



2018

NNRO Partners

City of South Bend
Beacon Health System
Neighborhood Residents
Saint Joseph Health System
The South Bend Clinic
University of Notre Dame

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Letter from Board President



Dear Friends,

Another incredible year of growth has passed in the Northeast Neighborhood! It is always so impressive to see the continuous progress happening in the neighborhood with support from so many community partners and neighborhood residents. We are thrilled to be celebrating many great accomplishments from 2018, and look forward to many more in 2019.

One of our largest projects in 2018 included working toward the major goal of securing \$250,000 to rehabilitate the historic Firehouse #7 on Notre Dame Ave. The building has been used as a community space and a neighborhood food pantry for many years, and, given its historic nature and landmark status in the neighborhood, the NNRO is proud to pursue a campaign to save this wonderful building. Thank you to all of our major donors who are helping to make the renovations possible: Community Foundation of St. Joseph County, 1st Source Bank, Wells Fargo, the Florence V Carroll Charitable Trust, and the many generous individual and corporate donors.

We are also excited about the accomplishments of the Triangle Neighborhood over the past year. In partnership with the South Bend Housing Authority and City of South Bend, Department of Community Investment, we were able to have our first Housing Authority homeowner move into her new home in 2018. We look forward to building two more homes with Housing Authority clients in 2019.

We couldn't do this work without the dedication of the residents of the Northeast Neighborhood. We are especially excited to be working directly with residents on the new Robinson Community Learning Center. Additionally, we continue to maintain our commitment to creating more affordable housing throughout the neighborhood to foster a diverse, shared neighborhood that is open and welcoming to all. We look forward to seeing the growth of the neighborhood continue into 2019.

Sincerely,



Tim Sexton
NNRO Board President



South Bend
Heritage

South Bend Heritage (SBH) is a local Community Development Corporation established in 1974. Since 2002, SBH has assisted the NNRO in developing and implementing projects in the Northeast Neighborhood, as well as managing business operations.

UPON FORMATION, THE NNRO ESTABLISHED THE FOLLOWING GOALS:

- A safe, clean and attractive neighborhood
- An economically and ethnically diverse community
- High-quality housing and increased home ownership opportunities
- Attractive and appropriate retail and commercial development
- Good schools and improved educational opportunities



NNRO MISSION

To facilitate the revitalization efforts and continue to foster diversity within the Northeast Neighborhood - its residents, businesses and stakeholders - into a safe, vital, cohesive community that preserves its assets and respects the needs of all who reside, work and visit within its boundaries.

2018 HIGHLIGHTS



Spirit of the NNRO Award:

Awarded to Richard Nussbaum for his ongoing support of the NNRO - congratulations!



The Triangle Neighborhood:

Another beautiful new home was completed in the Triangle Neighborhood for new resident, Judy Benchaar.



Eddy Street Phase II:

Construction began on graduate housing that marks the beginning of Phase II Eddy St.



Triangle Lot 33A:

The first Housing Authority client in the Triangle started construction on her new home.



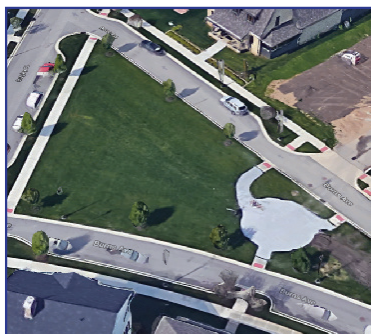
Affordable Homes:

Two new homes began construction that will be available in 2019 to income eligible clients.



Kelly Park Grand Opening:

A staple in the neighborhood, the newly renovated Kelly Park was officially opened again for play in September.



The Triangle Park:

In partnership with the Triangle Homeowner Association, the Triangle Neighborhood Park was completed.



CLI Training:

NNRO board member Kisha Hoover attended the NeighborWorks America CLI training in Houston to learn skills on being an effective resident leader.



Historic Firehouse #7: \$157,000 Raised

Donate to support Firehouse #7 at HistoricFirehouse7.com



Advocating for the Northeast Neighborhood

Cultivating Partnerships

The NNRO board is comprised of several partnering agencies, organizations, and neighborhood residents. Lisa Wine, CFO of the South Bend Clinic and representative on the Board of Directors, comments that the NNRO has been successful for nearing 20 years because of the great leadership and right mix of board members: "Representation from surrounding organizations, in addition to residents who are willing to listen and bring forward ideas, leads to the success of the NNRO." On why maintaining partnerships with surrounding organizations is critical, she stated, "The SB Clinic is nestled in the heart of the community where residents live, and it is important we know the needs of the community as we too can have a voice at the table to help push important initiatives forward. In addition, we can ensure we are providing the clinical services the community needs to ensure healthy thriving individuals."



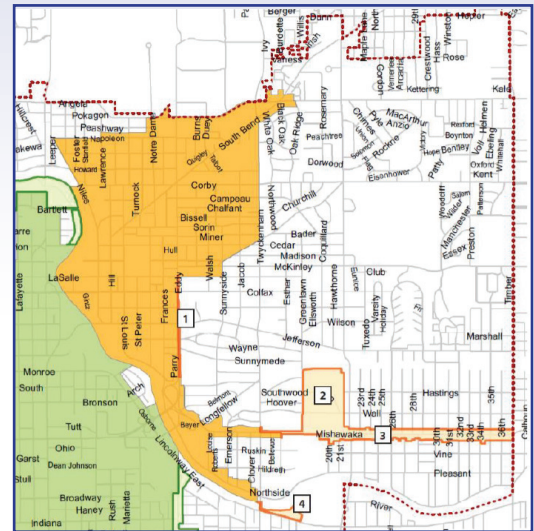
Organizations make up only half of the NNRO Board; neighborhood residents continue to have an important part to play in the development of their neighborhood. When asked about the importance of having neighborhood representation, Marguerite Taylor, lifelong NEN resident, stated, "We all have a shared vision of what the neighborhood should look like. The NEN is where we choose to live and where our investment is. This is where we come home to - and we want to come home to what it looks like now, not what the neighborhood used to look like. The partnerships the NNRO has cultivated over time has created a much safer place for residents to live and thrive."





TIF District Planning

The NNRO has been a supporter of the creation of the River West & River East TIF districts to foster more efficiency in redevelopment area planning and projects. In 2018, the NNRO hosted numerous meetings with the City of South Bend Department of Community Investment staff to secure commitments for Four Corners and Eddy St South redevelopment projects. In addition, the NNRO continues to support the expansion of TIF to include other neighborhoods such as River Park and the Mishawaka Avenue business district.



Eddy Street Central & New Zoning

The City of South Bend, in partnership with the NNRO, is at a new stage in the rezoning of the Northeast Neighborhood. It is important to maintain the Northeast Neighborhood zoning overlay, even during the rezoning process, in order to facilitate the long term plans for senior housing and new development opportunities along this important corridor.

Triangle Commitments



Since the inception of the Triangle Neighborhood, the NNRO has worked hard to preserve a high-quality, safe, and vibrant environment for residents. While some challenges exist, the NNRO is focused on finding solutions. The NNRO has a longstanding partnership with Triangle residents to maintain the Homeowners Association covenants that ensure a beautiful, peaceful neighborhood. The

NNRO is committed to helping preserve this unique, single family, owner-occupied community.

Single Family Housing Neighborhood Impact

146

total single family homes built
or rehabilitated since 2002

48

total income qualified/
affordable homes

32

percent of all homes are
income qualified/affordable

9

average amount of homes
built or rehabilitated per year

\$47,620,000

total estimated market values of all homes built
and rehabilitated since 2002

THE TRIANGLE

50 Total New Construction Homes
12 Affordable New Construction Homes
2 Affordable Homes In Progress
\$18,050,000 Estimated Market Value

HILL ST & SOUTH BEND AVE

9 New Construction
Affordable Homes
\$4,370,000 Estimated Market Value
Of All New Homes

NOTRE DAME AVE HOUSING PROGRAM

52 Total New Construction Homes
2 Affordable New Construction Homes
\$23,400,000 estimated market value

AQUISITION-REHAB

24 Rehabilitated
Affordable Homes
\$1,800,000 Estimated Market Value

\$582,930

total estimated annual tax revenues from all
homes built and rehabilitated since 2002

Preserving Housing Affordability

Over the past 17 years, the NNRO has built or rehabilitated a total of 146 homes in the Northeast Neighborhood. Realizing the vision of creating a shared neighborhood, in partnership with the City of South Bend, **approximately 32% of all homes built or rehabilitated since 2002 have been affordable homes.** Additionally, nearly all the affordable homes that were built have a deed restriction that preserves affordability on the home for 15 years, ensuring that all potential homeowners continue to have the opportunity to live in the Northeast Neighborhood.



The Triangle Neighborhood remains an excellent example of merging affordable homes with market rate homes. In 2018, the NNRO welcomed another affordable homeowner to the Triangle, Judy Benchaar. In addition to providing homeownership education, Judy was able to take advantage of the NNRO mortgage investment program, a special program that provides a forgivable second mortgage to foster a lower monthly house payment. Also in 2018, the neighborhood gained its first Housing Authority client, Philana Dungey, with the sale of the first Housing Authority partnership lot. Her home will be finished in early 2019. The NNRO continues work with our partners at the Housing Authority to secure homebuyers for the last two available lots in the Triangle. The entire Northeast Neighborhood has seen the positive impacts of having a shared neighborhood, facilitating social support, fostering safety, and building wealth.

Two homes are currently under construction, 808 N Hill St and 737 South Bend Ave, and will be sold to income-eligible clients in early 2019.



Statement of Financial Position

Cash & equivalent	403,739
Receivables	54,436
Net real estate held for resale	502,040
Net fixed assets	123,916
Total Assets	1,084,131
Accounts Payable	20,192
Other current liabilities	77,296
Net assets without donor restrictions	896,765
Net assets with donor restrictions	89,878
Total Liabilities / Net Assets	1,084,131

Remembering Phil Byrd

A longtime supporter of the NNRO and former employee of South Bend Heritage, Phillip Byrd passed away unexpectedly on February 11, 2018. His kind, generous, and passionate spirit will be missed!



NNRO

NORTHEAST NEIGHBORHOOD
REVITALIZATION ORGANIZATION



NEIGHBORHOOD
RESIDENTS



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