



Our Changing Neighborhood
Partners and Participation

NNRO

Northeast Neighborhood Revitalization Organization



NNRO Partners

City of South Bend
Madison Center, Inc.
Memorial Hospital
and Health System
Neighborhood Residents
Saint Joseph Regional
Medical Center
University of Notre Dame



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Letter from the President of the Board

Since the inception of the Northeast Neighborhood Revitalization Organization (NNRO) in 2000, I have witnessed a transformation in our neighborhood. While there are many noticeable visual changes, I am most proud of the wonderful relationships that have evolved between the residents and the funding partners. Our funding partners, the City of South Bend, Madison Center, Memorial Hospital and Health System, Saint Joseph Regional Medical Center and the University of Notre Dame have each been instrumental in the success of the NNRO. However, the residents who serve on the NNRO Board, members of the Northeast Neighborhood Council, Inc. (NENC) and others who live in the neighborhood are truly the heart and soul of the community. This year's annual report features reflections from several individuals who live and work in the northeast neighborhood.

As I watch the physical changes—the construction of the Eddy Street Commons, the new buildings at Innovation Park and the many residential projects—it is important to remember that this is the result of many years of planning, collaborations and partnerships. It is truly exciting to be a part of what is most likely the biggest economic development venture in South Bend's history.

What recently was a neighborhood in decline has become a neighborhood on the rise. As I look to the future, I envision the northeast neighborhood as a place of choice, where residents, institutions and employers are proud to be part of the same community.

I look forward to working with each of you as we continue to build a strong, safe, vital neighborhood that fosters diversity.

Sincerely,

A handwritten signature in black ink that reads "Timothy Sexton". The signature is written in a cursive, slightly slanted style.

Tim Sexton

This report was produced in part with the assistance of the City of South Bend Community Development Program through funds made available by the U.S. Department of Housing and Urban Development under Title I of the Housing and Community Development Act of 1977.

reflections

one neighborhood, many voices

Residents of the Northeast Neighborhood are a major partner in its revitalization. From its inception, the NNRO has incorporated neighbors' participation in the planning and decision-making process. Blessed with a wealth of residents with varieties of experience and interest in its revitalization, the neighborhood is undergoing changes inclusive of their voices and responsive to their concerns.



Sharleen Jirreh



Marguerite Taylor



Lois Berry



Sonja Johnston



Barbara & Don Sniegowski



Mozell Bowens



Isabell Parker



Elida, Tim, Carlos Matovina
& Alberto Navarro



Andy Kostielney

voices...

Sharleen Jirreh,

a life-long resident of the neighborhood, returned after college in Pittsburgh because she missed the sense of community she was brought up with. She works in Human Resources for Target in its Goshen store.

"I am a member of the NENC. I try to stay informed. I like knowing about these kinds of things – Eddy Street Commons and State Road 23.

My interest now is in getting young people involved. Eddy Street is great but how do you get young people to feel they have ownership in the neighborhood and its improvements?"



Tim and Elida Matovina built the first of the new Notre Dame Avenue houses seven years ago. Tim is in the Department of Theology at The University of Notre Dame and the Director of the Cushwa Center for the Study of American Catholicism. Elida works with South Bend Community School Corporation at Lincoln School in family outreach.

"When the opportunity arose for us to build here in the neighborhood, we jumped at it. This is exactly what we wanted. We're close to work and school and comfortable in this neighborhood. Living here has made a good experience into the best experience possible. We really love our house and our neighborhood."

Vehicles of Resident Participation

Cultural, educational, and advocacy activities draw neighbors to meet with each other, creating the basis of residential participation in the health and future of the neighborhood. Formal organizations and central locations are vital components to the continuity of neighborhood involvement.

Most of the planning initiatives that affect the northeast neighborhood are announced through the **North East Neighborhood Council (NENC)**, a neighborhood organization established in 1966. Designated boundaries are Angela Boulevard and Edison Road on the north, Twyckenham Drive on the east, Jefferson Boulevard on the South and the St. Joseph River and Michigan Avenue on the west. However, the NENC welcomes involvement from residents outside these boundaries.



In the early years, meetings were held in church basements and Logan Center; the NENC then found

its home at the former firehouse at 802 N. Notre Dame Avenue. Its Food Panty still serves the neighborhood from this location.

With the advent in 2001 of the **Robinson Community Learning Center (RCLC)** at 921 N. Eddy Street, the NENC began using this facility for its meetings and many of its activities. The RCLC has enriched the neighborhood in a number of ways as a learning center and a gathering space. In partnership with the University of Notre Dame, the South Bend School Corporation and neighborhood residents, it offers language and financial literacy tutoring for children grades 1 -12, computer classes to all ages, English as a Second Language and GED classes, entrepreneurship classes, yoga and music lessons. A number of residents have become actively involved in community participation through their experiences at the RCLC.



Residents Participate in the Planning Process

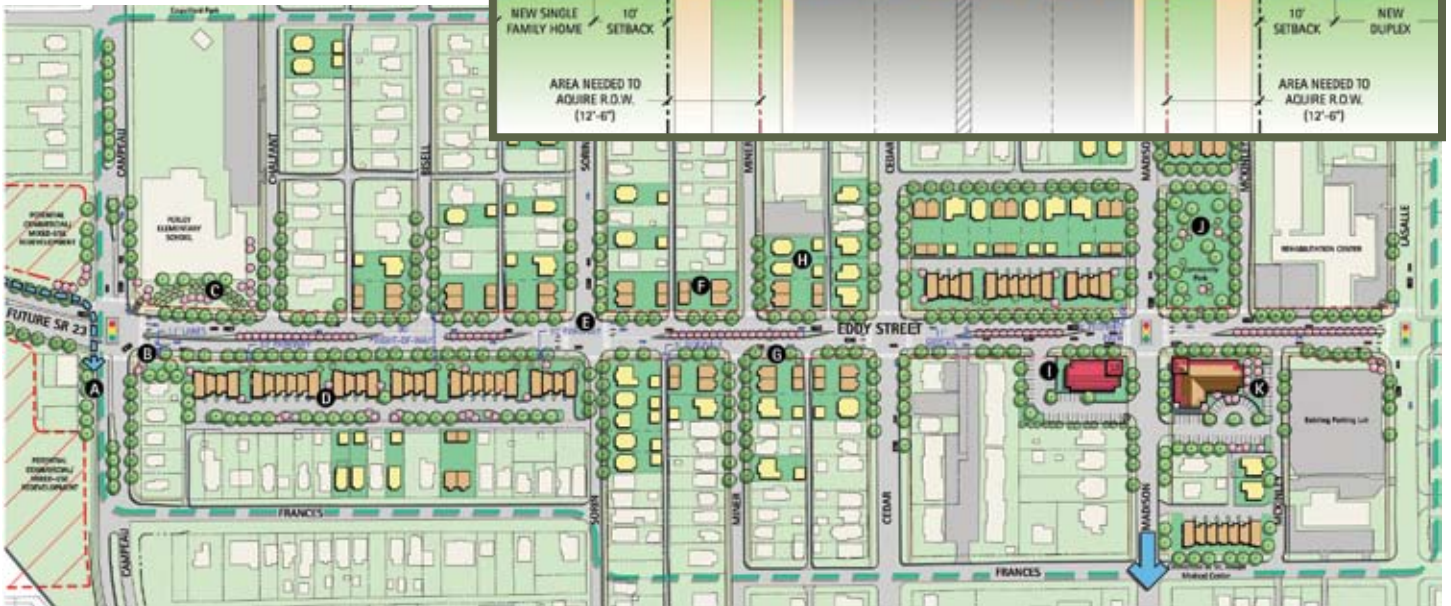
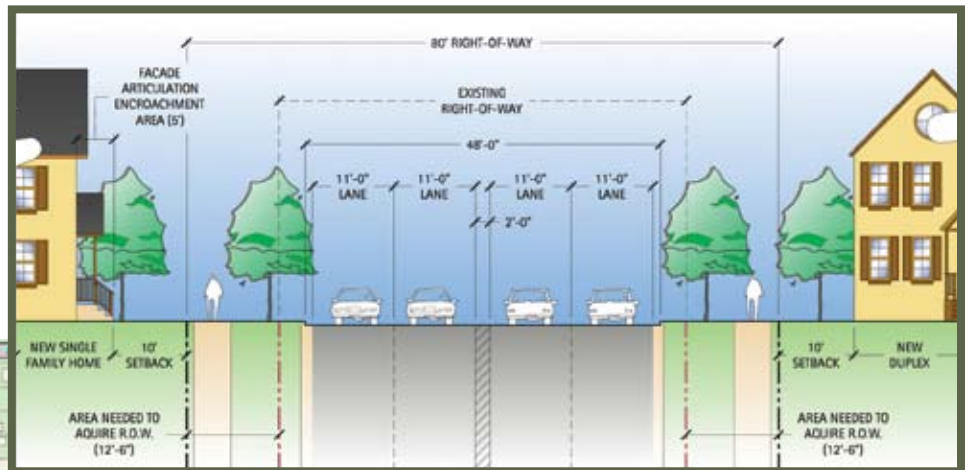
Residents have been involved in a number of issues affecting the neighborhood, including the redesign of State Road 23, the Northeast Neighborhood Strategic Revitalization Plan, and the establishment of the Northeast Neighborhood Redevelopment Area, Northeast Neighborhood Design Guidelines, the Eddy Street Commons and related issues.

One major participatory planning project during the past year has been the recasting of the Northeast Neighborhood Design Guidelines to be used as the basis of an overlay zoning for the Northeast Neighborhood Redevelopment Area. In a draft document it states that these guidelines originally were to “establish a set of ‘working’ principles or ‘guiding’ recommendations for improving the quality of the built environment through the Northeast Neighborhood.” Eventually they will be used by Code Enforcement and the Building Department as guidelines for the decisions they make.

Proposed plans for Eddy Street would incorporate residential and commercial development and a more pedestrian-friendly streetscape.



Another major planning project during the past year was the completion of a conception plan for Eddy Street Corridor South. Pictured here are neighborhood residents studying and discussing the plan during the final meeting with the consultant, The Lakota Group.



graphics courtesy of The Lakota Group, Inc.

voices...

Marguerite Taylor is the third of five generations of her family living in the neighborhood and follows in the footsteps of her mother, Renalda Robinson, as an activist in the community. She is the Director of Adult Programs at the Robinson Community Learning Center.



"I think the neighborhood is really coming back to be family."

"Attached garages and central air can contribute to the demise of neighborhood. You never see your neighbors. With a detached garage at least you wave at your neighbors as you go to the house."

"Fences like the one around the Tiller's house (or the Matovina's back yard) on Notre Dame Avenue are built to keep the children and pets in, not to shut the world out."

Andy Kostielney's maternal grandmother was a Hickey and lived in the northeast neighborhood. He played there as a young



boy, came back to Notre Dame as a student and later became the Associate Director at Robinson Community Learning Center responsible for the Youth Justice Programs.

"I think the neighborhood is genuinely safer than it was 6 years ago."

"NNRO takes a different approach than other agencies and developers. They listen to the folks that will be affected by proposed developments. It has been impressive to see the partners come together – particularly the inclusion of neighbors as partners."

Eddy Street Commons Project Approaches Completion

Amazing things can happen in one year. Last year's NNRO Annual Report "Breaking Ground" commemorated the beginning of the construction for Eddy Street Commons: the land was flat and the only visual images were conceptual drawings. Now, a mere year later, it is near completion. This is cause for celebration. These are the visual rewards of long planning. Since 2002, NNRO annual reports have described acquisitions, demolitions, the construction of a new Angela / Eddy Street, and neighborhood meetings to increase communications and gather opinions for the development of Eddy Street Commons. In this case, the pictures of a changing neighborhood say more than words.





Views of Eddy Street Commons construction throughout the past year.



voices...

Mozell Bowens

now lives in the house where he was born and grew up.

He is an electrical engineer

for American Electric Power and returned to his roots in the northeast side because he feels secure to have his family there.

"The east side has always been the quieter part of town. Everybody knows everybody but they are rooted on their side of town... As I grew up I went to the Northeast Center (NENC at the Firehouse). It was the center of neighborhood activity. The RCLC and NNRO weren't around then."

"Some people like change, some don't. I like the Eddy Street Commons development. I have in mind starting a clothing business and would like to put it there."



Sonja Johnston

works at the South Bend Water Works and lives in a house which she rented for

13 years prior to buying it.

"When my Dad retired from the military we moved to Detroit, the first place I had lived for more than two years. After the birth of my son, I moved to South Bend and lived with my grandmother in the northeast side and have been here ever since. I love it here on the east side. I love my quiet street but I also find the Eddy Street Commons an exciting, positive and generally good addition to the neighborhood."

"My daughter has been very fortunate with her involvement in the RCLC. She has participated in the robotics project, the production of The Merchant of Venice, tutoring and piano lessons. These are enriching benefits for her and all the other kids."



Construction of Innovation Park on Schedule



Commercial Development to the East of Eddy Street Commons

A little over a year ago Innovation Park at Notre Dame was a conceptual drawing and a floor plan to be built on a soccer field. Today it is nearly complete with a projected early fall move-in date. In this quietly handsome building, innovators, market experts and capital providers will connect to help transform innovations into viable market place ventures. Eventually there will be four buildings in the Innovation Park at Notre Dame to support the entrepreneurial ventures arising from the theoretical research produced at Notre Dame and other area colleges and universities. We watch eagerly for the success of this first building.

Residential Development to the South of Eddy Street Commons

Like Eddy Street Commons, planning for the Triangle residential development project started long before action was visible. It was reported as early as the 2002-2004 NNRO Annual Report. To prepare it for development, 91 parcels needed to be acquired and many structures needed to be demolished to clear the land. This tract of land will then be replatted into 55 lots where homes will be built for single family homeowners. True to the NNRO mission, 30% of these will be reserved for families with a household income of 80% of the area median income or less. The newly constructed extension of Napoleon Boulevard divides this residential enclave from the denser development of Eddy Street Commons to the north. Most of the land has been acquired so more visible progress will soon be apparent.

Integrating New Housing into the Neighborhood

The northeast neighborhood has become a community of choice. New families bring the potential for new energy joining together with the experience of established residents to address neighborhood issues.

The Changing Face of 702 Hill Street

Originally a single family home built in 1897, this house was turned into three small apartments. After NNRO purchased it, it was converted back to a single family house with ample living space in four bedrooms, two and half baths, a large kitchen, dining room and living room. This lovely home is ready to sell to a family with a household income at or under 80% of the area median income.



The Changing Face of Turnock Street

Because of its confidence in the northeast neighborhood, Weiss Homes has constructed a spec house in the 700 block of Turnock Street just north of the Madison Center Group home that the NNRO built several years ago. The house was not built for anyone specifically but will be sold to a single family that is income qualified for the NNRO mortgage subsidy program. Designed in style and size to fit into the streetscape, the house adds new life to this corner of the neighborhood.

The Changing Face of Notre Dame Avenue

The most dramatic visual changes are the new homes in and near Notre Dame Avenue between Corby and Napoleon. This project has taken on a life of its own. Originally the land was acquired, cleared and sold by Notre Dame to University employees for construction of new homes. Initially Notre Dame guaranteed to repurchase the homes in order to provide both the participants and their lenders with the assurance that they would not take a financial loss by building in a deteriorated neighborhood. This guarantee was no longer needed after the first four homes were built. To date, 23 new homes have been constructed under the University's supervision, and another five homes have been built privately.



voices...

Lois Berry and her husband have lived for 40 years in the same house.



At first it was her children and their friends that involved her in the immediate community. She now keeps in touch by volunteering at the Robinson Community Learning Center, organizing and maintaining its library.

"The houses on Notre Dame Avenue are gorgeous but some of them are too big. I can't imagine why people need all that space but they are a sign of positive change and an indication that people are now choosing to live here rather than Granger."

Isabell Parker

lived in the northeast neighborhood until age 33 when she moved to the west side. A few years ago the activities at the RCLC lured her back to the neighborhood.



"Everyone protected you here. As I was growing up, the only thing I couldn't stand about it was Notre Dame because I couldn't go out on Notre Dame game days. Mom didn't trust strangers. Everything seemed to be about Notre Dame. When I came back, this had changed - Notre Dame was more a part of the community."

"I like the networking at the RCLC. I had kept to myself but now the RCLC has become my social life. Once intimidated by computers, I've now taken all their classes and I am branching out and going back to school. It is here that I have learned to help reach out into the community. Everyone over here is so eager to help."

Living the NNRO mission

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

The purpose of NNRO, as stated in its mission above, is exemplified in the Sniegowski story: a Notre Dame grad returns to South Bend with his wife in 1961. They purchased their first house in 1962 on Ostemo Street. Over the next eight years their family grew, so they purchased the Thomas and Kathryn Hickey house on St. Vincent Street in late 1970. In 2006, after thirty-six years in the Hickey home, they sold their home to the best (for the house and neighborhood), not the highest, bidder and retired into the house they had built on St. Peter Street. They have lived forty-six years in and around the NNRO targeted areas of the northeast neighborhood. They have never regretted their choice.

Don is retired from the English Department at the University of Notre Dame. Barbara has been a nurse at Saint Mary's College, Memorial Hospital and in private doctors' practices. They raised their three children who were free to roam the neighborhood and now enjoy their four Ethiopian grandchildren who live nearby and take over their very large and comfortably equipped basement whenever they visit.

Both Don and Barbara have been involved in neighborhood joys and concerns not only through the NENC but also through contact with people living around them. They have made it a point to be informed and to make their voices heard and encourage others to help make the residents' voices stronger, clearer and heard.

Barbara: *"Times have changed. People often yearn for the community and neighborhood they once had but time goes on. My advice is not to be afraid. Yes, be smart and lock your front door when you are in the backyard and lock your back door when you are in the front yard but do not be afraid to speak to people and to look them in the eye. Do not be afraid to open your closed curtains and show that someone lives in your house."*

Don: *"I think that Eddy Commons is wonderful. It will bring money into the neighborhood and hopefully jobs too. I love change."*



Financial Statement- 2009

STATEMENT OF ACTIVITIES

For the 12 months ended June 30, 2009

Support and Revenue

Grants	\$191,043
Contributions	350,000
Interest & other support	6,924
TOTAL Support/Revenue	\$ 547,967

Expenses

Professional fees	\$264,567
Development expenses	29,215
Occupancy costs	11,442
General & administrative costs	15,532
TOTAL Expenses	\$320,756

Excess of revenue over expenses \$ 227,211

STATEMENT OF FINANCIAL POSITION

June 30, 2009

Assets

Cash & equivalents	\$ 320,341
Grants receivable	155,646
Net real estate held for resale	772,639
Net fixed assets	6,637
TOTAL Assets	\$ 1,255,263

Liabilities & Net Assets

Accounts payable	\$119,676
Other current liabilities	0
Net assets	\$ 1,135,587

TOTAL Liabilities/Net Assets \$1,255,263

The **Northeast Neighborhood Revitalization Organization (NNRO)** was incorporated on August 24, 2000 as a not-for-profit corporation for the purpose of social, physical and economic revitalization of the northeast neighborhood in South Bend, Indiana. On February 8, 2001, it received its IRS 501(c)(3) tax exempt status. The NNRO has six major partners – five being institutional funding partners and the sixth being the residents of the northeast neighborhood. The Board of Directors includes seven representatives from the five institutional funding partners and seven representatives from northeast neighborhood residents.



Karl Kling



Jack Roberts



Tim Sexton

The NNRO has had three presidents to date. Karl King (2000-01), Jack Roberts (2001-08) and Timothy Sexton (2008-present) have each brought his particular strengths to the organization and helped move it forward to achieve a greater impact both on the neighborhood (residential, commercial and institutional) and on the entire community.

Since 2002, **South Bend Heritage Foundation (SBHF)** has, by contract, staffed the NNRO, acting as an operational manager performing administrative, programmatic and technical support on its behalf. Established in 1974, SBHF is now one of Indiana's oldest and most accomplished community development corporations. Jeffrey Gibney helped shape the organization and served as its executive director from 1977 to 2008. Phillip Byrd took over this position in 2008. Phil joined the organization in 2002 as the SBHF's major staff person for the NNRO.



Jeff Gibney



Phil Byrd

graphic courtesy of The Lakota Group, Inc.



Proposed master plan for the Northeast Neighborhood

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EQUAL HOUSING
OPPORTUNITY