

RESIDENTIAL NEIGHBORHOODS SUBCOMMITTEE



Greenville, Pa
COMMUNITY VISION TASK FORCE

RESIDENTIAL NEIGHBORHOODS SUBCOMMITTEE MEETING
OCTOBER 4TH, 2018 | 6:30PM | SANS MOCO GALLERY

PRESENT: Ben Beck, Sean Hall, Terra Radaker, Nancy Yauger
ABSENT: Stephanie Russo

OLD BUSINESS:

NEW BUSINESS:

Committee Members

Amy Hollowell is no longer able to be a part of the committee. She did offer help outside of meetings should we need anything from her. Hannah Cassell has also not been able to attend any of the meetings. Should the committee feel it necessary, additional members could be brought on.

SWOT Analysis

SWOT is an acronym that stands for Strengths, Weaknesses, Opportunities, and Threats. We are using SWOT analysis for strategic planning purposes to identify aspects of the community that are doing well, where it can improve, and how it fits in the competitive landscape. Our SWOT Analysis splits into internal factors (strengths and weaknesses) and external factors (opportunities and threats).

Strengths (Internal)

1. There is housing stock available.
2. Our neighborhoods have become more diverse (age, race, career, etc.)
3. Although our housing stock is made up almost entirely of older homes, they were built to last.
4. Greenville has a much lower cost of living than most places.
5. Greenville still maintains its “Small Town Community” vibe.
6. Although we are a smaller community, we still have important amenities such as a college, library, hospital, etc.
7. You can “know your neighbor” and have a sense of community.
8. We are relatively safe.
9. Our town is incredibly walkable.
10. We maintain a sense of independence.
11. Our neighborhoods have impressive shade trees that make for a comfortable green setting.

12. We have an excellent school system.
13. Lots of churches and different denominations.
14. We have a robust arts and recreation scene for such a small community.
15. “All the necessities of a big city with the comfort of a small town.”

Weaknesses (Internal)

1. Our roads are terrible, with no cash flow for major improvements in the near future.
2. We have our fair share of unmaintained properties.
3. There is no public transit for people who need to go greater distances than what is walkable.
4. We do not have any short-term housing available.
5. We have not marketed ourselves well, or even at all.
6. Social media self-deprecation would scare anyone away.
7. Greenville’s property taxes are higher than most in the county (but Greenville provides more services than most in the county as well.)
8. Property values have decreased overall.
9. Although we have houses on the market for “cheap” many of them come with a lot of work for little return on the investment.
10. We are a little too far from the Interstate.

Opportunities (External)

1. Our housing stock on the market could be a house flippers dream.
2. Studies are showing that millennials are willing to commute to the city for small town living and we are placed in good proximity to Pittsburgh and Cleveland.
3. Potential development of downtown 2nd floor apartments.
4. Home-based tech jobs have access to fast internet.
5. We have areas that are available for commercial or mixed-use development (not just on the trinity site.)
6. The LERTA Program could be better marketed to add incentives for redevelopment.

Threats (External)

1. Although we have beautiful shade trees throughout our neighborhoods, they are aging and we have no plan in place to replace them.
2. We lose our most talented young residents to big cities because we have a small number of career building opportunities.
3. UPMC is switching from a general hospital to a specialty hospital.
4. Surrounding municipalities benefit from our services (parks, fire, library) without paying or paying enough – the Greenville taxpayer subsidizes when it is in no position to do so.

Also discussed, although not easily placed on the analysis was the idea of making power lines subterranean.

A reconvene meeting has been set for Thursday, November 8th, 2018 at 6pm. We will meet at Vicki Poe's barn. Ben will send out a reminder email including details on how to get there. All are welcome to come. The Residential Neighborhoods Committee will not meet again until after the new year.

Adjourned at 7:45pm

Respectfully submitted by Ben Beck