



Near Northwest Neighborhood



**Where Community
Comes Naturally**

2023 Annual Report



Our Mission

The Near Northwest Neighborhood, Inc. is an organization of diverse members dedicated to the preservation and revitalization of the neighborhood through: providing affordable housing to low-moderate income households, organizing and empowering community residents, promoting the neighborhood's interests, and fostering an inclusive community that values diversity



What we grow, We grow together

The Near Northwest Neighborhood is on the cusp of celebrating 50 years as an organization - from ideas to action, from hopes to actuality. We believe that we continue to embody the mission of how we use the resources that we share together to create a place where we grow together - grow the revitalization of our neighborhood, our homes, our gardens, our play areas, our families, our friends, and of course, where we grow as neighbors.

We know this can sound idealistic, but in the daily practice, there is a lot of dirt on the way to growth, some mountains and mole hills to move, some changing we all do along the way. We are proud of the work we do together, and none of it is small. While not every effort gets noticed - positive change adds up. Each home built, quality rentals added to the neighborhood, flowers planted, community engaging to promote and effect change - and of course, to celebrate what we grow together.

2023/2024 NNN Board of Directors

Twila Newbill, President
Jess Hunter-Bowman, Vice
President
Mark Gould, Treasurer
Benjamin Futa, Secretary
Michael Hebbeler
Muhammad Shabazz
Brittney Jennings
Michael McGee
Krissy Campbell
Rebekah Go
Marce Bingham
Cindy Kirkham

NNN Staff

Kathy Schuth
Jeff Stanifer
Jill Joachim
Andre Northern
Eva Husband

Our Growing Community

The NNN continues a commitment to neighborhood revitalization through the development of affordable housing. In 2024, this included homeownership projects of both renovated and new construction homes - and a push to increase the NNN's role in developing and providing quality affordable rental properties for years to come - on Demaude, Scott, Cushing, Harrison, and Sherman Aves - a total of five homeownership projects, and the development of eight rental units



New Construction Homeownership:
918 Sherman Ave



Rehab Construction Homeownership:
750 Harrison Ave



New Construction Rental:
1017 Demaude Ave



New Construction Rental:
821 Cushing Ave



New Construction Rental:
914 Sherman Ave



Rehab Construction Homeownership:
615 Scott St

Our Rooted Community



Rev. Booker T. West Playground

We have been delighted to partner with neighbors, the City of South Bend, and St. Paul Bethel church to reinvigorate an under-utilized playspace, to be opened in summer 2024!

Financial Empowerment

We've continued to offer multiple series of financial empowerment classes, addressing budget, credit scores, the path to homeownership, and many other essential topics.

Lead Affinity Group

The NNN hosts and moderates a community-wide Lead Affinity Group that is collectively working to address and prevent lead poisoning in St. Joseph County.

Small Loan Program

The NNN is coordinating with Holy Cross Parish to learn how we can offer zero-interest small community loans, based on relationships and partnerships.

Community Fridge

We're proud to welcome community volunteers who are running a free community fridge - with your ongoing help! This fridge has become a very welcome resource to many in our neighborhood.

Partnerships in Community

The NNN shares many resources with Community Partners, for mutual flourishing: Hope for the Hungry, Portage Farm Stands, Miss Kim's Cooking Classes, REAL Services, and more!

“

I see the Near NorthWest community as a place where neighbors turn into family. A place where everyone is willing to help.”

Aireal Newbill

NNN Neighbor & Manager of The Local Cup



“

I'm blessed and proud to be able to play a small a role in making this a neighborhood of choice. Whether you choose to live here or work here or both. This is a unique neighborhood with a rich and varied history, filled with passionate and proud people. It reminds me of home.”

Jeff Stanifer

NNN Property Development Specialist



“

Come as you are. Stay if you will. Welcomed as family.

”

Clara Ross

NNN Neighbor, Founder of Homes for Tracy



“

The NNN represents the best of what it means to belong to a community. Through various events, I have found opportunities for education, entertainment, and comradery. Meeting neighbors through various events, I have been impressed by the all-around goodness in the people who live here.”

”

Marge Gloster

NNN Neighbor and Volunteer



(Look at that smile!!!!)

Alma Nicholson

NNN Neighbor and Volunteer



“

I am so grateful for NNN and the programs that they have! To be a homeowner means so much to me and I am glad to be a part of NNN family. Everyone that assisted with making this happen made the process very smooth. When someone is looking for a new place to stay, I most definitely share my experience that I had with NNN.”

”

Katherine Palmer

2023 NNN Homebuyer





Clockwise from upper left:
Facade improvements and painting of the NNN building; Kitchen in new home construction; Art vendors at the 2023 Arts Cafe; Adopt-a-Block Kick-off; Notre Dame Architecture students volunteer on Dr. Martin Luther King, Jr. Day for a design for the Community Fridge.

Financial Snapshot

Dec. 31// 2023 (Prelim. Audit)

| | |
|---------------------------|-------------|
| Total Assets | \$3,343,896 |
| Total Liabilities | \$923,556 |
| Total Net Assets | \$2,420,340 |
| Total Support and Revenue | \$1,602,906 |
| Total Expenses | \$779,858 |

Dec. 31 // 2022

| | |
|---------------------------|-------------|
| Total Assets | \$2,023,280 |
| Total Liabilities | \$402,437 |
| Total Net Assets | \$1,620,843 |
| Total Support and Revenue | \$932,463 |
| Total Expenses | \$624,758 |



Near Northwest Neighborhood



Near Northwest Neighborhood
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South Bend, Indiana
46616
574-232-9182

www.nearnorthwest.org
facebook.com/nearnorthwest

Thank You to Our 2023 Contributors!

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City of South Bend,
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St. Joseph County
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Suzanne & Tom Bullock
Suzanne M. Christensen
Terri Russ
Tyler Kanczuzewski

& Many Anonymous Donors

And to all of the Near Northwest
Neighborhood Neighbors and
Volunteers that help with special
projects, clean ups, gatherings,
newsletter delivery, and so much
more!

Thank you for all of the gifts that
you share!

Ways to Give

Donate Directly to Near
Northwest Neighborhood, Inc.
PayPal.me/NearNorthwest
or by mail

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Neighborhood**
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