

APPLICATION FOR COMMUNITY PRESERVATION ACT ELIGIBILITY

Date: 11/4/2021

Project Title: Affordable Housing 266 Onota Street

Name of Applicant: Central Berkshire Habitat for Humanity/Carolyn Valli

Name of Organization: Central Berkshire Habitat for Humanity

Address: 314 Columbus Ave, Pittsfield, MA 01201

Telephone: 413.442.3181x8

Email: planner@berkshirehabitat.org

CPA Category (circle all that apply):	Open Space	Historic Preservation
	Recreation	Community Housing

CPA Funding Requested: \$150,000.00 Total Project Cost: \$ 238,588.26

Please provide a brief project description below. Include a brief description of how your project accomplishes the goals of the CPA. Also include a description of how the estimated project cost was developed under “Estimated Budget”. Please include supporting materials as necessary.

Project Description: CBHFH will build two new units of affordable homeownership. Each unit will consist of two-to-four-bedrooms based on the family size and configuration. CBHFH has purchased from the city vacant land on 266 Onota Street, which we plan to develop into new energy-efficient affordable homes. Each home will be built with universal design, aging in place, and Zero Energy Ready standards with appliances included. These homes will add value to the neighborhood and generate new tax revenue for the city.

Goals: CBHFH’s project addresses the issues that were identified by the 2021-2025 Consolidated plan. Based on the data collected in the 2021 plan, the cost burden of housing remains the most significant housing problem in Pittsfield. Current rental costs for a three-bedroom apartment exceed \$1200 per month. Ownership through CBHFH would reduce their housing payment by over \$200 a month including taxes, insurance, principal and interest. These units at 266 Onota Street will be affordable for those earning between 40-70% of the HUD median income guidelines and not exceed 30% of their income for an affordable mortgage payment. Building equity in the home will increase the standard of living immediately for new homeowners and offer the neighborhood stability as well. CBHFH believes homeownership increases opportunities for Pittsfield’s marginalized groups dealing with wealth inequalities and increase the percentage of homeownership in the neighborhood.

Estimated Project Budget: CBHFH has multiple projects underway and has used that data in cost projections. The ever-rising costs of construction materials is making it harder and harder to produce affordable homeownership which is why the CPC funding is a critical need in making this project feasible. **SEE ATTACHED BUDGET**

Where appropriate, signature of property owner (or City representative if City-owned) and/or chief executive officer of organization:

A handwritten signature in blue ink that reads "Carolyn Valli". The signature is written in a cursive style.

NOTE: This application enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, an Application for Funding must be completed.



Budget Class	Basis of Estimate	Two-Units of affordable Housing	Known Gift In-Kind
A) All site costs Porta-potty, safety	Acquisition/expected utilities, sewer, water, dumpster, inspections, etc. 14 months	42100 5005	land value from property card 29655 less what we paid is GIK, 2365 includes mobile mini unit
B) Foundation, excavation, sewer connection	prior construction numbers	71000	3000
C) Framing, rough carpentry materials		77871.2	
D) Roof		11136	
E) Windows		8700	
F) Doors		11550	
G) Siding		3600	
H) Heating		15000	4000
I) Plumbing		15000	4000
J) Electrical		20000	5000
K) Insulation		12200	2200
L) Drywall		7000	2000
M) Cabinets		35000	25000
N) Interior Trim		1500	
O) Paint		5000	5000
P) Floors		24000	6000
Q) Decks/walks		4000	
R) Landscaping		4000	2000
S) Fasteners		1500	
T) Appliances		5000	2600
U) Miscellaneous		7000	
V) Construction Team (paid) - construction manager, Team leaders, and instructors		109,254.00	41557.94
W) Volunteer labor	5,000 HOURS AT 24.69		123450
Total Gift In-Kind Donations			257827.94
Total Hard and Soft Costs		496416.2	
Cash Needed for Project Resources		238588.26	
Community Preservation Fund		150000	
Line of Credit		45,000	
CBHFH Reserves		43,588	
TOTAL RESOURCES		238588.26	