

Near Northwest Neighborhood, Inc.  
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# THE COMMON GROUND

Near Northwest  
Neighborhood  
INCORPORATED

## NEWS YOU CAN USE

Near Northwest Neighborhood, Inc. 1007 Portage Ave. South Bend, IN 46616 574.232.9182

JANUARY 2019

### A Neighborhood with a Plan...

*By Elizabeth Maradik, City of South Bend, Department of Community Investment*

The City of South Bend, with consultants Opticos Design, Inc. and Incremental Development Alliance, will lead a series of community workshops to develop a neighborhood plan for the Near Northwest Neighborhood. Neighbors and community members are invited to attend a presentation and workshop to learn about the process and provide input that will help create a shared vision for the neighborhood. Please join us on **Wednesday, February 6th** at 5:30 PM at the Near Northwest Neighborhood, Inc. Community Center. With your input, we can develop a framework for the future improvements in the neighborhood.

Each neighborhood is different and offers unique opportunities and challenges. A neighborhood plan's goal is to create attractive, convenient, efficient, equitable, and healthy places for present and future generations. It aims to ensure a neighborhood's needs are met, and new development is accommodated while the positive aspects and character of the neighborhood are maintained. A neighborhood plan looks at the overall area and uses the community's vision as a basis to provide a broad framework which identifies principles and concepts for future development and improvements. The framework is intended to serve as a guide to business and property owners, residents, developers, City of South Bend staff, elected officials, and others in making investment, land use, and design decisions.

This meeting is the first in a series of engagement opportunities related to the project, including multiple chances for public involvement during a 6-day design charrette process March 7-12. Times and additional information will be shared closer to the event, including on the City of South Bend website and the Near Northwest Neighborhood listserv.

All sessions will be held at the Near Northwest Neighborhood, Inc. Community Space, 1013 Portage Avenue. Parking is available north of the building and in the parking lot across Portage Avenue.

For more information visit [www.southbendin.gov/planning-community-resources/](http://www.southbendin.gov/planning-community-resources/) (go to the Near Northwest Neighborhood Plan section) or contact the City of South Bend Department of Community Investment at 574.235.5821.



City Of South Bend, Department of Planning and Community Resources  
2018 Portage and Elwood Neighborhood Center Vision Meeting

### NNN COMMUNITY DATES

**The Local Cup Pay-It-Forward Coffee Shop** at 1009 Portage Avenue is Open:

FRIDAY 9AM-1PM  
SATURDAY 9AM-1PM  
SUNDAY 1-5 PM

#### EVENTS

**Monday, January 28**, 7 PM, South Bend City Council considering a rental inspection ordinance at the County-City Building, 4th floor (see p.3)

**Wednesday, February 6**, 5:30 PM NNN Master Planning Presentation at the NNN Community Center (see p.1)

**Wednesday, February 27**, Chili Supper at Holy Cross School Gym, 6-8 PM

**March 7-13**, NNN Master Planning Workshops (see p.1)

**Saturday, April 13**, NNN Adopt a Block

#### ONGOING

**Yoga Classes in the Mary Grace Room with Anne Clark**, Mondays, 4-5:15 PM

**Drawing & Painting with David Allen**, Fridays, 10 AM-12 PM, NNN Community Center, \$10 per session

**Zumba with Carlos Centellas in the Community Center**, Tuesdays 6-7 PM, \$5.00 per session

**Hoop Embodiment Classes**, 6:15-7:15 PM in the Community Center, most Wednesday evenings, \$ Fee

**REGISTRATION REQUIRED EVENTS:** *Please Call the office for additional information*

**Michiana Community Male Chorus** meets Thursday evenings

**Spinefulness** classes are held off and on at the NNN

**January 16, February 20 and April 17**, City of SB meetings with Riverside Dr. residents about riverbank erosion

**Coming April—May, 2019** Home School Photography class

## The Art of Neighboring

Thoughts from your "Neighborhood Networker"  
André Gingerich Stoner

"All life is inter-related. All [people] are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly."

--Martin Luther King, Jr.

I recently met a mom who lives in our neighborhood. She and her three children moved into their rental house this June. In September, they discovered that the furnace doesn't work. They have been heating with space heaters ever since. It's dangerous, inadequate and expensive for them. Mom is working two jobs to make ends meet. There's very little time left over. A move seems impossible. The landlord is not responsive.

It is hard for me to imagine living in these circumstances. I am sad for them. I am angry at a world where this so easily happens.

Within a block of this home is a church and many neighbors - with much life experience and some advanced degrees. But, seemingly, little ability to see or act on the plight of neighbors. What would it mean for us to live with the awareness that our lives are deeply inter-related? That what affects this neighbor and her children directly, affects all of us indirectly?

I am imagining a community where we don't tolerate our neighbor children living without heat. Where as a community we wrap our arms around each other to support each other. Where we stand together to insist on decency and justice.

What would that take?

## Funding for Ford Building Not Received

In July, the NNN in partnership with Englewood Development Group applied to IHEDA for a 6th time, hoping to have success in receiving Low Income Housing Tax Credits, which would allow for redevelopment of the Ford Building. Unfortunately, while the project has consistently hit the "good" mark, it didn't score high enough to receive credits.

We are disappointed in these results, and have appreciated strong community support on this project. The current ownership status of the building remains with Ford Distribution. We are hopeful that we can begin to shape an alternative vision for this space, with a vibrant use in the NNN.

## Fighting Lead Poisoning

The NNN has continued to give leadership to addressing lead poisoning in the city and county.

- Our three-person Community Outreach Team is making home visits to families with small children and helping with testing events at Muessel and Madison elementary schools. **If you have questions about your children's exposure to lead, please call the NNN office (574.232.9182) and ask for Emily or Kim.**
- We host and facilitate a monthly Lead Affinity Group where key players share updates and develop strategy.
- In partnership with Faith in St. Joe County, we raised concerns about inadequate funding for the Health Department at an end of August Town Hall meeting. Ten days later County Commissioners found \$400,000 in new funding for the Health Department. This is a modest but important start.
- In December, HUD awarded the City of South Bend \$2.3 million to fight lead hazards. The NNN and community partners advocated for greater City leadership in applying for this grant, which the South Bend community had not been successful at achieving over the past two rounds. The grant includes support for our Community Outreach Team for another year.

## 2019 NNN Events Announced

*PLEASE MARK YOUR CALENDARS*

Dates have been set for 2019 NNN Events:

Chili Supper, Wednesday **February 27, 2019** 6-8 PM in the Holy Cross Gym, 1120 Wilber St.

Adopt a Block, Saturday morning, **April 13, 2019**, at the NNN

Annual Meeting, Thursday evening, **May 9, 2019**, at the NNN

Arts Café, Sunday, **September 29**, at the NNN/ California Ave.

We of course, rely on volunteers to make all events possible. Please call the office (232.9182) if you would make chili, cornbread or dessert for the **Chili Supper** or to volunteer to set up or take down, or assist with the other details of this family event!

Seeking contributions for the *Common Ground: News You Can Use* Feel free to write 100-300 words about your non-editorial neighborhood happenings. Subject to editing and space available, we welcome your contributions. Call the office for more information.

## Small Business Training for Minority and Women Contractors

Do you know someone handy, or who has a small contracting business? **Building Inclusion: Small Business Training for Minority and Women Contractors** is a ten-week course (Monday evenings from 5:30 to 7 PM) starting February 4 and continuing through April 8, 2019.

The course will be held at the Project Impact CUC Westside Business Development Center at 809 LWW in South Bend. This training is being offered at no cost to applicants that are owners of or participate in a business that has 51% or more ownership by minorities or women.

This training has been created through a partnership with the NNN and the City of South Bend, utilizing a Community WINS grant from the US Conference of Mayors and the Wells Fargo Foundation.

If you or someone you know is interested, applications are available at the NNN office and online. Or you can call us at 574.232.9182 or email [nnndirector@nearnorthwest.org](mailto:nnndirector@nearnorthwest.org)

## Grant Money Available to Help Families Make Their Homes Lead Safe

If your home was built before 1978, you may qualify for money to remediate or remove lead hazards from your home. This is open to homeowners and renters.

- Grant funds are available to households where a child under 6 lives or spends a lot of time, or where a pregnant woman resides AND the applicant meets income requirements.
- The best way to find out if you qualify is to fill out a two-page application. Qualifying households can get a lead assessment and important lead hazard control work done for FREE.
- Visit [www.southbendin.gov/leadsafesouthbend](http://www.southbendin.gov/leadsafesouthbend) to access the application, and find other important information about how to live lead safe right now.
- The NNN Community Outreach Team is eager to help our neighbors complete the application and navigate this process. Please contact Kim Clowers or Emily Dean at 574.232.9182.

## NNN and City Addressing Rental Housing Problems

While many landlords are providing decent housing, a few bad actors, sometimes with many properties, are taking advantage of their tenants, endangering the health of children and families, and hurting neighborhoods like ours. In the last months, NNN staff have talked with neighbors in rental homes with the following problems:

- A family with three children moved into their house in the Summer, only to discover in the Fall that there is no heat. They have been heating with electric space heaters since September.
- Another family moved out because their apartment didn't have functioning toilets and plumbing
- Some neighbors report constantly changing landlords and management companies. In several cases, people claiming to be owners have collected rent, though they didn't own the property.
- One neighbor who wanted to buy the house next door from an out of town landlord, was told by the seller "Don't think of this as a house; think of it as an ATM machine."

In November, the NNN helped neighbors on Scott, Leland and Lindsey Streets meet with code enforcement about several problem properties. As a follow-up, in December the NNN hosted a **tenants' rights workshop** with attorney Judy Fox, from the Notre Dame Economic Justice Clinic. One important thing we learned was that under Indiana law, if a tenant doesn't have a lease, the landlord does not need any reason to evict. This puts a tenant at a serious disadvantage if they are asking for repairs and maintenance.

In response to these kinds of problems the city is developing a rental inspection ordinance. Tim Scott and Regina Williams-Preston, city council members who represent parts of the NNN, are co-sponsoring the ordinance, **which the council will be considering on Monday, January 28, 7 PM.**

Would you like to be on the NNN ListServ and be in contact with your neighbors about Community information and announcements? Please email or call us with your name and email address to [nnnassistant@nearnorthwest.org](mailto:nnnassistant@nearnorthwest.org) or 232-9182. Ask us how to use our shared space, or find more information at <http://www.nearnorthwest.org/neighborhood-projects/community-space-use/>

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