

HOUSING INITIATIVES DIVISION

**FINAL OUTCOME REPORT**

**Date:** 1/16/18

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

<b>1. Grant #:</b>	<b>HDF-2017-1225-NEP</b>		
<b>2. Grant Begin Date:</b>	<b>6/30/17</b>	<b>3. Grant End Date:</b>	<b>12/31/17</b>
<b>4. Grantee:</b>	<b>Vanguard CDC</b>		
<b>5. Contact:</b>	<b>Stephanie Jones</b>	<b>6. Phone:</b>	<b>313-872-7831</b>
<b>7. Email Address:</b>	<b>sjones@vanguardcdc.org</b>	<b>8. Fax:</b>	<b>n/a</b>

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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**

**HDF-2017-1225-NEP Home Repair**



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**

<b>Projected Results</b>	<b>Indicators Used to Measure Results</b>	<b>How the Indicators were Measured</b>	<b>Findings of the Measurements including Baseline Data</b>	<b>Lessons Learned</b>
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<b>SAMPLE</b> 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.
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<p>a. As a result of NEP grant in Detroit's Historic North End 16 Low Income Senior Citizens will experience a higher Quality of Life.</p>	<p>Quality of Life Indicators include:  1) Increased safety  2) Increased functionality of the home  3) Increased Home Values</p>	<p>16 residents of Detroit's Historic North End have received the following benefits from the NEP grant.</p> <p><b>Safety</b></p> <p>Increased ability for residents to access their homes safely  -repaired stairs  -porches  -light fixtures  -cement foundations</p> <p>Remediation of code violations (electrical, water, roof, heating)</p> <p>Reduced rodent infestation</p> <p><b>Functionality</b></p> <p>The NEP program allowed us to make repairs that have increased the functionality of the home</p> <p>Installation and repair of  -tubs  -showers  -toilets  -water heaters  -electric boxes  -light fixtures</p> <p><b>Home Value</b>  All of the repairs have increased the value of the homes</p>	<p>The North End is currently experiencing revitalization</p> <p>The NEP program has given low income residents the opportunity to increase the equity in their home.</p>	<p>Vanguard's intention was to serve as many residents as possible. The grant amount for each homeowner was relatively small. The homes in this neighborhood are on average 100 years old and have been in disrepair for an extended period of time.</p> <p>There is currently a shortage of licensed and insured contractors willing to bid on small jobs. It probably would have been more feasible to serve fewer homeowners and increase the grant amount.</p> <p>The Agate system is challenging to interface with. I hope the software support team makes the appropriate updates to make the system more user friendly.</p>
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