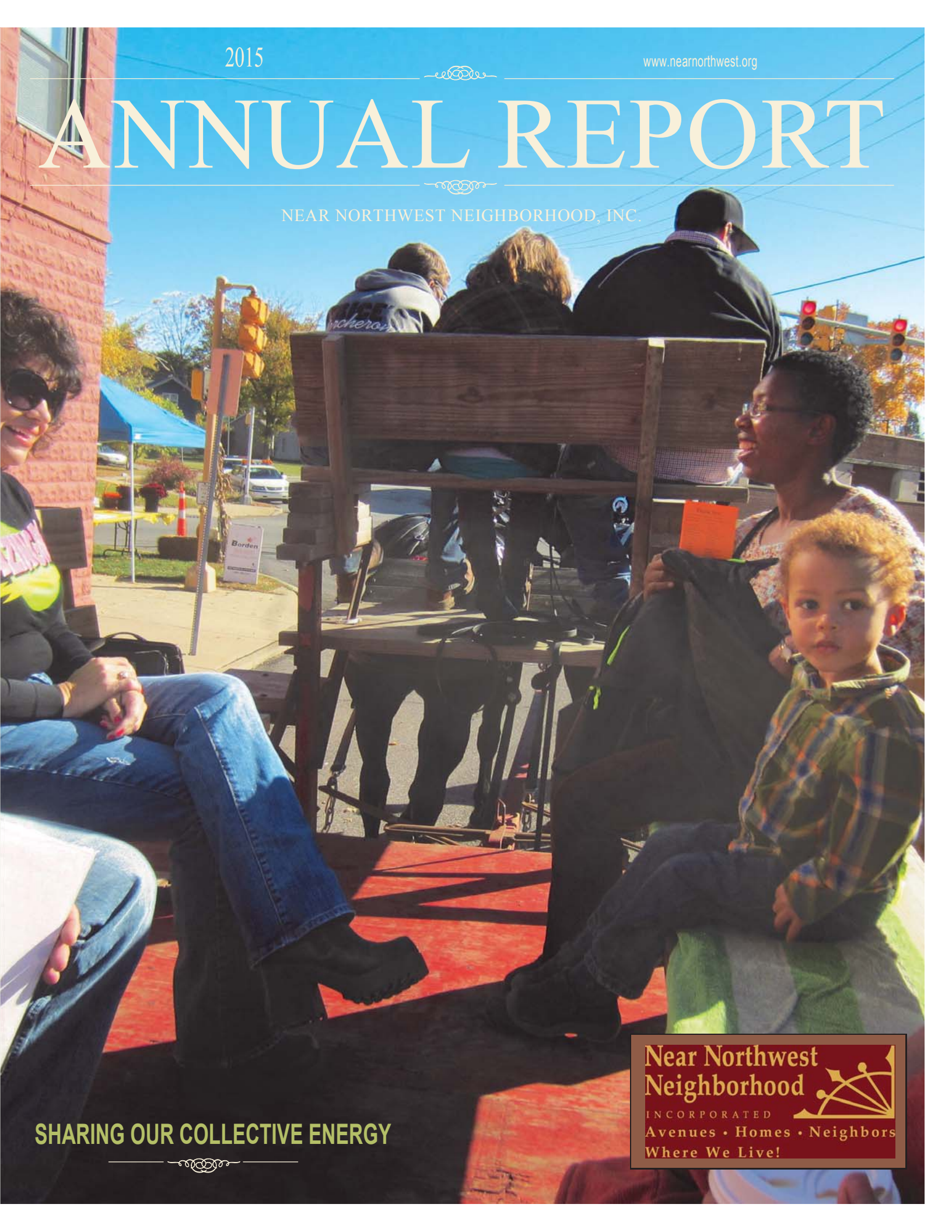


2015

www.nearnorthwest.org

ANNUAL REPORT

NEAR NORTHWEST NEIGHBORHOOD, INC.



SHARING OUR COLLECTIVE ENERGY

Near Northwest
Neighborhood



INCORPORATED

Avenues • Homes • Neighbors
Where We Live!



NNN STAFF & BOARD OF DIRECTORS

Kathy Schuth
Executive Director
Jeff Stanifer
Property Development Specialist
Dustin New
Special Projects
Jamie Miller
Administrative Assistant & Finances
Andre Gingerich Stoner
Neighborhood Networker

NNN Board of Directors

Mary Turgi
Board President
Michael Hebbeler
Board Vice-President
Andy Grontkowski
Board Secretary
Kim Barrier
Board Treasurer
Edenys Deynes
Margaret Porter
Clark Glover
Mark Gould
Alkeyna Aldridge
Linda Wolfe

A NOTE FROM THE EXECUTIVE COMMITTEE

THE ENERGY OF THE NNN

Neighbors and Friends,

It's such a pleasure to write the Annual Report for the Near Northwest Neighborhood, Inc. (NNN) every year: taking time to reflect, celebrate what we've done together, challenge ourselves in the areas that have fallen short, and look forward to the future.

2015 was a year of greatly expanding energy in the NNN as we engaged in all of our work: physically revitalizing the neighborhood, strengthening the social fabric of our community, and ensuring the long-term viability of the organization.

2015 was a year of greatly expanding energy in the NNN as we engaged in all of our work: physically revitalizing the neighborhood, strengthening the social fabric of our community, and ensuring the long-term viability of the organization.

The most significant success of all has been the collective energy we've been building and gathering together. The near northwest neighborhood is your neighborhood, and more and more of your voices are shaping the place you call home - the block where you live and the entire surrounding area. The collective energy of the NNN is the shared spirit of renewal that all of you are bringing to our community.

Energizing Neighbors

In 2015, over a dozen NNN general meetings brought residents together around a variety of topics impacting the neighborhood. We brainstormed the future of Arts Café, dialogued about Avenue's Edge, housed a Police "roll call" to discuss neighborhood safety, explored clean energy, and experimented with digitally mapping the neighborhood, net-zero energy housing, the Leland Avenue partnership, and designing healthy neighborhoods. Partnering with other community organizations, we brought additional programming to the neighborhood, including a Job Fair conducted by the Goodwill Career Center.

In 2015, NNN's Adopt-a-Block litter reduction program once again adopted every block in the neighborhood. Undaunted by the rain, we collectively removed over 5 tons of litter from the neighborhood. We are grateful to the City of South Bend, and to you, for partnering in this yearly effort!

Arts Café sported new attractions in 2015: a hayride "tour" of our neighborhood and NNN-rehabilitated affordable housing and a Kid's Zone celebrating the creative energy across generations. As always, the signature event provided countless opportunities to explore good food, enjoy local musicians, and discover South Bend artisans.

Together, in 2015, a team of neighbors, including Michael and Catherine Griffin, John Horton, and Brook Hardy, organized, planned, and renovated NNN space to open The Local Cup. Featuring exceptional locally roasted coffee and other local products, this instant neighborhood gathering place is now open every weekend. With its unique pay-it-forward model, the TLC provides hospitality to all who enter the doors. The Local Cup not only provides space for neighbors to meet one another, have fun, and enjoy community; it also houses a

Volunteers pick up litter in the spring of 2015



volunteer-run Leadership Development program for neighborhood youth who help staff the shop.

Another group of neighbors, including Nancy Tetzlaff, Barbara Devereaux, and Linda Wolfe, began a 55+ meet-up group for neighbors 55 years and older. This group is bursting with energy and ideas, drawing people together – sponsoring speakers, providing community service, and sparking new ways to create community at each monthly meeting.

Last May, neighbor Cathy Stoner and NNN staff member Dustin New organized a free bike repair workshop during Bike the Bend. Despite the spring rain, over 50 bikers stopped by for a tune-up.

The NNN, in 2015, celebrated South Bend's 150th birthday with the creation of our SB150 Art Gallery. This project commissioned art from ten local artists, placing their work on semi-permanent display in the NNN community space. Creation of the gallery was supported by grants from SB150 and the Community Foundation of St. Joseph County.

Energizing our Future

Beginning in 2015, the NNN Board of Directors entered into a real-time strategic planning process to review the current state of the organization and ensure the groundwork is laid for a sustainable future.

In earth-friendly sustainability work, with a Solar Uniting Neighbors (SUN) grant from the Indiana Association for Community & Economic Development and donations from community partners, the NNN was able to install 24 solar panels on the roof of the Community Center, greatly offsetting our energy consumption.

Another neighbor, Mike Keen, founded Thrive Michiana, and is currently planning

717 Cottage Grove was a vacant and abandoned property in 2014. In 2015, the renovation was completed and a new NNN family moved into the neighborhood.

to develop Net Zero Energy housing in the Shetterly Triangle area (California, Demau-de, and Woodward) in partnership with the NNN and Borkholder Building.

Housing Our Energy

In the past year, the NNN was able to impact 31 properties: impacted 7 vacant lots, partnered on 9 Blight Elimination Properties, purchased 4 homes, sold 5 homes to new NNN homebuyers, sold 6 vacant lots, and started and completed 3 housing rehabs.

The NNN works in many ways to provide affordable housing to low-moderate income housing, while working in target areas to revitalize the neighborhood, and encourage private investment.

In collaboration with Indiana Landmarks, Habitat for Humanity of St. Joseph County, and the City of South Bend, the NNN is participating in the Leland Avenue Revitalization Project which will renovate two houses and build one newly-constructed house.

The Energy of Community




These are just highlights of the many things that you, our energized neighbors, and the NNN have been doing during the past year. In the pages that follow, you will learn more about the currents of energy in our community through the voices of neighbors who, of course, are at the heart of it all. We are so grateful to be a part of this community, and greatly look forward to working together for the revitalization of **our common home.**



OUR MISSION

AT THE NEAR NORTHWEST NEIGHBORHOOD

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
-  Promoting the neighborhood's interest within the neighborhood and the entire community



OUR CORE VALUES

AT THE NEAR NORTHWEST NEIGHBORHOOD



ALKEYNA ALDRIDGE

NNN BOARD MEMBER

Alkenya Aldridge has been a member of the NNN Board for nine months, bringing a fresh perspective to the group. She loves to be part of this community where everyone is made to feel welcome. At first she was not sure of her reception, but she was immediately surrounded by friends. “It feels very much like a homecoming and the energy of the neighbors is amazing. The NNN is breaking down barriers between people, making them all feel that they belong here.”

Alkenya appreciates that the NNN, like any successful organization, never stands still. She helps in always questioning how a program can be made better. This

It feels very much like a homecoming and the energy of the neighbors is amazing. The NNN is breaking down barriers between people, making them all feel that they belong here.

goes even for the NNN’s most successful housing program. It has aided many people to own homes who could not otherwise afford them and at the same time the rehabbing has improved the neighborhood. “We are always asking how we can make sure that our program is reaching the people who most need it.”

The NNN doesn’t rest in its efforts to build relationships. That is the guiding principle behind The Local Cup as well as Andre Stoner’s recent appointment as neighborhood organizer. The NNN is creating new ways to use its community space, supporting a monthly poetry slam, organized by Brian Diggins, a farmer’s market, and hoping to build an Incubator Kitchen to help neighbors start businesses of their own. To do all this and more, the NNN has set itself a priority of raising \$50,000. Alkenya both learns from and contributes to all these efforts at creating a vibrant, inclusive, and welcoming neighborhood.

GROWING COMMUNITY



COLLABORATION AND CONVERSATION LEADS TO EMPOWERMENT AND REVITALIZATION

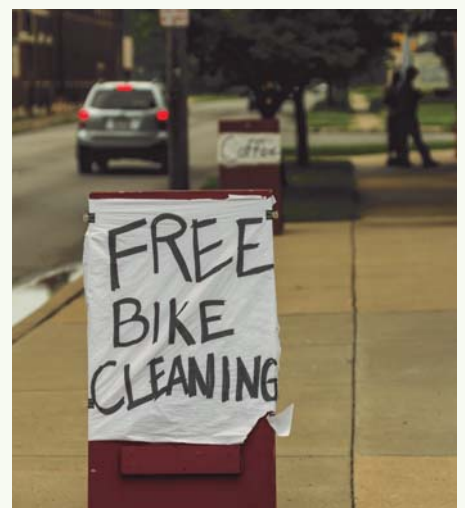


The 2015 NNN Arts Café drew a large crowd of all ages to enjoy the houses, artists, musicians, and the Kid Zone



NNN completed 621 Scott street in 2015, and a new neighbor will be moving in to the neighborhood in 2016

NNN neighbors celebrated Bike to Work week with a free offer of bicycle tune-ups and cleanings



NNN Community Voices

JOHN MYNSEBERG NNN NEIGHBOR

“I am more confident now about our neighborhood than ever before,” says John Mynsberge. “It has gotten cleaner, quieter, with lots more young people to bring new energy, and rich diversity.” John and his wife Nola have lived in their 1902 home on Portage for nine years. They especially love their pillared porch from where they can wave to passersby and stay connected to their neighborhood. “I can’t imagine living in a house without a porch.”

“Every home has a story, that’s what I enjoy about our neighborhood.” John and Nola’s house once belonged to the Riess family who owned a furniture store in town. Some house stories, however, reveal secrets that may come as a shock. This happened when John took down the garage, built in the 1920’s. The inside walls were wood paneled and when he turned the boards over, he discovered anti-Semitic slogans smeared all over the backs.

Thinking about the future, John would like to see small shops within walking distance, such as a bakery, a hardware store, a little pizza place. He realizes the tremendous challenges in starting a new business, but he hopes that as the neighborhood develops, this may happen. “In the meantime, we may think about urban farms on empty lots. And we should support our local grocery store as much as possible.” John and Nola make it a point to do their shopping at the Portage Martin’s. “In any case,” he concludes, “we have to continue making our neighborhood attractive for young people to live here.”

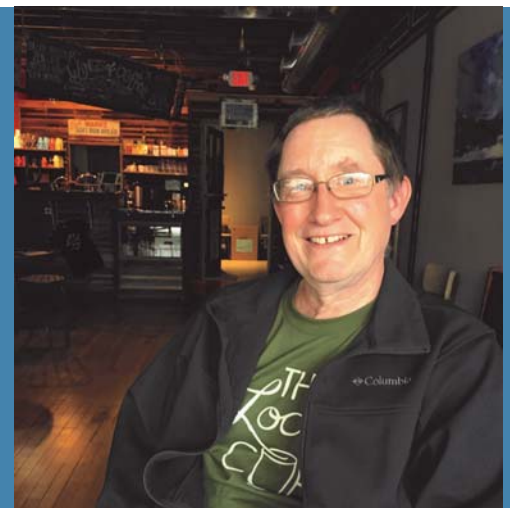


SHERRY WILLIAMS

NEW NNN NEIGHBOR

Sherry Williams is a newcomer to the neighborhood, but she already feels welcome here. She bought her home on Cushing Street last December. The house has been beautifully remodeled by the NNN with a large kitchen, refinished oak floors and the lovely woodwork one only finds in older homes. Sherry is a member of Kern Road Mennonite Church where Andre Stoner also is a member. It was Andre who alerted her to the house that was coming available through the NNN. He lives right across the street. At first some of Sherry’s friends and family were skeptical about her moving into this neighborhood, fearing that it was not safe. Sherry, however, loved the house and the garden and went ahead. Her granddaughter and her great grandson have moved in with her. Right next door to her is another member of Kern Road Mennonite Church and she has found the neighborhood to be pleasant and welcoming.

Sherry is grateful to the NNN for making it possible for people to become homeowners who would not otherwise be able to do so. When she explains what she wants to find in her new environment, it is a succinct summary of what we all hope for in the places where we live: to find a nice place to raise our families; to feel safe and secure; to become a member of the larger community. Sherry still is settling into the house, while also working full-time. But she imagines that she will play a more active part in the neighborhood in the future.





MICHAEL & CATHERINE GRIFFIN, JOHN HORTON, AND BROOK HARDY

NNN NEIGHBORS AND FOUNDERS OF THE LOCAL CUP

The founders of The Local Cup in the Near Northwest Neighborhood Center had one guiding vision in starting their coffee house: “to build connections between neighbors and create community.” And they may have exceeded even their own high hopes. Within the short time of its existence, The Local Cup has grown into a vibrant and welcoming space not only for the immediate neighborhood but for a diverse group of people from all across South Bend.

Two young couples made this happen, Brook and John Hardy and Catherine and Mike Griffin. They began with a pop up coffee house at the 2013 Arts Café of the NNN. People responded so enthusiastically that the four decided to tackle the job of having a more permanent coffee house. Seed money from the Sisters of the Holy Cross helped to rehab the room and start an internship program. Many hands participated in the renovation to make The Local Cup a fun, creative, and welcoming space. The walls feature intricate wood work from recycled materials and paintings by local artists. If the four founders are surprised by anything, it’s the pace at which it’s all taken off.



In order to fulfill their vision of making connections between diverse groups and assuring that the coffee house is representative of the entire neighborhood, the four welcome every newcomer, establishing personal connections with all who enter. Since it is a “pay-it-forward” place, where people pay what they can for those coming after them, anyone can afford a cup of coffee or a homemade muffin. Despite all the behind the scenes organ-

ization necessary to run The Local Cup, everything happens informally and organically. New initiatives are developing on this foundation, whether it’s a monthly poetry slam or a black tie event, a class meeting, or an over 50 group get together. At this point The Local Cup is open each Saturday from 9am to 1pm and Sunday from 2 to 4pm. It is always packed with young and old, eager for friendly conversation and companionship.



NNN COMMUNITY IN 2015



Statement of Financial Position

December 31, 2015

ASSETS

Cash	\$ 275,137
Grants receivable	173,693
Prepaid expenses	22,285
Property & Equipment	1,077,736
Other Assets	\$130,539

TOTAL ASSETS \$1,850,510

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts payable	\$ 116,444
Accrued expenses	25,509
Grant advances	163,239

TOTAL LIABILITIES \$305,192

NET ASSETS

Unrestricted	\$1,541,971
Temporarily Restricted	3,347

TOTAL NET ASSETS \$1,545,318

TOTAL LIABILITIES AND NET ASSETS \$1,850,510

STATEMENT OF ACTIVITIES

For the year ended December 31, 2015

SUPPORT AND REVENUE

Contributions	\$ 12,551
Rental Income	40,794
Gifts In Kind	5,984
Grant Income - other	22,975
Grant Income - federal	945,663
Other Revenue	659

Loss on sale of real property
(402,759)

TOTAL SUPPORT AND REVENUE \$625,867

EXPENSES

Change in Net Assets
(\$ 91,492)

Net Assets, beginning of year
\$1,636,810

Net Assets, end of year
\$1,545,318



NEIGHBOR-TO-NEIGHBOR

In 2016, we have launched Neighbors Together, a \$50,000 fundraising campaign, and a neighbor-to-neighbor community building initiative dedicated to creating a better and more vibrant South Bend for everyone.

We care about and are committed to one another, our neighborhood, and the city. Our goals are to:

- Strengthen neighborly relations
- Engage and Empower local youth
- Support local and neighborhood producers and entrepreneurship
- Identify, develop, and deepen neighborhood assets and networks
- Create a vibrant, healthy, and sustainable community

We are creating a number of programs through which we can realize our goals:

The Local Cup

Community Coffee Shop, founded by volunteers, and operating on a pay-it-forward basis, allowing neighbors of all income levels to be regulars.

Youth Leadership Development Program

Leadership training and internships are offered through The Local Cup for local teens

Incubator Commercial Kitchen

A small certified commercial kitchen will allow neighbors to be small entrepreneurs in culinary arts.

Community Engagement

Increased resources for identifying neighborhood assets, building networks of support, and helping neighbors work together for the betterment of the neighborhood.

We need your help! Together we can continue to build a sustainable community through these initiatives. Your financial support is essential to this grass-roots campaign. Contributions can be made out to the Near Northwest Neighborhood, made online (via PayPal) at nearnorthwest.org, or at The Local Cup

Clean Energy Showcase





CONTACT US

NEAR NORTHWEST NEIGHBORHOOD, INC
1007 PORTAGE AVE
SOUTH BEND, IN 46616
574/232-9182

WWW.NEARNORTHWEST.ORG

**Near Northwest
Neighborhood**
INCORPORATED 
Avenues • Homes • Neighbors
Where We Live!

1007 PORTAGE AVE
SOUTH BEND, IN 46616



www.nearnorthwest.org

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 NNN COMMUNITY IS GRATEFUL FOR YOUR SUPPORT

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!

2015 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

Alliance Architects

Ann Clark

Beth Salman

Borkholder builders

Colleen New

Crooked Ewe

The Local Cup

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

Community Foundation of St. Joseph
County

Dave Thomas, County Commissioner

Erasmus Books

Frame Factory

Gabrielle Robinson

Gene's Camera Store

George Garner

Habitat for Humanity of St. Joseph
County

Holy Cross School

Indiana Landmarks of Northern Indiana

Innovisions—Peg Leucke

Inovateus

Joan Downs

Lawson-Fisher Associates

Mark Hoipkemier

Martin's Supermarkets

Meridian Title Corporation

Michael Hebbeler

NNN Arts Cafe Committee

NNN Property Development

Notre Dame Federal Credit Union

Roy & Peggy Hruska

SB150

South Bend Brew Werks

South Bend Music Exchange

St. Joseph County Commissioners

St. Joseph County Health Department

Teacher's Credit Union

Thrive Michiana

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