

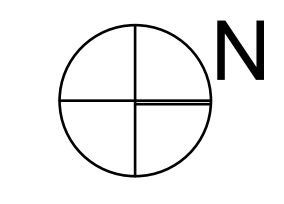
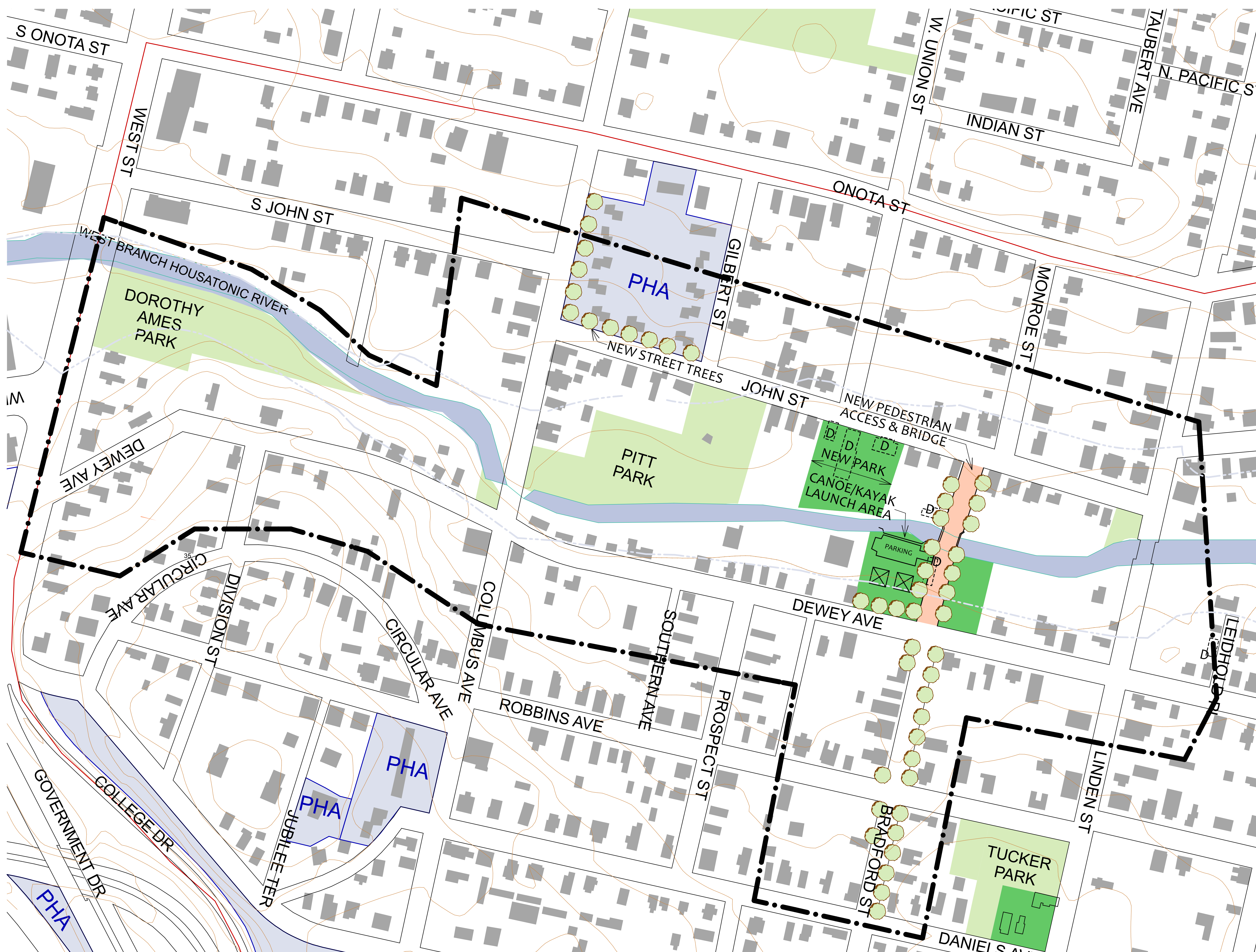
City of Pittsfield Westside Focus Area Development Proposal
8/27/2009

EXHIBIT 1

<i>Housatonic Open Space Initiative</i>

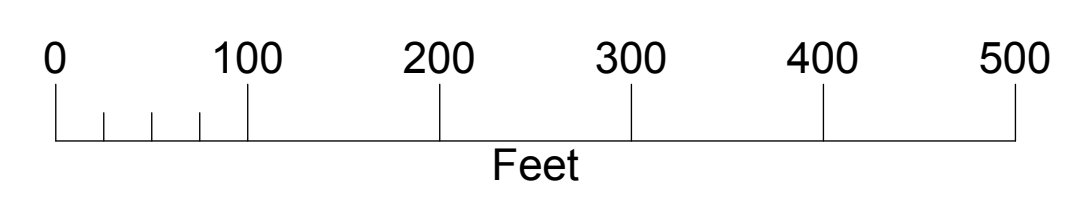
No.	Street	Net Value	Note
<i>Dewey Street</i>			
175	Dewey Avenue	-	<i>Publicly Owned</i>
177	Dewey Avenue	30,000	<i>Demo-Lien</i>
181-183	Dewey Avenue	30,000	<i>Demo-Lien</i>
181 R	Dewey Avenue	36,860	<i>Privately Owned</i>
185	Dewey Avenue	-	<i>Publicly Owned</i>
189	Dewey Avenue	30,000	<i>Demo-Lien</i>
<i>Total Dewey Avenue</i>		\$ 126,860	
 <i>John Street</i>			
54	John Street	54,100	<i>Publicly Owned</i>
56	John Street	204,300	
62	John Street	102,000	<i>Publicly Owned</i>
<i>Total Dewey Street</i>		\$ 360,400	
Total Acquisition Cost		\$ 487,260	

WESTSIDE OPEN SPACE PLAN



LEGEND

- Demonstration Area
- Railroad Line
- Contours - 3m
- Boundary of 100 Year Flood Plain
- Westside Neighborhood
- Existing Buildings
- Buildings To Be Demolished
- Housing Authority
- Existing City Parks & Playgrounds
- New City Parks & Playgrounds
- New Pedestrian Access



TO DOWNTOWN





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EXHIBIT 3

Open Space Initiative - Housatonic Open Space, Bradford Bridge & Street

USES

Acquisition & Demolition

Acquire 171-189 Dewey Street	126,860
Acquire 54, 56, 62 John Street	360,400
Demolition	98,000
Acquisition Costs	\$ 585,260

Hard & Soft Costs

Hard Costs

Bradford Street Bridge (Pedestrian only)	250,000	
Bradford Street Bridge Project	250,000	
"Urban Wild" Landscaping	100,000	
Canoe Launch	75,000	
Riverside Pavilion & Program Space	250,000	
Open Space Construction Cost	425,000	
New Dewey Street Streetlights	84,000	
New Dewey Street Trees	48,000	
New Dewey Sidewalk and Curb	320,000	
Dewey Street Improvements	452,000	
New Bradford Street Streetlights	96,000	
New Bradford Street Trees	60,000	
Bradford Street Improvements	156,000	
Sub-Total - Hard Costs	1,283,000	
General Conditions and Fee	205,280	16% of hard costs
Sub-Total	1,488,280	
Contingency	148,828	10% of hard costs
Total Hard Costs	\$ 1,637,108	

Soft Costs

Design & Engineering	163,711	10% of hard costs
Artist Premium for Bridge	81,855	5% of hard costs
Project and Construction Management	122,783	7.5% of hard costs
Total Soft Costs	\$ 368,349	

Total Uses \$ 2,590,717

Sources

US HUD NSP2 Funding	1,350,000
Commonwealth CDAG	750,000
Commonwealth PARC Funding	250,000
2011 City Capital/CDBG Funding	250,000
Total Sources	\$ 2,600,000

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EXHIBIT 4

Residential Initiative

No.	Street	Value	Notes
<i>Existing House</i>			
61	Dewey Avenue	115,000	<i>Abandoned</i>
166	Linden Street	120,730	
222	Bradford Street	73,200	<i>Land Court</i>
88	Robbins Avenue	124,200	<i>Land Court</i>
112	Robbins Avenue	87,100	<i>Land Court</i>
Total Existing Houses		\$ 520,230	
Cost of			
Resolution [1]			
<i>Vacant Lots</i>			
231	Dewey Avenue	120,000	<i>Privately-Owned</i>
243	Bradford Street	30,000	<i>Demo-Lien</i>
282	Bradford Street	30,000	<i>Demo-Lien</i>
30	Dewey Avenue	30,000	<i>Demo-Lien</i>
72	Dewey Avenue	30,000	<i>Land Court</i>
114	Dewey Avenue	30,000	<i>Demo-Lien</i>
43	Prospect Street	30,000	<i>Demo-Lien</i>
47	Prospect Street	-	<i>Publicly Owned</i>
51	Prospect Street	30,000	<i>Demo-Lien</i>
146	Robbins Avenue	-	<i>Publicly Owned</i>
148	Robbins Avenue	30,000	<i>Demo-Lien</i>
154	Robbins Avenue	-	<i>Publicly Owned</i>
Total Vacant Lot Acquisition		\$ 240,000	
Total Residential Acquisition		\$ 760,230	

Notes

[1] This assumes that net of the demolition lien the cost to resolve the outstanding title issues is \$30,000.

[2] This excludes any acquisition of foreclosed property which may be undertaken on a case by case basis.

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EXHIBIT 5

Residential Initiative - Westside Rehabilitation / New Construction

USES

Acquisition & Demolition Costs

Existing Abandoned Houses (See List)	520,230
Vacant Lots (See List)	240,000
Demolition Allowance	-
Acquisition Costs	\$ 760,230

Hard & Soft Costs

Hard Costs

Rehabilitation Cost	250,000	<i>lots/ houses</i>	
		5	\$ 50,000
New Construction Subsidy [1]	1,350,000	9	\$ 150,000
Total Hard Costs	1,600,000		

Soft Costs

Property Management

Interim Property Management Allowance (10 houses)	90,000	<i>per lot/ house lots/ houses years</i>		
		\$ 6,000	5	3
Interim Property Management Allowance (12 Vacant Lots)	54,000	\$ 2,000	9	3

Planning and Guidelines

Code Enforcement Guidelines Contract	50,000
Pattern Book for Infill and Rehabilitation	50,000
Interim Use Planning & Design Contract	100,000

Staff and Contractors

NSP2 Program Manager	225,000	<i>years value</i>		
		3	\$ 75,000	<i>Includes benefits</i>
Construction and Rehab Specialist	120,000	2	\$ 60,000	
NSP2 Staff Person	180,000	3	\$ 60,000	

Legal Contract	110,000	<i>per property</i>	
		\$ 5,000	22

Landscape Contract	150,000	<i>Years Value</i>	
		3	\$ 50,000

Appraisal Contract	11,000	\$ 500	22
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Marketing Plan	45,000
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Total Soft Costs	\$ 1,185,000
Total Uses	\$ 3,545,230

Sources

US HUD NSP2 Funding	2,300,000
Commonwealth HOME Investment Partnership Program	750,000
2011 City Capital/CDBG Funding	500,000
Total Sources	\$ 3,550,000

Note:

[1] Fewer units than lots are proposed as lots may be too small for conventional new construction.