



NNRO

NORTHEAST NEIGHBORHOOD
REVITALIZATION ORGANIZATION

2022

ANNUAL REPORT

Letter From the President

Dear Friends,

2022 really showcased the impact that NNRO can make in the community. After launching into new initiatives like the Owner-Occupied Repair Program for low income seniors and starting Indiana's first Community Land Trust (CLT) to ensure that affordable homeownership opportunities remain available in neighborhood, the purpose of the NNRO is more clear than ever.

The generous financial support from the City of South Bend, as well as our other funding partners, played a crucial role in enabling us to construct and sell more affordable homes. With much fan fare, we celebrated the grand opening of Historic Firehouse #7, the neighborhood gathering space that houses the food pantry and Northeast Neighborhood Center. The Affordable Housing & Resident Wellness and Economic Empowerment Committees continued to organize efforts to provide new opportunities to neighborhood residents.

As we set our sights on 2023, we express our gratitude for the invaluable assistance provided by South Bend Heritage. In the upcoming year, we will finish construction of two Community Land Trust (CLT) homes and introduce new initiatives focused on resident economic empowerment and wellness. We invite you to enjoy the highlights of our impactful 2022 as reflected in this report. We appreciate that none of our accomplishments would have been possible without our partner's generous financial contributions and volunteer support.

Thank you!

Tim Sexton,
Board President



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



Board of Directors

Tim Sexton, **President**
Bill Stenz, **Vice President**
Charles F Nelson, **Treasurer**
Kisha Hoover, **Secretary**
Solomon L Anderson
Greg Hakanen
Mike Hastings
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Karl G. King
Jessica McCrea
Erica Sun
Brandon Prince
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Legal Counsel

SBH Staff

Brandon Gerlach
Kristin Givens
Teresa Gilbride
Pat Lynch
Marco Mariani
Safa Saddawi

Partners



OAKLAWN





OUR 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.

STATEMENT OF FINANCIAL POSITION

CASH & EQUIVALENT	\$368,174
RECEIVABLES	\$34,781
NET REAL ESTATE HELD FOR RESALE	\$221,892
NET FIXED ASSETS	\$405,095
TOTAL ASSETS	\$1,029,942
ACCOUNTS PAYABLE	\$122,419
OTHER CURRENT LIABILITIES	\$0
NET ASSETS WITHOUT DONOR RESTRICTIONS	\$907,523
NET ASSETS WITH DONOR RESTRICTIONS	\$0
TOTAL LIABILITIES/NET ASSETS	\$1,029,942



Spirit of the NNRO Award:
Awarded to Solomon
Anderson for his dedication
in the Northeast
neighborhood.

Firehouse Grand Opening
Neighbors and local officials
gathered to celebrate the Grand
Re-opening of Historic
Firehouse #7.

NNRO 2.0

Firehouse Food Pantry
In partnership with the NENC, the
program began serving residents
outside of the 46617
zipcode, furthering community impact.

Owner Occupied Repair
In 2022, we completed over
\$25,000 in repairs to ensure
low-income seniors can age
safely in their homes.





Fall Festival

Hosted our 2nd Annual Fall Festival at Coquillard (Perley) Park.



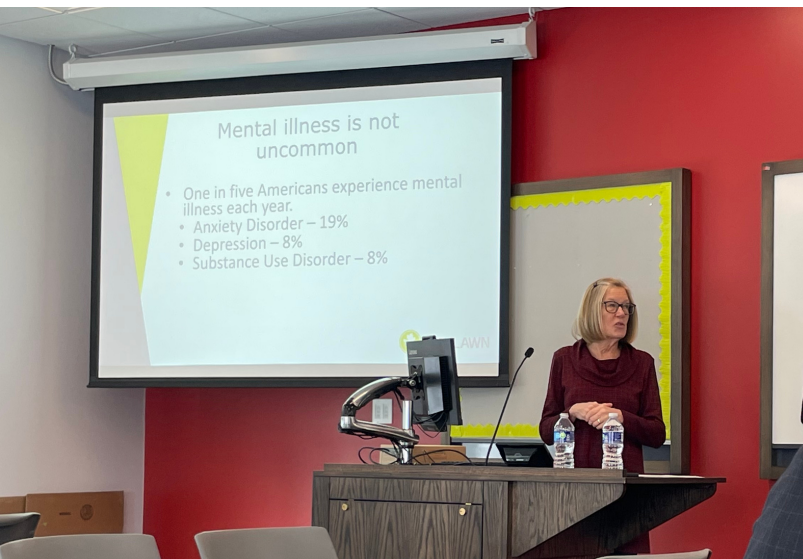
Affordable Homeownership

Broke ground on two new construction homes and established Indiana's first operating Community Land Trust.

IN ACTION

Be Kind to Your Mind

Residents participated in a lunch and learn in partnership with Oaklawn, promoting mental health awareness.



Student Participation

Students at Elsie Rogers Elementary collected and donated over 2000 items to stock the food pantry.



The NNRO remains focused on promoting and preserving Affordable Housing. In 2022 the NNRO successfully organized Indiana's first official Community Land Trust (CLT)! In partnership with the City of South Bend, Lake City Bank and South Bend Heritage Foundation, construction began on the first CLT single-family homes in South Bend located at 719 Turnock Street and 705 St. Louis Boulevard. The CLT will ensure that housing remains affordable in the neighborhood for generations of low-to-moderate income households. The NNRO also continued its popular owner-occupied repair program serving several low-income senior households.

LAUNCHING INDIANA'S 1ST COMMUNITY LAND TRUST

In a Community Land Trust (CLT) the land is owned separately for community benefit by the NNRO. Ownership of the land serves the community by ensuring that housing will remain permanently affordable through a ground lease with the homebuyer. The CLT supports economic diversity, promotes community involvement, and combats escalating housing prices and ensures that housing remains affordable for low to moderate income households.



719 Turnock St, Nov 2022



705 St Louis Blvd, Dec 2022

Support Provided By



Mayor James Mueller



GROUND
SOLUTIONS
NETWORK



Looking Ahead in 2023

The NNRO is eager to welcome two new low-to-moderate income homebuyers into the Community Land Trust next year. The homebuyers will purchase the NNRO CLT homes at a deeply discounted price. In return for this benefit, the owners agree to sell their home at a restricted price in the future that will be affordable for ensuing low-to-moderate income buyers. Through a special CLT resale formula, the sellers will still realize a gain on the sale of their home despite the controlled resale price, while the buyer will purchase a great house in a highly desirable neighborhood at an affordable price. The CLT Program is a true WIN, WIN, WIN for the buyer, seller and neighborhood!

OWNER OCCUPIED REPAIR

\$60,000 in home repairs completed for eligible senior residents, allowing them to age safely and gracefully in their homes. Repairs range from roofs to accessibility upgrades in bathrooms and stair lifts.

BEFORE



AFTER

SPONSORS

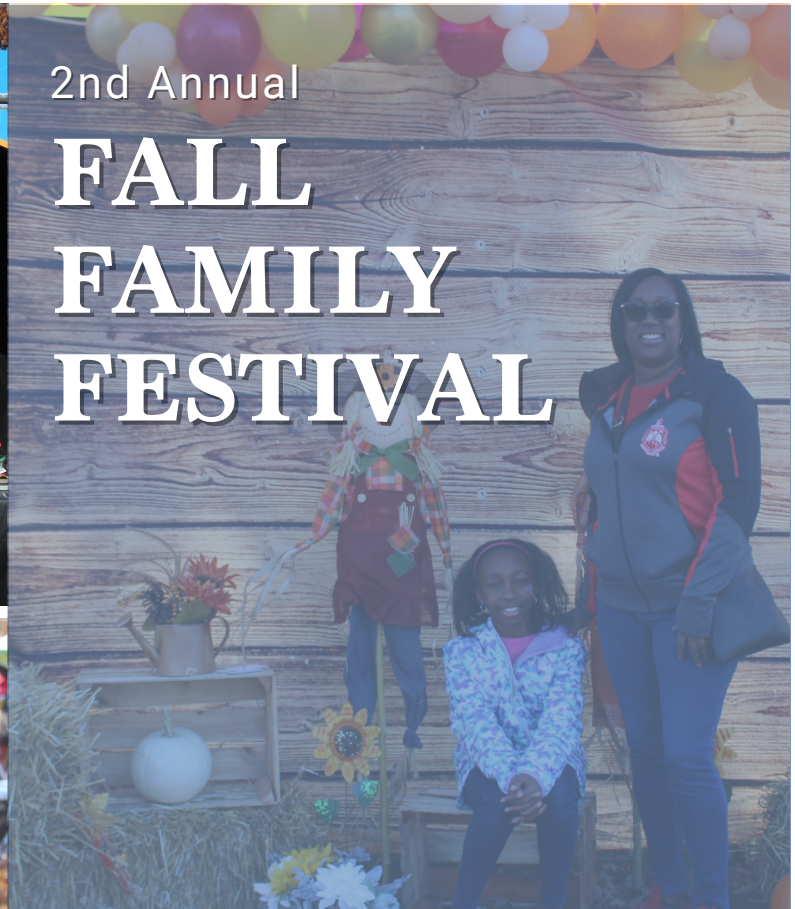


Resident Wellness includes projects and programs that assist residents with resources that support their mental, emotional and physical health. **Economic Empowerment** provides residents with important tools, such as financial education, to help them succeed while maintaining housing stability.



2nd Annual

FALL FAMILY FESTIVAL



TRADER JOE'S





Resident Spotlight

Jessica has been a board member since 2019. She has been a proud resident of the NNRO Triangle development for 10 years, and served as the Secretary of the Homeowners Association for the first 3 years of the inaugural HOA. She began her first term as NNRO Board President in 2023. In addition to serving as the President, Jessica serves on the NNRO 2.0 Partnerships Committee. Jessica has worked for the American Cancer Society for 14 years, and currently oversees the local Coaches vs. Cancer fundraising partnership with University of Notre Dame men's basketball program. She and her husband Jon, along with their two daughters love living in the Northeast Neighborhood. You can often find them enjoying all of the area playgrounds, the Hayes Sculpture Park and Eddy Street Commons. In her spare time, Jessica enjoys doing yoga, serving as Chair of her children's school parent/teacher association, traveling with her family & baking.

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