

Final Outcome Report

Date: 5/18/2022

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

Grant #: HDF-2021-292-NEP	
Grant Begin Date: 5/1/2021	Grant End Date: 4/30/2022
Grantee: City of Lapeer Housing Improvement Department	
Contact: Shelley Lincoln, Grant Administrator	Phone: 810-245-4212
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Questionnaire

Project Results Summary

With the completion of the N. Oregon/Main Street roof/driveway replacement grant projects it provided results that has allowed the homeowners to stabilize their current aging roofs and has prevented further damage to the home that may have become more costly in the future. The N. Oregon/Main Street Roofing/Driveway grant program has also addressed driveways that are uneven, trip hazards and create standing water issues. By installing new concrete driveways, it not only provides a stable walking surface, but enhances the property to stabilize water flow and ponding issues. Replacement of both these components has created a positive effect in the neighborhood by lowering potential blighted structures, positively affecting property values, and promoting grant opportunities in the community.

What indicators were used to measure results?

The City of Lapeer Housing Improvement Department has received positive feedback from the participants and neighboring homeowners regarding the improvements made in the N. Oregon/Main Street neighborhood. Surveys from participants indicated that it was an easy process to participate in, had a large impact in their community and provided financial relief towards high ticket repairs. Another indicator in the area is information from real estate websites, that Lapeer home median values have risen 21.5% since 2021. By contributing to provide these neighborhood enhancements, it not only provides benefits for the participant homeowner, but for the surrounding property owners as well.

How were the indicators measured?

The measurement of indicators was the responses from the owner surveys received. From the surveys received, grant recipients when highly satisfied with the overall grant process and the options available. By offering funding to eligible homeowners or rental owners to address high-cost components to their home, it has relieved a financial burden of replacement or installation for the owner.

What were the findings of the measurements including baseline data?

The City of Lapeer was able to assist 6 single-family zoned units in the grant territory. Of the 6 units, 4 of these units received roof replacements (3 homeowner occupied/1 rental unit). The remaining 2 properties (1 homeowner occupied/1 rental) installed new concrete driveways to create safer accessibility for the homeowners/occupants. Home values within the city of Lapeer showed a growth of 19.0651% in the last year (April 2021 to April 2022). Average single-family home value in April 2021 was \$215,000 and ended in an increase to \$255,990 in April 2022.

What Lessons Were Learned?

As in previous rounds of NEP funding, we continue to see a need for low- to low-moderate income family assistance within the City of Lapeer for home repair rehabilitation projects. We have learned that advertisement through our website/social media pages, MSHDA supplied yard signs, and word of mouth regarding past grant projects has assisted in promoting the program to eligible families.

Leverage Funds Summary

\$ Amount: \$5,018.50

Funding Source: Owner Contributions

Brief Description:

Leverage funds for Round 6 NEP consisted of owner contributions in the form of cash towards the project or lead and asbestos testing costs.

Sample Questionnaire

Project Results Summary

- Sample Response #1: As a result of the NEP in the Smithvale neighborhood, property values will increase.
- Sample Response #2: As a result of the pavilion upgrades being added to the neighborhood park more public gatherings have taken place.
- Sample Response #3: As a result of the Housing Enhancement in the North neighborhood, homeownership pride has increased.
- Sample Response #4: As a result of the Housing Enhancement in the North neighborhood, visual/tangible enhancements can be seen in the neighborhood.

What indicators were used to measure results?

- Sample Response #1: Home sale prices in the neighborhood
- Sample Response #2: The number of reservations for the pavilion.
- Sample Response #3: Community surveys, social media pages, and emails were used to get neighborhood feedback.
- Sample Response #4: Code violations, and inspections were used to measure the results along with before and after photos.

How were the indicators measured?

- Sample Response #1: Compared the average sale price at the start of the NEP to the average price at the end of 2- 1/2 years.
- Sample Response #2: Compared the number of reservations at the start of the NEP grant to the end of the NEP for the following year.
- Sample Response #3: Gathered the resident responses from public forms and compiled them for an overall average response.
- Sample Response #4: Compared number of code violations at the start of the NEP grant and at the end of the NEP grant. Compared before and after photos.

What were the findings of the measurements including baseline data?

- Sample Response: Average sales price in the beginning was \$61,000; at the end was \$67,000.
- Sample Response #2: The pavilion had 3 rentals last year and 6 rentals for the upcoming year.
- Sample Response #3: The average response of residents in the area was a positive outcome and more interest has developed in the program.
- Sample Response #4: There were 10 code violations in the beginning of the NEP grant and 7 at the end of the NEP grant.

What Lessons Were Learned?

- Sample Response #1: Not only have the sales prices increased, but the time on the market has also decreased. The homes we built had waiting lists as we built them; and other properties in the neighborhood are selling more quickly.
- Sample Response #2: The community needed outdoor gathering spaces for community events.
- Sample Response #3: The community supported the program and there is much more interest from other neighborhoods.
- Sample Response #4: Dangerous safety conditions were corrected to help residents' quality of life.

Grant # HDF-2021-292-NEP—Round 6
1046 Adams St. Lapeer, Michigan
Cement Driveway



Grant # HDF-2021-292-NEP—Round 6
1315 First St. Lapeer, Michigan
Cement Driveway



Grant # HDF-2021-292-NEP—Round 6
1374 First St. Lapeer, Michigan
Roof Replacement



Grant # HDF-2021-292-NEP—Round 6
1345 First St. Lapeer, Michigan
Roof Replacement



Grant # HDF-2021-292-NEP—Round 6
1345 First St. Lapeer, Michigan
Roof Replacement



Grant # HDF-2021-292-NEP—Round 6
1217 Jefferson St. Lapeer, Michigan
Roof Replacement

BEFORE



AFTER



Grant # HDF-2021-292-NEP—Round 6
1210 Adams St. Lapeer, Michigan
Roof Replacement

BEFORE



AFTER

