



City of  
**GREENFIELD, MASSACHUSETTS**

**COMMUNITY & ECONOMIC  
DEVELOPMENT DEPARTMENT**

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Mayor

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Minutes of CDBG PUBLIC HEARING  
November 17, 2022 at 5:00 p.m.  
City Hall Meeting Room, 14 Court Square and Remote via Zoom

MJ Adams (Director of Community Development) opened the public hearing at 5:00pm with the following people in attendance:

Christian LaPlante (Grant Program Assistant)

Judith Roberts  
Stephanie Duclos  
Amy Clarke  
Ginny Desorgher  
Peg Hall  
Nancy Hazard  
Jean Wall

Joined  
via  
Zoom

Eddie Heinemann  
Tom Guerino  
Alyssa Larose  
Mpress Nembhard

MJ read the public hearing notice and gave background information on CDBG and Greenfield’s mini-entitlement status. MJ explained that the City must submit a community development strategy prior to submitting a CDBG application. MJ read through the priorities listed in the draft of the Community Development Strategy. MJ also stated that comments received during the hearing will be included in the packet that is sent to the state in March.

**Accept community input on Greenfield’s Community Development Strategy and priority projects (draft available at <https://greenfield-ma.gov/cedd>) for the City’s 2022 Mini-Entitlement Program application**

Judith Roberts:

Would like to thank the City for their past CDBG work and funding the Literacy Project. Literacy Project is a program for adult education and increasing access to education is listed in the CDS. Education is the onramp to the road out of poverty.

Peg Hall:

In favor of housing aspects including Wells Street Shelter Project.

Amy Clarke:

Speaking on behalf of Interfaith Council Housing Assistance Committee, most important item this winter is emergency shelter. Put as much funding toward housing as possible.

Edie Heinemann:

Hear to support Wells Street Shelter Project. Integration of services an including transitional housing is a great idea. Would like funds to be used on the project.

Tom Guerino:

Putting funds into housing issues is important but other economic development activities are important as well. Many towns this size don't have community development offices and would like to recognize the amount of work that has been done by two people in Greenfield's community development department.

Alyssa Larose:

Here on behalf of Rural Development Inc, Regional Housing Authority, and Clinical Support Options. Wanted to thank MJ and City for putting shelter project on list of priorities. Hopeful to get funding from many different sources.

Nancy Hazard:

Agrees with comments on housing. Wells Street project is impressive and would like CDBG funds to go to that project. Agrees with Tom on comments about CD office.

Ginny Desorgher: Delighted to hear about Wells Street and the Wilson's project. For infrastructure, the Disability Access Commission feels strongly about sidewalks and would like to see infrastructure funding go to sidewalks.

**Update on grant implementation of activities funded through the 2018, 2019, 2020, and 2021 awards**

MJ stated that there are still some ongoing 2018/2019 housing rehab projects that are also receiving substantive housing rehab funding. With covid and supply chain issues it has taken longer than anticipated to be realized. 2020 Downtown Realization Update is also ongoing as MJ was waiting for announcement of Wilson's Project to begin discussions. Detail of grant years is available on public hearing publication.

Stephanie Duclos:

Question about whether amounts allocated to projects are available and how those decisions were made. Also where to apply for individual housing rehab grants. How much is total amount of funding? Are there any matching funds required?

MJ replied that a separate public hearing will be held in ~January for the 2023 application. Social service RFP is still waiting on responses by December 16<sup>th</sup>. Grant is submitted in March. Total funding in March is two years of allocations for 1.65 million. There are no matching requirements for CDBG funds. Reach out directly to CD Department for housing rehab application. Housing rehab has not been in recent grants since it has been a challenging activity to run as full lead abatement increases costs beyond what can be allocated.

Jean Wall:

Wondering what the housing rehab project list is? Was the CD Department aware that there was not a building permit issued for Conway? How much is Conway receiving?

MJ stated that currently it is the Elm and Conway projects, Elm is nearly complete and Conway is underway. Housing rehab payments are not issued to contractors until we see a building permit. Conway is eligible for \$80,000 in CDBG and \$75,000 in Gateways funding.

Tom Guerino:

Is the Housing Authority considering a social service agency for social service RFP?

MJ replied yes.

**Discuss a program amendment from the CDBG2020 grant year to add Housing Rehabilitation as an activity and transfer uncommitted social services funding to housing rehabilitation activities**

MJ explained that this item is adding housing rehab activity to CDBG2020 grant which is not a currently existing activity. Would be moving unexpended funds from canceled Senior Center project. Housing Authority has a home that needs foundation work. In order to add an activity to a grant there needs to be a public hearing to solicit comment.

Tom Guerino:

Home is on Deerfield Street that has received housing rehab funding in the past. There had been a mold problem at the property last summer which was abated. Cellar is having water issues. Needs concrete and insulation to finish up repairs.

MJ added that GHAI is the non-profit associated with the Greenfield Housing Authority and Tom is the Executive Director of both.

Mpress Nembhard:

Wondering about 2020 grant, what social services were funded?

MJ stated that food pantry received \$45,000, Congregate Meals received \$8,000, Literacy Project, and Council on Aging received \$25,000 which was canceled.

Nancy Hazard:

How much would it cost to finish Deerfield Street project? Will difference between total costs and CDBG allocation be made up by Housing Authority?

Tom stated that City's rehab specialist did specifications on work. Estimate is \$30,000+ . Yes, housing authority will cover the difference.

MJ closed the public hearing at 5:42pm