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

Annual Report
2010
What could be more fun than working a puzzle with friends, especially on cold winter nights! Finding the critical pieces...discovering how they connect...watching the perfect picture steadily emerge from so many disparate parts....

2010 was a year of “puzzle-working” for the Near Northwest Neighborhood, Inc. (NNN) as we carefully sought out and connected the crucial pieces of our work: physically revitalizing the neighborhood, strengthening the social fabric of our community, and ensuring the long-term viability of the organization.

In the past year, the NNN was again able to accelerate its revitalization work, impacting a total of 23 properties.

- Currently nine properties on Cottage Grove, Lindsey, and Van Buren streets are at various stages of rehabilitation and one new construction project is underway.

- Partnered with the City of South Bend, the NNN received $1.055 million of federal Neighborhood Stabilization Program 1 Funds to turn vacant or abandoned neighborhood properties back into “homes” again.

- Working with the University of Notre Dame’s Students for New Urbanism, the NNN developed two neighborhood-appropriate new construction designs, one of which is now being utilized in a Lindsey Street project.

- In collaboration with the City of South Bend, the NNN acquired and will soon demolish a dilapidated commercial building damaged by fire. The Portage Avenue site will be returned to green space and held by the City for future development.

- Despite the continuing economic downturn, the NNN welcomed two new homebuyers to the neighborhood.
Neighbors also continued to be actively engaged and take new initiatives throughout 2010.

Five NNN general meetings brought residents together around diverse topics impacting the neighborhood. One of these meetings, organized by the Vacant and Abandoned Properties Committee, provided information about an upcoming County Commissioners Certificate Sale. As a result, NNN residents purchased 18 properties at the sale, removing them from the abandoned properties list.

Still growing strong in 2010, NNN's Adopt-a-Block litter reduction program boasted a record 130 adopted blocks with 15 new block captains. Other neighbors took a different approach to improving the streetscape by organizing a volunteer effort to paint an elderly neighbor’s home.

This year’s Arts Café revisited Cottage Grove, focusing on the 700 block. The event, which invites the broader community to celebrate our neighborhood arts and architecture, attracted well over 1,100 participants. The NNN Garden Walk in July similarly showcased both splendid neighborhood gardens and the depth of neighborhood pride.

As for our final critical piece, the NNN Board has taken several steps during the past year to ensure the organization's continued viability and strengthen its capacity to accomplish our mission.

Early in 2010, Board members took part in a consultant-led Visioning Session to create a plan to meet future funding needs. Made possible by the Nonprofit Executive Leadership Program, a collaboration of the Community Foundation of St. Joseph County and the University of Notre Dame Mendoza School of Business, the session helped the Board clarify NNN funding priorities, assets and challenges.

With a technical assistance grant from the Indiana Association for Community & Economic Development, the NNN Board later engaged a consulting firm to conduct a feasibility study to assess potential philanthropic support for the organization. The study concluded that significant philanthropic opportunity exists. A Board Task Force is now working with these consultants to determine next steps.

These are just a few of the many things the NNN has been doing this past year. In the pages that follow, you will learn more about the impact of these activities through the voices of neighbors. When you see the difference the NNN is making in the quality of life in this neighborhood, we think you will agree that the pieces of our puzzle are coming together quite nicely and the picture that’s emerging is very impressive!
Somehow Mari Sutton had never met her neighbors just a few doors down on Diamond Avenue until this year’s End of Summer Celebration. “I was in the welcome area handing out nametags, helping with a game,” Mari said, “and there they were. I realized that’s what these events are all about – meeting people and realizing we have common interests.”

Mari, who has volunteered with the NNN since she moved into the area 10 years ago, explained that the organization’s events and programs bring people together. They build relationships and strengthen connectivity; this makes for a stronger, more resilient community.

Some events feature food, music, and games. Others showcase the multifaceted talents of neighborhood residents - gardeners, artists, and musicians - and handsomely rehabilitated NNN homes. Diverse partners – from HealthWorks! to the South Bend Fire Department – provide opportunities for education and broader networking.

Mari regards the Near Northwest Neighborhood, Inc. as an invaluable resource for residents. The organization and the network it fosters is like “a support group . . . people help each other.” She sees the NNN’s connections with the City and its ability to draw people together as assets for all residents. Being involved with the NNN, Mari says, has “helped me be a better neighbor to all my neighbors.”
“The NNN took several critical steps this past year to expand our fundraising capacity,” says Board Vice President Kathy Schuth. “The feasibility study was really instructive. Originally, we were thinking mostly in terms of raising funds to complete the rehabilitation of the Van Buren Market into a new NNN Community Space, but the study helped us realize there is potential for so much more.”

The completion of the Community Space remains a high priority though, according to Kathy. The project aligns two of the NNN’s most important goals – rehabilitating buildings and bringing people together. The expanded facility will be a new capacity-building tool for the organization and a resource for neighbors ready to do even more.

“The NNN has outgrown its current space. Overflow events like the Annual Meeting and the Chili Supper have to be held in places outside the neighborhood. While we’re grateful for the hospitality of other organizations, it’s important for us to have our own space. It strengthens our identity as a community and gives people a sense of being at home.”

Kathy says potential uses for the space are “wide open.” “We could offer programming we haven’t even envisioned yet; we could hold much larger community gatherings. The more space you open up, the more opportunities there are for building relationships. Having space gives permission for so much more to happen!”

Fred and Melissa Mynsberge had a lot to celebrate in 2010. Their first child Ivan was born and their house on Lindsey Avenue turned 100 years old. At year’s end, Ivan was thriving and Fred and Melissa had marked over a year in their first house.

“I loved the house as soon as I stepped inside,” Melissa said of the two-story, four-bedroom newly rehabilitated NNN home. “It had so much more character than contemporary homes.”

Having lived in an apartment before looking for a house, Melissa—like many renters—had not realized that homeownership was a viable option. Nor was she aware of the quality of homes and workmanship afforded by NNN homes. That all changed when Fred introduced her to the area where his parents had just moved a few years before. Now, they love their home and their location. “We’re around gorgeous houses, close to downtown and close to the grocery,” said Fred. Best of all, they live only a few blocks from Fred’s parents. “They’re our best resource,” Fred noted. The young couple loves having grandparents and dog sitters within walking distance!

Like others who live in the near northwest, Fred and Melissa have discovered another resource—the community that surrounds them. “Neighbors are so friendly,” Melissa said. Friendly, watchful and caring…what a great place this is to live!
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!

2010 Major Contributors

City of South Bend, Department of Community and Economic Development
Community Development Block Grant (CDBG)
Housing Authority of South Bend
Martin’s Supermarkets
Memorial Hospital & Health System
Neighborhood Resources Corporation
Neighborhood Stabilization Program 1 (NSP1)
PNC Bank
PNC Foundation
South Bend Medical Foundation
St. Joseph County Housing Consortium
Sisters of the Holy Cross

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
Clay High School Team Earth
Community Foundation of St. Joseph County
Community Oriented Policing Leadership Council
Downtown South Bend
Family Video – Portage Ave.
Fiddler’s Hearth
Healthworks! Kids Museum
Innovisions Graphic Design, Peg Luecke
International Brotherhood of Electrical Workers Local Union No. 153
Meridian Title Corporation
Shannan Miller
Notre Dame Mendoza School of Business
“The Patch” at Bertrand Farm
Todd P. Robertson
St. Joseph County Health Department
St. Joseph County Regional Medical Center
South Bend Silver Hawks
Temple Beth-El
University of Notre Dame Students for New Urbanism
Upward Bound
## Statement of Financial Position

**December 31, 2009**

### ASSETS

#### CURRENT ASSETS
- Cash $ 75,755
- Grants receivable 68,344
- Prepaid expenses 11,315
- Property and equipment 703,062
- Real estate held for resale, net of valuation allowance of $1,008,526 in 2009 and $1,026,230 in 2008 377,300

**TOTAL ASSETS** $1,235,776

### LIABILITIES AND NET ASSETS

#### CURRENT LIABILITIES
- Accounts payable $ 59,010
- Accrued expenses & other payable 40,077
- Grant advances 106,037
- Notes payable line-of-credit 62,478

**TOTAL LIABILITIES** 267,602

#### NET ASSETS
- Unrestricted 968,174
- Total net assets 968,174
- Total Liabilities and Net Assets $1,235,776

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## Statement of Activities

**For the year ended December 31, 2009**

### SUPPORT AND REVENUE
- Contributions $ 2,610
- Rental income 31,575
- Grant income – other 14,366
- Grant income – federal 747,196
- Miscellaneous 26,502
- Interest income 14
- Loss on sale of real property (122,898)

**Total support and revenue** 699,365

### EXPENSES
- Change in net assets (22,612)
- Net assets, beginning of year 990,786
- Net assets, end of year $ 968,174

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