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, and
- promoting the neighborhood’s interest within the neighborhood and the entire community.

From the Executive Committee

2009 – a year spent crafting our future at the Near Northwest Neighborhood, Inc. (NNN)…a time of shaping the organization’s years to come with care, skill and ingenuity!

In these pages, you will read about significant steps the NNN has taken over the past year to strengthen the organization and ensure its long-term viability.

Steps like
- expanding our physical impact on the neighborhood through strategic partnerships;
- working with SELL South Bend to showcase our homes, our avenues, and all the other amenities our neighborhood has to offer;
- sponsoring a new Leadership Development Training Program to prepare the next generation of organizational leaders;
- laying the foundations for ambitious fundraising programs to ensure the NNN’s financial stability and increase the resources available for our work.

As substantive as these steps are, the organization and the neighborhood achieved even more in 2009.

- Residents and city officials came together at three General Meetings in 2009, dialoging about topics as diverse as the Combined Sewer Separation Project and the significance of the 2010 Census for the neighborhood.
- In its seventh year, the NNN-sponsored Adopt-a-Block litter reduction program boasted a record 107 adopted
blocks. Other neighbors took a different tack in cleaning up the neighborhood, planning “Green Team Attacks” on targeted abandoned properties.

- The Fall Arts Café again attracted over 1,000 participants, introducing them to the neighborhood, its arts and architecture, and – new this year – a South Bend community supported agriculture initiative.

- The work of the NNN Nuisance Properties Committee led to the filing of an injunction against an irresponsible landlord.

- In partnership with Grace Community Center, residents created a neighborhood community garden, renting 26 plots, and developed programming to involve neighborhood youth.

- Volunteers from the University of Notre Dame’s Students for New Urbanism developed design concepts for the NNN- redevelopment of the 700 block of Portage Avenue.

- The NNN began work on Phase 1 of the Community Space renovation of the former Van Buren Market building.

As we on the NNN Board reflect on this year of great achievement, we are immensely grateful for the dedicated commitment of our staff, the many partnerships that make the NNN’s work feasible, and most especially for your active support and participation. You are the indispensible key to this organization’s effectiveness; let us continue crafting our future together!
Expanding Our Impact

In 2009, the NNN continued the California Avenue Revitalization Project, impacting five properties in the 900 – 1000 blocks, reinforcing past investments on California and Portage Avenues, where 14 houses have been rehabbed. Complementing these rehabilitation efforts, the NNN again partnered with Habitat for Humanity of St. Joseph County to construct a new two-story home on California Avenue. The NNN was pleased to sell four homes in 2009, despite the national housing market crisis.

The NNN was also selected to partner with the City of South Bend in the federal Neighborhood Stabilization Program, designed to help communities hardest hit by foreclosures. The $1.055 million grant received will enable the NNN to address numerous vacant and abandoned neighborhood properties throughout the next three years.

Thanks to a second partnership with the St. Joseph County Commissioners, brokered by the City, the County will convey 17 tax-delinquent abandoned properties to the NNN for the mere cost of transfer. Once redeveloped, these properties will return to tax-generating status. This innovative strategy is a tribute to our governmental partners – one that will create long-term benefits for the neighborhood, as well as the City and County.

On the commercial front, the NNN partnered with the Mayor’s Commercial Corridor Initiative to demolish a long-standing neighborhood eyesore – a vacant and abandoned gas station in the 800 block of Portage Avenue. This site will be returned to green space, vastly improving the appearance of this part of the corridor.

Showcasing Our Streets

The NNN Marketing Committee had a busy year, working in partnership with the SELL South Bend Initiative, a new City program created to better educate realtors about South Bend’s neighborhoods, economy, schools, culture and history, enabling agents to help buyers make informed decisions when purchasing a home.

To introduce local real estate agents to all the Near Northwest Neighborhood has to offer, the NNN served as host for two SELL South Bend neighborhood tours, involving over 40 realtors.

The NNN Marketing Committee also created a marketing packet, Welcome to the Near Northwest Neighborhood! This packet provides realtors participating in SELL South Bend’s Realtor Certification Program and others with valuable information about the neighborhood: its history, its historic homes, its engaged residents, the NNN and its work and other neighborhood amenities.

The marketing packet is available at the NNN office and on the NNN website. Pick one up to learn more about our great neighborhood yourself or pass it along to someone who might be interested in becoming a neighbor!
Growing New Leaders

In late October, the NNN launched a new Leadership Development Training Program, made possible through a generous grant from the Sisters of the Holy Cross. Facilitated by Allison Nanni, an experienced Industrial Areas Foundation-trained community organizer, this program embodies our organization’s commitment to empowering residents and our conviction that people are the neighborhood’s most important asset.

Throughout November, fifteen residents met weekly in two-hour interactive sessions, learning and honing leadership skills needed to bring people together to address community issues. Among the most valuable were techniques for running effective meetings and using personality differences to engage people collaboratively.

Participants left the class enthusiastic, with an expanded sense of their own potential as leaders, new understandings of leadership in general, and a connection to others who share the same hopes for the future of our neighborhood. As one put it, “Now that I have the tools to do so, I look forward to being a helping hand to other community leaders, especially my fellow classmates, and to running a few more productive and energizing meetings of my own!”

We expect great things of these graduates as they work to preserve and enhance all that is best about this place we call “home.”

Laying Foundations

With the nation in the midst of recession and not-for-profits everywhere facing fiscal challenges, the NNN Board of Directors began laying foundations for financial security through ambitious fundraising. As a first step, the Board convened a “Fund Development Advisory Committee” comprised of knowledgeable volunteers who helped the organization evaluate its present fundraising strategies, develop fund development policies, and draft a fundraising strategic plan, as well as a case statement.

The Advisory Committee has been fortunate to be supported in its work by generous grants and other assistance, including

- free membership in the Association of Fundraising Professionals, Michiana Chapter;
- a technical assistance grant from the Indiana Association for Community Economic Development;
- consultation opportunities through the Nonprofit Executive Leadership Program, a collaboration of the Community Foundation of St. Joseph County and the Notre Dame Mendoza School of Business.

These and other opportunities are making it possible for the NNN to develop plans and programs that ensure our financial stability and increase the resources available for our ongoing growth and development. Stay tuned for more fundraising news in 2010!
Thank You

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 accomplish our mission.

Many thanks to all of you who have shared your time, talent, and financial resources with the NNN in the past year!

2009 Major Contributors

City of South Bend, Department of Community and Economic Development
Community Foundation of St. Joseph County
Community Development Block Grant (CDBG)
Housing Authority of South Bend
Martin’s Supermarkets
Memorial Hospital & Health System
National City Bank
Neighborhood Resources Corporation

Contributors to Special Projects

Ann Clark
Bethel College
Borden Waste-Away Service, Inc.
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, Fire Department
City of South Bend Police Department
Downtown South Bend
Ephemeral Interest - Dale and Judy Swafford
Faith Baptist Church
Family Video – Portage Ave.
First United Methodist Church
Grace Community Center
Habitat for Humanity of St. Joseph County
Innovisions Graphic Design, Peg Luecke

South Bend Medical Foundation
St. Joseph County Commissioners
St. Joseph County Housing Consortium
Sisters of the Holy Cross
Teachers Credit Union

Indiana Association for Community Economic Development
Indiana Housing and Community Development Authority
International Brotherhood of Electrical Workers Local Union No. 153
Jack Merrill
Mr. Handyman
Prairie House Body & Soul Therapy, Jeff Nixa
Portage Avenue Steering Committee
“The Patch” at Bertrand Farm
Quiznos – Portage Ave.
Steel Warehouse
University of Notre Dame Students for Environmental Action
University of Notre Dame Students for New Urbanism
Upward Bound
### Statement of Financial Position
December 31, 2008

#### ASSETS

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<thead>
<tr>
<th><strong>CURRENT ASSETS</strong></th>
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<tbody>
<tr>
<td>Cash</td>
<td>$59,960</td>
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<tr>
<td>Grants receivable</td>
<td>106,300</td>
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<tr>
<td>Accounts receivable</td>
<td>695</td>
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<tr>
<td>Pledges receivable</td>
<td>4,000</td>
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<td>Prepaid expenses</td>
<td>3,477</td>
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<td>Property and equipment</td>
<td>671,548</td>
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<tr>
<td>Real estate held for resale, net of valuation Allowance of $1,026,230 in 2008 and $920,625 in 2007</td>
<td>471,053</td>
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**TOTAL ASSETS**: $1,317,033

### LIABILITIES AND NET ASSETS

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<th><strong>CURRENT Liabilities</strong></th>
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<tbody>
<tr>
<td>Accounts payable</td>
<td>$92,096</td>
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<tr>
<td>Accrued expenses &amp; other payable</td>
<td>31,618</td>
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<td>City of South Bend payable</td>
<td>24,970</td>
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<td>HOME Investment Partnership Program payable</td>
<td>71,168</td>
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<td>Notes payable line-of-credit</td>
<td>106,395</td>
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**TOTAL LIABILITIES**: 326,247

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<td>Unrestricted</td>
<td>990,786</td>
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<td>Total net assets</td>
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<tr>
<td>Total Liabilities and Net Assets</td>
<td>$1,317,033</td>
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### Statement of Activities
For the year ended December 31, 2008

#### SUPPORT AND REVENUE

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<th><strong>SUPPORT AND REVENUE</strong></th>
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<tr>
<td>Contributions &amp; membership dues</td>
<td>$14,762</td>
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<tr>
<td>Rental income</td>
<td>37,850</td>
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<tr>
<td>Grant income – other</td>
<td>65,500</td>
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<tr>
<td>Grant income – federal</td>
<td>709,871</td>
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<tr>
<td>Miscellaneous</td>
<td>647</td>
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<td>Interest income</td>
<td>131</td>
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<tr>
<td>Loss on sale of real property</td>
<td>(28,203)</td>
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<tr>
<td>Net assets released from restrictions</td>
<td>10,347</td>
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**Total support and revenue**: 810,905

#### EXPENSES

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<tr>
<td>Change in net assets</td>
<td>(14,624)</td>
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<tr>
<td>Net assets, beginning of year</td>
<td>1,005,410</td>
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**Net assets, end of year**: $990,786

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.
Near Northwest Neighborhood
INCORPORATED
Avenues • Homes • Neighbors

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