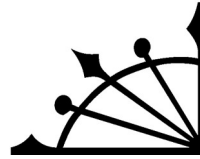


Near Northwest Neighborhood, Inc.
1007 Portage Ave
South Bend, IN 46624
574-232-9182
nearnorthwest.org



NNN Community Dates

Portage Farmstands is open again for the season! Every Saturday in the 1006 Portage parking lot, the market is open from 10 AM to 2 PM. There is nothing like farm grown local produce for summer culinary delights! If you are interested in participating, contact the Farmstands via their Facebook page @portagefarmstands.



Hope for the Hungry Food Pantry dates are *Saturdays July 15, August 19, Sept 16, October 21, November 18 and December 16, 2023 from 11AM-1PM* or as supplies last. All dates are at the NNN Community Center, 1013 Portage. See hope4thehungry.com for information.

The **Artist Group** meets Fridays (and the occasional Tuesday) in the 1013 Portage Community Center, 9:30 AM to noon. Bring your art gear and join them any time.

BOTANY, No. 6, The Portage Collective, and Brain Lair Books all share special events online at : www.botanyorbust.com, www.eatno6.com, [@theportagecollective](https://www.facebook.com/theportagecollective) on FB , and www.brainlairbooks.com respectively.

The Local Cup at 1009 Portage Ave. is open with hours that change seasonally. Currently, they are open *Tues, 7-11AM, Fri 8AM-1PM, Sat 9AM-1PM, Sun 1-5PM*. Find them on Facebook @TheLocalCupSB.

Miss Kim's Culinary Crew, Meets monthly on Saturdays teaching children basic, no-cook kitchen skills. Call or email Ms. Kim to register and join the fun!!! Phone: 574-520-8408. Email: eatyolocafe@gmail.com

French Conversation Groups meetings take place at the St. Joseph County Public Library Main Branch classrooms, downtown South Bend Thursdays from 6:30 - 8:00PM. For details, watch the ListServ or contact grgloster@hotmail.com.

Spanish Language Immersion Sundays are open to all every Sunday 2-4 in the 1013 Portage Community Center. It's a great and casual way to improve your bilingual skills.

The **NNN Ignite Grant Committee** meets to revitalize the St. Paul Bethel playground (715 Leland Ave). All are welcome to join us regardless of your level of participation in the past. The meetings will continue to be held on the second Monday of the month in the 1013 Community Center. Please call Dré Northern at 574-303-7990 with any questions or concerns.

We just graduated another group from our Financial Readiness Classes. Congratulations to all! Classes are usually held on Mondays from 5:30-7:00, a meal is provided and next session dates are TBA. Contact Dré Northern at 574-303-7990 to get on a waiting list.

Arts Café, is Sunday, October 1, Noon-6PM around NNN Building and the 1000 block of California.

NNN Board Election

Thanks to all who attended the May 17 Annual Meeting. A new Board was elected, adding Mark Gould and Krissy Campbell. Michael McGee was re-elected. NNN neighbors should feel free to contact Kathy Schuth or any board members with concerns, comments and kudos. The full board is listed on our website at <https://www.nearnorthwest.org/about/board-of-directors/>.

We specially celebrated Mary Turgi, who is rolling off the NNN Board after initially joining it 2001, and finishing what has been her 7th term, over the course of 20 years of Board Service, which has included 11 years of serving as a Board Officer. She was named *2023 Spirit of the NNN*. Mary retires from the board while continuing to do committee work with us. Please celebrate her many gifts to us and thank her when you see her.



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

JULY 2023

Ward Bakery Update..... by Mike Keen

Progress continues apace on the renovation of the Ward Bakery Building. The Bakery Group LLC expects Phase 1 of the renovation to be completed and ready for occupancy early 2024. To be called Portage Place, over the next couple of months neighbors can expect to see the façade work completed with all remaining new windows and doors installed. Phase 1 will be located in the northern third of the building, off of the corner of California and Portage. It will include several retail, office, studio and maker spaces ranging from 200-1500+ square feet. The development team is hoping neighbors will help curate the building by referring potential tenants. For additional information and/or a tour, contact Mike Keen at mfkeen1@gmail.com or call 574-514-2096.



ARTS CAFÉ, Sunday, October 1st

Planning for our 2023 Arts Café has begun. We have a robust group of volunteers heading up various tasks again this year.

Rebekah Go is leading the charge to line up event volunteers on days of and surrounding the event when the need is greatest. Michelle Gloss is the head honcho in charge of artist attendees. Community partner booths are being wrangled by Jane Smith.

Neil Carmichael and Molly Moon are lining up a diverse and wonderful group of acts to provide music at the event. Rebecca Daublin is again working on poster design and art demonstrations. Maddy Johnson is helping to find food vendors and contact local businesses. Kira Bragg will be working on Social Media/Website/Outreach. We will, of course miss Colleen New, who cannot be replaced, leading The Kid Zone. Instead, we will be working to find community partners who do regular community activities with children to give the small fry some special delights.

Kathy, Jeff, Dré and Jill are helping with all that, plus the background mountain of tasks that support the event. The entire extended group is planning enhancements for you to enjoy this year.

We are so happy to have all this generous neighbor help for this year's event. Let's get ready to party October 1, Noon to 6PM. Please reach out if you'd like to participate as a vendor or musician: 574-232-9182

NNN Four-plex almost complete!

The Four-unit apartment building at 821 Cushing, developed by the NNN, is cruising through construction! With thanks to Provision Construction, the building looks sharp, and is a great new infill multi-family property in the NNN that will remain owned and managed by the NNN. The building contains four two-bedroom units that will be made available to rent to income qualified families (80% AMI) at \$900/month including utilities. We're grateful for the support for this project through HUD Community Development Block Grants (CDBG), as managed by the City of South Bend, and additional financing through IFF. If you are interested, or know someone interested in renting these apartments, please contact the office at 574-232-9182 or nassistant@nearnorthwest.org for information and an application. We anticipate the building to be ready early this fall. Incomes must be at or below those in this chart to income qualify.



FY 2023 HUD 80% AMI Income Limits (eff. 6/15/2023)						
1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$ 46,250	\$ 52,850	\$ 59,450	\$ 66,050	\$ 71,350	\$ 76,650	\$ 81,950

The Local Cup Fundraising

Summer is TLC's hardest season to meet costs. They generally use federally funded work study staff from Saint Mary's College. During the summer, TLC is able to employ neighborhood teens and young adults, but this changes operating costs. The Local Cup loves providing you with a place to meet your neighbors and grab a cup of coffee while you work or explore all the neighborhood has to offer. They hope you will consider making a gift to help them through summer costs increases. Donate at www.thelocalcupsb.coffee/makeadonation, by using the QR code at right or come into the store. Thanks!



Evansville Developer Proposes Low Income Housing Tax Credit Project

We learned this June in a NNN community meeting that Advantix Development Corporation, a non-profit affordable housing developer out of Evansville, IN, is proposing a 50-unit Low Income Housing Tax Credit (LIHTC) project in South Bend. 37 properties across the City would be involved in this scattered site project which includes a mix of single family and duplexes for lease-purchase, with one larger building/management office. The City of South Bend is supporting the project, and all properties proposed for development are currently owned by the City.

22 of the proposed currently vacant properties are in the NNN boundaries, and would all be proposed single family and duplex projects. All proposed units would be "lease-purchase" – which means they will be rented and managed by the developer, and after 15 years, the renter would have the option to purchase the property having already built some equity. These units will be available to families with incomes that fall in the 30-80% area median income range (low-income). All building designs will be from the City of South Bend's pre-approved plans. Advantix would manage all of the units, with a locally hired team.

The LIHTC application process is heavily competitive, and while the developer has a good track record, the project may take a few years to be accepted. The timeline of the project IF successful would be that awards are announced in November. Then the project would be completed within 24 months after award – with most of the construction occurring in the second year.

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 nassistant@nearnorthwest.org or 232-9182.

¿Le gustaría ser parte del grupo de emails de "NNN ListServ" y estar en contacto con sus vecinos/as respecto a la información de la comunidad y sus anuncios? Por favor, mándenlos un email al nassistant@nearnorthwest.org o llámenos al 232-9182.

This newsletter was produced 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 1 of the Housing and Community Development Act of 1977.

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.

Thoughts from a Summer Intern..... by Community Intern, Jalen Wilken

Hello everyone, I am Jalen Wilken and I am here interning for the Near Northwest Neighborhood for the summer through August 15. I am majoring in sociology and minoring in communication at Indiana University South Bend. I didn't know exactly what I was going to do with my sociology major when I first started, as at first, I wanted to be an accountant. After job shadowing a couple times at local companies, my interest of accounting dissipated away into the void. It took a while to find some type of career to really pursue in my sociology major, but the NNN has done a great job making my interning experience the best it can be. Kathy Schuth, André Northern, Jill Joachim, and Jeff Stanifer have been great at showing me the ropes on what roles they manage in the neighborhood, why they do it, and why it is important to be a community leader in a neighborhood like the northwest side of South Bend.

I live in Mishawaka now but I always call the south side of South Bend my home. Growing up, I used to be part of the Living Stones Church which was pastored by my uncle. His mission was to be a steward of the south side of South Bend and to be an active participant in his community. Around where the church is located is the Miami Hills Apartments. The apartments are to-say-lightly not in the best conditions. The apartments have mold, broken windows, doors, walls, and have faced major crime and shootings in or around the area. Not only that, but also around the church is an elementary school which has many kids who can't afford major school supplies for back to school and winter needs. Our church would have days where instead of having a message, we would be stewards and give back to our community by donating things like coats, boots, backpacks, and many other clothing items and school supplies to those community kids. We also raked leaves and cleaned up trash at the Miami Hills Apartments. While today, the beliefs I held as a Bible-believing Christian have changed significantly, the importance of having stewardship and being there for those who are considered neglected has been ingrained in my moral fiber.

While there are many things about South Bend that are great, many of the issues that are in South Bend have deep roots in poverty and systematic racism. Because of this, many of the issues that I used to not really think about when I was giving kids coats for the winter for the school year really shows how much these issues are still affecting the area today. This made me think about what I should do to really make a change for my community, even if it is difficult to manage the ingrained structures which have demolished many of the interesting and vital places, to make life easier and happier for everyone. While my time for my internship is dwindling, I hope that for those of you who are interested in community engagement and development, can find time for a discussion with me before August 15th. I have had a couple of discussions with some neighbors in the NNN and I really have enjoyed my time having those conversations. If you want to reach out and interact, my email is jalen@nearnorthwestneighborhood.org. I hope with the time I have remaining I can interact with more neighbors to gain a better understanding about this neighborhood, and what we can do to make it a better place.

Peace and Prosperity, *Jalen*

Chapin Park Unity Garden in Transition

The city lot on Portage Avenue, at the corner of LaMonte Terrace and Forest Avenue, has gone through many changes since the building there was razed. When the lot was in the hands of a Boy Scout troop, they laid beautiful brick pathways throughout and planted flowers. When it next became a neighborhood garden, a bench and trees were added at the center. When it then became one of the Unity Garden's satellite gardens, raised beds were added, and then, during the pandemic years, grant money was found and those wooden beds were replaced with concrete block raised beds.

Now, all the Unity Garden leaders have moved on to other endeavors, and if it is to remain a Unity Garden, providing free vegetables and fruits for anyone who wants or needs them, the garden needs new leadership. Please spread the word to groups and individuals who may want to take the reins: a full city lot garden with plenty of sun, a beautiful infrastructure, over twenty raised beds, three apple trees, a pump-handle water faucet, and most importantly, all the resources of a very successful and award-winning Unity Gardens, is looking for new leadership.

Please be in touch with Unity Garden, South Bend Executive Director, Sara Stewart, with interest: 574-315-4361 or sara@theunitygardens.org.