

September 2018 Update

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NEAR

Near East
Area Renewal

Neighboring in St. Clair Place

We were heartened by recent social media posts from two newer St. Clair Place homeowners. With their permission, here are excerpts of their posts:

Kelly writes: We love living here, but we often get strange/confused looks and questions about why and if we knew what we were getting ourselves into and if we are ever scared living here. Well, I just have to share this story: Recently, I was chatting with the elderly homeless guy that lives on the porch of the abandoned house across the street. I casually mentioned how our neighbor two doors down were having a baby soon, without a second thought. You know what happened next? Tyler and I watched him 'sneak' over to their house around dusk and leave a small stack of baby books on their porch. My heart simultaneously swelled and broke. This man who, by most standards, has nothing, was giving gifts for this new life. For all the bad things over here, there are 1,000 good ones and we feel so blessed to live where we do and to have witnessed such a simple, yet profound, example of kindness.

Felicia writes: I get asked ALL. THE. TIME. "Why did you move there?" "Are you scared?" "Do people bother you?" I have never loved an area where I've lived more! My current neighbors are the kindest people who come out to help me with whatever I'm doing outside—or just to chat. George helped me build my porch set when he saw me out there working alone. Cliff came over and spent hours helping build my shed that came with 7,639,392 parts. Ben is always a friendly face to come out and chat and is always willing to let me borrow something I need. Kelly, Tyler & Frannie always invite me to hang and Frannie gives the best snuggles! Brandon has lived in the 'hood since he was a kid and always comes by to chat and offer help with outdoor projects. I was gone some of the summer, when I got back everyone came over to give me hugs and say how much they missed having me around. I could go on and on... I LOVE MY 'HOOD! Never have I been so connected to so many of my neighbors and to so many people from all walks of life. God Bless the Near Eastside!

Educators' Village Open House This Sunday

We'll have five homes open this Sunday, September 16, 12 pm to 2 pm. Start at 948 N. Rural. All current houses are available to all (not just educators) who income qualify at no more than 120% of the area median income (AMI). The next seven homes we will develop (later this fall) will be available to anyone who income qualifies at no more than 80% AMI. Come see how the Educators' Village is transforming N. Rural Street. Learn more at nearindy.org or contact Renee Davis (renee@nearindy.org).

Generous Down Payment Assistance for Educators

Down payment assistance (DPA) is now available to Indianapolis-area educational institution employees who want to live in The Educators' Village. People who work for an Indianapolis educational institution and who want to buy a home in The Educators' Village can access **at least** \$5,000 DPA from the Indianapolis Neighborhood Housing Partnership (INHP). Interested potential homeowners must work

for an Indianapolis educational employer (like a public or charter school, university or early education center) and must have a household income \leq 120 percent of the area median income (AMI; or \$92,600 annually for a family of four). This DPA offer may be applied **only** to the purchase of one of the houses INHP and NEAR co-developed in The Educators' Village, located between E. 10th and St. Clair Streets. For more information, contact Renee Davis, Housing Advocate for NEAR; call 317-759-4708, or email renee@nearindy.org.

Renting Neighbors Resource Fair: November 10

Please reserve **Saturday, November 10** on your calendar for a first-of-its-kind event focused on connecting, supporting, and mobilizing the Near Eastside's many renting neighbors (65% of occupied Near Eastside residences are renter occupied). To learn more, become a sponsor, or share your directly related info at the fair, contact Renee Davis (renee@nearindy.org). Behind our investment in this effort is a conviction that *a renting neighbor is as valuable and critical for community health as a home-owning neighbor or business.*

A New Look, Upgrade for NearIndyGuide.Org

Our smartphone-friendly site that offers info and access to over 60 Near Eastside eateries, shops, bars, breweries, and unique places just got an upgrade and new look. Why not go there now:

www.nearindyguide.org. When you subscribe on the site, you'll get deals, timely announcements, and learn about featured businesses. Subscribe at: <https://www.nearindyguide.org/subscribe>.

Resources to build a home or rehab a 'great bones' house

So, you're thinking about buying a property and having a home built in which to live in our Near Eastside community—but worry about an appraisal that doesn't match the cost of development. Or, you've imagined buying a vacant fixer-upper and putting in some sweat equity, along with professional contractors, to bring it to value before you live in it. INHP's **Home Value Guarantee** and **Rehab Match** resources may be the resource you've been missing. These initiatives are focused on (1) 120% AMI households and (2) properties within defined neighborhood areas. To explore Home Value Guarantee, go to: www.INHP.org/hvg. To explore Rehab Match go to: www.INHP.org/rehab-match.

Join us for the Pogue's Run Trail Bike Tour

It's **Sunday, October 14, 10 am-12 pm**, beginning and ending at **Circle City Industrial Center (CCIC)**. This is a 10-mile tour of the partially-completed Pogue's Run Trail through Spades Park, Brookside Park, and Pogue's Run Art and Nature Park. You'll receive freebies by Lick Ice Cream, 8th Day Distillery, and Centerpoint Brewing Company. Indy Artsy, Tick Tock Lounge and the Mayfair Taproom will also provide coupons. The ride is limited to the first 150 riders who register at <https://pogues-run-bike-tour.eventbrite.com>.

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