

Date: 8/22/2022

Grant #: HDF-2021-1346-NEP

Grant Begin Date: August 2021

Grant End Date: December 22, 2021

Grantee: City of Vassar

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### 1. Project Results Summary

The result of this NEP on the City of Vassar was better than imagined. We had a rough start to this round as our targeted neighborhood had no interested homeowners apply. After an initial introduction letter and a reminder letter was sent to eligible homes, we asked and were permitted to open the program up to the entire City. We are grateful for the flexibility MSHDA showed. Both MSHDA and the City of Vassar showed a true passion to see this Grant be successful in the community. Though projects were scattered around the City, the program was recognized and well received as one, united activity. We became flooded with applicants. Even though we had to turn some away, the support and excitement of the community were amazing.

We were able to keep the Community amenity portion of the grant as originally intended. Finally, in the Summer of 2022, our vision truly came to fruition. *McKinley Playground* received a face lift as modern, safer equipment was installed and new, unique activities were added to the playground. We know the neighborhood, as well as the entire City, have benefited greatly. NEP Round 7 has rolled out already and we are ready to hit the ground running to ensure this round is successful as well!

### 2. What indicators were used to measure results?

We had so many 'wrenches' thrown into our plans this round, we struggled to stay within MSHDA's guidelines and timeframes. The success and results of this grant were proven to me by the teamwork and motivation of the residents in our City. Despite the issues we encountered, we were able to overcome help several homes in our community AND build a new playground! The feedback from residents has been wonderful. As previously mentioned, even the applicants we had to turn away loved that this program exists at all! That's how you know you are part of a wonderful program! There are of course, monetary successes as well. Replacing decks, fresh coats of paint, and replacing doors and gutters on homes has added value to these properties while improving outward appearances.

3. How were the indicators measured?

Residents shared with us that projects on their homes would have remained unfinished or never would have even been able to be initiated if it were not for this grant. I have been contacted by the grantees wishing to thank the City and MSHDA for helping them.

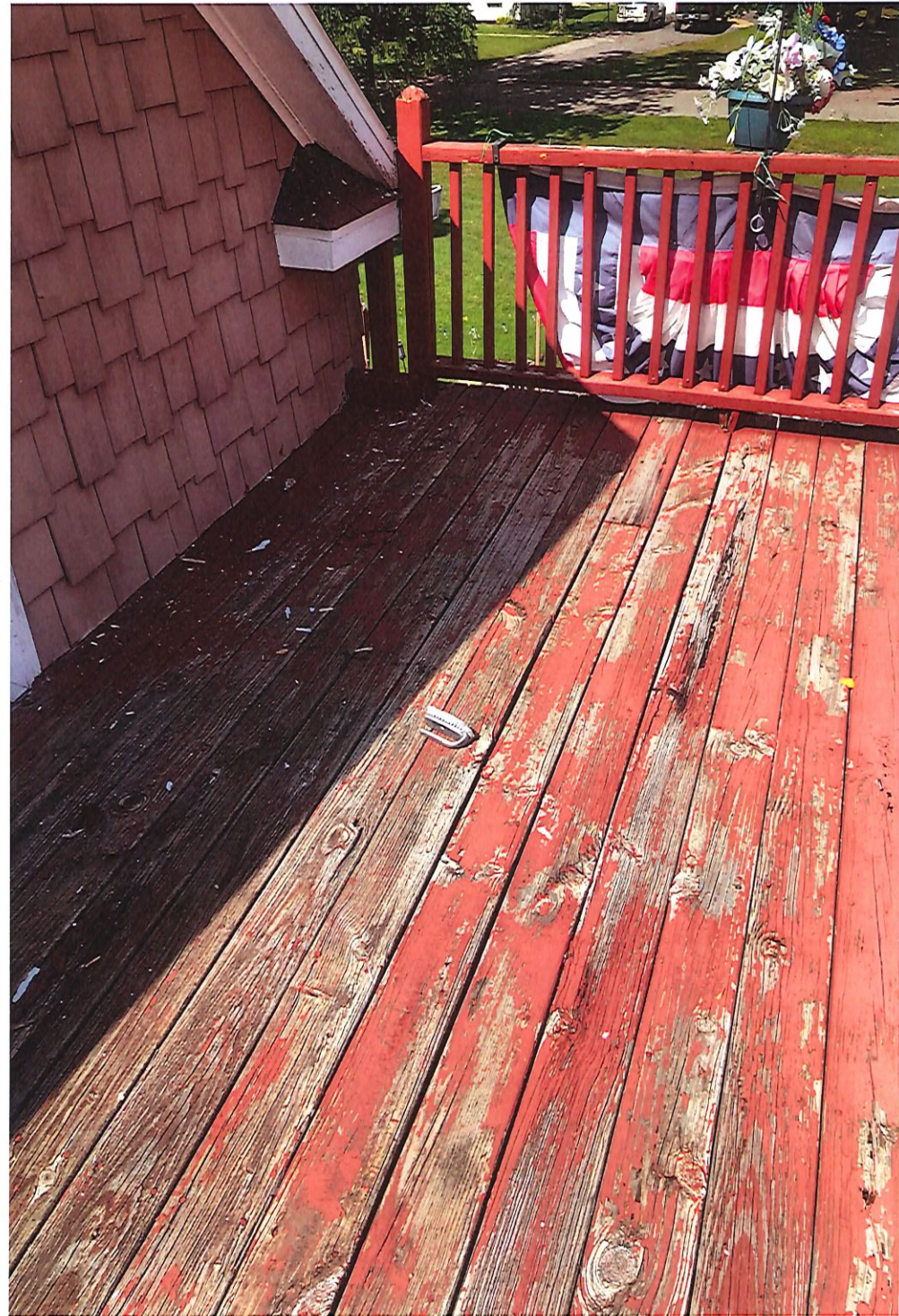
4. What were the findings of the measurements including baseline data?

Replacing windows on a home have a return-on-investment of almost 100%. For example, spending \$15,000 on a total home window replacement project would yield approximately an \$11,000 increase to home value (according to [www.windownation.com](http://www.windownation.com)). Similarly, having sidewalks in good repair and in convenient areas increases the 'walkability' of properties in towns and cities. This adds to the appeal to buyers and can potentially increase the value of a home. ([www.nacto.org](http://www.nacto.org) 'Walking the Walk' 2009)

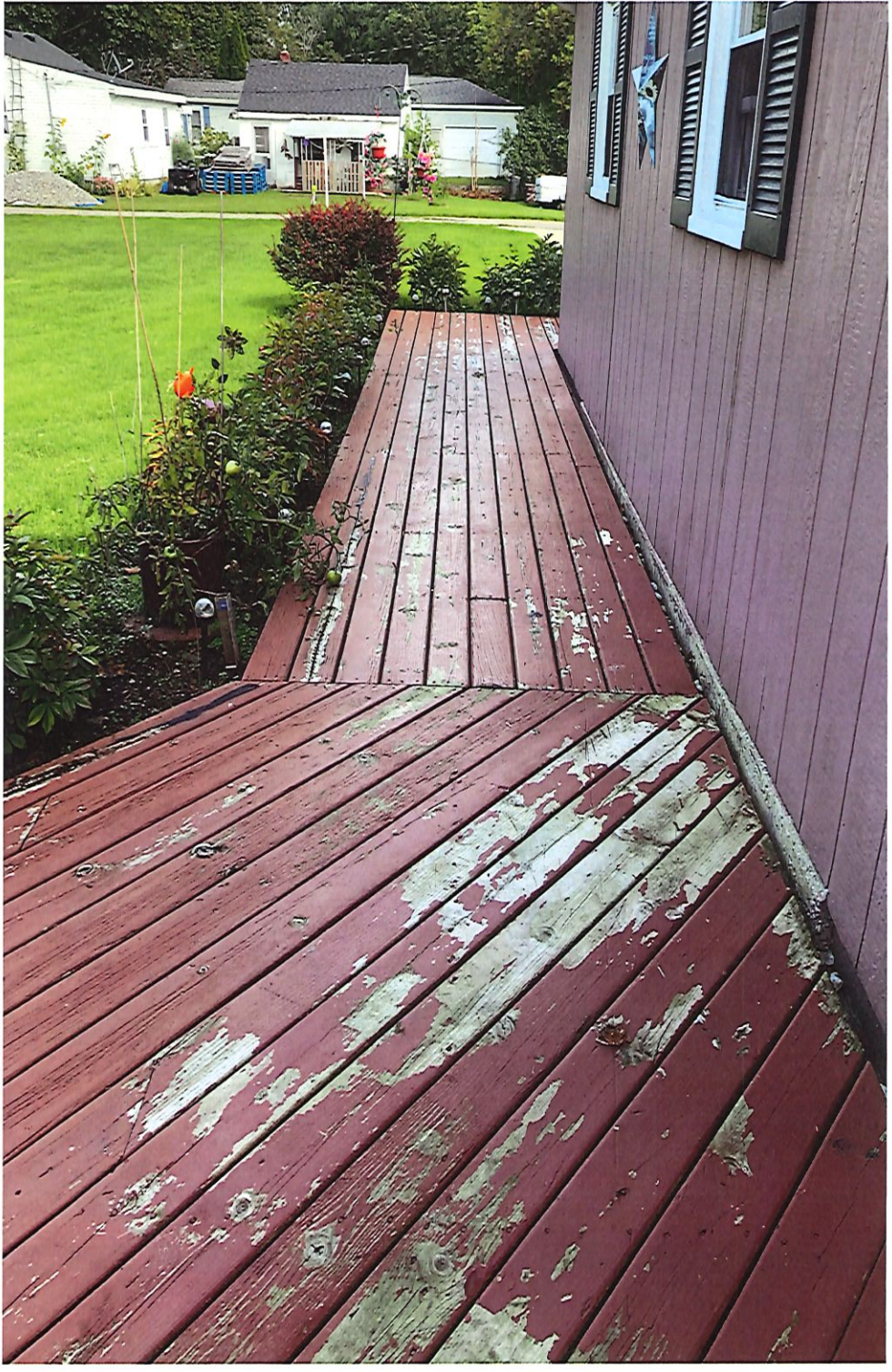
5. What lessons were learned?

This Grant always has something to teach me. I have learned to trust the process a bit more-I do not need to 're-create the wheel' so to speak. I have learned that I need to relax-everything will get done and come together in the end. I know now I cannot rush the process and I need to make sure all details (dates, income limits, amounts granted per household, etc.) are solidified before contacting potential grantees.













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