

HOUSING INITIATIVES DIVISION

FINAL OUTCOME REPORT

Date: January 19, 2018

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

1. Grant #:	HDF-2017-318-NEP		
2. Grant Begin Date:	07/01/2017	3. Grant End Date:	12/31/2017
4. Grantee:	Bethany Housing Ministries, Inc		
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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. Increased pride	Neighbors that did not qualify for participation in the NEP improving their properties	Through conversation with neighbors concerning the 4th St Facelift project.	In talking with neighbors along 4th St, it was learned that one neighbor who did not qualify for property improvements through NEP, used her own funding for new siding on her house.	One of the great motivators for the improvement of physical structures is efforts to “keep up with the Joneses”, in a sense. Neighbors see that other properties are being improved, and they do not want to have a house that looks bad compared to their neighbor’s house. So they take steps to improve their property.

<p>b. Increased opportunities to form relationships within the community</p>	<p>Increased levels of community interaction as neighbors now have enjoyable outdoor space</p>	<p>Feedback from the neighbors on how their behavior was impacted by the improvements</p>	<p>Neighbors reported being more willing to spend more time outdoors. Now that their porch is safe to be on or they have new, attractive landscapes, there are more opportunities for interactions with neighbors, and community is being built along 4th St.</p>	<p>People will spend time in places where they feel safe. Our 4th Street neighbors weren't spending time outside of their homes because they didn't feel safe or comfortable. NEP funds were used to create safe, comfortable places, and our neighbors starting using them.</p>
<p>c. Crime reduction</p>	<p>The neighborhood community police officer reporting fewer crimes on 4th St</p>	<p>Unsolicited feedback from the Community Police Officer, Justin Sunday reported fewer crimes committed along 4th Street directly correlating to the 4th St Facelift</p>	<p>Officer Sunday reported the need for frequent, regular patrols along 4th Street before the Facelift because it was considered a high crime area. Since the NEP wrapped up in that area, Officer Sunday let Community enCompass staff know that crime in the area has been reduced and he reported that the area now needs patrolling much less frequently.</p>	<p>Perhaps a chain reaction of events has created a safer neighborhood with less crime. Neighbors were feeling more comfortable spending time outdoors, which in turn created more eyes on the street, which meant less opportunity for potential crimes to be committed.</p>

<p>d. Reduction in the number of code compliance citations</p>	<p>Fewer code compliance issues reported by SAFEBuilt, the contracted entity doing building, rental, and Code Enforcement Inspections for the City of Muskegon</p>	<p>SAFEBuilt contracts for the municipal building and inspection services in cities across the nation. In a report back to national SAFEBuilt leadership, Kirk Briggs, Chief Building Official in Muskegon reported on the success of the 4th St Facelift</p>	<p>Mr Briggs reported that the targeted approach of the NEP funding meant improvements for the neighborhood, which in turn meant less code compliance citations being issued.</p>	<p>Concentrated, targeted funding will create a safer environment for our neighbors and code compliance staff can turn their attention to other areas of the City. This model has been held up as a success as Muskegon recently hosted a gathering of city managers from across the state. In a bus tour of successful initiatives in Muskegon, our city manager proudly displayed 4th Street as a highly effective project that can be duplicated in other Michigan cities.</p>
<p>e.</p>				



1252 4th, After



Mural 260 Monroe, After