

Avenues • Homes • Neighbors Where We Live!

2018 Annual Report



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

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.

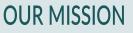
This value and hope guides us in our every day, knowing that each time we meet, each time the door opens, each passing conversation leads us into better relationships, better understandings of our shared place and needs and celebrations. We think that you value and honor this as well – and we continue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







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-tomoderate 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 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 continuing 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

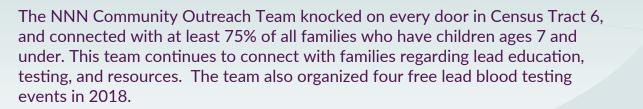
....Zumba, REAL services, Muessel School's FACE program, Goodwill Job Fair, a charitable event, a City or County public meeting about the duck pond, the Coal Line Trail, the River, neighborhood planning workshops, yoga, spinefullness, the Urban Garden Farmer's Market, the Lead Exposure Affinity Group, 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 lowmoderate 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.















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	e 492,918		
TOTAL ASSETS	\$1,815,749		
LIABIITIES 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





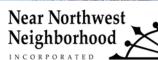


THANK YOU!!! THE NNN COMMUNITY IS GRATEFUL FOR YOUR SUPPORT

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	Ann Clark	Muessel Elementary School
Catholic Campaign for Human	Beth Salman	NNN Arts Cafe Committee
Development, Diocese of Fort Wayne -South Bend	Clark Glover	Neighborhood Resources
City of South Bend, Department of	Colleen New	Connection
Community Investment	City of South Bend, Department of	Notre Dame Federal Credit Union
Community Development Block Grant	Code Enforcement	Place Homes
St. Joseph County Housing	City of South Bend, Police Department	REAL Services
Consortium	Dave Thomas, County Commissioner	South Bend Music Exchange
Sisters of the Holy Cross	Englewood Development Company	St. Joseph County Commissioners
Wells Fargo Foundation	Erasmus Books	
KeyBank Foundation	Goodwill Industries	St. Joseph County Health Department
PNC Foundation	Grass Roots Media	St. Paul Bethel Baptist
EPA Environmental Justice Program	Habitat for Humanity of St. Joseph	The Local Cup
Project Reinvest: Neighborhoods	County	Thrive Michiana
U.S. Conference of Mayors	Holy Cross Parish and School	Urban Garden Farmer's Market
Contributors to Special Projects	Kruggel, Lawton, and Company	And to all of the Near Northwest Neighborhood Neighbors! Thank you for all of the gifts that you share!
Aldridge Insurance	Martin's Supermarkets	
Alliance Architects	Meridian Title Corporation	

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