

Final Outcome Report

Date: December 22, 2020

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

Grant #: HDF-2020-581-NEP
Grant Begin Date: June 4, 2020
Grantee: Central Detroit Christian CDC
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Grant End Date: December 31, 2020

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Questionnaire

Project Results Summary

Overall, the house itself looks better and it therefore beautifies our community. We fixed porches, installed windows, and re-roofed as well. Some changes, like the porches are drastic! The result is that the homeowner is proud of their home and the community sees the difference that a home repair can do.

(SAMPLE RESPONSE) As a result of the NEP in Smithville neighborhood, property values will increase.

What indicators were used to measure results?

Did the project beautify the neighborhood?
Did the project contribute to safety?
Did the project add to the home's preservation?

(SAMPLE RESPONSE) Home sale prices in the neighborhood increased.

How were the indicators measured?

As to beautification, before and after pictures demonstrated the beautification/outward appearance of the home. We understood the need to increase curb appeal. Two porches in particular stand out in my mind as doing that.

As to safety, we made sure that safety was addressed and prioritized. If the steps were falling in and unsafe to ascend or descend, the homeowner was not getting a fence until that safety issue was addressed.

As to home preservation, the homeowner may have wanted gutters which seems like a great need, but we examined underneath and discovered rotten soffits which if left unattended would result in water still getting in the home and even squirrels, so we replaced and repaired soffits too.

What were the findings of the measurements including baseline data?

The findings of the measurements is probably answered above. We cannot say whether the home value increased because values are so depressed in the neighborhood. We did witness that some of the homes became jewels on their block because of the work done. Others were less obvious but spoke more to preservation and safety.

(SAMPLE RESPONSE) Average sales price in the beginning was \$61,000; at the end was \$67,000.

What Lessons were Learned?

Many lessons were learned in the process. I am so grateful for the handbook which guided the process. The lottery at the beginning to pick homeowners who got the grant was genius! We had a child pick the numbers outside in public where everyone could come and witness who was selected. Those whose number was not selected may have been disappointed, but they could not complain that the process was unfair.

Another lesson learned is that despite what you do, some people are just not going to be happy. Sometimes people's desperation leads them to push for more and more. I hoped that repairing someone's porch would lead to thanks. Instead it led to "now can you do the upstairs porch". Or after you finish the soffits and gutters, they say "what are you going to do about the leaky porch roof?" You never mentioned the porch roof! Or, "the contractor needs to crawl under my back porch and paint that part of the house too". You mean remove the porch boards and crawl on his belly while carrying a paint bucket and brush? It's funny now kind of.

Doing all of this in the middle of a pandemic went smoothly—surprisingly except for the windows. Such a demand because people chose to invest in their homes since they could not travel. Who knew. I am sorry for those delays, but the last windows are being installed tomorrow and will be a great Christmas gift. I continue to learn about people and know that in this community, the needs are sooo great.

(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.

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:

1.PLEASE SUBMIT THIS DOCUMENT IN WORD FORMAT – PDF’S WILL NOT BE ACCEPTABLE

2.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

NOTE: High resolution photos preferred with at least 2400x3000 pixels with 300 dpi.

I do not have any photos that have not already been submitted.

Leverage Funds Summary

\$ Amount: 3,750

Funding Source: Ward Presbyterian for \$3000 and CDC for \$750

Brief Description: Needed \$3000 for the porch work on Pingree, needed additional money to pay for the remaining balance on the fence for 2058 Taylor and the awning at 1615 Taylor.

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NO SOLICITING







