



Near Westside Neighborhood Association, Inc.

“Friends Helping Neighbors”

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2010 Annual Report



PRESIDENT'S REPORT



Happy New Year! We have some very exciting things planned for 2011 in the Near Westside! Life at 353 Davis Street, our Nwna office is about to change as we know it! As 2010 came to an end we prepared for several new and ongoing endeavors in 2011.

The purchase and renovation of 355 Davis Street - currently vacant, this building is a four unit with 2 commercial and 2 residential spaces. This project will serve two purposes: 1. Renovation of the 2 upstairs apartments, which when rented will give us more unrestricted funds to be used for projects and programs. 2. Use of the commercial space for an architectural salvage shop.

Victorian Row Park (VRP) located at 362 W. Church Street will begin a transformation this year as a community garden with a groundbreaking in Spring 2011 and planting party with fruit trees, herbs, vegetables, flowers and Goji Berries. Volunteers will be needed to help plant and water in anticipation of a future harvest. The fruits and vegetables that are not consumed on site, can be sold, given to volunteers or sent to the Food Bank of the Southern Tier.

Nwna and Historic Elmira are collaborating on a historic preservation project involving the building most commonly known as “The Ritz”. The current owner has agreed to sell the property along with the parking lot parcel to Nwna. Historic Elmira has been awarded a grant from the National Trust for Historic Preservation to conduct a feasibility study and has had the building cleaned out. Once Nwna takes title to the properties, which is scheduled for March 2011, our goal, working with Historic Elmira is to secure and stabilize the building to prevent further deterioration and to ultimately transfer the property to a responsible developer.

I would like to thank our members, both old and new for your continued and future support. Our heartfelt thanks to our dedicated staff, board of directors and the volunteers who work tirelessly to make our projects a success. Cheers to 2011!

Brent Stermer

Board President

PROGRAM OVERVIEW

2010

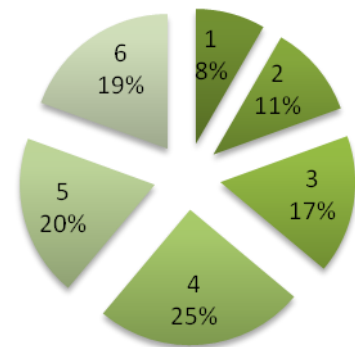
The year in review

This past year, we continued to administer our Home Improvement programs throughout the City of Elmira. These programs are funded by New York State Affordable Housing Corporation (AHC) and New York State Housing Trust Fund Corporation (HOME). In addition to the two grant programs mentioned above, we also administered the Historic District Paint Program and a Rental Rehabilitation Program which are both funded through the proceeds from the sales of our past One House at a Time projects.

Following is the breakdown of funding, either directly from or leveraged by Near Westside's grant programs, that benefited property owners in Elmira in 2010.

AHC	\$163,953.00
HOME	\$ 45,773.00
Paint Program	\$ 2,397.52
OHT	\$181,479.45
Project Proceeds (rental & owner occupied rehab)	\$ 26,764.00
Owner investment	\$ 39,476.00
Lead Hazard Reduction	\$ 71,925.00
State & Federal Funds from other sources	\$ 89,716.00
Total funds awarded and leveraged	<u>\$621,483.97</u>

**NWNA assistance
per council district**



One House at a Time (CHDO)

As a Community Housing Development Organization (CHDO), we administer a One House at a Time



Program. Through this program, we are able to purchase a substantially deteriorated home, renovate it, and then sell it to a low to



moderate-income homebuyer or an investor who will rent to

low to moderate-income tenants. Our 2010 project, located at 362–364 W Gray Street, is the first rental project completed through this program. As with all projects, through a competitive bid process, this property has undergone substantial rehabilitation. NWNA will monitor the property and assist any future investor-owner for a period of 15 years.

Holiday Home Tour

The Holiday Home Tour was once again a success. This year, the tour showcased 6 beautiful homes in and



around the Near Westside Historic District. The Historic Langdon Mansion which is now home to Community Arts of Elmira was also showcased. The reception was again held at the Arnot Art Museum, and featured a desert reception in conjunction with their open house. Refreshments for the desert reception were provided by the Arnot Art Museum. Many thanks go out to the members of *Twin Tiers Community Orchestra*, who provided entertainment for

tour participants. We would like to extend a special thank you to all the homeowners who opened their homes and a big thank you to all the volunteers who helped make this event so successful.

Elmira Blooms

2010 marked the Fifth Annual Elmira Blooms Garden Tour. The weather was terrific and the tour featured 7 gardens, including one at 103 Durland Avenue, 909 & 911 Magee Street, 733 Garden Road 330 West Washington Avenue, 557 Guinnip Avenue, and 520 West Water Street



Pictured here are just a few of the flowers that help make Elmira bloom!



If you would like to showcase your garden, or know of someone who would, please contact us at 607-733-4924.



River Fest

River Fest is a free community event, hosted by NRNA, that enables the community to be close to and even on the river to experience its natural beauty and charm. The Finger Lakes Mountain Bike Club held their 1st Annual River Trails Ride at River Fest 2010. The weather was terrific and a number of people came out to enjoy great food, live music with *Stereopticon*, *Jellyfinger* and *PHYZZ*, vendors, demonstrations and a variety of activities for all ages! Over 200 paddlers joined us again for the "Float" from Botcher's Landing to the Grove Street launch site.



We hope to see you at the river!

Educators Rich Hurley and Carole Fimlaid from Bradford Central School presented "Elmira River Fest Aquatic Program" at the 115th Annual STANYS Conference - sharing how teachers may develop real life hands-on curriculum using a community event. Many thanks to Rich and Carole for bringing the Aquatic Science Lab to River Fest! Mark your calendar for River Fest & Float 2011 which will be held on Saturday, June 4th. Plans are underway to include a new activity or two.



Fundraising is very important to NRNA and we are very grateful to the community minded businesses and individuals for their generous support: *Associated Massage Therapists of the Twin Tiers*, *B & C Photo Inc.*, *Banfield-Baker Corporation*, *Barb's Soup's On Café*, *The Bon-Ton*, *Bradley Farms*, *Brown's Cigar Store*, *Cappy's*, *Chamberlain Acres*, *Central Hots*, *Chemung Valley Audubon Society*, *Chemung Valley Health Network*, *The Christmas House*, *Curley's Chicken House*, *Crystal City Wedding & Party Center*, *Dandy Mini Mart*, *Dunkin Doughnuts ~Miracle Mile*, *Elm Chevrolet*, *Elmira's Painted Lady*, *Emily's Florist*, *Endless Mountain Outfitters*, *Express Café & Bakery*, *4 Seasons Florist*, *Family Video*, *Ray Finger & The Star-Gazette*, *Good Year*, *Griswold's Flowers*, *H. Strauss Inc.*, *Grace Heffner-Sharpe*, *Hesselson's*, *Horigan's Tavern*, *Ireland's Own*, *jhdesign*, *Just Us*, *Keene Sense of Style*, *Lighthouse Liquors & Wines of Southport*, *Light's Bakery*, *Maple Lawn Dairy Family Restaurant*, *Mill Street Market*, *Nectar Floral Studios*, *Oldies But Goodies*, *Pietro & Son*, *Pit Stop Toasted Sub Shop*, *Pizza Hut ~ Miracle Mile*, *R.S. Parker Landscaping*, *Rossi Lanes*, *Sue Skidmore*, *Terp's Enterprises Inc.*, *Tough Pups & Pampered Princesses*, *Turks Market*, *United Detail Express*, *Walgreens*, *Wegman's of Elmira*, *Weis Markets*, *Wilson Farms*, & *Zeigler Florists*.

We would also like to take this opportunity to thank the Board members for their dedication as well as the countless volunteers for all the hard work over the past year to help make this year once again a successful one. Thank you, again, to the homeowners who made both the Garden Tour and the Holiday Home Tour such great events. Thank you also to all the members, without whom we would not be able to offer some of our programs. We look forward working and celebrating with you all again throughout the next year.

Beth Farr
Executive Director

Lorena Morey
Program Coordinator