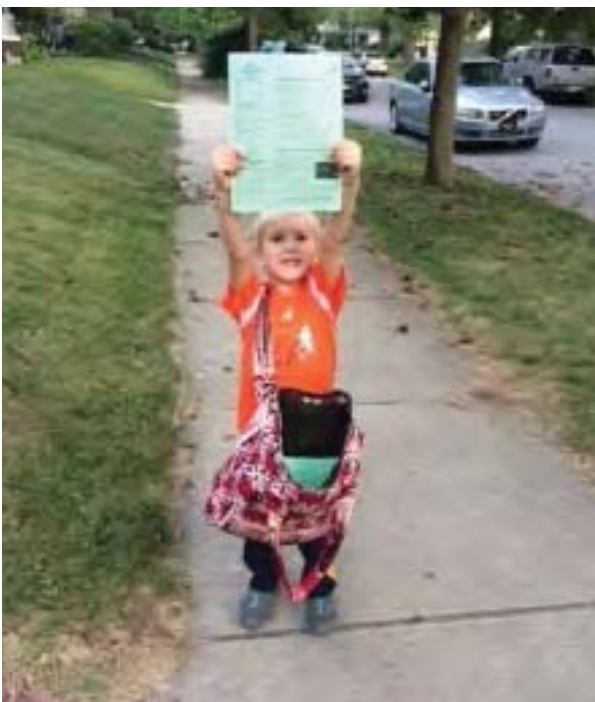


2017
ANNUAL REPORT

NEAR NORTHWEST NEIGHBORHOOD, INC.



www.nearnorthwest.org



A NOTE FROM THE EXECUTIVE COMMITTEE

OUR NEIGHBORHOOD IS FORMED BY CONVERSATIONS

Neighbors, supporters, and friends,

While the Near Northwest Neighborhood, Inc. (NNN as we lovingly call it) is many things, one of the things we are beginning to believe that it is, is a collective of relationships. And each of these relationships has sprung from a conversation, and from listening to each other.

Forty-three years ago, when Mary Grace Melander signed our incorporation documents as the first principal office holder of the organization, perhaps she would have been surprised to know that the hardware store that she was connected to would become a community center. Or perhaps she wouldn't be surprised at all, for she also was a shaper and gatherer of community, around her hardware counter. Today, you'll find her name on the door, and her spirit of creating community pulsing through the NNN.

In 2017, we were able to hire a full time Neighborhood Networker, Andre Stoner, and this action speaks clearly to the organization's desire and commitment to the second part of our Mission: "Organizing and Empowering Community Residents". We seek to have solid footing in all of our Mission as a neighborhood-based community development corporation, and we are thrilled to be strengthening our commitment to community engagement.

Also in 2017, we found out some health news about our neighborhood that is quite sobering: that there are high rates of children in our neighborhood testing with elevated blood lead levels. The NNN always seeks to engage in community and neighborhood issues that concern us all, and we have been responding to this news, convening a Lead Affinity Group, and winning a EPA Environmental Justice grant that has allowed us to hire three part-time Community Outreach Workers.

We'd look forward to continuing many conversations about our 2017 highlights and what's to come in the NNN!

NNN STAFF & BOARD OF DIRECTORS

Kathy Schuth
Executive Director

Jeff Stanifer
Property Development Specialist
Jill Joachim
Community Outreach and Admin

Andre Gingerich Stoner
Neighborhood Networker

2017 NNN Board of Directors

Michael Hebbeler
Board President

Mary Turgi
Board Vice-President

Andy Grontkowski
Board Secretary

Mark Gould
Board Treasurer

Edenys Deynes

Clark Glover

Mark Gould

Alkeyna Aldridge

Andre Northern

Jennifer Pittman





OUR MISSION

We are an organization of citizens dedicated to the preservation and revitalization of the neighborhood through:

- Providing affordable housing to low-to-moderate income households
- Organizing and empowering community residents
- Promoting the neighborhood's interest within the neighborhood and the entire community



OUR CORE VALUES



Talking about Neighborhood Housing

Meeting our mission to provide affordable housing to low-to-moderate income families found us in a transition year in 2017 with limited building projects, but also found us with increased opportunities and possibilities of partnership.

- We have continued our **affordable homeownership program**, with support from City partnerships, working on rehabilitations of homes on Cushing, Blaine, and Van Buren streets.
- In 2017, the NNN received a **Project Reinvest: Neighborhoods** grant that will impact neighborhood revitalization in 2017 and 2018, allowing the demolition of two blighted properties, adding to the rehab of three homes for home ownership to low and moderate income families, and one new construction single family home. Additionally this funding has allowed for some improvements such as a new neighborhood sign, and a community based mural in our patio area.
- The NNN has partnered with Thrive Michiana on providing land for future **net-zero energy housing on Shetterley Triangle** (between California and Demaude). There is also a partnership with Habitat for Humanity for new construction and remodeling of four houses on this same block.
- The NNN partnered to apply for **Low Income Housing Tax Credits** in 2017 to create affordable rental housing in the Ford Distribution/Ward Bakery building. We were not awarded those funds, despite a competitive and well-scoring application, and we intend to apply again in 2018.



Talking about Neighborhood Networking

- We welcomed our **Neighborhood Networker, André Stoner**, to our staff full-time in early 2017, André takes on the NNN's mission of engaging and empowering neighbors, and we've been excited to see neighbors engaging and creating a flourishing community.
- We were delivered difficult news about **challenges with lead** in our homes and soil in the NNN. We have partnered with community leaders and partners to form a **Lead Exposure Affinity Group**.
- We succeeded in applying for an **EPA Environmental Justice grant**, allowing us to hire three part-time **Community Outreach**



Workers to promote and provide lead education, and direct contact with neighbors to discuss this issue which affects all of our housing in the NNN.

- To build our listening skills, and have more direct neighborhood oversight of our community organizing work, we have established a seven-member NNN Steering Committee for our neighborhood organization project, comprised of neighbor-members.
- We have strengthened our relationships with NNN churches, with a focus on the **Church in the City Initiative**, and increasing conversations with local congregations about the church's role in neighborhoods, and how we can increase neighborhood stability together.
- Over 90 neighbors participated in **One-on-One Trainings**, learning how powerful this simple relationship building tool can be.

Talking about Neighborhood Gatherings

- In 2017 NNN's Adopt-a-Block litter reduction program once again adopted every block in the neighborhood. With a beautiful day for us, we collectively removed over 5 tons of litter from the neighborhood. We are grateful to the City of South Bend and others for partnering in this yearly effort!
- The NNN Arts Café continued some new favorite attractions in 2017: 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.

These are just highlights of the many things that you, our energized neighbors, and the NNN have been doing during the past year. We are so grateful to be a part of this community, and greatly look forward to working together for the continued revitalization of our common home.





Statement of Financial Position

December 31, 2017

ASSETS

Cash	\$ 76,672
Grants receivable	159,434
Prepaid expenses	5,283
Property & Equipment	1,021,588
Property Held for Resale	72,937
Other Assets	\$118,825

TOTAL ASSETS \$1,454,739

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts payable	\$ 13,965
Accrued expenses	11,073
Grant advances	110,186

TOTAL LIABILITIES \$ 135,224

NET ASSETS

Unrestricted	\$1,254,588
Temporarily Restricted	64,927

TOTAL NET ASSETS \$1,319,515

TOTAL LIABILITIES AND NET ASSETS \$1,454,739

STATEMENT OF ACTIVITIES

For the year ended December 31, 2017

SUPPORT AND REVENUE

Contributions	\$ 8,363
Rental Income	40,626
Grant Income - other	99,750
Grant Income - federal	412,709
Other Revenue	28,019

Loss on sale of real property
(242,077)

TOTAL SUPPORT AND REVENUE \$ 347,390

EXPENSES

Change in Net Assets
(\$ 173,732)

Net Assets, beginning of year
\$1,441,885

Net Assets, end of year
\$1,319,515



NEAR NORTHWEST NEIGHBORHOOD COMMUNITY HIGHLIGHTS

The NNN Community Center is hopping, with your conversations, events, ideas, and shared community meetings

A combined 618 events, meetings, yoga, art, and music classes, and gatherings were hosted at the NNN Community Center in 2017 — that's 12 a week, on average!

45 events, meetings and gatherings were hosted by the NNN

184 events, meetings, and gatherings were hosted by NNN neighbors

You're seeing the lights on most of the time! Wondering what's going on?

It could be....

....Zumba, Geotagging, REAL services, Muessel School's FACE program, Goodwill Job Fair, Life celebrations, a charitable event, a City or County public meeting about the duck pond, the Coal Line Trail, the River, Cops and Coffee, a yoga dance class, yoga, spinefullness, a youth theatre program, the Urban Garden Farmer's Market, the Lead Exposure Affinity Group, and many, many, more! We love sharing our space with the NNN community!



The Local Cup was open for over 616 hours in 2017, with approximately 100 neighbors coming through every weekend. The Local Cup employs local high school interns and St. Mary's College and Holy Cross College work-study students, and is managed by NNN neighbors who volunteer their time

The NNN Impacted 17 properties in 2017. We sold two homes to low-moderate income families, purchased six properties for future rehab or development or for use as side lots, and held and maintained nine lots as part of a blight elimination program. We've also been spending a lot of time lining up opportunities for 2018!



The Urban Garden Farmer's Market teamed up with the NNN in 2017, locating their weekly fresh food market in our parking lot. They were open for 22 Saturdays, and are looking forward to returning!

451 NNN households participate in the neighborhood list-serv, which had over 1,800 posts last year, keeping communications easy and up to date. The NNN facebook page grew to over 860 members in 2017, a 41% increase over 2016.





CONTACT US

NEAR NORTHWEST NEIGHBORHOOD
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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!

2017 Major Contributors

- | | |
|---|---|
| 1st Source Foundation | Dave Thomas, County Commissioner |
| Catholic Campaign for Human Development, Diocese of Fort Wayne-South Bend | Englewood Development Company |
| City of South Bend, Department of Community Investment | Erasmus Books |
| Community Development Block Grant | Grass Roots Media |
| St. Joseph County Housing Consortium | Habitat for Humanity of St. Joseph County |
| Sisters of the Holy Cross | Holy Cross Parish and School |
| Stanley and Flora Clark Trust | Jane Smith |
| Wells Fargo Foundation | Jessica Dieter |
| KeyBank | John Horton & Brook Hardy |
| PNC Foundation | Kingdom Life Cathedral |
| EPA Environmental Justice Program | Kruggel, Lawton, and Company |
| Project Reinvest: Neighborhoods | Martin's Supermarkets |
| Contributors to Special Projects | Meridian Title Corporation |
| 55+ Social Group | Mike & Catherine Griffin |
| Aldridge Insurance | Muessel Elementary School |
| Alliance Architects | NNN Arts Cafe Committee |
| Ann Clark | Notre Dame Federal Credit Union |
| Beth Salman | Place Homes |
| Bill & Giovanna Sanduski | Roy & Peggy Hruska |
| Borkholder Buildings | South Bend Music Exchange |
| Clark Glover | St. Joseph County Commissioners |
| Colleen New | St. Joseph County Health Department |
| City of South Bend, Bureau of Streets | St. Paul Bethel Baptist |
| City of South Bend, Department of Code Enforcement | Teacher's Credit Union |
| City of South Bend, Police Department | The Local Cup |
| Community Foundation of St. Joseph County | Thrive Michiana |

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