

https://www.berkshireeagle.com/news/central_berkshires/wright-building-housing-pittsfield/article_478cc43e-3d69-11ef-a519-73d42eecd58.html

TOP STORY

The Wright Building redevelopment is on track to welcome tenants next year thanks to \$4 million from the state

By Claire O'Callahan, The Berkshire Eagle
Jul 10, 2024



Allegrone Cos., which is redeveloping the Wright Building block on North Street in Pittsfield, is among the 13 housing projects to receive funding through the Housing Development Incentive Program (HDIP).

The Wright Building in Pittsfield. Tuesday, July 9, 2024.

STEPHANIE ZOLLSHAN — THE BERKSHIRE EAGLE

PITTSFIELD — When Gov. Maura Healey breathed new life — in the form of a \$1 billion tax relief bill — into the state's Housing Development Incentive Program, she simultaneously revived a stalled housing project on Pittsfield's North Street.

Last week, over two months after Allegrone Cos. submitted its application, Healey awarded the company \$4,099,686 for its redevelopment of the Wright Building block in Pittsfield, nudging the two-phase project closer to completion and closer to its funding goals.





The Wright Building block in Pittsfield is being redeveloped and will include six commercial storefronts.

STEPHANIE ZOLLSHAN — THE BERKSHIRE EAGLE

Allegrone Cos. is among the [13 housing projects](#), three of them in Western Massachusetts, to receive funding through the [Housing Development Incentive Program](#) (HDIP). The program is designed to encourage market-rate housing projects through providing tax credits and exemptions to housing projects in gateway cities with housing development zones.

The company purchased the historic Wright Building in 2018, then the space next door — formerly home to Jim’s House of Shoes — three years later. The planned redevelopment will maintain the historic architecture of the former, while transforming both buildings into a total 35 housing units and six commercial storefronts.

Of those 35 units, 20 percent (four in the Wright Building and three in the addition) will be designated as “affordable housing,” available to those making up to 80 percent of the city’s area median income (AMI), in accordance with inclusionary zoning policy.

“That has always been a goal of the housing piece of the project; to be a mixed-income redevelopment, to create mixed-income units,” said Louis Allegrone, principal of Allegrone Cos. “Housing is needed in the city of Pittsfield and the state of Massachusetts in general at all income levels so it will serve as a potential precedent for future redevelopment.”



If everything goes according to plan, Louis Allegrone said he expects to open up applications and pre-leasing for the Wright Building in spring or summer of 2025.

STEPHANIE ZOLLSHAN — THE BERKSHIRE EAGLE

At the Wright Building, the hazmat crews are no longer at work. Allegrone said all hazardous materials and selected nonhistoric elements have been removed and overall stabilization finalized, thus completing the first stage of the project.

With the HDIP award secured, as well as additional local funding from the city, the Wright Building project is now 100 percent funded and on track to begin reconstruction this fall, Allegrone said.

“As of now, the Wright Building, the existing building, will be kicking off in September and completing about 10 months later,” Allegrone said.

That’s phase one. Phase two, which will encompass reconstruction of the neighboring space, is still in the funding trenches. It received \$1.5 million of the \$4,099,686 total awarded to Allegrone Cos. through the HDIP; Allegrone said the remaining funding gap will be filled by the time reconstruction is slated to begin.



Signs of construction work on North Street have people asking: What's going on at the Wright Building in Pittsfield?

4 min to read

“Phase 2 is 90 percent funded. But we’re planning on closing that small gap by February or March when that phase kicks off,” Allegrone said.

If everything goes according to plan, Allegrone said he expects to open up applications and pre-leasing for the Wright Building in spring or summer of 2025. Occupants will begin moving in come fall.

Claire O'Callahan reports on housing in Berkshire County. She can be reached at cocallahan@berkshireeagle.com.

Tags [WRIGHT BUILDING](#) [ALLEGRONE COMPANIES](#) [MASSACHUSETTS](#) [MAURA HEALEY](#)

Claire O'Callahan

Affordable Housing Reporter