



Near Westside Neighborhood Association, Inc.

“Friends Helping Neighbors”

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2020 Annual Report



PRESIDENT’S REPORT

2020 - That was the year that wasn’t

We entered 2020 with many plans and hopes only to see them put on an indefinite hold by the virus. Within a week of our March fund raiser, the world for all practical purposes, stopped. We have since learned about Zoom meetings and social distancing and are striving to make the best of it.

We’d like to thank the organizers of the March event. It was our last chance, though we didn’t know it at the time, to socialize unmasked in a public place.

Otherwise, 2020 didn’t happen. No Elmira Blooms, no Holiday Home Tour, no other events.

We did sell Baty Street at the end of the year and we are on the hunt for our next house.

The Richardson Kennedy House continues to be a challenge. Public financing is very tight because of the pandemic so we need to keep our options open for funding of the next phase of the project.

The pavilion project for VRP is ready to go but for the weather. By the time we had a foundation plan for the structure, there was no time left in the season to build it. We should have it completed in 2021.

The Clinton Street/BOCES house project struggles along. This is a public school student constructed project which of course means we need students working in the construction bay. The student part of this has been hit and miss for the whole semester but they still hope for a completion at the end of the spring semester. In this case we are fortunate that we don’t have a family anxious to move in.

At this point we need to pick up as if 2020 didn’t happen, because it didn’t, and move our projects forward.

I’d like to thank all our board members and volunteers for helping us through a difficult year with the hope of a return to some degree of normalcy in 2021.

Respectfully submitted

Carl Vallyely

Board President



PROGRAM OVERVIEW

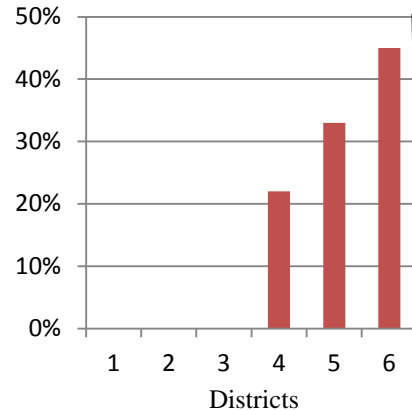


2020

This past year, we continued to administer our affordable housing owner-occupied home repair grant programs, throughout the City of Elmira. Due to the recent COVID 19 pandemic, the construction manager and contractors were not allowed in the client`s homes for a large portion of the year. Additionally, as the quarantine continued, many building materials were in short supply. None the less, we did complete some projects, and following is the breakdown of funding, either directly from or leveraged by NWNA`s affordable housing programs, that benefited our neighborhoods in 2020:

Funding sources:

AHC	\$ 81,757.00
CHDO/HOME	\$ 33,820.00
SRDI	\$ 1,660.00
CDBG	\$ 64,693.00
Owner investment	<u>\$ 1,711.00</u>
Total funds awarded and leveraged	<u>\$183,641.00</u>



“One House at a Time”

The renovations were completed this year on the Baty Street (6th District) house we had purchased. These renovations included painting and new flooring throughout, updated kitchen with new cabinets and appliances, new bathrooms, new roof, new doors, new hot water heater, and new sidewalk and driveway. An exterior before and after photo on the next page shows the new porches and shutters. Although the pandemic limited the sales process, we were able to sell the home to a first time home buyer utilizing the First Time Home Buyer Program administered by Catholic Charities of Chemung and Schuyler Counties. Our “One House at a Time” program is designed to meet several of the City of Elmira’s housing priorities, such as, increasing the rate of homeownership, protecting low to moderate income residents from lead paint hazards, using code enforcement to protect neighborhood stability, and preserving historic structures and neighborhood character. Past projects consist of completed homes located on Franklin (6th District), W First (1st District), Lincoln (3rd District), Robinson (5th District), Elm (1st District), Grove St. (1st District), W Gray (2nd District), Davis (2nd District), and W Henry Streets (6th District), and finally E Washington Avenue (4th District). Although NWNA’s roots are in the Near Westside, our affordable housing programs are designed to serve the entire City of Elmira.

Our current project is located in the 300 block of W Clinton Street and is a collaborative effort with GST BOCES Building Construction program. Due to the current pandemic, student attendance has been unpredictable and the build is a good year behind schedule. Once students are back full time we are confident the project will be completed successfully. Local architect, Bob Butcher, has created a design for a single story home with 3 bedrooms, 2 bathrooms and a full basement. In total the home will be between 1400 and 1500 square feet and will compliment the neighboring houses in the Clinton-Columbia Street Historic District. Proceeds from the sale

of our “One House at a Time” projects are retained by NWNA and used for administrative purposes as well as for our programs that are designed to create safe, decent, healthy, affordable housing in our community.



SRDI

NWNA received a Small Rental Development Initiative (SRDI) award from the NYS Housing Trust Fund Corporation’s Office of Community Renewal. This program is designed to assist statewide non-profit owners of rental housing to acquire, rehabilitate or newly construct their own long-term affordable apartments. NWNA will use these funds to rehabilitate both our 353 Davis and 402 W First Street properties. These properties are home to NWNA’s office and 4 affordable housing rental units, 1 of which is handicap accessible. Renovations are slated to begin soon.

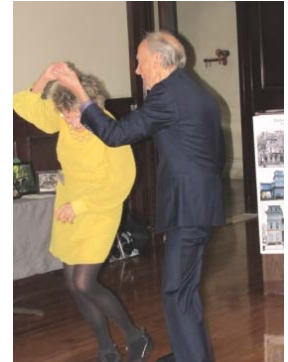
Victorian Row Park & Community Garden

The soil was tested, and amended we will have to monitor it for awhile until we get the PH to the proper levels to grow our vegetables. Some of the groups that had “tried” to grow vegetables decided to try their hand at DIFFERENT vegetables with a little more success. One day while passing by the garden (during the year of the pandemic) I noticed the lawn was dotted with people. I stopped and introduced myself and they said they were students from LECOM catching some rays (practicing social distancing) while studying. They started to apologize, and I told them no need to apologize that is exactly what the garden is for – everyone to use. Plans have been drawn up for the Veranda. And with generous donations from Board Members Kaye Newbury & Sue Skidmore as well as a grant from the Community Foundation of Elmira-Corning and the Finger Lakes, we are well on our way to complete the project in 2021. Although we were unable to hold our annual **Elmira Blooms Garden Tour** this year, please mark your calendar for the **Elmira Blooms 2021 Garden Tour** which will be held on July 11th. If you or anyone you know would like to showcase your garden on our tour, be sure to contact us at (607) 733-1924, x: 205 or send pictures via email to www.nearwestside@stny.rr.com.

Richardson-Kennedy House Preservation Project

We held a wonderful fundraising event in March for the second phase of restoration for Richardson-Kennedy House. We were able to raise over \$14,000 which will be matched by Historic Elmira, Inc. for a total of nearly \$30,000 to use as matching funds for our next grant application. We look forward to a future fundraiser which we hope to be as fun and successful as this one.

In order to ensure the security of the property while we wait for funding, we have purchased and installed a security system.



Second Street Cemetery Preservation and Restoration Project

While 2020 didn't go as planned, we are continuing to prepare for the 2021 *Day of the Dead* event, to celebrate and remember those who are no longer with us. Informational and creative workshops will be held at Community Arts of Elmira later this year and the *Day of the Dead* event will be held at the Second Street Cemetery on All Souls Day, Tuesday, November 2, 2021. We are continuing to recruit volunteers, so if you are interested, please contact Beth at 607-733-4927, x: 204 or e-mail her at nearwestside@stny.com.



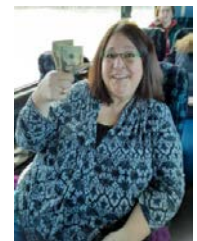
Holiday Home Tour

The 36th Annual Holiday Home Tour was canceled due to the pandemic. Keeping with tradition we are planning to hold our next Holiday Home Tour on December 5, 2021.

Other Fun Fundraisers



While the pandemic caused us to cancel the September bus trip to del Lago Resort & Casino and the Waterloo Premium Outlets, we were able to enjoy the spring trip. We are keeping our fingers crossed that the bus trips will be able to resume again this fall.



NWNA, like many non profits had to come up with new fundraisers during 2020 and we chose to go with Goodway Gourmet Bakery, and their delicious rum cakes. What a treat!

We want to extend a special *THANK YOU* to Elm Chevrolet for their continued support during this very trying year. Nwana is also grateful to have been a recipient of funds from the Robert B. McKinnon Donor Advised Fund at the Community Foundation of Elmira-Corning and the Finger Lakes, Inc. Additionally, we would like to express our sincere gratitude to Board Members Tammy Petriwsky & Carl Vallely for their volunteerism which enabled us to receive awards from the Corning Foundation & the Allstate Foundation Helping Hands Grant program. Finally, we would like to thank our loyal members for their continued support. We realize this year has been very difficult on everyone and the continued support is greatly appreciated!

We would like to take this opportunity to thank the board members for all their hard work during this most difficult year and we look forward to working and celebrating with you again throughout 2021.

Beth Farr
Executive Director

Lorena Morey
Program Coordinator

**Available for purchase ~ Enduring Heritage:
An Architectural Journey through the
historic Near Westside**

This 30-minute film showcases a number of spectacular homes in the City of Elmira and touches upon what was, what is now, and what is to come.

Produced by Near Westside Neighborhood Assoc., Inc.
Videography & Editing by Steve Ramsdell, Ramsdell Video Productions



**Near Westside Neighborhood Assoc., Inc.
Programs, Projects & Events ~ Volunteer Opportunities**

Affordable Housing Grant Programs/Rentals
“One House at a Time”

Victorian Row Park & Community Garden

Historic Preservation Projects:

Near Westside Historic District

Clinton-Columbia Historic District

Richardson-Kennedy House Restoration

Second Street Cemetery Preservation & Restoration

Brackets & Door Knobs Antiques & Architectural Salvage

Games in the Garden

“Elmira Blooms” Garden Tour

Holiday Home Tour

If you are interested in volunteering for any of our programs, projects or events, give us a call. We are also seeking members for our Advisory Board, which will be comprised of low and moderate-income City of Elmira residents whose presence will make a positive contribution to the goals of Nwana. The Advisory Board will provide input to Nwana regarding its design, location of sites, development, and management of affordable housing programs. The Advisory Board will assist in the development of a needs assessment questionnaire and conduct neighborhood surveys. If you, or anyone you know, would like to participate in the Advisory Board, or for more information, please contact Nwana at 733-4924 or e-mail nearwestside@stny.rr.com.

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Please visit www.nwnainc.com and use our PayPal link to make a donation, pay membership dues purchase Enduring Heritage DVDs or tickets to our events.

Make sure to



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