

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

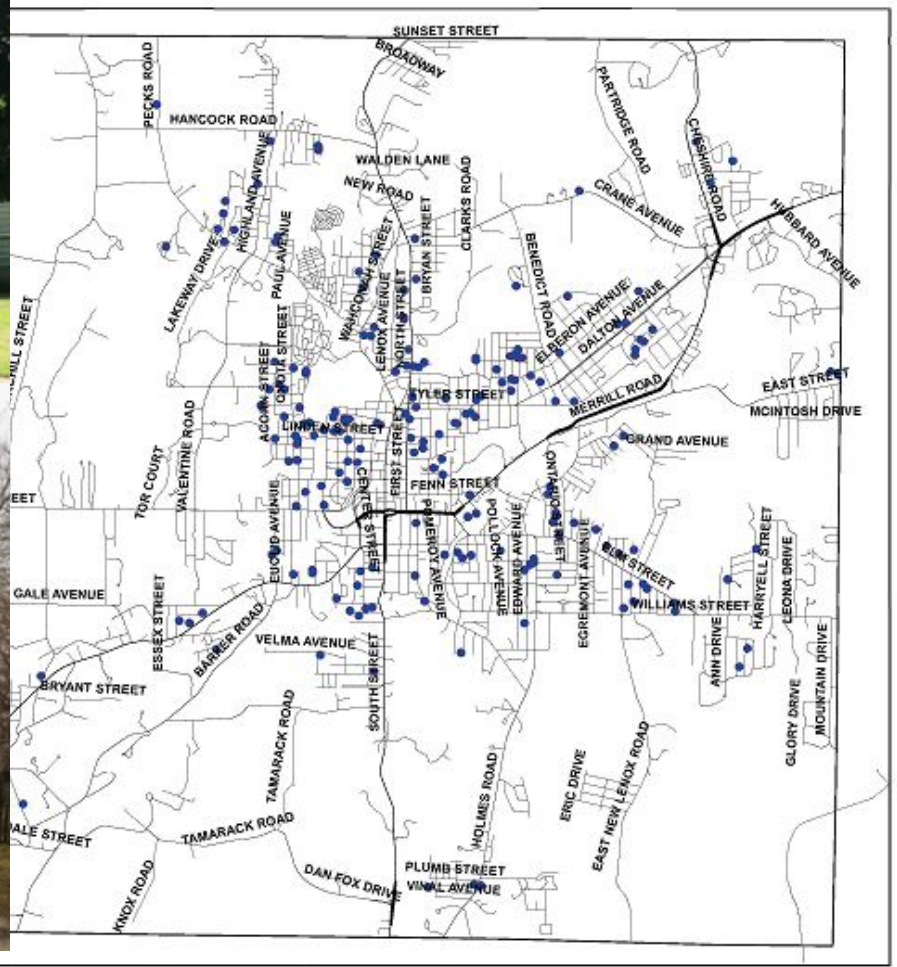


Market Rate Housing

- 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



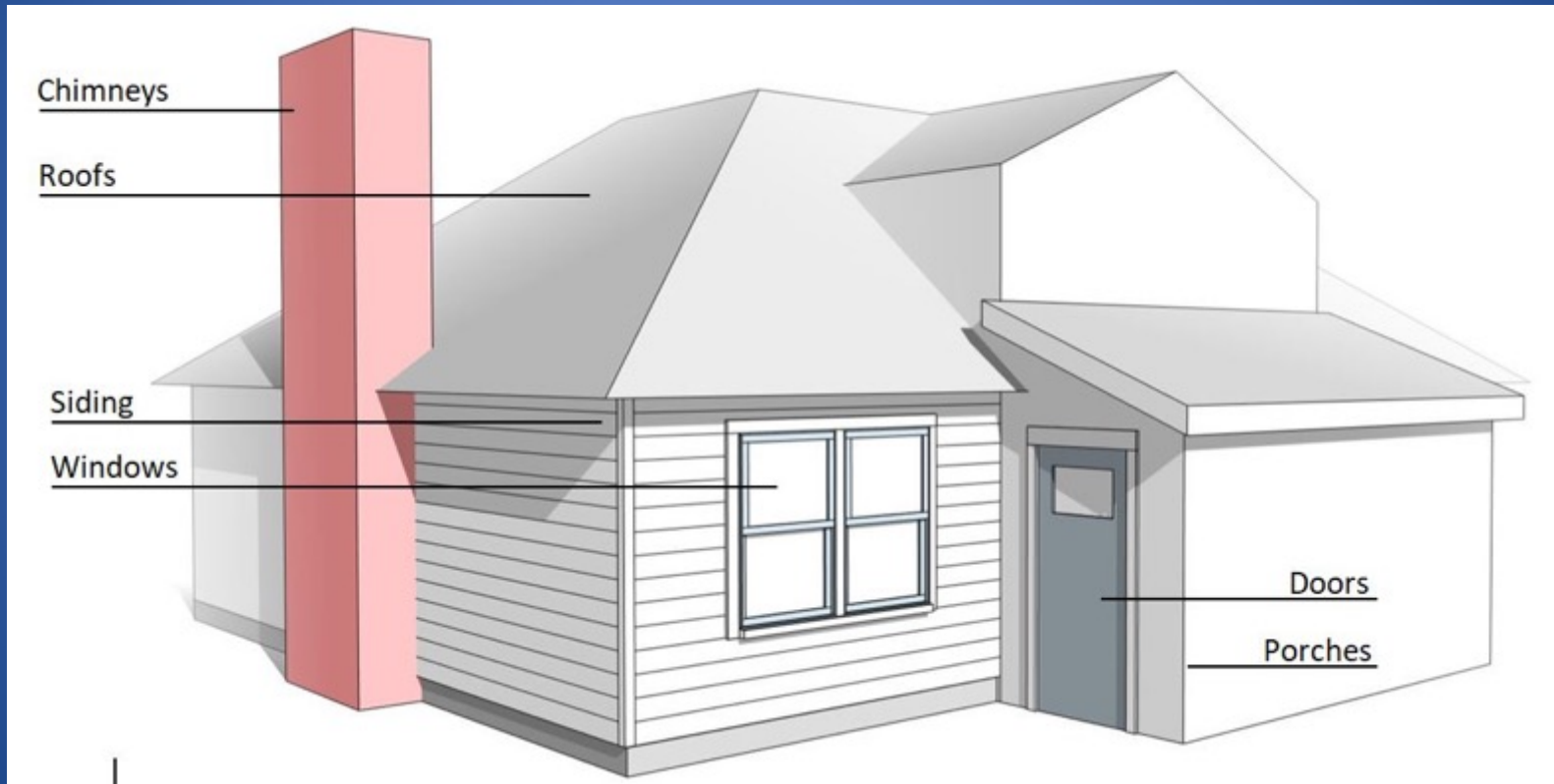
At Home in Pittsfield: Exterior Home Improvement Funding Program



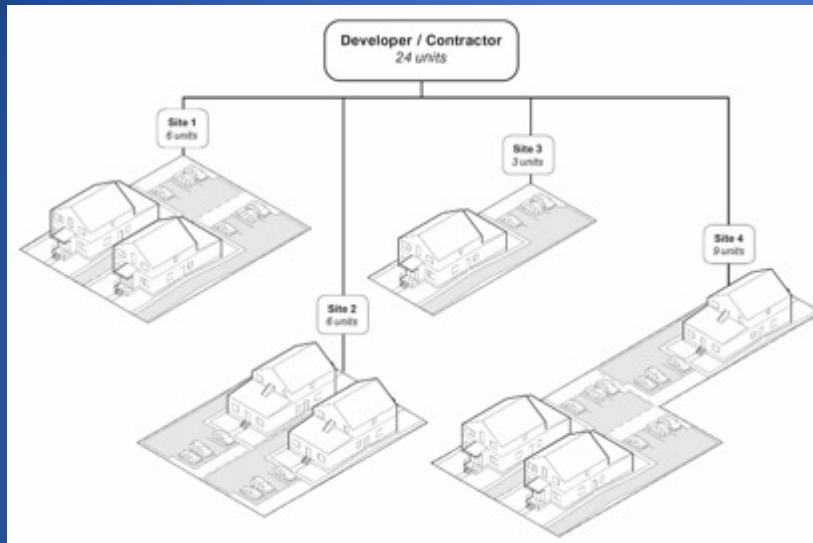
Siding	\$12,300
Asbestos Removal	\$5,000
Deck	\$6,700
Windows & Doors	\$4,265 (incl lead & asbestos removal)
Total	\$28,265

Total w/o lead & asbestos removal **\$19,000**

Eligible Exterior Improvements

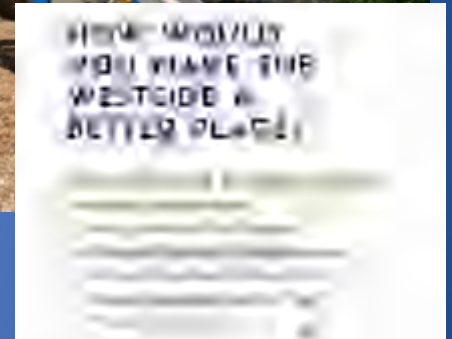


Promoting In-fill Housing Development



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

