which they have not traditionally been widely available. These public health projects will be available to community residents as well as all CUT employees.

The CUT will maintain an open hiring policy. The CUT will actively recruit potential employees from local communities where our enterprises are located and provide as many employment opportunities to populations that are underserved as possible. CUT enterprises will train and teach its employees skills that are transferable.

CUT will develop educational support as well as humanities and cultural arts programs for community residents of all ages.