

RESIDENTIAL NEIGHBORHOODS SUBCOMMITTEE



Greenville, Pa
COMMUNITY VISION TASK FORCE

RESIDENTIAL NEIGHBORHOODS SUBCOMMITTEE MEETING
JULY 17TH, 2018 | 5:45PM | GREENVILLE PUBLIC LIBRARY

PRESENT: Ben Beck, Sean Hall, Amy Hallowell, Stephanie Russo, Nancy Yauger
ABSENT: Terra Radaker, Hannah Cassell

OLD BUSINESS:

2004 Comprehensive Plan Analysis

To begin, some statistical information was shared to help paint a picture of the housing stock specifically within the Greenville Borough.

1. 82% of Greenville's housing stock is over 70 years old.
2. There has been a steady decrease in the number of units within the borough at around 5% due to fires, vacancies that lead to disrepair and into demolition, and some commercial construction. Hempfield Township, however, has had a 10% increase in units (as provided by the 2004 Comp Plan).

Greenville Borough

Year	1990	2000	2016
Units	2,859	2,723	2,567

It was reiterated that the task force committee and subcommittees will be making recommendations where appropriate. The recommendations that may come out of this group will not be universally applicable for Hempfield Township and the Greenville Borough.

There was discussion on the previous plans focus on being a retirement community. It was expressed that there should be a focus on maintaining a generational diversity that better reflects the actual demographics of the area. It was also mentioned that it is best to have a typical bell curve when it comes to age range. The group discussed a need to look for ways to provide opportunities for youth again, desiring both opportunities for Seniors and Youth. There was also discussion around socio-technological issues that make providing opportunities for youth challenging.

The group was in agreement that, although there is no physical divide between Greenville Borough and Hempfield Township, there is a chasm created from economics: higher taxes being chief among reasons.

There was discussion over established resident perception of affordable housing versus newcomer perception of unaffordable housing. Although the price tag for Borough stock may be

perceived by insiders as being cheaper, that is not often the case, perhaps because of a lack of understanding of market value. There is also often a lot of maintenance and repair for the Borough housing stock, which diminishes the overall affordability.

The committee will be looking to hear from local realtors who may have comments or suggestions as to why the houses sit on the market for so long, as well as how the appraisals are being conducted.

A possible solution to better direct the tax narrative for new Borough residents would be to create an introductory millage breakdown for taxpayers to have a better understanding of where their property taxes are going, rather than just leaving them with sticker-shock. It was also suggested to add in an explanation of insurance benefits that come from fire hydrant frequency and fire department rating.

There was back and forth dialogue on the benefits and potential downfalls of marketing towards flippers. Although it is good to have the property occupied regardless of it being the owner or renter, there are disadvantages to a high number of renters. Currently, the Borough has broken the 50% margin on owner-occupied vs. renters with there now being more renters in the Borough. The disadvantages of having more renters than owner-occupied lie in the level of buy-in from the community. There is a sense of community ownership that is often lost with the type of renter the Borough sees moving in. There are, however, national/generational changes that are resulting in a higher number of renters overall as well.

It was mentioned that we need to brainstorm how we can better work with banks on foreclosures.

There was also mention of a homesteading or land bank development. Greenville Borough's population is not large enough by state and federal standards to develop a land bank. The Greenville Borough and the City of Sharon have petitioned County Commissioners to develop a county-wide land bank, currently to no avail. The Borough has discussed addressing it internally and currently holds that the best approach would be for the creation of a separate non-profit entity to work as a pseudo-land bank.

There was additional discussion on improving communication, cooperation, and speed in lien forgiveness.

Lastly, the group discussed the desire to see Hempfield Township and the Greenville Borough to merge as one municipality.

The next meeting date was set for Tuesday, August 28th, 6:30pm at Fresh Grounds where we will hear from local realtors as well as a His Work His Way representative on stock improvements.

Adjourned at 6:45pm

Respectfully submitted by Ben Beck