

# Transition

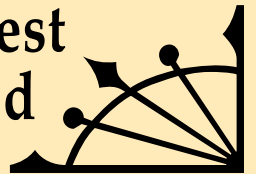


Annual Report 2012

**Near Northwest  
Neighborhood**

INCORPORATED

**Avenues • Homes • Neighbors  
Where We Live!**



Karen Ainsley  
*Executive Director*

Kim Geiger  
*President*

Kathy Schuth  
*Vice President*

Ann Shell  
*Treasurer*

Kim Barrier  
*Secretary*



## From the Executive Committee

As always, 2012 brought Near Northwest neighbors plenty to celebrate – the ongoing re-development of the neighborhood, the commitment of engaged residents, relationships we share, and the significant accomplishments of the Near Northwest Neighborhood, Inc. (NNN) that we highlight here in this report.

- In the past year, the NNN rehabilitated five additional homes and impacted a total of 12 properties in strategically targeted areas.
- In spite of a still fragile economy, the NNN was delighted to welcome four new homebuyers to the neighborhood.
- As a participant in the City of South Bend's Vacant and Abandoned Property Task Force, the NNN helped develop recommendations for restoring vacant and abandoned properties to productive use.
- The NNN's Property Development Committee inventoried conditions of over 600 properties in distressed areas of the neighborhood. The resulting knowledge base provides an accurate assessment of the conditions of vacant and abandoned properties in the neighborhood that is vital for master planning efforts.
- The Property Development Committee also finalized plans for the renovation of the former Van Buren Market space. With an early 2013 bid award, the second phase of interior work will be completed by June, bringing us much closer to sharing the space with all of you.

## Our Mission

The Near Northwest Neighborhood, Inc. is an organization of citizens dedicated to the preservation and revitalization of the neighborhood through

- providing affordable housing to low-moderate income households,
- organizing and empowering community residents, and
- promoting the neighborhood's interest within the neighborhood and the entire community.







Near Northwest neighbors came together in 2012 to *work,* to *play* and to *plan.*

Neighbors in the Near Northwest have been hard at work too.

- In its 10th year, the 2012 Adopt-a-Block litter reduction program broke all previous records, adopting EVERY block in the neighborhood - well over 200 blocks!
- Four NNN general meetings and numerous committee meetings engaged residents in issues impacting the quality of life in the neighborhood. Residents learned to partner with local government and civic organizations to reduce plastics in yard waste, file a property tax appeal form, create a safer neighborhood block by block, and raise money for neighborhood green spaces.
- The 2012 Arts Café revisited the 800-900 block of Cottage Grove. The annual event, which invites the entire community to our neighborhood for a celebration of arts, culture and architecture, featured eight rehabilitated homes, with more neighborhood residents willing to open up their private homes than ever before. In July, the NNN Garden Walk similarly showcased 13 splendid neighborhood gardens and the depth of neighborhood pride.



Our most exciting accomplishment in 2012, however, was the launch of a comprehensive Quality of Life Planning Process with the capacity to transform our neighborhood. Focusing on our assets and strengths, together we will develop a common vision for the neighborhood and action plans to realize that vision during the coming months. We need EVERY ONE OF YOU to be involved! Please read on to learn more about the process and discover how you can be part of its success.





## Quality of Life Planning

What does it take to transform a neighborhood?  
The answer: comprehensive community development.

Comprehensive community development is an approach to development activities that integrates physical, economic, and human development to create healthy neighborhoods. It recognizes that successful development efforts must be holistic and multifaceted; they must include human needs and relationships as well as physical spaces. They must engage both residents and stakeholders to plan for overall neighborhood quality of life.

Recognizing the need for such comprehensive planning, the NNN, with assistance from the Indiana Association for Community Economic Development (IACED), has initiated a Quality of Life Planning Process for the Near Northwest to accelerate our work to make the neighborhood an even more desirable place to live, work, and raise a family.

As the convening organization, the NNN will organize this planning, but the heart of the process is community involvement. We need everyone in the near northwest—homeowners and renters, business owners, employers and employees, everyone with a stake in the neighborhood—to come together to define our common future.

# Transition



As a first step in the process, in early 2013 over 200 residents and community stakeholders were interviewed by neighbors and NNN members who were trained by James Capraro of the Institute for Comprehensive Community Development. Interviewees were asked to identify the neighborhood's strengths, weaknesses, external opportunities and threats. Information from these interviews was collated by IACED staff who will present the results at an open Community Forum scheduled for March.

Later in Spring 2013, IACED staff will facilitate a "Quality of Life Planning Summit" at which residents and stakeholders will come together to build consensus around a common vision for the future of the neighborhood and articulate which community issues are most important to them.

From this summit, Working Groups will be established to develop action plans around topics critical to neighborhood quality of life. Finally, IACED will compile the plans of the Working Groups and draft a comprehensive Near Northwest Neighborhood Quality of Life Plan which we will celebrate with a public showcasing of the plan for neighbors, city government, funders and other stakeholders.

As you can see, at every step of the way, there is plenty of room - and need - for involvement. The entire process depends on each one of us making our own contribution to building a strong, healthy, vibrant community.

We at the NNN look forward to this year with great anticipation, excitement and enthusiasm. Come join us in this process. Together we can—and will—transform our neighborhood!



*James Capraro of the Institute for Comprehensive Community Development trained NNN residents in the interviewing process that will inform the Quality of Life planning process underway in the neighborhood.*





## Thank You

The Board of Directors and staff of the Near Northwest Neighborhood, Inc. extend deep gratitude to all of our supporters. We are singularly fortunate to have so many generous collaborators - individuals, corporations, foundations and partner organizations who assist our efforts. It is only with your help that we are able to accomplish our mission. Many thanks to all of you who have shared your time, talent, and financial resources with the NNN in the past year!

## 2012 Major Contributors

City of South Bend, Department of  
Community Investment

Community Development Block Grant

Martin's Supermarkets

Memorial Hospital of South Bend, Beacon Health  
System Care Partner

Neighborhood Resources Corporation

Neighborhood Stabilization Program

PNC Bank

PNC Foundation

South Bend Medical Foundation

St. Joseph County Housing Consortium

Sisters of the Holy Cross

Jurgonski and Fredlake CPAs

## Contributors to Special Projects

1st Source Bank

Ann Clark

Ashley's Pumpkin Farm

BSR Roofmasters, Inc.

Bethel College

City of South Bend, Bureau of Streets

City of South Bend, Department of Code Enforcement

City of South Bend, Department of Parks and Recreation

City of South Bend, Division of Environmental Services

City of South Bend, Fire Department

City of South Bend, Police Department

City Wide Liquors

Community Foundation of St. Joseph County

Copper Creek Café

Dave Thomas, County Commissioner

Downtown South Bend

Erasmus Books

Farmers Market, Inc.

Frank's Place

Holy Cross School

Home Depot

Innovisions - Peg Luecke

Leininger Farms

Matthys Farm Market

Meridian Title Corporation

Radiant Hearth Pizzeria

St. Joseph County Health Department

South Bend Tribune

The Chamber of Commerce of St. Joseph County

University of Notre Dame Mendoza School of Business

University of Notre Dame Students for New Urbanism

University of Notre Dame "Summer Scholars Program"

University of Wisconsin - LaCrosse

Upward Bound

## Statement of Financial Position

December 31, 2011

### ASSETS

Cash	\$389,065
Grants receivable	376,708
Prepaid expenses	19,129
Property and equipment	747,794
Real estate held for resale, net of valuation allowance of \$1,134,328.	533,987
<b>TOTAL ASSETS</b>	<b>\$2,066,683</b>

### LIABILITIES AND NET ASSETS

#### LIABILITIES

Accounts payable	\$162,721
Accrued expenses & other payable	51,983
Grant advances	727,405
Notes payable line-of-credit	48,440

**TOTAL LIABILITIES** 990,549

#### NET ASSETS

Unrestricted	1,076,134
Total net assets	1,076,134
<b>Total Liabilities and Net Assets</b>	<b>\$2,066,683</b>

## Statement of Activities

For the year ended December 31, 2011

### SUPPORT AND REVENUE

Contributions	\$ 8,515
Rental income	29,894
Grant income – other	57,297
Grant income – federal	967,583
Miscellaneous	1,787
Interest income	14
Loss on sale of real property	( 364,794)
Total support and revenue	700,296

### EXPENSES

Change in net assets	4,338
Net assets, beginning of year	1,071,796
<b>Net assets, end of year</b>	<b>\$1,076,134</b>



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## Near Northwest Neighborhood

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1007 Portage Avenue  
South Bend, Indiana 46616  
(574) 232-9182

[www.nearnorthwest.org](http://www.nearnorthwest.org)

