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From the Executive Committee

2013 might not have been an official “Leap Year,” but it certainly proved to be one for the NNN, Inc. It was a time of extraordinary growth, completion of long-term projects and expanded partnerships that brought the organization to entirely new levels of capacity and accomplishment.

At the heart of the year’s achievements was the completion of a community-based planning process resulting in a comprehensive Near Northwest Neighborhood Quality of Life Plan, which you will learn more about in this report. Here we share other highlights of 2013.

■ In the past year, the NNN rehabilitated six additional homes and impacted a total of 16 properties in strategically targeted areas.

■ The NNN was delighted to welcome six new homebuyers to the neighborhood in 2013. Due to heightened interest in the neighborhood, the NNN has reestablished a waiting list for those desiring to move to the near northwest when NNN homes come available.

■ An active participant in the City of South Bend’s Vacant and Abandoned Property Task Force, the NNN was pleased to host the press conference for the roll-out of the Task Force report in an NNN-rehabbed property in late February. The NNN has also been instrumental in addressing Mayor Pete Buttigieg’s “1000 homes in 1000 days” program.

■ Partnering with the Englewood Group of Indianapolis, the NNN submitted its first tax credit application to the Indiana Housing and Community Development Authority in November. The proposal, which calls for redevelopment of the dilapidated Ford Distributing Building sparked high interest, drawing 140 neighbors to over nine community engagement sessions to discuss the project.



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.

Statement of Financial Position

December 31, 2012

Assets

Cash	\$376,789
Grants receivable	175,854
Prepaid expenses	18,478
Property and equipment	740,268
Real estate held for resale, net of valuation allowance of \$1,134,328.	502,231

Total Assets **\$1,813,620**

Liabilities and Net Assets

Liabilities

Accounts payable	\$177,551
Accrued expenses & other payable	23,149
Grant advances	401,375
Notes payable line-of-credit	40,914

Total Liabilities **642,989**

Net Assets

Unrestricted	1,170,631
Total Net Assets	1,170,631

Total Liabilities and Net Assets **\$1,813,620**

Statement of Activities

For the year ended December 31, 2012

Support and Revenue

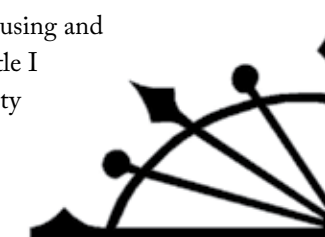
Contributions	\$9,543
Rental income	32,185
Grant income – other	11,788
Grant income – federal	804,755
Miscellaneous	310
Loss on sale of real property	(71,832)
Non cash contribution	5,000
Total support and revenue	791,749

Expenses **697,252**

Change in net assets	94,497
Net assets, beginning of year	1,076,134
Net assets, end of year	\$1,170,631



This report was produced [in part] with the assistance of the City of South Bend Community Development Program through funds made available by the U.S. Department of Housing and Urban Development under Title I of the Housing and Community Development Act of 1977.



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!



2013 Major Contributors

City of South Bend, Department of Community Investment
Community Development Block Grant
Housing Authority of South Bend
Indiana Association of Community and Economic Development
PNC Foundation
St. Joseph County Housing Consortium
Sisters of the Holy Cross
Jurgonski and Fredlake CPAs



Contributors to Special Projects

Ann Clark
Back Roads Brewery
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, Police Department
City Wide Liquors
Dave Thomas, County Commissioner
Downtown South Bend
Gene's Camera Store
Holy Cross School
Home Depot
Innovisions - Peg Luecke
JKM Wiring
Leininger Farms
Martin's Supermarkets
Master Care, Inc.
Memorial Hospital of South Bend,
Beacon Health System Care Partner
NNN Youth & Families Committee
Praxair
St. Joseph County Commissioners
St. Joseph County Health Department
St. Joseph High School
Upward Bound



■ The NNN completed the interior finishes of its new Community Space and hosted a “grand opening” in early October, quite fittingly for the roll-out of the Quality of Life Plan. Since then, the space has been used for various community gatherings, as well as an Arts Café art gallery.

■ The neighborhood had other significant “grand openings” as well this fall. The Diamond Avenue re-opening, after completion of the Storm Sewer Project, was cause for celebration throughout the neighborhood! In addition, the NNN hosted ribbon cuttings for two new locally owned businesses in the neighborhood: South Bend Drum and Music Exchange and My Photo Studio.

A neighborhood is as strong as its residents are committed. In addition to work on the Quality of Life Plan, neighbors in the near northwest have been hard at work in other areas too.

■ Quality of Life Action Planning teams hit the ground running. The Economic Opportunity and Redevelopment Committee helped guide the Ford Distributing Building redevelopment proposal and shortly after the Plan roll-out, the Youth and Families Committee hosted six weeks of free ZUMBA classes in the new Community Space.

■ In its 11th year, the 2013 Adopt-a-Block litter reduction program for the second time adopted EVERY block in the neighborhood - well over 200 blocks!

■ Four NNN general meetings and numerous committee meetings offered opportunities for residents to learn about area issues, including neighborhood infrastructure enhancements and effective use of South Bend's new Chronic Nuisance Ordinance.

■ This year's Arts Café, which annually invites the broader community to our neighborhood for a celebration of arts, culture and architecture, featured six properties and a very popular first ever resident-run pop-up coffee shop in NNN space – a harbinger of a future neighborhood coffeehouse!

2013 has been a year of exceptionally hard work and exceptional achievement for everyone that is part of the NNN. Read on now to learn more about the Near Northwest Neighborhood Quality of Life Plan – neighbors' vision and plan for our preferred future. Remember, we need EVERYONE INVOLVED to make this vision a reality. Be an active participant in this plan's success!



infrastructure & connectivity



Neighbors next moved into deciding their vision for the neighborhood: Near northwest is a neighborhood of choice and seen as a highly desirable place to live, work, and play. Then, based on this vision and interview results, they defined the six key areas to be addressed in the plan:

- Connections and Communications
- Quality Housing
- Economic Opportunity and Redevelopment
- Safety
- Infrastructure and Connectivity
- Youth and Families



Following the Quality of Life Planning Summit in early May, action planning teams formed and began the task of developing ambitious, achievable five-year goals and action plans in each of these areas.

Teams worked hard throughout the summer months and as fall set in, the neighborhood moved toward action – finalizing the Quality of Life Plan; rolling it out to neighborhood residents, business owners, and other stakeholders; and requesting the South Bend Common Council’s endorsement. The completed plan, which was formally adopted by the Common Council on October 28, 2013, consists of a shared neighborhood vision, 20 goals and 99 action steps to make those goals a reality. The entire plan, as well as the Executive Summary, may be viewed at www.nearnorthwest.org.

With these important first steps complete, the real work of implementation now begins. The NNN will serve as the coordinating organization, but the plan’s ultimate success depends on all of us in the near northwest. There are substantive roles for EVERYONE and ample opportunities for private-public partnerships as well. Come join us – together let’s make 2014 an exciting year of action!

The Near Northwest Quality of Life Plan

The Near Northwest Neighborhood, Inc. (NNN) has a long history of resident engagement and participation, collaboration, and addressing needs by capitalizing on the neighborhood’s many assets. Because of this, the “theory of change” associated with comprehensive community development is already thoroughly ingrained in the near northwest.

In 2013, guided by the generous technical assistance of Indiana Association for Community Economic Development staff, the NNN engaged residents and stakeholders in a community-based planning process, resulting in a comprehensive Quality of Life Plan for the entire neighborhood.

The process began in late 2012 with organizing. Neighborhood leaders and stakeholders were first trained to conduct one-on-one interviews with community residents. These volunteers then set out to listen to over 130 residents’ hopes and concerns for the neighborhood’s future. The results of these interviews were compiled and shared in a Report Back document and presentation in early March.



safety

quality housing



connections and communications

youth and families

economic opportunity and redevelopment