

# Final Outcome Report

## For

### NCCS Center for Nonprofit Housing Neighborhood Enhancement Program

**Date:** December 26, 2019

Grant #: HDF-2019-580-NEP	
Grant Begin Date: 06/01/19	Grant End Date: 12/31/2019
Grantee: NCCS Center for Nonprofit Housing	
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#### Questionnaire

##### **Project Results Summary**

As a result of the NEP in White Cloud's Wilcox Avenue neighborhood, six low income homeowners were assisted with needed housing enhancement or emergency repairs.

Two homes received completely new steel roofs that will serve to protect the homes for at least 20 years and also significantly enhance the homes' appearance. These two homes are next door to each other, which adds to the visual impact of the neighborhood.

Five homes received completely new front porches. All of the front porches were better constructed than the porches that were replaced. Three of the five porches were larger than the porches that were replaced. Two of the front porches included overhangs. The new front porches improved the entryways to the homes, provided the homeowners space to sit and enjoy their neighborhood, and enhanced the appearance of the homes.

Two of the homes received new windows. One home received 2 new windows on the front of the house. One home received 10 new windows on the three-season porch. All new windows are energy efficient and will improve the visual appearance of the homes.

Two homes received new doors. One home received a new front door and a replacement 8 foot glass slider. The other home received a new front door. One home's side door was repaired. The new doors improved the appearance, security, and energy efficiency of the homes.

Five homes had siding, gutters, downspouts, and or fascia repaired or replaced

Four homes had exterior lighting replaced with update energy efficient lighting.

Three homes were pressure washed.

##### **What indicators were used to measure results?**

The indicators used to measure results are the property values of the individual assisted homes and the property value of nearby homes. The average time on the market will also be measured.

**How were the indicators measured?**

The indicator will be measured by comparing the average sales price prior to the program and the average sales price one year after the completion of the program. The average time on the market will also be measured by comparing this data point prior to the program and one year after the program.

**What were the findings of the measurements including baseline data?**

There is not sufficient data to measure findings at this time. However, the program has generated significant interest throughout the White Cloud community. CNH has already received several inquiries concern continuing the program. The program has produced positive feedback from community leaders and members of the public, especially on Adda Street where 3 projects were completed in close proximity to each other.

**What Lessons were Learned?**

The program's impact is significantly greater when projects are completed in close proximity.

**Leverage Funds Summary**

Amount: \$5,000 Funding Source: Fremont Area Community Foundation.

927 Adda: \$600 for concrete pad. \$1,451 applied to roof.

935 Adda: \$400 for concrete pad. \$1,451 applied to roof.

831 Adda: \$1,098 applied to door replacement.

## NEP Grantee Participation Engagement Survey NCCS Center for Nonprofit Housing

Overall Rating:



1. Suggestions on how the process could be improved? CNH faced two challenges to completing the program on time. The time frame from the date we received final approval to the end of the program was a little short. We completed the projects, but with less than a week to spare. The energy audits were very difficult for the clients to get scheduled several of them are still working on them with DTE. We never received any response from Consumers Energy.
2. How would you describe the overall benefit/impact of this grant on the neighborhood and community? This grant has a significant positive impact on the neighborhood and community. Completing exterior enhancements to 6 homes in close proximity to each other was noticed by the public and community leaders. Driving through the neighborhood and showing the projects to coworkers or family member invoked the “wow” factor. The City of White Cloud leaders are as appreciative as the homeowners and expressed this several times. We have already had interest in completing additional projects as a result of word of mouth advertising as the projects have been discussed among neighbors. I’m confident the benefit of the program will be as designed and reach beyond the individual homes owners and make a positive impact on the overall neighborhood. We were initially apprehensive about completing exterior enhancements instead of focusing on emergency repairs. Once the projects started coming together and the impact became apparent we were sold on the community value of aesthetic enhancements.

Grant# HDF-2019-580-NEP, Housing Enhancement, Before 854 Newell St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 854 Newell St.



Grant# HDF-2019-580-NEP, Housing Enhancement, Before 831 Adda St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 831 E. Adda St.



Grant# HDF-2019-580-NEP, Housing Enhancement, Before 935 E. Adda St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 935 E. Adda St.



Grant# HDF-2019-580-NEP, Housing Enhancement, Before 927 E. Adda St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 927 E. Adda St. After



Grant# HDF-2019-580-NEP, Housing Enhancement, Before 936 E. Wilcox St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 936 E. Wilcox St. After





Grant# HDF-2019-580-NEP, Housing Enhancement, Before 1142 E. Newell St.



Grant# HDF-2019-580-NEP, Housing Enhancement, After 1142 E. Newell St.



