

Final Outcome Report

Date: 12/9/2019

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

Grant #: HDF-2019-292-NEP	
Grant Begin Date: 6/7/2019	Grant End Date: 12/31/2019
Grantee: City of Lapeer	
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Questionnaire

<p>Project Results Summary</p>	<p><i>(SAMPLE RESPONSE)</i> As a result of the NEP in Smithvale neighborhood, property values will increase.</p> <p>With the completion of the Turrill/Elm East grant project, a result that has occurred, is the homeowners have stabilized their current homes condition by replacing the aging roofing material. All of the roofs that were replaced were at risk or currently leaking and creating damage to the home. By replacement it has created a positive effect in the neighborhood by lowering the potential of blighted structures, which will then allow for property values to continue to rise.</p>
<p>What indicators were used to measure results?</p>	<p><i>(SAMPLE RESPONSE)</i> Home sale prices in the neighborhood.</p> <p>Due to the small window of the grant term, measuring home sale prices cannot be calculated, however the stabilization of the homes and creating a new beautification component in Cramton Park will make the neighborhood more inviting for family events and the condition of the homes creates a beautification of the neighborhood.</p>
<p>How were the indicators measured?</p>	<p><i>(SAMPLE RESPONSE)</i> Compared the average sale price at the start of the NEP to the average price at the end of 2-1/2 years.</p> <p>The measurement of indicators was the responses from the homeowner surveys received. Of the five homeowners, we received four survey responses. Each of the responses were positive to the grant program and were extremely happy with the results. The one survey not received, the City of Lapeer did receive a verbal survey in which they were appreciative to the funding and the improvements to their home. By addressing a major component to their home, it relieved the financial burden of replacement on the homeowner. The replacement of the pavilion roofs in Cramton Park has created an updated and clean look to the park, which will provide an improved event area for local residents.</p>

<p>What were the findings of the measurements including baseline data?</p>	<p><i>(SAMPLE RESPONSE) Average sales price in the beginning was \$61,000; at the end was \$67,000.</i></p> <p>The City of Lapeer was able to reroof 5 homeowner roofs within the grant territory. Three of the homes were replaced with 30 year asphalt shingles and two were replaced with steel roofs. For the beautification portion, Cramton Park northwest pavilion roof was replaced with steel using NEP funds, while the City of Lapeer replaced the southeast pavilion roof with steel as well with leverage match. These replacements has created stabilization with these structures.</p>
<p>What Lessons were Learned?</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> <p>We have learned that there is a need in these neighborhoods for grant funding sources for homeowners within this income demographic. Without these grant funds, these homes most likely continued to be damaged due to age and deterioration.</p>
<p>Leverage Funds Summary</p> <p>\$ Amount: \$16,895 Funding Source: City of Lapeer \$9,500 & USDA RD HPG \$7,395</p> <p>Brief Description: The City of Lapeer matched \$9,500 towards the replacement of the South Cramton Park pavilion.</p> <p>The City of Lapeer received a USDA Rural Development Housing Preservation Grant (HPG) in the amount of \$50,000. Requirements for this funding is a 50/50 match requirement for grant funds. The funds received are secured with a 3 year retention agreement that is place on the property. Once the retention agreement has been met, 100% of the grant funds are forgiven.</p>	