



# Near Northwest Neighborhood



INCORPORATED

Avenues • Homes • Neighbors  
Where We Live!

## 2019 Annual Report



# A NOTE FROM OUR BOARD PRESIDENT

## A NEIGHBORHOOD FOR ALL

Dear neighbors, supporters, and friends,

I write this letter to you while our offices and community spaces are closed to the public – and while our neighbors are forming helpful response networks, to provide and protect their neighbors, in the midst of our community’s response to the COVID-19 pandemic. This viewpoint focuses my thoughts, knowing that foremost what I want to say to you about the Near Northwest Neighborhood’s work in the past year, and looking to the future: in whatever we do, wherever we do it, we do it together.

We hold high the value of building a strong network of neighbors, where all are invited, and all belong – and we all know that they are part of this shared community. I want to welcome Andre (Dré) Northern as our new NNN Community Organizer. He has been spending a lot of time lately calling and emailing members, just checking in. We can’t wait until it’s safer for us to meet in person together again.

We continue to see tremendous signs of “Spring” and “Summer” in our neighborhood, with homeowners working on repair projects, multiple neighbors taking on renovations of houses, gardens being planted and renewed. I really missed not having our annual Adopt-A-Block this year. We strive to have the NNN, Inc. work alongside these efforts, bringing new areas and “shoots” of stability into blocks that have experienced much vacancy and turnover. The City of South Bend has targeted the areas of Harrison and Sherman Avenues for in-fill homeowner and rental housing, and we hope to help shape and create some of this work. We also plan to develop additional rental properties managed by our organization. And in all that we do, we are committed to ensure that: whatever we do, we do it together.

The NNN remains at its strongest at this time, mainly due to the networks of relationships that you all have, create, share, and bring. I feel very proud to be part of this, and very much look forward to our work together in the coming year.

NNN Board President  
Clark Glover



### NNN STAFF & BOARD OF DIRECTORS

#### **Kathy Schuth**

*Executive Director*

#### **Jeff Stanifer**

*Property Development  
Specialist*

#### **Jill Joachim**

*Community Outreach and  
Administration*

#### **André Northern**

*Community Organizer*

#### **Emily Dean**

*Community Outreach Team*

#### **Clara Ross**

*Community Outreach Team*

#### **Katheryn Redding**

*Community Outreach Team*

#### **Dwane Laster/ Eva Husband**

*Maintenance*

#### **Brook Hardy, John Horton, Catherine Griffin, Mike Griffin**

*The Local Cup Volunteer  
Managers*

### 2019/2020

### NNN Board of Directors

#### **Clark Glover**

*Board President*

#### **Michael Hebbeler**

*Board Vice-President*

#### **Twila Newbill**

*Board Secretary*

#### **Mark Gould**

*Board Treasurer*

#### **Andre Northern (partial year)**

#### **Jessica Dieter**

#### **Kelsey Lantz**

#### **Muhammad Shabazz**

#### **Jess Hunter-Bowman**

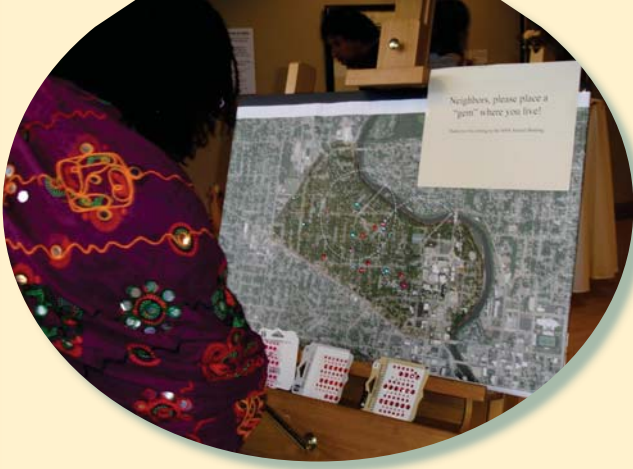
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## OUR MISSION

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





## Moving Forward Together

The Near Northwest Neighborhood continues to experience both constriction and growth, with 2019 bringing ever changing developments to the neighborhood. We have seen more vacant lots appear, have worked with both tenants and landlords to work towards improving the quality of rental housing, have gone door to door in efforts to bring lead based paint poisoning awareness to residents, and have also worked with the City of South Bend in an overall master

plan for the neighborhood. The neighborhood breaths in new life, and we've also had to say our goodbyes to neighbors of whom we are very fond.

As we walk together through all of these changes, we have begun to focus on a particular type of development that we want to utilize our organization's resources to encourage: incremental development and equitable development. We seek a stable, equitable, inclusive community with an eye toward incremental and locally owned growth. We want to invest for improvement of current conditions that we can all share. Our best way forward, is to move forward together. In order to do this, not only do we need to continue to focus investment on projects that serve people in the neighborhood but also we need to continue to build power among all of our neighbors, homeowners and renters alike, of all wealth status, to have an organized voice to help shape planning and policy decisions, and make sure we all have enough, and this is a place for all.



## Building Power and Leadership Together

In 2019, we continued to identify and work together with neighborhood leaders, both on issues that are impacting the NNN, and on building our community organizing skills in building power together into collective action.

We were able to work with neighbors, community leaders, and community partners on neighborhood and community issues such as providing healthy and safe housing – for all residents – and combatting and learning to live safely amongst lead based paint hazards in our homes. We continue to work on improving poor living conditions where they are found in the neighborhood, and connecting both tenants and landlords with resources for fair treatment. We also have joined in partnership with Faith in St.

Joseph County and have supported efforts in seeking community leaders to improve opportunities for treatment rather than incarceration, police accountability in our community, and efforts to support the development of permanent supportive housing.



We have also begun a series of NNN leadership assemblies, inviting in neighborhood leaders to learn about and build community organizing skills, and beginning to practice them, in efforts for us to create a beautifully rich and powerful web of relationships that can impact our neighborhood to truly move forward together.

## Building Affordable Housing Together

A major part of the NNN's work for over twenty five years has been impacting our physical environment through acquisition and resale projects, utilizing federal funding, and increasing the supply of high-quality homeownership opportunities to families who income qualify.



This work has always had multiple positive impacts, creating a ripple effect of stabilization in the neighborhood, as well as providing direct affordable housing.

We were very glad for the City of South Bend's Department of Community Investment to focus on the NNN in a master planning effort in 2019, that considered how to have the greatest impact and follow up on vacant lots, under-maintained properties, and on all who currently live in the neighborhood, as well as increasing opportunities for new neighbors to move into the neighborhood, on the heels of decades of decreased population. The planning had a particular target area of Sherman and Harrison Avenues, and on the shape of infill development. In one of the most encouraging signs of positive growth we have seen in the NNN, multiple community development interests are growing in this area, including Cross Communities, Thrive Michiana, and Village 2 Village. These groups join neighbors and the NNN in desiring incremental, equitable growth.

The NNN in 2019 was able to work on multiple acquisition/rehab projects on Portage, California, Van Buren, and Cottage Grove Avenues, and was able to build three new construction homes, one on Portage Ave, and two near Muesel School on Cleveland Ave. We

are so gladdened to continue this work in 2020, with projects continuing efforts in these areas. Additionally, we are working to develop two new small apartment rental buildings (a duplex and a fourplex) in the NNN, managed by the NNN, in an effort to start increasing our role in providing high quality affordable rental opportunities for NNN neighbors.

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.

### Building Community Together

Some of our favorite ways of sharing our neighborhood's spirit of togetherness and community occurs when we're all able to get together to work or to celebrate. We were so pleased to join the City of South Bend, Venues Parks and Arts, in 2019's Best Week Ever with the NNN's Monday night Best Game Night Extravaganza. NNN neighbors organized and ran this event, envisioning an "unplugged family night" and it was a resounding success. We loved this gathering of so many, on a beautiful June evening and look forward to future similar events.

The NNN Arts Café continued some new favorite attractions in 2019: 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 - even though it was essentially "rained out"! This neighborhood has flexibility and resilience and know how to have fun!

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

For the year ended December 31, 2019—

*Note: 2019 Financials under Final Review by Audit Team*

### ASSETS

Cash	\$ 130,976
Grants receivable	27,757
Property & Equipment	964,131
Property Held for Resale	541,486
Investments	107,774
Other	1 3,822
<b>TOTAL ASSETS</b>	<b>\$1,758,946</b>

### LIABILITIES AND NET ASSETS

<b>LIABILITIES</b>	
Line of Credit	\$ 259,831
Accounts payable	21,692
Accrued expenses	15,205
Grant advances	253,440
<b>TOTAL LIABILITIES</b>	<b>\$ 550,168</b>

<b>NET ASSETS</b>	
Unrestricted	\$ 1,182,808
Temporarily Restricted	25,970

<b>TOTAL NET ASSETS</b>	<b>\$1,208,778</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$1,758,946</b>

### STATEMENT OF ACTIVITIES

#### SUPPORT AND REVENUE

Contributions	\$ 3,812
Rental Income	44,181
Grant Income - other	83,258
Grant Income - federal	517,022
Other Revenue	40,955
Loss on sale of real property	(209,724)

<b>TOTAL SUPPORT AND REVENUE</b>	<b>\$ 479,504</b>
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#### FUNCTIONAL EXPENSES

Program	\$ 571,208
Management	122,415
Fundraising	5,475

<b>TOTAL FUNCTIONAL EXPENSES</b>	<b>\$ 479,504</b>
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<b>Change in Net Assets</b>	<b>(\$ 107,756)</b>
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<b>Net Assets, beginning of year</b>	<b>\$ 1,290,564</b>
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<b>Net Assets, end of year</b>	<b>\$ 1,182,808</b>
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## NEAR NORTHWEST NEIGHBORHOOD COMMUNITY HIGHLIGHTS

A combined 852 events, meetings, yoga, art, and music classes, and gatherings were hosted at the NNN Community Center in 2019 –that's 16 a week, on average! We are maxing out functional use of our community spaces. In fact it's was a rare day in 2019 when we found unoccupied rooms all day long.

Most of these meetings were held by NNN partners and neighbors: Yoga, Body Balance, Hoop Embodiment, Michiana Community Men's Choir, El Shaddai, Kid Time, an Artist Gathering and Zumba all met weekly throughout 2019. These groups share movement, song, or art for and among NNN residents and the community at large. It's a hospitable way we fulfill our mission of organizing and empowering community residents.

So, you're seeing the lights on most of the time! **Are you wondering what's going on?**

**Special things happen all the time in NNN Community Spaces.**

REAL services classes, charitable events, City or County public meetings about the Coal Line Trail, St. Joseph River Bank Erosion or neighborhood planning workshops. IUSB, St. Mary's College and the University Of Notre Dame all used the NNN as a resource for learning; our streets, people and our meeting rooms make that possible. The City of South Bend used our spaces often as a way to get away from the office in a cost effective local setting. A number of church groups used our space for special projects such as plays, concerts, youth engagement meetings, women's meetings and the like. The Lead Exposure Affinity Group, NNN Board and Steering Committee, local groups trying to grow and many, many, more met here! **We love sharing our space with the NNN community!**



The Local Cup was open for over 675 hours in 2019, 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 14 properties in 2019. We sold three homes to low-moderate income families and three vacant lots for side lots or development. One of these homes was new construction. We purchased one property for future rehab and three lots for future construction. It was a year without NNN property demolitions which is a great sign of the times. We have rehabs underway at three houses. We've also been spending a lot of time lining up opportunities for 2020!



The Urban Garden Farmer's Market continued to team up with the NNN in 2019, locating their weekly fresh food market in our parking lot. They are returning in 2020 as the Portage Farmstands!

434 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 reaches over 1,400 members



The NNN Community Outreach Team continues to connect with families regarding lead education, testing, and resources. The team also organized four free lead blood testing events in 2019 and multiple public events and meetings.

# THANK YOU, CONTRIBUTORS!!!

THE NNN COMMUNITY IS SO 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!

## 2019 Major Contributors

Catholic Campaign for Human Development

City of South Bend, Department of Community Investment

Community Development Block Grant

St. Joseph County Housing Consortium

Sisters of the Holy Cross

KeyBank Foundation

PNC Foundation

Project Reinvest: Neighborhoods

U.S. Conference of Mayors

## Contributors to Special Projects

Aldridge Insurance

Alliance Architects

Ann Clark

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

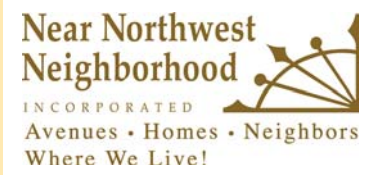
The Local Cup

Thrive Michiana

Urban Garden Farmer's Market

**And to all of the Near Northwest Neighborhood Neighbors and Volunteers!**

**Thank you for all of the gifts that you share!**



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