



South Bend Heritage

STORIES

2017

ANNUAL REPORT



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ABOUT US:

Established in July 1974, South Bend Heritage Foundation, Inc. (SBH) is a not-for-profit service and community development corporation that is committed to the stabilization and enhancement of our neighborhoods.

Purpose

To enhance the beauty and value of urban neighborhoods and empower residents, through collaboration, physical transformation, advocacy and education.

Vision

A united community where diverse urban neighborhoods are considered choice places to live, as well as to operate a business, and where all residents have equitable and just opportunities to reach their full potential.

Our Non-Profit Partners

Since 2002, SBH has assisted the NNRO in developing and implementing projects in the Northeast Neighborhood. SBH also manages business operations for the NNRO and serves as the master developer for The Triangle.

Since 2015, SBH has managed the Rebuilding Together St. Joseph County homeowners repair program. This program assists the elderly, disabled and veteran homeowners with critical home repairs.

NNRO
NORTHEAST NEIGHBORHOOD
REVITALIZATION ORGANIZATION





Tim Mehall & Gladys Muhammad at the 2017 Soul Food Luncheon

OUR RESPONSIBILITY:

In 1974, we responded to the call of neighbors to address disinvestment in the Near Westside Neighborhood. We began providing housing that fulfilled an important community goal and attracted resources to the neighborhoods that had been neglected. Our responsibility did not end there. Our community's greatest asset is the people that live here and since our formation we have taken the initiative to help our neighbors and welcome new friends.

South Bend Heritage and our network of partners throughout the community are working to make neighborhoods safer and attractive, creating desirable places to live for everyone in our community. Our responsibility extends as far as preventing violence and protecting historic structures to providing financial coaching. We believe in the ideas of our neighbors and we'll persevere to be a partner in the vision for a better future.

In this report we highlight several people whose lives have been enhanced by our collaborative efforts. You'll learn that there are wonderful things happening each day made possible by the determination of these individuals.

Thank you for your continued support and being a key part of our ongoing success.

Tim Mehall

Tim Mehall
President, Board of Directors
South Bend Heritage

Thank you to our 2017 Major Event Sponsors:

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Urban Enterprise Association



SOUTH BEND HERITAGE: STORIES



HIGHLIGHTS FROM 2017:

2017 was an eventful year at South Bend Heritage. We worked diligently opening a new apartment building for homeless individuals, continued to promote homeownership through the renovation of old homes and construction of new ones, and hosted numerous community events and initiatives. Listed below are highlights from an amazing year.

IN 2017:

- Opened Oliver Apartments – 32 - 1 bedroom apartments for chronically homeless, disabled individuals that are frequent users of public services
- Provided life enrichment services for 115 seniors living at SBH senior apartments
- Raised \$42,675 through Give Local St. Joseph County supported by the Community Foundation of St. Joseph County
- Graduated 10 students from the Augustus F. Hawkins Literacy Center
- Sold 4 houses in the Northeast Neighborhood & Near Westside to income eligible home buyers
- Welcomed 3 new small businesses to our commercial rental spaces
- Hosted 6 art exhibits including the Intermediate School Show and Art & Social Justice
- Presented Bishop Eddie L. Miller with the F. Jay Nimtz Award
- Completed the Community Impact Measurement Round 2 for the Northeast Neighborhood
- Organized to rename Charles Martin Senior Dr. and Dr. Martin Luther King Jr. Blvd.
- Hosted over 760 people at the Dr. Martin Luther King Jr. Breakfast
- Raised \$25,000 for construction of South Bend Mutual Homes community Park
- Assisted 16 homeowners with vital home repairs through Rebuilding Together St. Joseph County
- Submitted a \$12 million tax credit application for Historic Lincoln Way West
- Launched South Bend Heritage Property Management, operating a 325 apartment portfolio
- Raised and invested \$6.5 million into the community
- Secured 12 Individual Development Accounts and counseled 35 people in Financial Capabilities supported by AmeriCorps and United Way
- Received \$204,000 in grant funds from NeighborWorks America
- Received an important staff award - Gladys Muhammad received the Golden Hoosier Award – the Highest Honor from the State of Indiana

Thank you to our 2017 Special Program & Project Support Partners

City of South Bend:

Community Development Block Grant
HOME Funds

Community Foundation of St. Joseph County:

ArtsEverywhere Philanthropic Fund
Robert P. & Clara I. Milton Fund
Special Project Challenge Grant - South Bend
Mutual Homes Park

Dollar General Foundation

KeyBank Foundation

NeighborWorks America
United Way of St. Joseph County

Wells Fargo Wealth Management Group:

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"My friends always say, 'Sherry, I want your place'. "I'm proud of where I live."



"I'm rebuilding... This is the best thing, being here."

Rod's Story: A Home for Everyone



Shelter is a basic need. Oliver Apartments provides this basic need and offers even more to residents that were homeless.

At 50 years old Rod Frison had worked most of his life in manufacturing. He moved into Oliver Apartments in November 2017.

"I ran forklifts, cranes and did some CNC Work. I did some production work for car parts for about 10 years. You see, I've always worked," Rod explained.

"I started having trouble at my jobs. I didn't see what they saw, but looking back now I can see it. Something wasn't right. My mind was split," he continued.

"I lost my housing every time I lost my job. It was hard. And then I couldn't work anymore. I stayed at the Center for the Homeless off and on for a few years. Then I stayed under the bridge (referring to the viaduct on Main Street) for awhile," he stated. "My jaw got broke and I thought I was probably going to die soon," he added.

Rod talked about how he ended up becoming a resident at Oliver Apartments.

"Oaklawn helped me out. I'm glad of that. I never would've got my own place again," he explained. "They told me about these apartments you guys were building. It was a lot of paperwork and time and patience," he added.

At times Rod is both outgoing and seemingly shy. He shares about his struggles, yet keeps a lot of his feelings close to his heart. We talked about his family and support network.

"I've got two daughters and seven grandkids. My family is really glad. They are proud of me. That's also why I try to do right," he stated. "I try to stay away from certain people. I take pills for schizophrenia now and they help. I have a Case Manager from Oaklawn and everyone here (at Oliver) has good attitudes," he added.

One of the most impactful statements Rod makes references his illness.

"They recognize disability here, and that makes me feel welcome."

Rod continued to list the positive movement in his life since living at Oliver. "It's amazing the work that goes on here. I'm studying to get my license back. **I'm rebuilding, but before there was some pieces missing. Housing is a piece. This is the best thing, being here. I'd probably be dead or halfway there,**" Rod stated.

"I'm taking each day at a time. I'm going to appreciate everything that comes my way. I'm going to wait, watch and accept the glory that you all give me. It's a new life," he concluded.



*"This is truly a home to me.
Everyone here is excellent and they
don't look down on me."*



Harry's Road to Recovery at Oliver Apartments

In 2011, Harry received a call from his sister informing him that his mom had cancer and likely only had a short time left to live. He hopped on a plane from California to Indiana to be by her side. She ended up living for another 3 ½ years. Harry relapsed while he was in LaPorte taking care of her.

"I've drank since I was 14 years old and I've always had trouble staying sober. It got worse when I was 27 and had a motorcycle accident," he stated. "I woke up with a brain injury. I've tried my best and I was sober when I came out here from California, but my mother's illness took a toll on me," he added.

Harry has had trouble securing housing do to his injury. "I tried to work in construction, but I got disabled when I injured my neck and back," he explained. "I do get some social security and disability money but not much," he added. "The last place I was in was a hole in the wall and had cockroaches everywhere. I thought, this is probably the best there is for someone like me," he said and laughed uneasily. **"I wasn't able to stay there much longer and so I started living under the bridge while I was looking for somewhere else to live," he added.**

When explaining his life circumstances, Harry seemed to find solace in trying to help people in similar circumstances. "I always try to do right by people and help them. If you can help someone, help them. It will come back to you tenfold. I used to buy food and booze for people under the bridge," he added with another apprehensive laugh. When asked why he would do that instead of helping himself, he replied, "my mom raised me to help people. I was just going to drink it (the money) up myself anyways".

Harry genuinely seems like his heart is always in the right place and then mentioned how he feels hopeful for the future.

"But now I have this place, I have more to live for. I want to help people, do what I can. I can't do much because of my disability, but that's why I'm going to rehab now," he explained. (Harry was leaving for a 30-day stretch in alcohol rehab the same day.) "This is truly a home to me. Everyone here is excellent and they don't look down on me," he stated. "I know everyone is expecting good things from me when I get back," he added.



*"They saved my life. It's that simple.
It's a beautiful place..."*

A Life Worth Saving



James “Jim” Joppek was born in Chicago but raised in Gary and spent 35 years as a union carpenter. Jim offered a simple but poignant story about coming to live at Oliver Apartments.

“They saved my life. It’s that simple. It’s a beautiful place. I don’t get into trouble and I keep my nose clean,” Jim stated.

“I came to South Bend for rehab for alcohol. I stayed at The Salvation Army (Adult Rehabilitation Center) and the Center for the Homeless a few times. I was pretty much homeless for 4-5 years,” he stated. “I have a Case Worker from Oaklawn who was helping me get treatment when I heard about this place on the streets. I asked my Case Worker and she did the rest,” he added.

Jim was honest in his fight with alcoholism.

“I have struggled with alcohol all my life. After two divorces and losing everything it just got worse,” he remarked.

“I was the third person in this building in November. For me having somewhere safe to stay that’s warm and a place to do my laundry, there’s not much else to could ask for. I watch my P’s and Q’s and my apartment is spotless,” he stated.

“I spent years of my life working, building steel mills and bridges and now I’m ready to retire from that. I’m still enrolled in treatment programs through Oaklawn, sooner or later I feel like it will stick,” Jim said. When discussing the future Jim mentioned, “there’s a lot of people still on the streets who need help. For me it’s time to really try to get sober.”

Matt Rayburn (IHCDA), Marco Mariani, Megan Maxwell-Ranjbar (Corporation for Supportive Housing)





"I love the sense of community and the collective energy when people come together to celebrate, share, discuss, honor, learn..."

A Life Time in the Community: Bonny Hoover Reflects on Civil Rights and the Martin Luther King Jr. Celebration



Bonny Hoover (pictured to the left) is a life-long resident of South Bend and a retired SBCSC teacher who has attended the Dr. Martin Luther King Jr. Celebration for over 20 years.

"I first started attending the Martin Luther King Jr. Celebration with my mother (who passed in 2014). Throughout my life my parents were always involved in Civil Rights issues. My mom was a musician who played at many churches and wrote music reflecting on the times in which they lived, touching on the need for compassion," Bonnie said.

"My parents were on the planning committee for the Southern Christian Leadership Rally at Notre Dame in 1963. Mom also wrote and played music with Mahalia Jackson," she added.

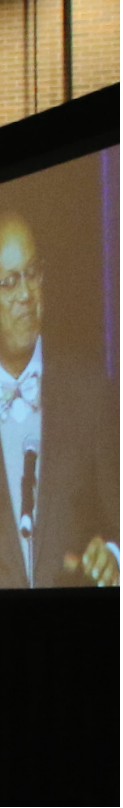
"Over the years, I have held up my parents' standards of compassion and humanity and the fight for justice in Civil Rights. As a teacher we had the day off and I felt I should take advantage of the opportunity to participate," she continued. "Over the years I have attended the Breakfast, Workshops, Panels, Youth Talent Programs, the March, the Evening Concert and many other part of the Celebration," she added. "The highlight for me was meeting Congressman John Lewis who came and spoke at an evening program," she continued.

Bonny was thoughtful when talking about what she appreciated most about attending the Day of Celebration. "I love the sense of community and the collective energy when people come together to celebrate, share, discuss, honor, learn, etc. The most impactful part for me is the sheer number and diversity of the crowd of people who get up so early on what is sometimes a cold, snowy day to celebrate the legacy of Dr. King is thrilling and inspiring," she stated.

As the Celebration enters its 34th year, Bonny highlighted the continued importance of not forgetting the messages that Dr. King delivered to the people and the challenges he issued to the entire country.

"It is important to celebrate and honor Dr. King because of what he accomplished and because we can learn so much from him," she said. "While we honor the past, his example helps us face the challenges of the present and the future. Dr. King is a true leader and a hero whose teachings bring out the best in people who strive to make a difference," she stated.

"I am going to continue attending and participating to the best of my ability, the Celebration reflects our community and is a positive that bonds and builds. The list of those who participate in planning the Celebration is long and to me that reflects people working together to achieve a goal. Dr. King would applaud that achievement," she concluded.



South Bend Leaders Receive Recognition



CHARLES MARTIN SR. IS HONORED WITH STREET RENAMING



In February, SBH joined with the family of Charles Martin Sr. and Mayor Pete Buttigieg to rename Dr. Martin Luther King Jr. Drive to Charles Martin Sr. Drive. Over 100 people attended the event to honor Mr. Martin who passed away in 1994. Charles Martin began working at the YMCA in 1970 as the director of Urban Youth Services.

“I’m just excited that people have been inspired by father’s life. It’s one thing to be remembered and celebrated, I think it’s another thing for people to pick up the mantle and touch people’s lives the way he touched people’s lives,” said Charles Martin Jr.

Mr. Martin recognized the connection between education and a better life and strived to reach out to children and teach them the importance of academic schooling. Earlier in his career, he taught at Washington and Clay high schools.

“Charles was a friend and a mentor to me,” said Gladys Muhammad, Associate Director of SBH. He cared so much about young people and is responsible for the success of many people in our community today,” she added.

EDDIE MILLER RECEIVES THE F. JAY NIMTZ AWARD

The F. Jay Nimitz Award goes to someone who gives time to their community quietly, out of the limelight. South Bend Heritage has partnered with the City to honor individuals through the years who reflect the legacy of F. Jay Nimitz.

For many years Bishop Eddie Miller has served the South Bend community, starting ministries in abandoned grocery stores and helping the community get through their hard times.

He often utters his signature phrase “Never change, never change,” placing importance on the need to represent change yourself.

“My desire is to make things better when I leave than they were when I came,” Miller said. “That’s my desire,” Miller noted. “What you all allow me to do, I feel is just an extension of the ministry that God called me to do, to outreach to the community and give people hope,” he continued.

Bishop Miller actively participates in many areas of the community having served on the Executive Committee of the South Bend Heritage, the Board of Public Safety and was also appointed by Mayor Pete Buttigieg as Co-Chair of the City’s Crime Prevention Committee.

Thank you to our 2017 Jeff Gibney Mission Fund Friends:

In Memorial to Dr. Michael Condron
& Jeff Gibney & Bill Weeks
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OUR PARTNERS & SUPPORT SOUTH BEND HERITAGE

South Bend Heritage counts on your financial support. For 44 years, we have been a trusted partner, treating people with kindness and improving neighborhoods. Your donation will help us continue to create beautiful and safe neighborhoods throughout South Bend.

To make a monetary donation to South Bend Heritage please send check to 803 Lincolnway West South Bend, IN. 46616. Or give online at www.sbheritage.org.

To make an in-kind donation contact Jessica Kitchens at 574-289-1066 ext. 1214 or at jessicakitchens@sbheritage.org

To make a planned gift contact Marco Mariani at 574-289-1066 ex. 1216 or marcomariani@sbheritage.org.

You may also download our Stock Donation Form at www.sbheritage.org.

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We extend a heartfelt thank you to every person, organization, business and institution that supported South Bend Heritage during 2017.

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 CINNAIRE
 Northeast Neighborhood Revitalization Organization
 Neighborhood Development Associates

This data was prepared from preliminary year end draft audit from Kruggel Lawton, CPA's.

Assets	
Cash	\$806,944
Receivables	\$826,146
Real Estate Held for Resale	\$653,143
Capital Assets (net of Depreciation)	\$26,431,243
Other Assets	\$409,157
Operation and Replacement Reserves	\$1,143,209
Investment in Subsidiaries	\$26,248
Beneficial Interest in Community Foundation	\$81,428
Total Assets	\$30,377,518

Liabilities and Net Assets	
Accounts Payable and Accruals	\$758,683
Notes and Mortgages Payables	\$8,363,745
Forgivable Loan	\$3,596,686
Unrestricted Net Assets	\$6,568,138
Restricted Net Assets	\$1,347,298
Non-controlling Interest	\$9,742,968
Total Liabilities/Net Assets	\$30,377,518

Revenue	
Grants & Contributions	42%
Management and Project Fees	14%
Rents	41%
Other Income	3%

Expenses	
Program	93%
Management & General	6%
Fundraising	1%



South Bend Heritage is proud to partner with Rebuilding Together St. Joseph County and the Northeast Neighborhood Revitalization Organization to provide greatly needed services in our community.

In 2017 we assisted in managing the rehabilitation of 16 homes for low-income elderly and disabled homeowners in our community. Over 650 volunteers from the skilled trades and community volunteers assist in improving the homes.

In 2017, the NNRO completed construction and sold three new homes on Hill Street and in the Triangle. The NNRO also participated in public planning process for Eddy Street Phase II and completed the final two Hill Street market rate homes.



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South Bend Heritage 803 Lincolnway West South Bend, IN 46616
574-289-1066 www.sbheritage.org