

# CELEBRATING 20 YEARS



## 2020 Annual Report

# NNRO

NORTHEAST NEIGHBORHOOD  
REVITALIZATION ORGANIZATION



Completed planning document for NNRO 2.0: Engaging Community.



Construction continued on Historic Firehouse #7, including a new roof, thanks to donations and a grant by a local foundation.



Completed first owner-occupied repair project for an elderly resident.



Two newly constructed homes sold to first time, income-qualified homebuyers.



Completed construction on 832 St Louis Blvd & 926 Hill, and was awarded funding for two more homes in 2021.

# 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.



Hosted Fall Family Fun event at Coquillard Park.



Welcomed Oaklawn as a new funding partner.



Partnered with local and state organizations to begin work on creating a Community Land Trust

## 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

# From the Board President



Dear Friends,

When I joined the founding NNRO board in 2000, I was so impressed with the partnership of neighborhood residents and community institutions, and I've become even more amazed over the years. It has been a privilege to serve, and as President for the last eleven years, I am well aware of the commitment required to carry on such important work. I'm especially thankful for my fellow board members in guiding me forward in this great endeavor.

The year 2020 was heart-wrenching. So many families, community organizations, and businesses had to adapt to new circumstances. In light of an array of changing realities, the NNRO spent much of 2020 developing an enhanced vision for the organization.

With the assistance of South Bend Heritage, neighborhood residents and NNRO funding partners developed NNRO 2.0: Engaging Community. The plan reflects a shift in organizational focus, aiming to directly assist residents with their wellness and economic empowerment. The plan also intensifies the NNRO's effort to preserve and develop affordable single-family and rental housing in the neighborhood. While all of our pipeline projects advanced throughout 2020, board members become much more involved in NNRO 2.0 initiatives through various committee activities.

I am so thankful for the ongoing financial commitment of our partners. Oaklawn is celebrating its first year as a funding partner and we are thrilled! We also join our new homebuyers in thanking the City of South Bend, the St. Joseph County Housing Consortium, and Lake City Bank for their commitment to funding much needed affordable housing in the neighborhood.

The NNRO partnership is very special. It requires trust and time to do collaborative neighborhood revitalization. In this annual report we are all so grateful to be celebrating 20 years of amazing accomplishments! I am honored to be welcoming Lisa Wine, South Bend Clinic's CFO, as the new board President. She is a tremendous leader who will be a steady hand on the wheel as we emerge from the pandemic. We have more important work ahead of us that will help neighbors and ensure the Northeast Neighborhood is a home for everyone.

Sincerely,

*Tim Sexton*

Tim Sexton  
Board President



Mayor James Mueller

## Statement of Financial Position

*\*Affordable housing funding provided by City of South Bend, the St. Joseph County Housing Consortium, and Lake City Bank.*

Cash & equivalent	\$420,832
Receivables	\$1,000
Net real estate held for resale	\$418,686
Net fixed assets	\$118,333
Total Assets	<b>\$958,851</b>
Accounts Payable	\$20,239
Other current liabilities	\$109,327
Net assets without Donor Restrictions	\$803,924
Net Assets with Donor Restrictions	\$25,360
Total Liabilities / Net Assets	<b>\$958,851</b>

## SPIRIT OF NNRO AWARD

2013: Phil Byrd  
2014: Marguerite Taylor  
2016: Steve Luecke  
2017: Phil Newbold  
2018: Richard A. Nussbaum, II  
2019: Karl King  
2020: Greg Hakanen

**NNRO**  
NORTHEAST NEIGHBORHOOD  
REVITALIZATION ORGANIZATION

## Partners

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

## Board of Directors

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

Matthew J. Gray  
*SBH Representative*

Richard A. Nussbaum, II  
*Legal Counsel*

## SBH Staff

Brandon Gerlach  
Elizabeth Leachman  
Ashley Northern  
Pat Lynch  
Marco Mariani  
Safa Saddawi



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.

# 20 Years of Revitalization:



2002



2005



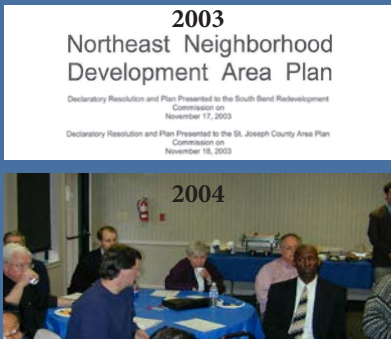
2006



2009



2010



2003

Northeast Neighborhood Development Area Plan

Declaratory Resolution and Plan Presented to the South Bend Redevelopment Commission on November 17, 2003  
Declaratory Resolution and Plan Presented to the St. Joseph County Area Plan Commission on November 18, 2003



2007



2008



2011

**2000** The Northeast Neighborhood Revitalization Organization (NNRO) is formed with neighborhood residents and five institution partners: the City of South Bend, University of Notre Dame, Memorial Hospital, Saint Joseph Health System, and Madison Center. The first board meeting is held on August 7, 2001 with board president Jack Roberts, CEO of Madison Center.

**2001** Planning commences to create the Northeast Neighborhood Development Area Plan, as well as planning for several residential, commercial, and public park projects.

**2002** South Bend Heritage is hired to manage and implement projects for the NNRO. The Northeast Neighborhood Development Area Plan is completed, in partnership with resident and institutional partners. The first house for the Notre Dame Avenue Housing Program is completed.

**2003** The NNRO is honored with a Neighborhood Vision Award from the Healthy Communities Initiative of St Joseph County. New home construction and rehab work is underway in a demonstration area along Hill St and St Louis Blvd. Coquillard and Fredrickson Park are in progress for revitalization.

**2004** Planning and fundraising work commence on the Triangle development and State Road 23 re-routing. By the end of the year, the NNRO has purchased 33 existing vacant lots & homes to develop.

**2005** Pre-development continues for the Triangle, including site planning, acquisition, and land clearance. Another 8 vacant lots and buildings are purchased for development and rehabilitation. Angela Blvd/Edison Rd is relocated and a new four lane road is built through the Notre Dame woods. NNRO and Saint Joseph Regional Medical Center begin planning for former hospital site.

**2006** Many new families and residents have moved into the NEN, marking substantial growth in the neighborhood. A group home in partnership with Oaklawn is completed. The South Bend Clinic announces a major expansion and the former Madison Center completes significant development activities.

**2007** Eddy Street Phase I planning begins by Kite Development. Angela/Edison Road is newly re-located, allowing for work to begin on Eddy Street Commons. To date, 42 homes and lots have been acquired for rehab and residential development.

**2008** Groundbreaking for Eddy Street commons is held on June 3, 2008. Planning for Five Corners officially begins with the adoption of a three year plan. Development work continues on the Triangle. The Madison Center and South Bend Clinic complete expansions.

**2009** Planning processes continue with resident input for many projects, including State Road 23 and Design Guidelines. Innovation Park and Eddy Street Commons Phase I near completion and the Irish Green is established. The Notre Dame Ave Housing Program has built 23 new homes. Hill St & Turnock St revitalization continues with housing rehab and new construction single-family homes.

**2010** The NNRO wins the National League of Cities Award. State Road 23 improvement plans are approved by INDOT. The Northeast Neighborhood Design Guidelines are revised. The NNRO and Housing Authority of South Bend launch a homeownership program to identify candidates for the Triangle. The South Bend Clinic is added to the board as a new institutional partner. Federal, state, and private financing is secured for the Triangle development.

# A Look Back



**2011** Road construction on the Triangle development begins. The Architectural Review Committee (ARC) approves the first market-rate home design. Memorial Hospital expands to Madison Street and the Pfeil Innovation Center is opened. St Joseph High School breaks ground on their new facility at the former St Joseph Hospital site. The net housing investment by the NNRO is over \$2.6 million, with 37 properties developed.

**2012** The first income-qualified homeowner in the Triangle moves in. A Community Impact Measurement survey with NeighborWorks America is completed, showing over 85% of people polled would recommend living the neighborhood. Construction along Hill Street and the Triangle continues. The NNRO - City of South Bend Mortgage Investment Program is launched.

**2013** Crescent-Hill Street development project of 13 new single-family homes is underway, with 5 homes reserved for income-qualified homeowners. 9 homes have been completed in the Triangle and another 5 are under construction. In partnership with LOGAN, a group home on Campeau Street is opened.

**2014** Full speed ahead on the Triangle and Hill Street home construction! The Triangle Homeowner's Association (HOA) is formed. Cedar St vacant & abandoned house revitalized in partnership with the City of South Bend, while more private investment is supported for residential and graduate housing. NNRO & neighborhood residents advocate to protect the neighborhood from numerous unfavorable rezoning petitions.

**2015** Hill Street investment continues. Outreach and education for new home buyers is held throughout the neighborhood. Eddy Street South planning commences in earnest and the NNRO acquires numerous properties along Eddy Street.

**2016** The Triangle earns the AIA Northern Indiana Development Plan Award. The Historic Firehouse #7 is acquired by the NNRO for renovation. NNRO & residents support new middle-income family town home developments. The Notre Dame Ave Housing Program nears completion with over 50 new homeowners. Residents participate in Eddy Street Phase II planning.

**2017** Hill Street is transformed with the completion of 15 homes by both the NNRO and private builders. The Triangle nears completion with over 45 new homes, of which 30% are reserved for income-qualified residents. The Firehouse Campaign is launched to raise \$250,000 to rehab and restore the historic building.

**2018** Eddy Street Phase II construction begins and a ribbon cutting ceremony for the newly renovated Kelly Park is held. The Triangle Neighborhood Park is completed.

**2019** A groundbreaking for both the Firehouse and Robinson Community Learning Center is held. The NNRO sells its 50th affordable home to a first-time homebuyer while new construction continues along St Louis Blvd. Oaklawn joins the board as new funding member. NNRO 2.0 planning begins.

**2020** NNRO 2.0 Strategic Plan is completed with a focus on resident engagement and wellness. The first owner-occupied repair project is done for an elderly homeowner. Eddy Street Phase II is completed, including the Robinson Community Learning Center, and work begins on Phase III.

# 20 Years of *Impact*

## NOTRE DAME AVE HOUSING PROGRAM

new in-fill, traditional style,  
single-family homes.

# 52

## AFFORDABLE HOMES

new & rehabbed affordable housing  
units developed and sold.

# 50

## EDDY STREET COMMONS

# \$315 M

A mixed-use project developed by Kite Realty, containing retail, restaurant, and office space, two hotels, 700+ rental apartments, 208 attached, for-sale homes, a structured parking garage, and a new, significantly expanded Robinson Community Learning Center (RCLC).

## THE TRIANGLE DEVELOPMENT

# 50

new, single-family homes, 30%  
of which were constructed under  
affordable housing guidelines.

## HISTORIC FIREHOUSE #7

# \$250,000

achieved in fundraising for the restoration  
and rehabilitation of the Historic Firehouse  
#7 on Notre Dame Ave.



# NNRO 2.0

## NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION

Developed in 2019 and completed in 2020, the NNRO 2.0: Engaging Community work plan re-imagines the goals of the NNRO. The NNRO has had a strong focus on creating a beautiful built environment through physical planning and major mixed use projects; now, the NNRO aims to leverage existing partnerships and create new ones that will directly assist residents in improving their economic and health circumstances. The shift in focus maintains existing affordable housing objectives and community building efforts, but prioritizes activities that engage residents and assists them with critical housing improvements, health concerns, and financial challenges. This balanced, new work program will require unique

ideas, different resources, special partnerships, and a sustained effort to accomplish, including new granting and funding partners. A primary goal is to leverage existing human and programmatic resources among existing NNRO partners to limit the need for extensive fundraising. Additionally, the strategy anticipates that other community stakeholders will be engaged to help achieve wellness and empowerment goals. Through these actions, the NNRO is confident that the improvements made in the neighborhood will be sustained and an even broader spectrum of residents will benefit, creating a safer, healthier, and more prosperous neighborhood for everyone.

Visit [sbheritage.org/nnro](https://sbheritage.org/nnro) to view the NNRO 2.0 plan.

### AFFORDABLE HOUSING

### RESIDENT WELLNESS & EMPOWERMENT

### PARTNERSHIPS

## Looking Ahead

### 2021

- Complete new construction housing on St Louis Blvd & sell to a first-time, income-qualified homebuyer.
- Begin construction on two affordable, single-family homes on Turnock and St Louis Blvd.
- Complete data collection and analysis for resident wellness & empowerment.
- Secure grant and partnership funding for resident wellness program.
- Launch Owner-Occupied Repair program for senior and vulnerable residents in the neighborhood.
- Eddy Street Commons Phase III construction continues, including opening Trader Joe's.

### 2022

- Complete new construction housing on St Louis & Turnock and sell to first-time, income-qualified homebuyers.
- Begin construction on two more affordable new construction homes in the newly defined target area.
- Implement Resident Wellness & Engagement Plan based on data collection and analysis.
- Expand partnership opportunities with local businesses and organizations to provide support to neighborhood residents.



# NNRO

NORTHEAST NEIGHBORHOOD  
REVITALIZATION ORGANIZATION

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