

Greensboro Landlords Association

Meeting Minutes
January 9th, 2018

Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:30 on January 9th, 2018 at the Greensboro Regional Realtors Association by President, Mike Walker.

Attendance:

32 Members and 2 Guests were recorded by Jennifer Dille with TESS, LLC, 3rd Party Vendor.

General Announcements:

- Mike Walker welcomed everyone to our meeting again and for all of those who have paid their Membership Dues already.
- Are there any guests with us tonight?
- We are starting our “Coffee Chats” up again this month. It will be next Tuesday at Amoroso’s Bakery located just behind CVS off Guilford College Rd at 5803-A Hunt Club Road in Greensboro from 4:15 – 5:00 or longer if the conversations continue.. These are informal chats and have been really interesting. Since they are smaller group settings, it is easier to ask questions
- Now I would like to open up the floor to see if any one has any questions, concerns, homes for sale, etc. Pretty sure I heard that a member has a question for the group.
- Open Floor Questions:

Meeting Topic: Housing Trends from Millenials to Seniors

Speaker: Sue Schwartz with the City of Greensboro Planning Department

Sue Schwartz: Thank you for having me here tonight. I am excited to share with you information about what is being coined as “Middle Housing”. We had a prominent architect in to take to us last year and said Greensboro would be a great place to start investing in Middle Housing. I have a presentation that I will go over with you that discusses what this is and how you as landlords and property managers can benefit from this type of housing.

Missing Middle Housing

January 9, 2018

Greensboro Landlord Association

Sue Schwartz, FAICP



Why Missing Middle?

- A growing percentage of households are interested in dense, walkable living
- Household size is shrinking
- This type of housing is under-supplied in the market



What is the Missing Middle?



Dan Parolek

- Principal,
Opticos Design
- Coined the term
'Missing Middle'
- Presentations
Oct 19th



How Does it Work?

- Works best in walkable neighborhoods
- Lower perceived density
- Small footprints, blended density
- Smaller, well-designed units
- Site design not driven by off-street parking
- Simple construction
- Design creates sense of community
- Responsive to market demand



Example: Pocket Neighborhood



GREENSBORO

Example: Bungalow Court



Example: Row House



College Hill



Southside



Example: Multiplex

Duplex



Fourplex

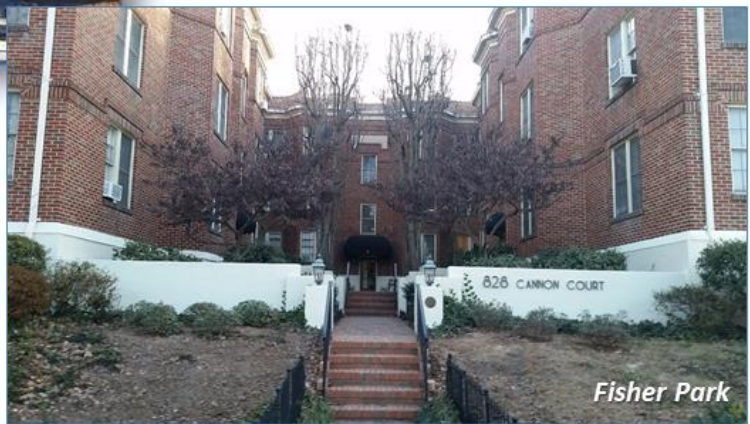


Sixplex



Typical Lot	Density (4 units/lot)	Density (6 units/lot)
75' x 125'	18 DU/Acre	27 DU/Acre
60' x 125'	24 DU/Acre	35 DU/Acre
60' x 100'	28 DU/Acre	NA

Example: Courtyard Apartment



GREENSBORO

Mixing Types: Magnolia Place



- Elm Street Frontage**
- Courtyard Apartment
- Duplex

- Magnolia Court Frontage**
- Single Family
- Parking Underneath



How You Can Help

- Awareness
- Acceptance
- Build it!



The Missing Middle

January 9, 2018

Greensboro Landlord Association

Sue Schwartz, FAICP



Closing and Agenda for Next Meeting:

Mike Walker thanked our guests and reminded everyone about the Coffee Chat at Amoroso's Bakery.

Next month we have another very important meeting on the New Tax Code and how it will affect all of us. Please join us again..

Adjournment: "Thank you all for coming!" Meeting was adjourned at 7:25 by President, Mike Walker.

Minutes submitted by: Jennifer Dille with TESS, LLC **Approved by:** Andrea Neese, Secretary