



City of
GREENFIELD, MASSACHUSETTS

**COMMUNITY & ECONOMIC
DEVELOPMENT DEPARTMENT**

Roxann Wedegartner
Mayor

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Minutes of CDBG PUBLIC HEARING
January 4, 2021 at 12:00 p.m.
Remote, Via WebEx

Call to Order at 12:05 p.m. by Lindsay Rowe

Attending:

Lindsay Rowe, Community Development Administrator, City of Greenfield
MJ Adams, Director of Economic and Community Development, City of Greenfield
Doug Mayo, City Councilor Precinct 8, 143 Wells Street, Greenfield

Rowe announced that this meeting is being recorded for note taking purposes.

Rowe stated the purpose of this public hearing is to receive public comment on:

Revising the City's Community Development Block Grant 2018 by transferring up-to \$140,000 from a previously canceled activity (188 Main Street Pocket Park) to the City's current Housing Rehabilitation activity, which provides 0% deferred loans to make critical property improvements to homes/apartments occupied by low/moderate income households. Information on the Housing Rehabilitation Program can be found at: <https://greenfield-ma.gov/housingrehab>.

A handout for the meeting is available on the City's Community Development website at: https://greenfield-ma.gov/files/Public_Hearing_1-4-2021-Handout.pdf

Rowe read the handout, including:

Goal: The City plans to pair the additional \$140,000 with the \$175,000 Gateway Housing grant the City received this year. The City has seen interest from several multi-family properties with large needs. This funding, when paired with additional funding sources, will help the landlords provide 5 acceptable units while also ensuring that the unit remains affordable for Low and Moderate Income tenants for 15 years.

About the Program: Housing Rehabilitation Program assists with the completion of necessary repairs to fix code compliance issues in single- and multi-family homes.

Applicants who meet income-eligibility and other Program requirements can receive a Deferred Payment Loan (DPL). A DPL has no monthly loan payment, as the loan is secured by a mortgage placed on the property which is only due upon the sale or transfer of the property. Code-compliant repairs may include bathrooms, joists, burner/furnace replacement, painting, carpentry, plumbing, chimneys, pumps, ceiling/wall repair, doors, septic systems, electrical work, floors, foundation repair, roofs, insulation/ventilation, wells, lead abatement, windows, and handicap accessibility.

Impact: Through funding from Mini-Entitlement Block Grants and other funding sources, the City has assisted over 78 property owners, for a total of over 165 LMI beneficiaries. By bringing these housing units "up to code" this program assists in stabilizing falling property values and has a long-term impact on these homes. In 2019, the Housing Rehab Program assisted owners with one emergency roof replacement, one rehab/lead abatement, and one heating system replacement. In 2020, the Housing Rehab Program assisted homeowners with one emergency roof replacement, two rehab/lead abatements, two general rehabs, and one septic system replacement.

Priority: Housing Rehabilitation is a priority in the City's CDBG program. Additionally, the [Franklin County/North Quabbin's Community Health Improvement Plan](#) identified priority strategies to the region. The *Physical Environment Strategy #6: Housing Rehabilitation Loans and Grants* included action steps of "funding for home rehabilitation and repair to bring housing up to code, including septic and roofing" and "manage rehabilitation programs for single-family and multi-family units."

Rowe invited public comment.

Councilor Mayo expressed his support for taking any extra funds and putting them to good use by getting properties up to code. This benefits all of Greenfield. Wish there was additional funding, as houses in his precinct are in desperate need of assistance.

Adams said that the City has successfully run this program for a while and has seen great impact. Now, to pair this money with Gateway Housing, the City will focus on some multi-family properties with greater need than CDBG funds alone could help.

Hearing no further public comment, Rowe closed the hearing.

Attached: Handout