



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

Near Northwest Neighborhood, Inc. 2014 Annual Report

From the Executive Director

We all know the preciousness of time, and how we want to hold on to it and how we plan to use it. Reflecting on 2014, we will spend time together here remembering what we have achieved, as well as what we hope we will achieve in the future together—holding on to the celebration of our efforts and planning for our next steps. But very important in our report for 2014 is to reflect upon one of the most natural parts of life and the truth of time—that no matter our plans, things are always changing.

The largest change for the NNN, Inc. as an organization, was the resignation this past autumn of Karen Ainsley, who had served as the Executive Director for the past thirteen years. In that span of precious time, Karen was highly successful at promoting the mission of the NNN, as well as providing thirteen years of nuanced change allowing the organization as a whole to grow as an established, extremely well-respected, financially sound organization which provides the real results the mission demands. We are all grateful to her and very much look forward to seeing Karen succeed wherever her path leads her.

But there are numerous small changes as well. These are the type of changes that I have started to refer to as the “slow work” of the NNN. Small, but absolutely lasting and effective changes that add up in large ways to a cumulative wholeness.

- * The comprehensive Near Northwest Neighborhood Quality of Life Plan has gone into implementation. We are hearing from many neighbors that it is important that this plan, the result of a strong community-based planning effort in 2013 is not a plan made to sit on the shelf!
- * In the past year, the NNN rehabilitated four additional homes and impacted a total of 11 properties in strategically targeted areas. The NNN was delighted to welcome four new homebuyers into the neighborhood through the purchase of NNN rehabilitated homes.
- * The NNN’s Property Development Committee continued a partnership with the Englewood Group



Completed NNN Rehabilitation



2014 Annual Meeting



Neighborhood Plant Swap



Garage Sale Fundraiser



2014 Garden Walk



NNN Rehabilitation—For Sale



General Meeting regarding Tax Credit Project



2014 Adopt-a-Block



2014 Adopt-a-Block



and resubmitted a tax credit application to Indiana Housing and Community Development Authority in November in order to redevelop the dilapidated building at 908-910 Portage Avenue (the Ward Bakery/Ford Distribution Building). This effort remains a priority for the NNN.

- * The NNN Community Space is open for business and already the space has been in use for some wonderful activities such as a series of free Zumba classes, a café night fundraiser, our Adopt-a-Block kick off, and as a host site for many community meetings. The NNN Community Spaces are open to non-profit and non-commercial groups engaged in educational, cultural, intellectual, or charitable activities, and we welcome your requests and ideas to use the space.

And while this is the Annual Report of the NNN, Inc., it might as well be the thank you note that our neighbors deserve. The changes that neighbors dream, promote, speak about, and implement are too numerous to list, but easy to highlight:

- * In its 12th year, the 2014 Adopt-a-Block litter reduction program in April 2014, for the third time, adopted EVERY block in the neighborhood - well over 200 blocks!
- * After cleaning up the streets, many neighbors got to work on their gardens, and opened up their well-tended spaced for the NNN Garden Walk in August. Nine gardens were open for the walk, and it was a beautiful day, and very enjoyable event. We love to talk about gardening this time of year.
- * Six NNN general meetings and numerous committee meetings engaged residents in issues impacting the neighborhood. Residents learned of infrastructure enhancements, as well as met and dialogued with City leaders from the Department of Code Enforcement as well as the Department of Animal Care and Control. Home maintenance seminars were provided, and additional input sessions were held to discuss the potential future development of the Ford Distribution building.
- * Neighbors are in the planning and testing stages of a resident run Saturday morning coffee shop in an NNN provided retail space. There is a lot of excitement growing about this becoming a place where residents of all backgrounds gather, connect and get to know one another.

Thank you for pausing and celebrating with us. 2014 was a year of exceptional hard work and achievement for everyone that is part of the NNN. Thank you all for your contributions! As your new executive director, I am eager to meet you, if we haven't met, and I am excited to hear your ideas. We can count on change to happen in 2015, and I invite you to directly be a part of the change toward the betterment of our neighborhood.

Statement of Financial Position

December 31, 2014

ASSETS

Cash	\$ 513,923
Grants receivable	121,875
Prepaid expenses	16,690
Property and equipment	1,061,207
Real estate held for resale, net of valuation allowance of \$175,621	160,977

TOTAL ASSETS \$1,874,672

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts payable	\$ 76,072
Accrued expenses	9,644
Grant advances	126,358
Notes payable	25,788

TOTAL LIABILITIES \$237,862

NET ASSETS

Unrestricted	\$1,627,681
Temporarily Restricted	9,129

TOTAL NET ASSETS \$1,636,810

**TOTAL LIABILITIES
AND NET ASSETS \$1,874,672**

STATEMENT OF ACTIVITIES

For the year ended December 31, 2014

SUPPORT AND REVENUE

Contributions	\$ 15,059
Rental Income	34,188
Grant Income - other	8,700
Grant Income - federal	771,191
Miscellaneous	20,073
Loss on sale of real property	(54,746)
TOTAL SUPPORT AND REVENUE	\$794,465

EXPENSES

Change in Net Assets	\$ 120,201
Net Assets, beginning of year	\$1,516,609



Environmental Committee Clean Up



Neighborhood run Coffee Shop



Zumba classes in the NNN Community Space

1007 Portage Avenue
South Bend, Indiana 46616

Phone: (574) 232-9182
www.nearnorthwest.org

Kathy Schuth
Executive Director

Jeff Stanifer
*Property Development
Specialist*

Dustin New
Special Projects

Jamie Miller
*Administrative Assistant &
Finances*

NNN Board of Directors

Mary Turgi
Board President

Michael Hebbeler
Board Vice-President

Ed Baumgartner
Board Secretary

Kim Barrier
Board Treasurer

Andy Grontkowski

Nick Pittman
Edenys Deynes
Margaret Porter
Board Members

Contributors

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 further and to accomplish our mission.

Many thanks to all of you who have shared your time, talent, gifts, and financial resources with the NNN this past year! We look forward to our continued partnerships!

2014 Major Contributors

City of South Bend, Department of Community Investment

Community Development Block Grant

Indiana Association of Community and Economic Development

PNC Foundation

St. Joseph County Housing Consortium

Sisters of the Holy Cross

Contributors to Special Projects

Cathedral of St. James

Ann Clark

Church of Holy Trinity

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

Dave Thomas, County Commissioner

Erasmus Books

Gene's Camera Store

Holy Cross School

Innovisions—Peg Leucke

Martin's Supermarkets

The Medical Foundation

Memorial Hospital of South Bend

Beacon Health Care System Care Partner

Meridian Title Corporation

NNN Youth and Families Committee

NNN Environmental Committee

Praxair

Rink Printing

Roseland Garden Center

St. Joseph County Commissioners

St. Joseph County Health Department

St. Joseph High School

Teacher's Credit Union

And all of the Near Northwest Neighborhood Neighbors! Thank you for all of the gifts that you share!

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 1 of the Housing and Community Development Act of 1977.

