MMA Neighborhood Strategies

City of Pittsfield
Linda Tyer, Mayor
January 2020
Reinventing our Post Industrial New England Community

• Creating a new community vision: inclusion & opportunities for all

• Reimagining neighborhoods

• Reengineering commercial corridors

• Supporting a new generation of job and business opportunities
Neighborhoods are the Heart & Soul of Our Community

Recognized linkage between Housing/Neighborhoods & Economic Development

• Regional Leadership (Berkshire Blueprint 2.0)
• Local Employers
  – General Dynamics
  – Berkshire Health Systems
  – Wayfair
Neighborhood Opportunities

• Growing young professional population (5% growth 2011-2015; 200 new hires/yr for next 5 yrs, 50%+ under 40) – increasing demand for new rental development

• Tyler St TDI – Highlighting neighborhood investment & in-fill housing opportunities

• Existing community schools in key urban neighborhoods

• Strong grass roots initiatives
  – Westside Legends & Neighborhood Initiatives
  – Working Cities, Bridges out of Poverty & Habitat neighborhood revitalization commitment
Using All Available Resource to Help Our Neighborhoods

Federal
• CDBG
• Federally funded public housing
• Rental assistance programs
• Historic Tax Credits
• Opportunity Zones/Funds

State
• Housing Development Incentive Program
• 40R
• MassWorks
• PARQ
• State Funded Public housing
• Rental assistance
• Low Income Housing Tax Credits
• Historic Tax Credits
Market Rate Housing

• Downtown
  – The Howard Building- 14 units
  – Onota Building- 25 units
  – PowerHouse Lofts (former Holy Family)- 10 units

• Tyler St TDI
  – Morningstar- 29 units

• 2 Projects in the pipeline
4 Decades of CDBG Housing Rehab Experience
At Home in Pittsfield: Exterior Home Improvement Funding Program

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Siding</td>
<td>$12,300</td>
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<tr>
<td>Asbestos Removal</td>
<td>$5,000</td>
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<tr>
<td>Deck</td>
<td>$6,700</td>
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<tr>
<td>Windows &amp; Doors</td>
<td>$4,265   (incl lead &amp; asbestos removal)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$28,265</strong></td>
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Total w/o lead & asbestos removal $19,000
Eligible Exterior Improvements
Promoting In-fill Housing Development
Other Neighborhood Based Initiatives

- Coordinated Code Enforcement Team
- Park Improvements & Summer Recreation Program
- Complete Streets
- Little Things
Neighborhood Challenges

• Age & condition of housing stock
  – 43% of housing stock built before 1939
  – 30% of structures in our urban neighborhoods need work and/or are in poor condition
  – 70% of 2+ family residences in our urban center are investor owned

• Concentration of poverty in our urban neighborhoods

• Amount of time & resources needed to address vacant properties
Missing Tools

• Increased agility & resources to address spot blight

• Funding Assistance
  – Address cost vs income gap (rental & homeowner programs)
  – Assemble & hold property

• Rehab grant & loan programs for families with incomes of 80%-135% MFI

• Neighborhood Infrastructure Funding – similar to Gateway City Park Program
Thank You For Helping Pittsfield Realize our Potential