



Near Northwest Neighborhood

INCORPORATED



Avenues • Homes • Neighbors
Where We Live!

2018 Annual Report



A NOTE FROM THE EXECUTIVE COMMITTEE

OUR NEIGHBORHOOD IS FORMED BY RELATIONSHIPS

Neighbors, supporters, and friends,

If true success can be described as having a supportive community of relationships – than we would with great pride tell you that the Near Northwest Neighborhood is on its way to true success. We value nothing higher than building a strong network of neighbors, where all are invited, and all belong – and all know that they are part of this shared community.

This value and hope guides us in our every day, knowing that each time we meet, each time the door opens, each passing conversation leads us into better relationships, better understandings of our shared place and needs and celebrations. We think that you value and honor this as well – and we continue to see how that plays out in so many neighborhood interactions.

We have also been excited to work with the City of South Bend as their planning team works on a neighborhood plan for our area. This process has raised many questions for ourselves, and for our neighbors. What would success and thriving look like? And can it look like the same thing for everyone in the neighborhood? We hope so, and we know we need to continue to dialogue on this very thing.

We are inspired by you, and all that has happened in the NNN in 2018-2019. Because of what we've seen, we greatly look forward to continuing together. We feel that in 2019 our continued, and never ending, focus is to encourage building of relationships.

NNN STAFF & BOARD OF DIRECTORS

Kathy Schuth

Executive Director

Jeff Stanifer

Property Development Specialist

Jill Joachim

Community Outreach and Administration

André Gingerich Stoner

Neighborhood Networker

Emily Dean

Community Outreach Team

Clara Ross

Community Outreach Team

Dwane Laster

Maintenance

Brook Hardy, John Horton,

Catherine Griffin, Mike Griffin

The Local Cup Volunteer Managers

2018/2019

NNN Board of Directors

Clark Glover

Board President

Mary Turgi

Board Vice-President

Jennifer Pittman

Board Secretary

Mark Gould

Board Treasurer

Andre Northern

Andy Grontkowski

Jessica Dieter

Kelsey Lantz

Twila Newbill

Muhammad Shabazz

Venus Myles





OUR MISSION

We are 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





Neighborhood Housing Builds New Relationships

Meeting our mission to provide affordable housing to low-to-moderate income families continues to shape our revitalization efforts in the NNN. In early 2019, we were heartened to participate with the City of South Bend in a neighborhood planning process. Results from that process will be available later in 2019.

We have continued our affordable homeownership program, with support from City partnerships, working on rehabilitations of homes on Van Buren, Cottage Grove, Portage, and California avenues. We also have three new-construction, single-family homes underway for sale in the summer of 2019. All told, from work started or completed in 2018, we will be welcoming at least 8 new families into the neighborhood.

In 2017, the NNN received a Project Reinvest:Neighborhoods grant that has impacted 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 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 no longer plan to apply for these funds for this project. We will be working together with community partners to look for opportunities for new futures with the building.

We also continue to be advocates in the wider community for existing homeowners regarding needed funding for repairs, basic services, infrastructure improvements, as well as renters and investors in creating high-quality rental properties in the NNN.



Neighborhood Networking Builds New Relationships and Strengthens Current Relationships

We welcomed our Neighborhood Networker, André Stoner, to our staff full-time in early 2017, and André continues to take on the NNN's mission of engaging and empowering neighbors. We've been excited to see neighbors engaging and creating a flourishing community, and we can't wait for more.



After receiving 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 Affinity Group. Additionally, in 2018, 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. We hope you may have met one or two or three of our Community Outreach Team in 2018 - and they will be continu-

ing in 2019 through partnerships with the City of South Bend and Beacon Community Impact.

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. This group has met monthly, and has a current series of house meetings underway. We hope you may consider hosting one, in order to meet with your neighbors to build community, and potentially create positive change.

Neighborhood Networking often leads to needed shared conversations, and pushes for positive change! In 2018, neighbors and networkers alike participated in conversations with Code Enforcement, around lead, about rentals and tenants rights, and more. We gathered more than 60 neighbors to support the passage of a Rental Safety Verification Program (RSVP) at the City level.

Community Partnerships Amplify Our Work Through Relationships

We have Incredible community partners, and our work wouldn't happen or continue without them. Often, as all good relationships go, the partnership helps amplify the work of all partners for the benefit of the community.

In one example, in 2018, the NNN was able to partner with the Mayor's Office and successfully apply for a Community Wins grant from the U.S. Conference of Mayors and the Wells Fargo foundation for a program we called Building Inclusion - a small business training for minority contractors, as well as an opportunity for lead abatement training for minority contractors. We were then able to increase the partnership in this effort by working with the newly opened CUC Business Development Center, who created curriculum for and ran the business training. All in, we worked with over 20 contractors to increase their capacity and certifications.

Neighborhood Gatherings Encourage Relationships

In 2018 NNN's Adopt-a-Block litter reduction program once again adopted every block in the neighborhood. 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 2018: 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.



NEAR NORTHWEST NEIGHBORHOOD COMMUNITY HIGHLIGHTS

A combined 869 events, meetings, yoga, art, and music classes, and gatherings were hosted at the NNN Community Center in 2018 — that's 16 a week, on average, and a 40% increase since 2017.

75 events, meetings and gatherings were hosted by the NNN

409 events, meetings, and gatherings were hosted by NNN neighbors (a 122% increase from 2017!)

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

It could be...

...Zumba, REAL services, Muessel School's FACE program, Goodwill Job Fair, a charitable event, a City or County public meeting about the duck pond, the Coal Line Trail, the River, neighborhood planning workshops, yoga, spinefulness, 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 675 hours in 2018, with approximately 100-150 neighbors coming through every week. 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 over 18 properties in 2018. We sold two homes to low-moderate income families and four vacant lots for side lots or development. We purchased three properties for future rehab. We contracted for two demolitions. We have rehabs underway at four houses, and three new construction single family homes are being built. We've also been spending a lot of time lining up opportunities for 2019!



The Urban Garden Farmer's Market continued to team up with the NNN in 2018, locating their weekly fresh food market in our parking lot. They are looking forward to returning in summer 2019!

487 NNN households participate in the neighborhood list-serv, which had over 2,000 posts last year, keeping communications easy and up to date. The NNN Facebook page grew to over 1,000 members in 2018, a 17% increase over 2017.



The NNN Community Outreach Team knocked on every door in Census Tract 6, and connected with at least 75% of all families who have children ages 7 and under. This team continues to connect with families regarding lead education, testing, and resources. The team also organized four free lead blood testing events in 2018.



Statement of Financial Position

December 31, 2018—

Note: Audited and complete, but not
Final Reviewed by Audit Team

ASSETS

Cash	\$ 151,560
Grants receivable	167,529
Property & Equipment	1,003,742
Property Held for Resale	492,918

TOTAL ASSETS **\$1,815,749**

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts payable	\$ 55,960
Accrued expenses	19,525
Grant advances	331,660

TOTAL LIABILITIES **\$ 407,145**

NET ASSETS

Unrestricted	\$ 1,348,677
Temporarily Restricted	59,927

TOTAL NET ASSETS **\$1,408,604**

**TOTAL LIABILITIES
AND NET ASSETS** **\$1,815,749**

STATEMENT OF ACTIVITIES

For the year ended December 31,
2018

SUPPORT AND REVENUE

Contributions	\$ 9,083
Rental Income	47,758
Grant Income - other	478,303
Grant Income - federal	501,061
Other Revenue	43,759

Loss on sale of real property
(86,176)

**TOTAL SUPPORT AND
REVENUE** **\$ 993,788**

EXPENSES

Change in Net Assets
\$ 82,887

Net Assets, beginning of year
\$ 1,325,717

Net Assets, end of year
\$ 1,408,604



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, businesses, 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!

2018 Major Contributors

Catholic Campaign for Human Development, Diocese of Fort Wayne -South Bend

City of South Bend, Department of Community Investment

Community Development Block Grant

St. Joseph County Housing Consortium

Sisters of the Holy Cross

Wells Fargo Foundation

KeyBank Foundation

PNC Foundation

EPA Environmental Justice Program

Project Reinvest: Neighborhoods

U.S. Conference of Mayors

Contributors to Special Projects

Aldridge Insurance

Alliance Architects

Ann Clark

Beth Salman

Clark Glover

Colleen New

City of South Bend, Department of Code Enforcement

City of South Bend, Police Department

Dave Thomas, County Commissioner

Englewood Development Company

Erasmus Books

Goodwill Industries

Grass Roots Media

Habitat for Humanity of St. Joseph County

Holy Cross Parish and School

Krugger, Lawton, and Company

Martin's Supermarkets

Meridian Title Corporation

Muessel Elementary School

NNN Arts Cafe Committee

Neighborhood Resources Connection

Notre Dame Federal Credit Union

Place Homes

REAL Services

South Bend Music Exchange

St. Joseph County Commissioners

St. Joseph County Health Department

St. Paul Bethel Baptist

The Local Cup

Thrive Michiana

Urban Garden Farmer's Market

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



Near Northwest Neighborhood
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Where We Live!

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