

ANNUAL REPORT

20
21



NNRO
NORTHEAST NEIGHBORHOOD
REVITALIZATION ORGANIZATION

From the Board



Dear Friends,

2021 was a special year as the NNRO launched into new initiatives like our new Owner-Occupied Repair Program for low income seniors and a Community Land Trust (CLT) to ensure that affordable homeownership opportunities remain available in neighborhood. We also finished the renovation of the Firehouse after a long pause during the pandemic!

Our board President from the South Bend Clinic, Lisa Wine did a terrific job leading us forward through a transition year that included restarting the City of South Bend Neighborhood Plan process and our longstanding goal to complete two final affordable homes in the Triangle.

The financial support of Mayor James Mueller and the City of South Bend along with our other funding partners was critical to building and selling more affordable homes in 2021. We are very proud of our neighborhood advocacy efforts during the year that witnessed the opening of Trader Joe's and a new Robinson Community Learning Center.

As we look toward 2022, we are thankful for the assistance of South Bend Heritage as we will begin construction on two CLT homes and new resident economic empowerment and wellness initiatives. Please enjoy the highlights from an impactful 2021 for the NNRO. Our efforts noted in this report would not be possible without your generous financial and volunteer support.

Thank you!

Bill Stenz,
Vice President

Partners

City of South Bend
Neighborhood Residents
Oaklawn
South Bend Clinic
University of Notre Dame

Board of Directors

Lisa Wine, **President**
Bill Stenz, **Vice President**
Charles F Nelson, **Treasurer**
Marguerite A. Taylor, **Secretary**
Alkeyna Aldridge
Solomon L Anderson
Greg Hakanen
Mike Hastings
Kisha Hoover
Jeff Jurgonski
Karl G. King
Jessica McCrea
Michelle Peters
Brandon Prince
Tim Sexton
Laurie Nafziger

Matthew Gray
SBH Representative

Richard A. Nussbaum, II
Legal Counsel

SBH Staff

Brandon Gerlach
Elizabeth Leachman
Teresa Gilbride
Pat Lynch
Marco Mariani
Safa Saddawi

Statement of Financial Position

*Affordable housing funding provided by City of South Bend, the St. Joseph County Housing Consortium, Old National Bank, and Clark Memorial Foundation, Florence v. Carroll Trusts.

CASH & EQUIVALENT	\$402,556.00
RECEIVABLES	\$23,363.00
NET REAL ESTATE HELD FOR RESALE	\$52,861.00
NET FIXED ASSETS	\$374,756.00
TOTAL ASSETS	\$853,536.00
ACCOUNTS PAYABLE	\$18,136.00
OTHER CURRENT LIABILITIES	\$1,282.00
NET ASSETS WITHOUT DONOR RESTRICTIONS	\$819,570.00
NET ASSETS WITH DONOR RESTRICTIONS	\$14,548.00
TOTAL LIABILITIES/NET ASSETS	\$853,536.00



**South Bend
Heritage**

Since 2002, SBH has assisted the NNRO in developing and implementing projects in the NE neighborhood, as well as managed business operations.

MISSION

The 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.

2021 Highlights



Affordable Homeownership

Sold 702 St Louis St to a first-time home buyer.



Spirit of the NNRO Award

NNRO board member Chuck Nelson becomes this year's Spirit of the NNRO award recipient.



Committee Focus Groups

NNRO 2.0 completed focus groups and resident surveys to evaluate how we could better serve residents.



Community Land Trust

The Affordable Housing Committee completed the ground work to become Indiana's first CLT and recieved funding to build 2 CLT homes.



Owner Occupied Repair

Our new owner occupied repair program launched completing one home repair for the year.

Neighborhood Advocacy

Eddy St - Phase III

Five Corners

Brennan's View

City of South Bend
Neighborhood Plan



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 2.0 COMMITTEES

PARTNERSHIPS AFFORDABLE HOUSING RESIDENT WELLNESS & ECONOMIC EMPOWERMENT

Through neighborhood canvassing, mailings, digital marketing ads, word of mouth, resident surveys and focus groups, the NNRO captured data to better serve the neighborhood, plan resident wellness events, and create affordable housing opportunities.

Resident Concerns - Housing Needs

- Safety
- Lighting
- General Neighborhood Clean-Up
- Public Spaces
- Major Home Repair

Resident Concerns - Health & Wellness

- Physical Fitness
- Community Engagement
- Mental Health Awareness
- Physical Inventory (Pharmacies, groceries, education)

What Residents Love About the Neighborhood

- Walkable
- Scenic
- Stores and Amenities
- Racial & Economic Diversity
- Friendly Neighbors
- Active Residents
- Relationships
- New, Young Families

2022 Key Objectives

- Connect with Robinson Community Learning Center, as their center could assist with implementing the Health and Wellness needs.
- Host events geared towards promoting mental health awareness, financial stability and community engagement.
- Ramp up the Owner Occupied Repair program to assist at least 3 elderly homeowners.
- Start construction on 2 new homes to be included in the Community Land Trust.
- Support City of South Bend neighborhood planning process.
- Develop final two affordable Triangle subdivision lots.



Historic Firehouse #7 Completed!



Originally constructed in 1904 as Firehouse 7 and a local landmark, the Firehouse has been a fixture at the corner of Notre Dame and South Bend Avenues for 114 years. The Firehouse has served as the base of operations for the Northeast Neighborhood Council and numerous community and neighborhood events since 1968.



After a year of final fundraising that began in 2020 and a project that overcame pandemic related construction delays, the Historic Firehouse #7 renovation is finished! Through the generosity of our lead donors Community Foundation of St. Joseph County and the Florence V. Carroll Charitable Trust, special enhancements such as custom copper gutters, awning brackets and new driveway were included in the exterior restoration. We are especially grateful for the specialty craftspeople from Christman Construction that took care of every detail.

A special thank you to the Northeast Neighborhood Council and our tenant partner Tasha Reed Outlaw Law Group for being patient and supporting us through a challenging construction period.



We are so proud to have embarked on this journey to honor our neighborhood history and the Fire Safety Crews that served the Northeast Neighborhood from Firehouse #7 for sixty-four years. Today, the Firehouse gleams as a testament to what our community can accomplish when they collaborate to achieve a worthy goal. Built in 1904 the Queen Anne style Firehouse #7 is a National and Local Register Historic Landmark ensuring that it will remain a structure that is preserved as an historic asset serving our community for many, many years to come.



**H.G. CHRISTMAN
CONSTRUCTION**

Major Corporate Donors



**\$182,000 raised from
over 80 donors!**



NNRO

NORTHEAST NEIGHBORHOOD
REVITALIZATION ORGANIZATION

803 Lincolnway West
South Bend, IN 46616
sbheritage.org/nnro