

NOTICE OF PUBLIC HEARING TOWN OF GREENFIELD

The Town of Greenfield, through the Department of Planning and Community Development, will hold a public hearing on **Wednesday, February 7, 2017 at 6:00 p.m. at the Department of Planning & Development Offices located at 114 Main Street, Greenfield, MA** (Snow date – February 8th at 5:30pm -114 Main Street)

The purpose of this hearing is to:

- 1) Review and discuss the Town's **FY 2018 CDBG Mini-Entitlement Program** application. A list of projects that may be included in the FY 2018 CDBG Mini-Entitlement Program application is as follows:
 - Demolition (188 Main Street), Housing Rehabilitation and Code Enforcement (Downtown Neighborhoods), Social Services, Infrastructure (municipal broadband), and Commercial Improvements (First National Bank)**

- 2) Provide updates on FY 16 and FY17 CDBG Program Activities

Any person or organization present will be given the opportunity to comment at the hearing. The Town will make every attempt to provide interpretive and translation services, if necessary, upon one weeks advance request. The meeting room is wheelchair accessible. Comments may be submitted in writing or by e-mail to MJ Adams at CD_Administrator@greenfield-ma.gov and be received by February 14, 2018.

MJ Adams, Community Development Administrator
Department of Planning and Development

2018 MINI ENTITLEMENT DRAFT SUMMARY STATEMENT

2018 COMMUNITY ACTIVITY PROFILE

CITY / TOWN (pop:17,484) / Request: \$825,000

Target Area(s): Town wide Greenfield (54% l/m income)

1—Infrastructure: Greenfield Community Energy & Technology (GCET)

- Engineering, installation and activation of fiber optic cable and transceivers to bring high speed municipal internet access to Greenfield households \$209,198

2—Public Services –

- Public Services: Center for Self Reliance Food Pantry:
\$45,000 in program costs, \$4,423 in program delivery/ 2040 low-mod beneficiaries
- Public Services: Aging Well -Greenfield Council on Aging
\$30,000 in program costs, \$2949 in program delivery / 175 low-mod beneficiaries

Target Area (Downtown Greenfield)

3- Demolition – 188 Main Street

- Demolition of condemned building on Main Street, site acquisition, stabilization of abutting properties, preliminary design of walkway from Main Street to rear parking area.
 - \$209,198

4- Commercial Improvements – First National Bank – Façade Renovation

- Continuation of façade improvements to major downtown building that is in pre-development \$63,335

5 - Housing: Rehabilitation Program

- \$89,000 in housing rehabilitation loans; including in lead/asbestos inspections grants; \$52,993 in program delivery / 3 units; 5 low/mod beneficiaries

6- Housing Sanitary Code Assistance Program

- Funding for staffing to assist landlords and tenants resolve housing condition concerns in advance of board of health code enforcement and to identify and track status of distressed vacant residential properties in Downtown Greenfield neighborhood \$53,000

7—General Administration

- General Administration: \$65,904



William F. Martin
Mayor

City known as the Town of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

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Community Development Block Grant Activities Update –February 2018
TOWN OF GREENFIELD

FY15 CDBG ACTIVITIES – July 2015-December 2017

Design -	Senior Center Design- -complete
Commercial Improvements	Funding to assist 5 property/business owners make sign/façade improvements to their businesses in Downtown Greenfield Bakers Office Supply – complete Hobo Enterprises (Alden Booth- People Pint) – complete Swift Cleaners – complete Rachel Katz (229 Main St) –complete 278 Main St – complete
Housing Rehabilitation	Funding a total of 7 homes in the target neighborhoods to make critical repairs including lead/asbestos abatement, energy efficiency improvements – 8 units completed
Demolition	Clearance of Deerfield Street Property – Completed Dec 2016 Clearance of 29 Washington Street property –Complete November 2017
Acquisition for Housing	Acquisition of properties on Deerfield Street to create a site for affordable housing development-
Social Services	Center for Self-Reliance food pantry for Greenfield residents-complete Greenfield COA Outreach -complete
Additional funded with Program Income – all activities complete	Planning – GHS-GCC transitions –modified program implemented 2017 Community Action – Handicap Accessibility – 154 Federal Street

FY16 CDBG ACTIVITIES:

Public Facilities Drainage/Street and Sidewalks – School Street – Phase 1 complete.

Housing
Rehabilitation Funding a total of 9 homes in the target neighborhoods
to make critical repairs construction completion expected by June 2018.

Social
Services Center for Self-Reliance - Jan-Dec 2017 complete
Employment Readiness Program completed summer 2017 - Complete
Greenfield COA Outreach – substantially complete – due to staffing
turnover – this contract will continue into Jan-March 2018 quarter and
FY17 funding will start thereafter.

Additional funded with Program Income

Social Service – Big Brother/Big Sister Mentoring Program – completed 2017

FY17 CDBG ACTIVITIES:

Public Facilities Parks & Playgrounds – Lunt Field Handicap Accessibility –
Scheduled for spring/summer 2018
Street and Sidewalks –
Leyden Woods Lane – scheduled for early spring 2018
School /Pleasant/Davis Street – Phase 2 – scheduled spring 2018
(after Senior Center completion).

Commercial
Improvements Engineering and Feasibility Analysis of First National Bank Building
Façade Stabilization/Rehabilitation – holding until MassDevelopment
Tech Assistance determined in Feb 2018

Housing
Rehabilitation Funding a total of 4 homes in the target neighborhoods
to make critical repairs including lead/asbestos abatement, energy
efficiency improvements. All FY17 funding committed; units in scoping

Social
Services Center for Self-Reliance food pantry Jan-Dec 2018
Youth Employment Readiness Program scheduled -Summer 2018
Greenfield COA Outreach – ONGOING – continuation of CDBG FY16
program; then CDBG FY17 funding will pick up ongoing operations.



Can Community Development Block Grant (CDBG) funds be used to fund broadband/telecommunications projects? If so, how?

Date Published: January 2016

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Yes. CDBG funds may be used to install wiring, fiber optic cables, and permanently affixed equipment such as receivers for areas to receive broadband/internet access. Eligible activities include:

- The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements (which include infrastructure improvements) under 24 CFR 570.201 (<https://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/pdf/CFR-2012-title24-vol3-sec570-201.pdf>)(c);
- Rehabilitation of privately owned buildings for residential purposes and non-profit owned, non-residential buildings and improvements not eligible under 570.201(c) under 24 CFR 570.202 (<https://www.gpo.gov/fdsys/pkg/CFR-2015-title24-vol3/pdf/CFR-2015-title24-vol3-sec570-202.pdf>)(a);
- New housing construction carried out by a qualified Community Based Development Organization under 24 CFR 570.204 (<https://www.gpo.gov/fdsys/pkg/CFR-2015-title24-vol3/pdf/CFR-2015-title24-vol3-sec570-204.pdf>)(a);
- The acquisition, construction, reconstruction, rehabilitation, or installation of distribution lines and facilities of privately-owned utilities, which includes the placing underground of new or existing distribution facilities and lines under 24 CFR 570.201(l);
- Digital literacy classes as a public service under 24 CFR 570.201(e); and
- Economic development – grants/loans to for-profit businesses, particularly businesses that focus on broadband/Internet access and technology under 24 CFR 570.203 (<https://www.gpo.gov/fdsys/pkg/CFR-2015-title24-vol3/pdf/CFR-2015-title24-vol3-sec570-203.pdf>)(b).

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Tags: CDBG Entitlement Program Broadband Infrastructure



What types of activities are eligible but may not be feasible?

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Public services as identified at 24 CFR 570.201 (<https://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/pdf/CFR-2012-title24-vol3-sec570-201.pdf>)(e). Public services may include the installation of satellite dishes and similar equipment on private homes or the provision of wireless routers and/or computers to income-eligible persons or households. Most grantees may only spend 15 percent of their CDBG grants plus 15 percent of the program income earned in the prior program year on public service activities. This severely limits the amount of CDBG funds that grantees may spend on public services. This public service cap is statutory and cannot be waived.

There is a monthly cost for accessing Internet service, and some households may be unable to afford the cost. Subsidizing the cost on behalf of an individual or family would be eligible as a public service.

A business or nonprofit/municipal internet provider receiving CDBG assistance may simply be asked to reduce the cost of providing Internet service in some neighborhoods/areas.

Note: Providing “backbone” (major transmission lines, usually high speed fiber, that carry signals/data for the Internet) or “first mile” (telecommunication networks delivering communications connectivity to customers) infrastructure that serves a very large geographic area (e.g., upgrades the infrastructure for an entire metropolitan area, or extends service across the entire western part of a state) is unlikely to meet a national objective because the service area would be too large to qualify (e.g., an entire metropolitan area cannot be less than 80 percent of the median income for that metro area).

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Tags: CDBG Entitlement Program Broadband Infrastructure

Links in This FAQ

24 CFR 570.201 (<https://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/pdf/CFR-2012-title24-vol3-sec570-201.pdf>)

FAQ ID:

2732

CDBG Aids Connectivity In Nelson County, VA

Mon, February 6, 2017 | Posted by KateSvitavsky

Publicly owned Internet infrastructure is typically funded with revenue grants, interdepartmental loans, or through avoided costs at the local level. Part of the planning and infrastructure costs, however, can sometimes be covered by state and federal grants known as Community Development Block Grants (CDBG). Nelson County, Virginia, leveraged CDBG to expand their fiber network and maximize benefits to the community.

CDBG funds, are distributed to 1,200 units of state and local government by the federal Department of Housing and Urban Development (HUD) and can go toward a variety of infrastructure and development purposes. When communities consider ways to use CDBG funding, they can get long-term valuable benefits by directing those funds toward Internet infrastructure.

Nelson County Broadband

Currently, the network has 39 miles of middle mile fiber and laterals. Nelson County began preparing for the network in 2007, when it received an initial planning grant of CDBG funds. The grant allowed the county to develop a project which improved their eligibility for federal funding from the American Recovery and Reinvestment Act (ARRA).

They applied and in 2010 for stimulus funding and received a \$1.8 million grant from the Broadband Technology Opportunities Program (BTOP) to build out a middle mile network. In the first phase of their construction, the county used the BTOP funding and approximately \$456,000 in required local matching funds to deploy 31 miles of fiber backbone. The second phase added another eight miles to the network in 2015, funded in part by \$200,000 of CDBG funding; the community has also contributed about \$690,000 in other local funds.

“It becomes a win-win for residents and businesses and for service providers,” said Alan Patrick, Chair of the Nelson County Broadband Authority. “Residents and businesses have an opportunity to receive broadband access, which may have not been available prior to the county building infrastructure in the area, and it is also a benefit to the service providers.”

As of November 2016, 240 businesses, residents, and organizations subscribe to Nelson’s network, which serves the communities of Lovington, Nellysford, Colleen, Woods Mill,

Martins Store, and Avon. Multiple ISPs operate on the open access network, including Nelson Cable, SCS Broadband, and Ting Internet.

The Broadband Authority hopes to add another 52 customers in two additional neighborhoods in the near future. They retained a consulting firm that recently provided a broadband build out plan. The Authority is still considering the recommendations that suggest adding another 75 miles of fiber. The expansion would reach the towns of Faber, Shipman, Piney River, Tyro, Arrington, Afton, and Wintergreen. The estimated cost of the expansion is approximately \$7.8 million.

About CDBG

Congress created the CDBG program in 1974 as a way to help communities revitalize neighborhoods, requiring the majority of funds to benefit low-to-moderate income (LMI) individuals, families, and areas.

In 2015, HUD distributed over \$3 billion in CDBG funds to units of government including cities, counties, and 49 states. A funding formula, which takes into account population trends and indicators of need such as housing age and poverty levels, dictates what level of CDBG support HUD offers recipients. If communities aren't populous enough to receive funding on their own, they are eligible to apply for CDBG funds through their state CDBG authority.

Nelson County applied to the state of Virginia for funding, as it does not receive CDBG dollars directly from HUD the way larger counties and cities do. The state's Department of Housing and Community Development receives \$17 million annually in CDBG funds.

HUD recently clarified its position on using CDBG for municipal broadband-related activities, publishing a Frequently Asked Questions sheet that details requirements for CDBG funded projects. While CDBG dollars can be used for a multitude of activities, they must focus on LMI communities, create jobs, and demonstrate compliance with HUD's national objectives. HUD also writes: