

HOUSING INITIATIVES DIVISION

FINAL OUTCOME REPORT

Date: 02/12/18

The Final Outcome Report must be submitted prior to the Final FSR being submitted by Grantee.

1. Grant #:	HDF-2017-58-NEP		
2. Grant Begin Date:	7/1/2017	3. Grant End Date:	12/15/2017
4. Grantee:	Habitat for Humanity of Huron Valley		
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9. Upload before and after photos of projects/units undertaken with this grant (which have not been previously submitted).

Photos uploaded (limit 6)
Browse

Rename photo files with grant #, component/activity and **Before** or **After** (i.e., *HDF-2017-0123-NEP, Park Improvement, Before*) prior to submitting.

10. Project Results

Projected Results	Indicators Used to Measure Results	How the Indicators were Measured	Findings of the Measurements including Baseline Data	Lessons Learned
SAMPLE As a result of the NEP in Smithvale neighborhood, property values will increase.	Home sale prices in the neighborhood.	Compared the average sale price at the start of the NEP to the average price at the end of 2-1/2 years.	Average sales price in the beginning was \$61,000; at the end was \$67,000.	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.
a. As a result of the NEP funding, the existing street front sign has been replaced and additional signs have been installed at the West Willow	The results of the new signage were measured through feedback from neighborhood residents and community partner	Indicators of this result were measured through informal conversations with West Willow residents and community	Residents indicated that the brighter, more clear and prominent sign made the resource center both easier to locate and more accessible.	The new signs at the Community Resource Center are an important component of its visibility as a hub in the neighborhood. The signs mark a permanent physical presence of a neighborhood

<p>Community Resource Center (CRC).</p>	<p>organizations.</p>	<p>partners.</p>	<p>The new sign in front of the CRC has drawn attention and interest in the resource center from new visitors who commented that it felt like an inviting and welcoming place.</p> <p>Board members of the neighborhood association have indicated their confidence that the new sign will have positive impact in neighborhood participation, more specifically - monthly meeting attendance, interest in programming, etc.</p>	<p>organization and the resources and activities offered out of that space. These signs are likely to play a positive role in attracting interest from potential new partners. The name and logo recognition of the neighborhood association throughout the signs and additional visible improvements will also continue to increase participation and awareness of community events/programming, building social cohesion. These signage improvements are a key component of Habitat's investment in helping build and support a welcoming and professional environment for the New West Willow Neighborhood Association to continue to grow and to do even more in the West Willow community.</p>
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<p>b. A projected result of the NEP funded projects is decreased stress and anxiety surrounding home repairs/improvements for West Willow homeowners.</p>	<p>The indicators of this result involve feedback and input from participating homeowners.</p>	<p>These indicators were measured through Habitat's Pre and Post program meetings with homeowner participants of the Roof Replacement and Exterior Improvement Program.</p>	<p>In our findings, homeowners who participated in the roof replacement and exterior improvement program indicated an increased sense of safety in their homes. Additionally, each homeowner articulated a decrease in concern or anxiety about their ability to afford necessary repairs on their home. In post-project meetings, homeowners also noted that they were more confident and assured in the quality of the work completed. This speaks directly to the trusted partnership that has been built between Habitat and the West Willow community. A final theme throughout homeowner feedback is an increased sense pride in the appearance of their respective homes following exterior improvements and roof replacements.</p>	<p>The results of this project also provided some important information about the limiting factors for homeowners to make home repairs even with critical safety needs. For example, for more than one of our participating homeowners had safety concerns (i.e. overgrown backyard, leaking roof near kitchen light, large hole in backyard) that were resolved through the roof replacement and exterior improvements. It is anticipated that the assessed property value of each of the homes in this program will increase, also potentially affording the homeowner more financial stability.</p>
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<p>c. A longer term result of this funding will be the improved housing value and stability in the West Willow neighborhood as a result of roof replacements and exterior home improvements.</p>	<p>An indicator of this result is the visible investment from both Habitat for Humanity of Huron Valley and MSHDA in the West Willow neighborhood.</p>	<p>Indicators of this result were measured through a number of strategies including:</p> <ul style="list-style-type: none"> - windshield surveys - feedback from neighborhood residents (both program participants and other residents) - number of additional residents showing interest in applying for similar program in response to program visibility including – new roofs, lawn signs, exterior improvement volunteer days, etc. 	<p>Improvements in the curb appeal for each of the participating homes, and in some cases portions of the same block, were noticeable and observed following roof replacement and exterior improvements. The visibility of this program’s results has also prompted further interest in improving public spaces in the neighborhood. For example, after repairing a portion of a fence alongside a neighborhood biking/walking path as part of a home’s exterior improvement day, potential opportunities for funding projects that will improve safety and appearance of this public amenity have come forward from community partners.</p>	<p>The investments made through this program will allow for an increased tax base for the West Willow community. Additionally, participating residents are expected to see an increase in their assessed property value.</p> <p>There was an overwhelming response from residents expressing interest in participating in this program. This serves as a reminder of the significant need beyond what we were able to serve with this funding. Similarly, with an increased interest in Habitat programs through the visibility of this program will allow for further programming and investment through different programs going forward.</p> <p>Finally, this program allowed for a better understanding of the consistent needs throughout the neighborhood requiring additional funding and different program design.</p>
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Before:



After:



Before:



After:



Before:



After:

