

Final Outcome Report

Date: 2/13/19

The Final Outcome Report must be submitted at the same time as the Final FSR by the Grantee.

Grant #: HDF-2017-5836-NEP	
Grant Begin Date: 7/10/2018	Grant End Date: 12/31/2018
Grantee: Bay Area Housing, Inc.	
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Questionnaire

<p>Project Results Summary</p> <p>As a result of the NEP the participating Homeowners and Public Officials have been well-pleased with the improvements completed that have enhanced the visual appeal of their homes and the neighborhood.</p>	<p><i>(SAMPLE RESPONSE) As a result of the NEP in Smithvale neighborhood, property values will increase.</i></p>
<p>What indicators were used to measure results?</p> <p>Elimination of blight through the demolition of vacant uninhabitable structures and physical enhancements to severely deteriorated porches on existing owner-occupied dwellings anticipated to increase taxable SEV of neighborhood dwellings.</p>	<p><i>(SAMPLE RESPONSE) Home sale prices in the neighborhood.</i></p>
<p>How were the indicators measured?</p> <p>Testimonials of the participating Homeowners and Public Officials involved in the NEP as well as an analysis of neighborhood SEV's at the end of 2½ years.</p>	<p><i>(SAMPLE RESPONSE) Compared the average sale price at the start of the NEP to the average price at the end of 2-1/2 years.</i></p>
<p>What were the findings of the measurements including baseline data?</p> <p>Testimonials were complimentary of the overall impact of the NEP. SEV analysis will be on-going as no measureable change was anticipated nor incurred in the short 6-month implementation period.</p>	<p><i>(SAMPLE RESPONSE) Average sales price in the beginning was \$61,000; at the end was \$67,000.</i></p>

<p>What Lessons were Learned?</p> <p>Elimination of blighting influences in the target neighborhood will result in a more marketable environment that will attract additional redevelopment resources to the area for remaining structures with adaptive reuse potential.</p>	<p><i>(SAMPLE RESPONSE) Not only have the sales prices increased, the time on the market has decreased. The homes we built had waiting lists as we built them; and other properties in the neighborhood are selling more quickly.</i></p>
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Upload **before and after photos** of projects/units undertaken with this grant (which have not been previously submitted). You have the option of copying and pasting pictures into this document or uploading them.

Instructions:

- PLEASE SUBMIT THIS DOCUMENT IN WORD FORMAT – PDF’S WILL NOT BE ACCEPTABLE**
- Rename photo files with grant #, component/activity and **Before** or **After** (i.e., *HDF-2017-0123-NEP, Park Improvement, Before*) prior to submitting.

Photos copied and pasted into this template **OR** Photos uploaded in .jpeg format
Browse



HDF-2017-5836-NEP, 510 N. Grant St.,
 Porch Repairs BEFORE



HDF-2017-5836-NEP, 510 N. Grant St.,
 Porch Repairs AFTER



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs BEFORE



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs AFTER



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs BEFORE



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs AFTER