



Historic South Park

Summer 2018

Neighbors Beautify South Park in Annual Clean-Up



On April 21, in celebration of Earth Day, South Park held the third annual “Trashenger Hunt” where neighborhood clean-up met scavenger hunt. Dozens of participants cleaned the streets, alleys and public spaces of South Park, while searching for items to mark off their lists for opportunities to win prizes donated by local businesses. Special thanks to the sponsors of the event: South Park Tavern, Carl’s Body Shop, Coco’s, Custom Frames, Downtown Dayton Optical, Full Circle Development, Ghostlight Coffee, The Home Group, Jimmie’s Ladder 11, Motivated Motions, The Next Wave, and The Pizza Factory. Thank you to the organizers of the event, especially Courtney Colborn, Jill Davis, and Amy Kennedy.

Turning the “Almost Right House” into the “Right” House

By Rachel Booth & Jeff Peterson

As we read in the last newsletter, the housing market in South Park and the Miami Valley is hot. There are few houses for sale and those that are on the market are usually moving fast. What happens if you want to stay or move into the neighborhood but can’t find the “right” house? You can buy the “almost right house” and make it right for you. The way you do that is by utilizing a 203K, HomeStyle or VA Renovation Loan.

The 203K loan is an FHA backed product that allows you to borrow up to 110% of the after improved appraised value. The opportunities for improvement are limitless providing the house meets FHA minimum property standards upon completion, most houses already do.

Purchase and renovation funds are all in the same loan, so there is only one application and one closing. No need to get a separate renovation loan later. The renovation funds are put into escrow and the work often gets done before you move in. It can be as little as changing paint colors or floor coverings to replacing roofs,
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Historic South Park, Inc.

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(Turning the “Almost Right House” into the “Right” House, continued) fixing foundations, kitchen or bath remodels and everything in between.

The HomeStyle version is backed by Fannie Mae, has fewer requirements than the FHA minimum property standards, but does require a higher credit score. It covers the same types of renovations but does not offer more than 100% of the renovation appraisal.

If you're a veteran, look at the newly released VA renovation loan---it may be the right fit for you.

If you're already in the neighborhood and want to stay, but your house needs some love and attention, you can also refinance with these types of Renovation Loans. Whether it's making updates to the HVAC system, kitchen, painting or myriad of other necessities, these loans can work for you. With careful planning, the work can be done while you occupy the home.

There are several lenders in the area that offer Renovation Loans, and we would be happy to assist you in finding one.

Rachel & Jeff own Abode CPR located on Park Drive and specializing 203K and HomeStyle renovation construction.

Proposal for Sober Living Facility on Wayne Ave

At the July 24 general meeting, the executive board will be presenting the most recent developments concerning Square One Health's proposal to open a sober living non-medical treatment facility at the old Daybreak site on Wayne Ave. This will include updates on the progress toward a presentable good neighbor agreement draft; zoning; and input from the city, police, and Alcohol Drug and Health Services (ADAMHS). We will also be discussing future dates for presenting a final draft of the good neighbor agreement. (Once a good neighbor agreement is finalized, a vote will be announced with at least two weeks' notice for members of HSPI for final approval or rejection.)

Join HSPI Today!

Members help to make South Park a more enjoyable place to live, work and play. If you live in South Park, own property here, or operate a business in the neighborhood, please join!

Members have voting privileges and enjoy discounts on merchandise and admission to HSPI events.
\$10 Individual \$20 Family/Household \$15 Business

Sign up online at:
www.historicsouthpark.org/neighborhood/neighborhood-association/

Or my mail: make check payable to Historic South Park, Inc. and send to PO Box 3718 Dayton, OH 45401-3718

Note: HSPI is a 501(c)(3) non-profit organization

Please let us know if you are interested in volunteer opportunities too!

Neighborhood Calendar

- July 21 – **Neighborhood Garage Sale** 9am-4pm
Maps available at Ghostlight Coffee, Hope Lutheran Church, South Park Tavern, and Branch & Bone
- July 24 – **Historic South Park General Meeting** 7pm
Hope Lutheran Church (500 Hickory St)
- July 28 – **Porch, Patio, Deck Party** – 6pm-8pm
206 Perrine St, 8pm-10pm 214 Perrine St
\$5 HSPI members / \$10 non-members
Please bring a side dish to share
- August 18 – **Porch, Patio, Deck Party** – 6pm-8pm
323 Park Dr, 8pm-10pm 236 Park Dr
\$5 HSPI members / \$10 non-members
Please bring a side dish to share
- September 14, 15, 16 – **Shakespeare in South Park**
“Much Ado About Nothing” 8pm
South Park Green (Hickory St and James St)
Inclement weather location: Hope Lutheran Church (500 Hickory St)
- September 25 – **Historic South Park General Meeting** 7pm
Hope Lutheran Church (500 Hickory St)

Please note: There is no general meeting in August.

What is a Porch, Patio and Deck Party?

Porch, Patio, and Deck Parties (PPDs) are neighborhood gatherings that start at one house and move to a second house later in the evening, typically 6pm to 8pm and 8pm to 10pm. Everyone is welcomed for a nominal cost which covers some drinks and supplies. The cost is reduced for HSPI members. Attendees are encouraged to bring a side dish to share. These parties are great ways to meet neighbors and enjoy South Park's unique spaces.

Thank you to Branch & Bone for sponsoring this newsletter.

