



South Bend Heritage Foundation Annual Report 2008

Four Decades of Transforming Neighborhoods



*726 W. Washington Street, the first project
financed by a revolving loan fund in 1976*

South Bend Heritage Foundation, Inc.

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Jacqueline Martin

Suzanne Miller

Raymond Pryor

Jeff Vitton

*Planner assigned to SBHF
by Dept of Community and
Economic Development,
City of South Bend*

Dear Friends:

This year South Bend Heritage Foundation celebrates four decades of revitalizing some of the most blighted neighborhoods in our city. The organization began in the 1970s as a group of interested citizens who recognized the need to save historic properties in the Near Westside Neighborhood. As you will see from the highlights in this report, SBHF has grown into an influential community development corporation that has an expanded mission which goes far beyond preservation. Since its inception, SBHF has been able to leverage millions of private and public dollars to create sustainable neighborhoods through planning, developing affordable housing, providing cultural opportunities through arts and education, and supporting commercial development.

You, our friends, have made this all possible.

It is important to note that in 2008, Jeffrey Gibney, the first client and first Executive Director of SBHF, resigned to become the Executive Director for the Department of Community and Economic Development, City of South Bend. Without his leadership, vision, tenacity and dedication, I do not believe we would see the many positive changes in our urban neighborhoods that we enjoy today. If you live, work or enjoy cultural events in the Near Westside, Monroe Park, the Northeast Neighborhood or downtown, you have been touched by Jeff's work. On behalf of the Board of Directors, I want to thank him for his years of service. It has truly been a great pleasure to work beside Jeff on the many SBHF initiatives that have transformed our urban neighborhoods and we look forward to working with him in his new role as he expands his influence throughout the City. Jeff's creative hand and keen sense for urban development and design are already in strong evidence throughout every area of the city.

The neighborhoods where we work were once fraught with poverty and high crime, and perceived as a place people wanted to avoid. But today, because of Jeff's leadership, the support of staff and board members, our community partners and friends, we can all be proud of our neighborhoods.

Your investment in South Bend Heritage Foundation has made it possible to carry out our mission. Again, thank you for your continued support.



Susan Visser, President

Mission

South Bend Heritage Foundation, Inc. is a private, not-for-profit service and community development corporation that is committed to the stabilization, enhancement and empowerment of our inner city neighborhoods. Through physical development, advocacy and education, the Foundation creates an environment which promotes collaboration and embraces diversity to help assure an equitable and just future.

Organizational Change

Organizational change in leadership

Jeffrey Gibney became the 1st full time employee and executive director of the then Southold Heritage Foundation in 1977. Through his growing leadership, he shaped South Bend Heritage Foundation into a significant community development corporation. In 2002, when SBHF agreed to manage the Northeast Neighborhood Revitalization Organization (NNRO), Phillip Byrd was hired to coordinate the NNRO activity. By 2007, Jeffrey Gibney took a leave of absence from SBHF to become the interim Executive Director for the Department of Community and Economic Development, City of South Bend. At that time Phillip Byrd agreed to be the acting Executive Director of SBHF. When Jeffrey Gibney decided to resign from SBHF and continue with his City job, the SBHF Board of Directors offered Phillip Byrd the position of Executive Director and he accepted. The change in leadership has been gradual and smooth, showing that different personalities and management styles can carry out the same mission.



Mark Luckey

Phillip Byrd, Susan Visser (President of the Board) and Jeffrey Gibney

Incorporating Board 1974

- Dempsey A. Cox
Vice President
- Jack C. Dunfee, Jr
- Jack E. Ellis
- Stanley Gilbert
- Aloysius J. Kromkowski
- Virginia Lionberger
- Richard A. Muessel, Jr
- F. Jay Nimitz
Chairman of the Board
- Freda Noble
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- Jane Warner
- William A. Welsheimer, Sr.
President
- Winifred Wulf,
Treasurer

Organizational change in residential rental management

In 1992 when South Bend Heritage Foundation completed its first 15 rental units using the federal tax credit program, it hired Real Estate Management Corp. (REMC) to manage these units. By 1996, the number of units had increased to 224 so SBHF decided to create a division of residential rental management and take over the running of the apartments. By 2008, SBHF held 285 rental units and decided that it could no longer support the internal management of these units and again turned to REMC. The seven SBHF staff members in the residential rental management division almost all became REMC employees. SBHF thanks all the people who served it so well managing and maintaining their properties and tenants.

1970's HIGHLIGHTS

- Incorporated in 1974 (as Southold Heritage Foundation, Inc)
- Hired 1st two full time employees (1977 & 1978)
- Established target area (Near West Side)
- Created Revolving Loan Fund (with Historic Landmarks Foundation of Indiana)
- Organized house moves (targeted houses in danger of demolition)
- Developed / general contracted visible rehab projects (selected for catalyst effect)
- Received first federal funds for affordable housing
- Office: Tippecanoe Place 1975 –1979



Four Decades of Transforming Neighborhoods

Advocacy, Arts & Education

As the South Bend Heritage Foundation (SBHF) mission states, “Through physical development, advocacy and education, the Foundation creates an environment which promotes collaboration and embraces diversity to help assure an equitable and just future.” The Colfax Campus has become the hub of SBHF’s involvement in advocacy, arts and education.



Marcus Snowden

Advocacy

The Colfax Cultural Center and the Charles Martin Youth Center, two of the four buildings on the Campus, have been the location of many issue related informational and planning meetings that bring citizens together to become advocates for improving the community and their own lives.

The **Red Ribbon March** is a national initiative to educate children about the detrimental effects of drugs. SBHF organized the first Red Ribbon March in South Bend in 1988 in collaboration with UCADAA (United Community Against Drugs and Alcohol). Through the years it has collaborated with a number of related organizations including 21st Century Scholars. The 20th Annual Red Ribbon March held in October, 2008, began at the Colfax Cultural Center and proceeded around the neighborhood. In this picture, the marchers are turning the corner at LaSalle Avenue and William Street. They stride forward with pride and energy, saying “No” to drugs.



Jim Rider, South Bend Tribune

The **F. Jay Nimitz Award** was established by SBHF and the City of South Bend in 1989 to honor F. Jay Nimitz, SBHF’s first Chairman and the Head of South Bend’s Redevelopment Commission for many years. It is awarded to a person who has quietly given many hours of exemplary volunteer service to the community over many years. Karl G. King, pictured above with Mayor Steve Luecke, received the F. Jay Nimitz Award in December, 2008 recognizing his indefatigable pursuit for improving all South Bend’s neighborhoods through an overarching number of projects. His persistence, his attention to detail, and his logical thinking have benefited the entire community. The ceremony took place in the Charles Martin Youth Center on the Colfax Campus.

1980’s HIGHLIGHTS

- Established office in Monroe Park, 1981 (partnered with City to stabilize residential section of Monroe Park)
- Affiliated with the Center for Community Change, 1983 (consultants in community development from Washington, DC)
- Changed name to South Bend Heritage Foundation, 1983
- Historic Landmarks Foundation of Indiana Sandi Servaas Award, 1984 (first State recognition of SBHF work)
- Purchased and developed the Colfax Cultural Center
- Developed Chapin West for Chapin Street Clinic
- Certificate of National Recognition: Chapin Street Revitalization, 1988 (from National Recognition Program for Urban Development Excellence)

Arts and Education

Many of the tenants on Colfax Campus are chosen for their involvement in arts and education, as well as advocacy: Southold Dance Company, Notre Dame Talent Search, New Discoveries Pre-School, The New Galleries and Studio Art Classes, Renew, Inc., Mama's Against Violence, NAACP, Imani Unidad. Other organizations have used the Campus as a location for their training sessions.

The **Colfax Campus Gallery** is the only long term art program that SBHF manages. Located in the Colfax Cultural Center, the gallery is on the walls of two meeting rooms – Genesis Gallery and the Paper Room – and the main hall, or Court Gallery. These locations realize the first goal of the gallery: to bring new audiences to the arts. One of the annual exhibitions, *Art and Social Justice*, challenges the observer to think about justice/injustice in a number of areas of life. The woman pictured at left is studying the artist's comment on American attitudes towards the Arabs in the 19th annual exhibition held in June of 2008.



Jim Rider

The Gallery also schedules exhibitions organized by other community art groups. **The African American Arts Association**, a tenant of the Colfax Cultural Center, organized an exhibition of regional minority artists. Paintings by Marie Moore were on display at the reception in February 2008, and a lecture was given on her work. An artist born in South Bend, Ms. Moore grew up in Chicago and spent much of her adult life in the Bahamas with her husband, the Honorable Judge Moore.



- Recognized community organizing as a development strategy (hired community organizer, 1987)
- Organized "Our March on Washington," 1988 (statement against crime on Washington & Walnut Streets)

- Organized annual Martin Luther King Jr holiday community celebrations
- Facilitated a formal Comprehensive Plan for commercial areas on W. Washington – S. Chapin Streets, 1989
- Established F. Jay Nimtz Award for exemplary volunteer public service, 1989

- Organized annual "Red Ribbon" community marches against drugs, 1988
- Office: 1016 W. Washington 1979 –1985



Jim Rider

The Girls Scouts of Singing Sands, summer tenants of the Charles Martin Youth Center, return every year to put on their **Summer Arts Camp** for inner-city neighborhood children. Many different activities are designed to give the children cultural and educational experiences to augment their school days.

The Colfax alligator serves as a seat for some of the audience listening to the talk at an exhibit opening.



Planning & Real Estate Development

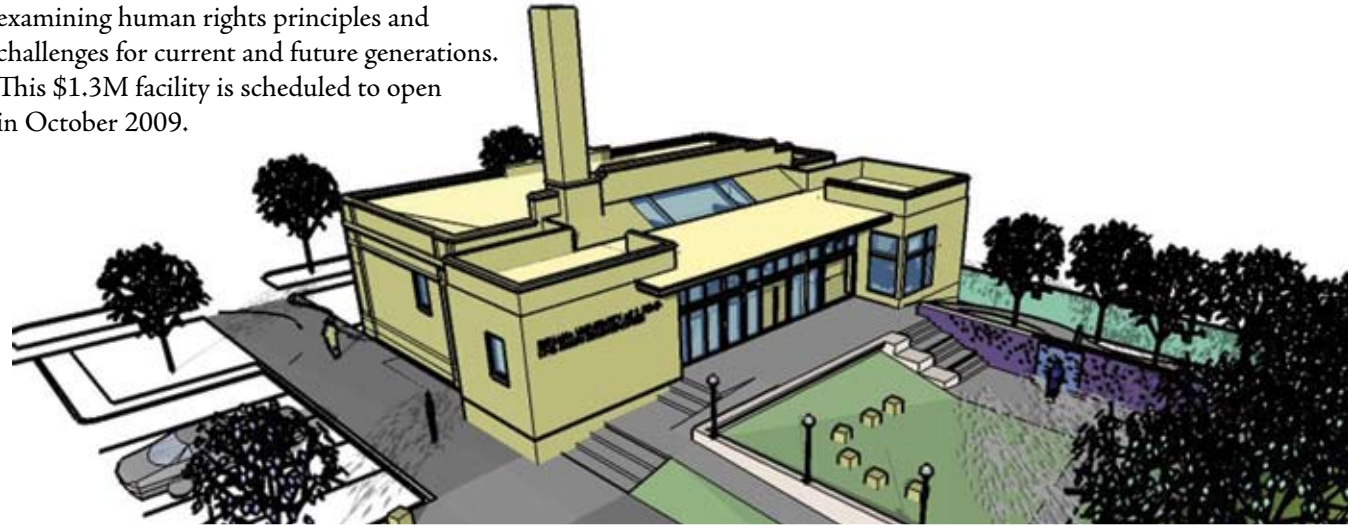
Westside Neighborhood



Patrick Lynch, SBHF architect, describes plans for the Peace Garden

The Civil Right's Heritage Center Peace Garden

The future home of IUSB's Civil Rights Heritage Center, the former Engman Natatorium, is in the final phase of the project - the design and construction of the Peace Garden. The Peace Garden will help reinforce and highlight the work of The Civil Rights Heritage Center and will be a welcoming, peaceful, reflective place for area residents. It has been designed to duplicate the pastoral space for reflection of Martin Luther King, Jr.'s garden and will be a place for community events. The Center will provide education, research, art presentations and community forums while examining human rights principles and challenges for current and future generations. This \$1.3M facility is scheduled to open in October 2009.



1990's HIGHLIGHTS

- Established CASH PLUS to challenge financial institutions in inner-city lending
- Developed commercial properties
Chapin West – Chapin Street Clinic, 1993
Chapin Market, 1998

- Developed residential affordable housing
Historic Dunbar Corner, 1992
West Washington Homes, 1993
Heritage Homes South East, 1995
Robertson's Apartments, 1997
Northside Terrace Apartments, 1999

- Developed affordable single-home owner properties
LaSalle Avenue – started acquisition, 1993
Cushing Street / Near Northwest Neighborhood (NNN) – started acquisition, 1995
W. Washington west of Walnut – started construction, 1998

The Salvation Army of St. Joseph County Ray and Joan Kroc Corps Community Center

In order to have a presence in the Near Westside Neighborhood, The Salvation Army relocated to 301-307 Chapin, just a half-block from the site of the future Ray and Joan Kroc Corps Community Center. In preparation for the move, the store-front property owned by SBHF was renovated with \$250,000 of Community Development Block Grant funds. This change in location will allow the Army to serve more clients and expand program offerings. The former headquarters of Head Start will be home to The Salvation Army until 2011 when the Kroc Center is scheduled to open at the corner of Western and Chapin.



Mark Luckey



Single Family Homes

Rehabilitation continued on several homes owned by SBHF. The quality and attention to detail of all SBHF properties adds to the beauty and on-going stabilization of urban neighborhoods in South Bend.

Multi-family Units

During the summer of 2008, SBHF was awarded tax credits for the resyndication of Washington Dunbar Homes, located in the heart of the Near Westside Neighborhood, the focus for most of South Bend Heritage Foundation's work over the past 35 years. This \$6M rehabilitation project will include new roofs, new kitchens, and many "green" features such as geothermal heating and cooling systems and energy-star appliances for 80 multi-family rental units. When complete, these units will offer to low and moderate income residents of South Bend high quality housing that is energy efficient, designed to meet the needs of 21st century families.



Jim Rider

- Expanded the Colfax Campus Charles Martin Youth Center, 1995
- Maxwell Awards of Excellence, 1995 (from Fanny Mae Foundation for West Washington Place)
- Leonard Lesser Community Award, 1996 (from the Center for Community Change)

- Established Targeted Urban Realty Fund (TURF), 1996
- Created division of property management, 1996
- Creation of Lending Enterprise for Neighborhood Development (LEND), 1998
- Began program partnerships with the University of Notre Dame

- Began program partnerships with Memorial Hospital and Health System



- Office: Colfax Cultural Center 1985-2001

LaSalle Square Planning

SBHF took a leadership role in the planning for development in the LaSalle Square area, a neighborhood that has seen major deterioration since thousands of westside manufacturing jobs were eliminated several years ago. In response to area residents, the City of South Bend, with the assistance of SBHF staff, conducted several neighborhood meetings to get input on what should be done to revitalize the area. As a result, a plan was drafted which will provide a road map for the future of this neighborhood.



George Adler

Bendix Family Physicians

SBHF architect Pat Lynch provided design and construction management services for the new healthcare facility located on Bendix Drive. Bendix Family Physicians is a service of Community Health Partners of South Bend, a joint sponsorship of Saint Joseph Regional Medical Center and Memorial Hospital, along with support from the City of South Bend. This full-service practice will offer primary care service, radiology and laboratory services, chronic disease management and access to health and wellness programs. This much needed facility is one of the first planned initiatives for the neighborhood surrounding LaSalle Square.



2000's HIGHLIGHTS

- Leighton Award for Non Profit Excellence, 2002
- James C. Howland Urban Enrichment Gold Award, 2002
(National League of Cities: Near West Side Neighborhood Revitalization Initiative)
- Brokered property exchange between TCU and Clark-O'Neal Funeral Chapel, 2001
- Became chartered member of NeighborWorks® America, 2002
- Contracted by Northeast Neighborhood Revitalization Organization to staff their organization, 2002
- Expanded the Colfax Campus
Heritage Community Development Center (former Blumes Pharmacy), 2001
Studio Arts Center, 2002
Studio 815 (former Smitty's Muffler Repair), 2006

Northeast Neighborhood Revitalization Organization

SBHF continues to serve as the staff for the Northeast Neighborhood Revitalization Organization (NNRO). June 3, 2008, marked the groundbreaking for unprecedented development on the City's northeast side, Eddy Street Commons. Located just south of the University of Notre Dame campus, it will represent the largest single development project in South Bend area in decades. Eddy Street Commons is the culmination of a long-term collaboration between the residents of the northeast neighborhood, the funding partners of the NNRO (Madison Center, Memorial Hospital, Saint Joseph Regional Medical Center, University of Notre Dame and the City of South Bend) and Kite Realty Group. The collaborative efforts and incentives offered by the City of South Bend made this project possible.

When completed, this urban, mixed use development will boast 90,000 square feet of retail space, 75,000 of office space and more than 400 apartments, condos, and townhouses. The first phase of the project is underway with the construction of a 1,280 car parking garage that will be fronted by apartments and office space located over ground floor retail space. Eddy Street Commons will represent a \$215M investment in the Northeast Neighborhood and is expected to spur further private development along the Eddy Street corridor and stretching into downtown South Bend.



Greg Hakanen

- Constructed new Teacher's Credit Union branch bank, 2002
- Developed Commercial Properties
 - Chapin Market II completed, 2001
 - Chapin West – Hansel Head Start Program, 2000
 - Marycrest Building purchased, 2001
- Developed affordable single-home owner properties
 - Spruce Street construction started, 2001
 - Jefferson / Laurel / Thomas Streets started acquiring, 2000
- Facilitated the development of Studebaker Museum on Chapin Street, 2006
- Predevelopment work for New Fire Station #2 (started acquiring land 2001, Fire Station #2 completed 2007)

G.I.B.N.E.Y.

In late 1982, the Public Relations Committee selected potential new names for Southold Heritage Foundation to be given to the Board for consideration. Among these names was G.I.B.N.E.Y. (Giving Individuals Better Neighborhoods Every Year). Although a bit tongue in cheek, this suggestion underscored the confidence and trust the Board felt in Jeff as he forged a vital direction for South Bend Heritage Foundation. He gave it a sensitively aggressive and effective shape that ultimately brought new life and hope to residents of South Bend's urban neighborhoods.



When we were very young: an early 1980's SBHF staff meeting included Steve Luecke, Dea Andrews and Jeff Gibney

Jeff came to SBHF with imagination and the ability to act decisively, but he knew little about the work of community development. So he sought help from local community organizers and observant, long term neighbors from the near westside target area. Through their eyes he saw what needed to be done. He credits Pablo Eisenberg, Director of the Center for Community Change, with giving him not only the courage to pursue his vision but also a broader understanding of what could be accomplished.

Jeff grew into community development work with energy, passion and a deep commitment to his home town, South Bend. He always looked for ways to bring about change that allowed residents to retain

their dignity as they became their own advocates. Basic to his approach is building collaborations and partnerships – with individuals, businesses, corporations and institutions. He believes it takes the caring, compassion and commitment of the whole community to heal its problems and to celebrate its successes.

Jeff, thank you for forging a path for South Bend Heritage Foundation and encouraging a work environment that allows caring, compassion and commitment.



2000's HIGHLIGHTS

- Facilitated the reconfiguration of Chapin Street and renaming it Martin Luther King Jr. Blvd, 2005
- Began planning for resyndication of tax credit residential projects, 2008
- Began program partnerships with Indiana University South Bend
- Natatorium becomes Civil Rights Heritage Center
- Worked with the Salvation Army Planning and fundraising for Ray and Joan Kroc Corps Community Center.
- Office: 803 Lincoln Way West 2001 - present

Four Decades of Transforming Neighborhoods



Financial Statement

Statement of Financial Position at December 31, 2008

Assets

Cash	\$303,634	
Receivables	\$2,260,171	
Real Estate held for resale	\$594,799	
Capital Assets (net of depreciation)	\$8,765,106	
Other Assets	\$43,018	
Investment in subsidiaries	\$503,003	
Beneficial Interest in Community Foundation of St. Joseph County	\$53,605	
Total Assets	\$12,523,336	

Liabilities and Net Assets

Accounts payable and accruals	\$375,193	
Notes & Mortgages payable	\$6,260,352	
Total Liabilities	\$6,635,545	
Unrestricted net assets	\$4,674,705	
Restricted net assets	\$1,213,086	
Total Liabilities & Net Assets	\$12,523,336	

Consolidated Statement of activities for the twelve months
ended December 31, 2008

Revenue

Grants & contributions	\$355,745	
Government contracts	\$1,004,670	
Management & project fees	\$432,651	
Rents and other income	\$897,791	
Total Income	\$2,690,857	

Expenses

Payroll	\$824,710	
Project Related	\$81,142	
Management	\$594,158	
Occupancy	\$893,363	
Total Expenses	\$2,393,373	
Net Income	\$297,484	

The above data do not include fiscal agencies or data from SBHF affiliated
real estate partnerships / LLCs.

The photos credited to Jim Rider are from the collection *Picturing Community*
funded by the Community Foundation of St. Joseph County.

Funding Partners

Memorial Hospital and Health System and NeighborWorks® America are especially
recognized for the level and consistency of their support to the general operations of
South Bend Heritage Foundation.

Individual Donations

Anonymous	Suzanne Miller
Anne Abernethy	Gladys Muhammad
Cheryl and Jose Alvarez	John Oxian
Dea Andrews	Denise and Charles Roemer
Dé Bryant	Bob Seifert
Leslie Callahan and Fred Rush	Barbara and Don Sniegowski
Jim Cook	Charlotte B. Sobel
William and Anna Jean Cushwa	Debra M. Stanley
Margo and Eugene DeMont	Jaquelyn Stephens
Beth and Ron DeWinter	Anna and Bill Welsheimer, Sr.
Jerry Donaldson	Mary and Bill Welsheimer, Jr.
Mary and Gregory Downes	Jessie and John Whitaker
Helen and Pablo Eisenberg	Corporate Donations
Jocelyn Joiner Fleming	1st Source Bank
Irene Forbes	Abonmarche Group
Jan and Jack Frieden	AM General
Jeffrey Gibney	The Blue Waters Group
Leslie and William Gitlin	Cal-Pro Fence Company, Inc.
Brigitte and Matthew Gray	Charles S. Hayes, Inc.
Dale O. Grayson	Foegley Landscape
Jessica Hanning	Fujawa Structural Engineers, Inc.
Mary L. Hubbard	KeyBank
Marcia and Dan Jones	Lake City Bank
Andrea and Wellington Jones, III	Lehman and Lehman, Inc.
Margaret and Karl King	Ricker Construction
Marjorie and Douglas Kinsey	Matrix Plumbing
Ann and Jim Kolata	Michiana Parents Support Group
Beth and Lester Lamon	Old National Bank
Peg and Stephen Luecke	St. Joseph Capital Bank
JoAnn and Louis MacKenzie	TJX
Tim Mehall	Torok Excavating and Demolition, Inc.
Thomas C. Miller	

Foundation Grants

Anonymous
Community Foundation of St. Joseph County
African American Fund
ArtsEverywhere Philanthropic Fund
Challenge Fund
Robert P. and Clara I. Milton Fund
Gerber Family Fund
Ludwick Trust
Memorial Hospital and Health System Tithing Grant
James and Anna Peacock Family Fund
Robert Family Fund
Wells Fargo Private Client Services
Robert and Clara Milton Charitable Trust
Muessel Ellison Memorial Trust

Government Grants

City of South Bend Mayor's After School Program
Community Development Block Grant
NeighborWorks® America
St. Joseph County Housing Consortium



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Jim Rider

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This report was produced in part 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 I of the Housing and Community Development Act of 1977.