Opening Doors

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

Annual Report 2011
From the Executive Committee

Doors, locks, keys…commonplace items in the day-to-day life of the Near Northwest Neighborhood, Inc. (NNN), but also evocative symbols of our multifaceted work throughout the neighborhood. Work that can be imaged as unlocking doors: providing new opportunities for homeownership, for community participation, for partnerships, and for enriched quality of life.

During 2011, the NNN was busy opening many types of doors. In these pages, you will read specifically about

- the record number of NNN homes sold during 2011,
- the increase in homeownership in the neighborhood,
- the brand new NNN website at www.nearnorthwest.org, and
- the organization’s new Taking it to the Streets program.

But there is much more which we can only highlight here.

- In 2011, the NNN rehabilitated seven homes and impacted a total of 19 properties in strategically targeted areas.
- With SELL South Bend, the NNN hosted an open house and media event at the “new construction” house at 824 Lindsey Street, alerting South Bend Certified Realtors and the broader community to the amenities of the neighborhood.
- NNN leadership formed an ad hoc committee to serve as organizational liaison with the new City administration. This group is working to identify areas in which the NNN and neighborhood residents can most productively partner with the City for mutual benefit.

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.
- The NNN secured funding to develop a new Building Neighborhood Capacity program that will train and organize residents to systemically address neglected properties in the neighborhood.
- The 2011 NNN Adopt-a-Block litter reduction program boasted a record breaking 176 adopted blocks, 61 block captains, and eight tons of collected trash!
- 2011’s Arts Café drew a record attendance of over 1,400 participants to enjoy the arts and architecture of the neighborhood. The expanded route included homes on both Cottage Grove and California Avenues.
- Spearheaded by the NNN Environment Committee, residents raised funds for neighborhood beautification through partnerships with Arts Café vendor Radiant Hearth Pizzeria and Downtown South Bend’s holiday tree/wreath sales project. Thanks to these hardworking neighbors, our green spaces will be looking their best this spring!

As we on the NNN Board reflect on the past year’s achievements, we are immensely grateful for the dedicated commitment of our staff, the many partnerships that make the NNN’s work possible, and most especially for your active support and participation. Doors cannot be unlocked without the proper keys and you are the indispensable keys to this organization’s success. Let us continue unlocking doors together!
Record Home Sales

Despite a still stumbling national economy, home sales have been brisk for the NNN during the past year. In 2011, the NNN sold seven newly rehabilitated homes and helped another five homeowners sell previously rehabilitated NNN homes. Anywhere in the nation, the sale of 12 high quality homes in an urban market during this period would be cause for great optimism and excitement.

Equally exciting to us at the NNN is the diversity of our recent homebuyers. A first time homebuyer from Rwanda, graduate students attending local universities, a single woman relocating from another South Bend neighborhood, a couple from Chicago returning home to raise their family, to name just a few.

This upswing in sales is, of course, partially due to the quality of housing in the near northwest and the value and affordability of the NNN's product. But, once again, it is really neighborhood residents who are the key.

When residents act as active ambassadors of the area – telling stories of what makes this their neighborhood of choice, encouraging others to take advantage of the neighborhood's extraordinary features – prospective buyers become eager to call this "home" too.

So keep up the good work, neighbors! Help us unlock more doors to homeownership – sharing what makes this place special to all of us, an ideal place to work and to live.

Rising Homeownership Rate

No doubt for many of us, Census 2010 already feels like an event of the distant past, but now its final results are in, providing more good news for our neighborhood.

The NNN uses census numbers to help gauge the impact of its housing program on strategically targeted areas in the neighborhood. We are especially pleased to report that in the primary census tract in which the NNN works, the homeownership rate increased from 48.7% in 2000 to 50.1% in 2010, a gain of 1.4% in the largest sector of the neighborhood. Since homeownership rates are typically lower in urban areas, this increase is even more impressive.

It is well documented that rising homeownership rates reflect an improving neighborhood. Obviously, homeownership gives residents a greater stake in working to make the neighborhood an even better place to live. And numerous studies have linked higher rates of homeownership to greater neighborhood stability, reduced crime, local business development, increased political activity, and even improved social behavior.

The near northwest's rising homeownership rate tells others what those of us who live here already know: this is a great neighborhood and it's getting better every day!
Taking it to the Streets

Last fall, with the assistance of a generous grant from Neighborhood Resources Corporation, the NNN Nuisance Properties Committee launched a new program, Taking it to the Streets. Designed to spread from neighbor to neighbor, block to block, the program provides resources and training for groups of residents to effectively address quality of life issues on their streets.

Connecting residents to one another is at the core of the program. Then, with a heightened sense of relationship and responsibility for one another and equipped with committee resources like “Our Neighborhood: Keeping it Friendly, Keeping it Clean, Keep it Safe” and “How to Resolve a Nuisance Property,” neighbors are helped to access City Departments that can provide assistance.

Since launching the program last September, committee members have met with various groups of neighbors upon request – reassuring them that they are not alone, that there is something they as a group can do, and passing along tools and tips for addressing their specific problems. A simple phone call to the NNN and willingness to work together is all it takes to get started. As always, active participation is the key to success!

Redesigned Website

The secret to strong neighborhoods is communication. In 2011, the NNN Marketing Committee unlocked another door, launching a completely redesigned NNN website to connect neighborhood residents and inform others about the neighborhood and the NNN’s work.

The Home page of the site announces neighborhood news and coming events. From there, the viewer can choose to learn more about the neighborhood, the organization, the NNN housing program, or the work of our many resident-driven committees. The site also offers a guide to our numerous neighborhood amenities.

The NNN’s rehabilitated homes are prominently featured, as well as information about assistance available to homebuyers, program guidelines and how to apply. A Home Gallery presents photos of the unique features of neighborhood homes - original wood staircases, built-in-bookcases, pocket doors and original hardware – enticing potential buyers.

News & Events includes NNN newsletters, a calendar of upcoming meetings, and information about neighborhood happenings. Calendar entries provide specific information - just click on the date to learn how to get involved.

This resource will be the key to new, enjoyable experiences in our neighborhood for residents and the broader community alike. Log on to www.nearnorthwest.org and see all that we have to offer!
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!

2011 Major Contributors
City of South Bend, Department of Community and Economic Development
Community Development Block Grant (CDBG)
Housing Authority of South Bend
Jurgonski and Fredlake CPAs
Martin’s Supermarkets
Memorial Hospital & Health System
Neighborhood Resources Corporation
Neighborhood Stabilization Program 1 (NSP1)
PNC Foundation
St. Joseph County Housing Consortium
Sisters of the Holy Cross

Contributors to Special Projects
Ann Clark
Ashley’s Pumpkin Farm
Bend Area Social / Service / Sports / Social Club
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, Police Department
Downtown South Bend, Inc.
Holy Cross School
Innovisions - Peg Luecke
International Brotherhood of Electrical Workers Local Union No. 153
Leininger Farms
Micahlyn Allen
Radiant Hearth Pizzeria
SELL South Bend
St. Joseph County Health Department
University of Notre Dame First Year Composition
University of Notre Dame Students for New Urbanism
Upward Bound
Youth Leadership South Bend/Mishawaka
Statement of Financial Position

December 31, 2010

ASSETS
Cash $191,203
Grants receivable 150,538
Prepaid expenses 11,390
Property and equipment 727,702
Real estate held for resale, net of valuation allowance of $1,134,328. 647,039

TOTAL ASSETS $1,727,872

LIABILITIES AND NET ASSETS

LIABILITIES
Accounts payable $132,426
Accrued expenses & other payable 49,281
Grant advances 418,785
Notes payable line-of-credit 55,584

TOTAL LIABILITIES 656,076

NET ASSETS
Unrestricted 1,071,796
Total net assets 1,071,796

Total Liabilities and Net Assets $1,727,872

Statement of Activities

For the year ended December 31, 2010

SUPPORT AND REVENUE
Contributions $15,273
Rental income 25,686
Grant income – other 46,344
Grant income – federal 756,655
Miscellaneous 878
Interest income 16
Loss on sale of real property (2,900)
Non cash contribution 88,500

Total support and revenue 930,452

EXPENSES 826,830
Change in net assets 103,622
Net assets, beginning of year 968,174
Net assets, end of year $1,071,796

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