

HOUSING INITIATIVES DIVISION

FINAL OUTCOME REPORT

Date: Today's date

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

1. Grant #:	HDF-2017-1290-NEP		
2. Grant Begin Date:	June 1, 2017	3. Grant End Date:	December 31, 2017
4. Grantee:	Jefferson East Incorporated		
5. Contact:	Michelle Lee	6. Phone:	313-314-2683
7. Email Address:	mlee@jeffersoneast.org	8. Fax:	313-769-8627

9. Upload before and after photos of projects/units undertaken with this grant (which have not been previously submitted).

☐x Photos uploaded (limit 6)

Browse

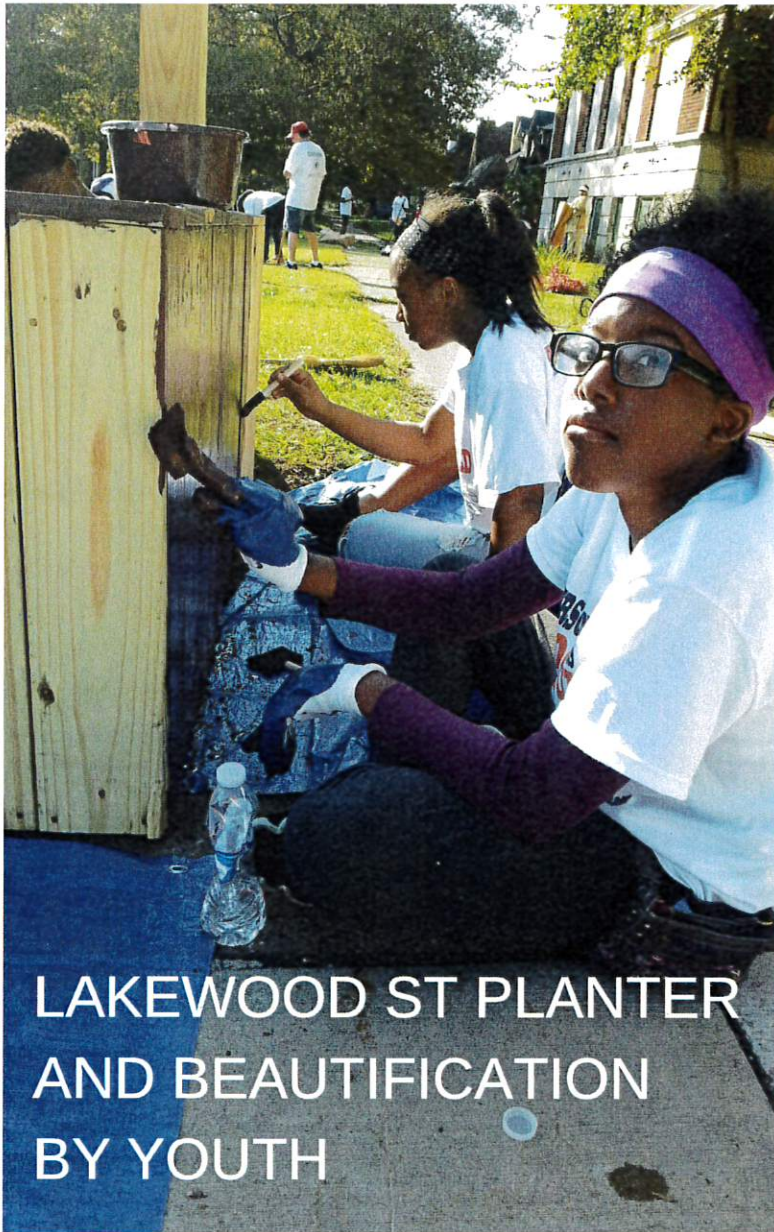
Rename photo files with grant #, component/activity and **Before** or **After** (i.e., *HDF-2017-0123-NEP, Park Improvement, Before*) prior to submitting.

10. Project Results

Projected Results	Indicators Used to Measure Results	How the Indicators were Measured	Findings of the Measurements including Baseline Data	Lessons Learned
SAMPLE 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.
a. # of summer youth workers hired as assistants & its economic benefit to the community	# of youth from Hope Community Outreach & Development-Building Blocks summer gdyt Program	sign-ups and sign-ins for youth who were chosen for the event day	Average pay for the youth per hour in the summer program which ended in August was \$7.50 to 8.50 per hour. The Block Build stipend increased these earnings to \$12.50 per hour.	Given the opportunity and correct learning environment, young people are eager to engage in improving their neighborhood and the ability to increase their earnings, training accelerates their economic abilities and has a positive impact on future goals.

<p>b. Rehabilitation of 8 residential properties and improvements</p>	<p># of homes completed: 4</p>	<p>types of repairs i.e. structural improvements, green improvements, or cosmetic improvements and number of single family units completed</p>	<p>Based on the 8 homeowners who responded to applications. The overall goal was to complete 100%, as specific repair items varied per property.</p> <p>We were able to complete 50% of this goal due to outlying factors i.e. weather change, homeowner work schedules hindering contracting, delinquent property taxes</p>	<p>To increase the viability and sustainability of Detroit's residential market and homeownership, the lack of access to home repair programs, grants and resources have been a major detriment. Decades of deferred maintenance, unhealthy and hazardous conditions plague the housing stock hampering the residential housing market; even within the current increased rise in the City of Detroit's brand. Safe, hazard free, healthy homes are essential for residents especially our seniors. The targeted strategies, such as the MSHDA NEP funding helped JEI provide resources needed to strengthen and improve residential homeownership.</p>
<p>c. Post Neighborhood improvement survey for the decorative board-up and measurement of improved physical environment on East Jefferson in the direct area improved by NEP</p>	<p>online google form survey, responses & /or feedback, likes per news articles written about project & work, Next Door social media postings</p>	<p>spreadsheet & post survey reporting on spreadsheet</p>	<p>One on One interviewing, google survey online</p>	<p>Community members want to see the Vanity and commercial structures refurbished. Many shared they think funds better spent on refurbishment. Most were completely unaware of the costs associated to full restoration which will be in the millions. Ongoing community input has signaled that the decorative board-up helps with changing the blighted</p>

				environment for the better.
d. Measuring benefits to homes improved in addition to 0% home repair program	google mapping of homeowners who applied for 0% and where the MSHDA NEP targeted homes rehabbed	Qualitative analysis applied to assess targeted resources to residents aligned with MSHDA NEP homes repaired	Over the past 2 years, JEI in it capacity as an intake center for the City of Detroit's 0% interest home repair loan program; has completed 284 intakes. Our data shows only 26% of applicants are in our service area. Qualifying for the loan is out of reach for many.(low/fixed-in come, aging in place seniors, high cost of deferred maintenance of older housing stock). The 26% represents 75 applicants in the service area and to date, only 10 of the 75 have completed construction.	As more homeowners gain access to home repair assistance, expectations, maintenance improves, home values rise and community members seek out ways to improve their built environment
e.				

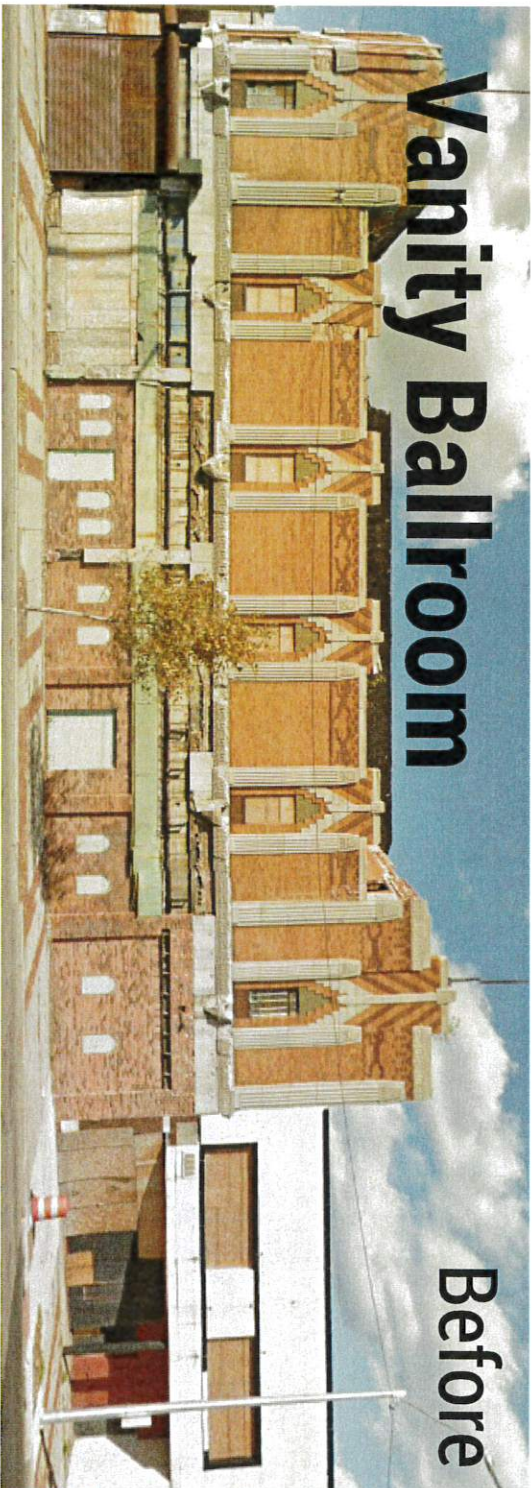


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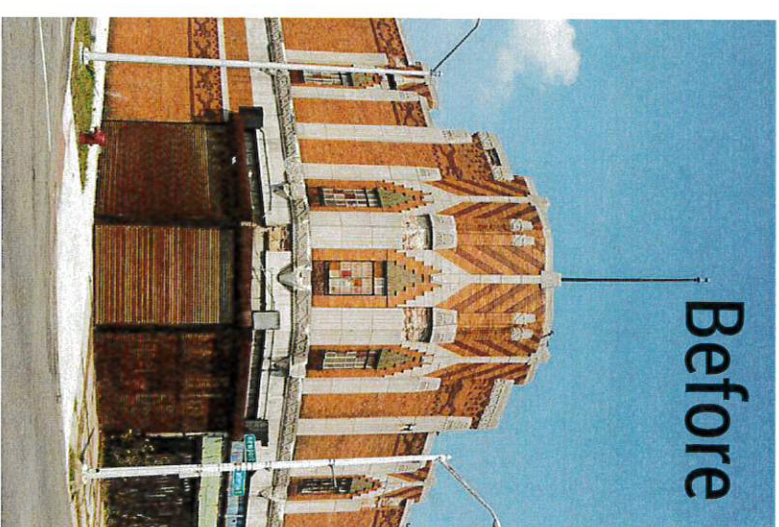


Vanity Ballroom

Before

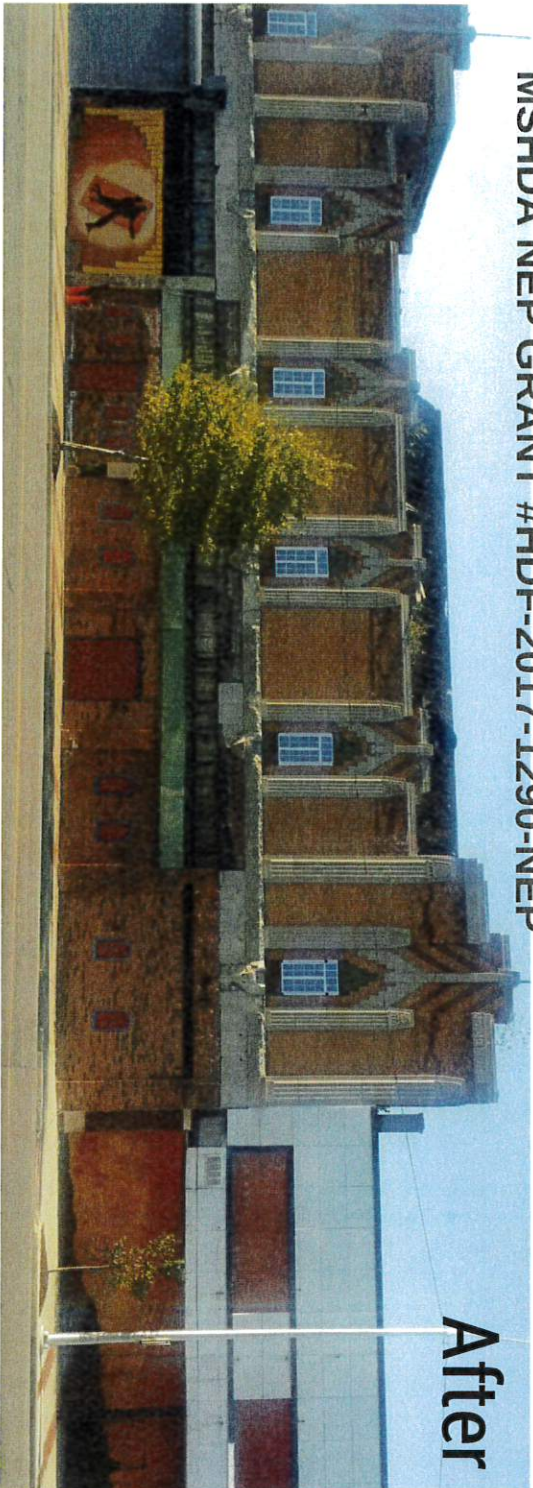


Before

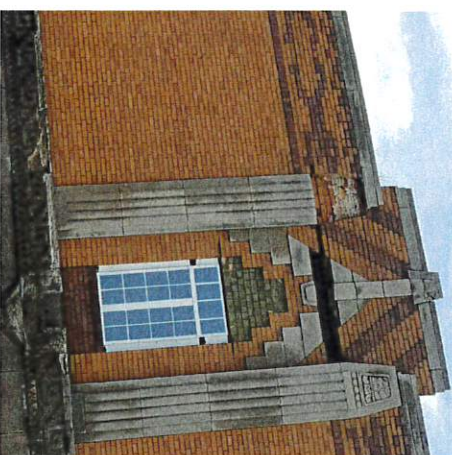


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After



After



SINGLE-FAMILY REHABILITATION

506 Chalmers - Before



506 Chalmers - After



PILLARS
AND MASONRY
COMPLETED

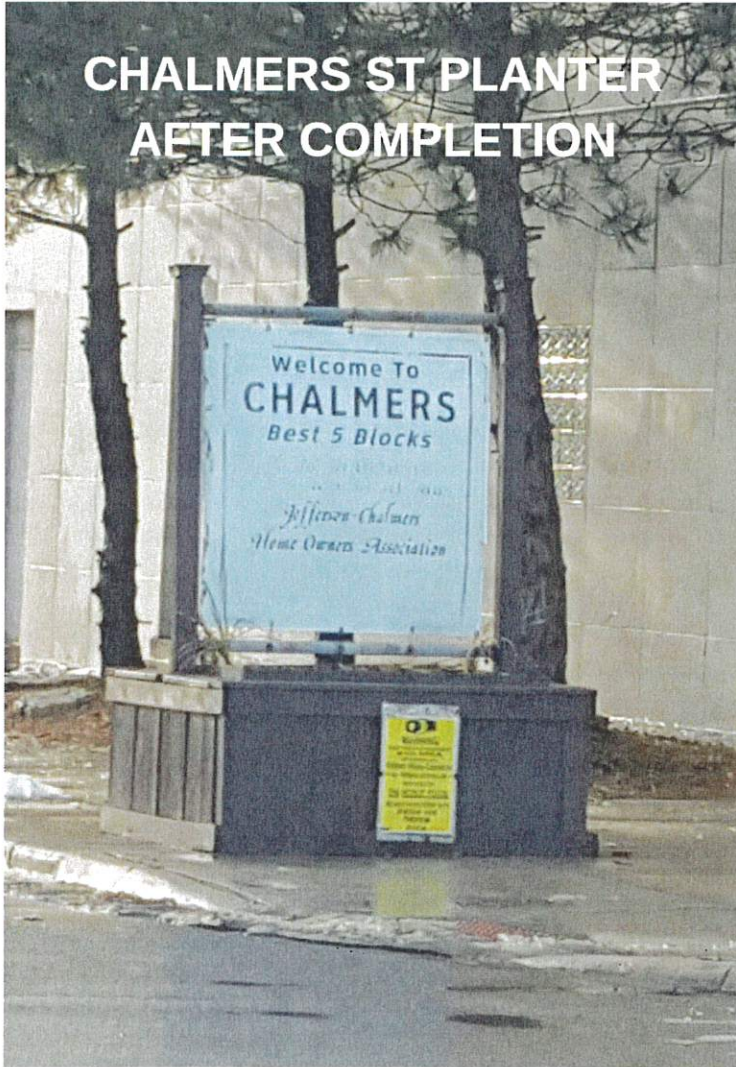
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791 Chalmers

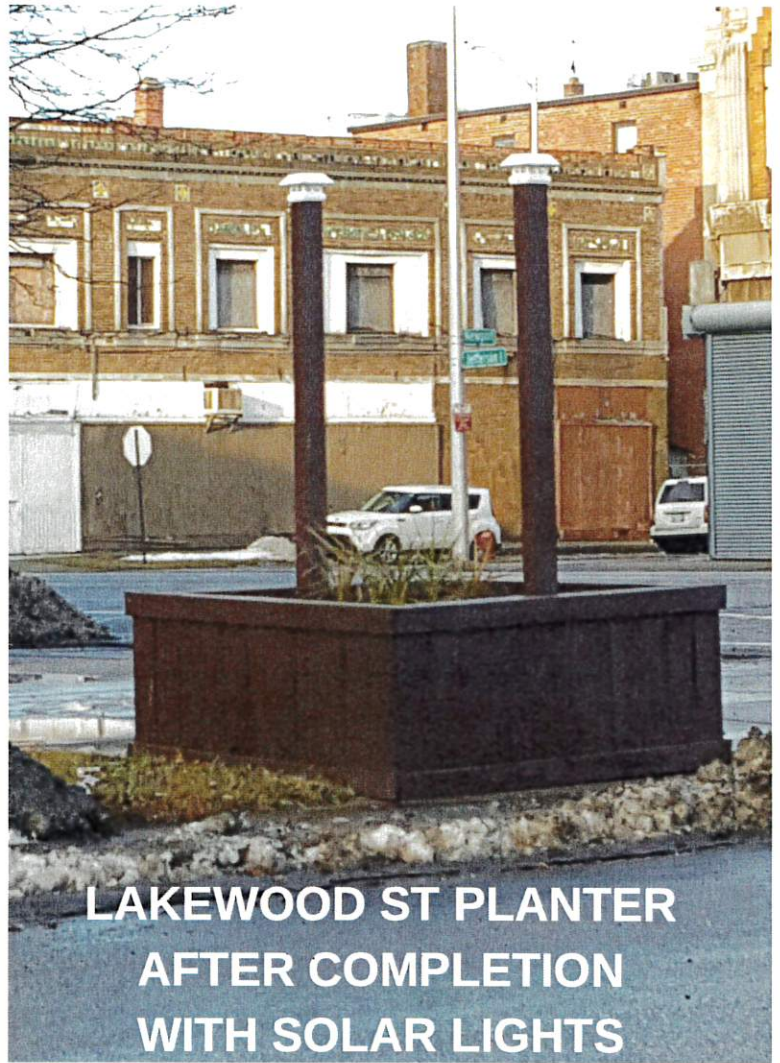
GUTTER REPAIR
WITH YOUTH
CONSTRUCTION
ASSISTANTS



**CHALMERS ST PLANTER
AFTER COMPLETION**



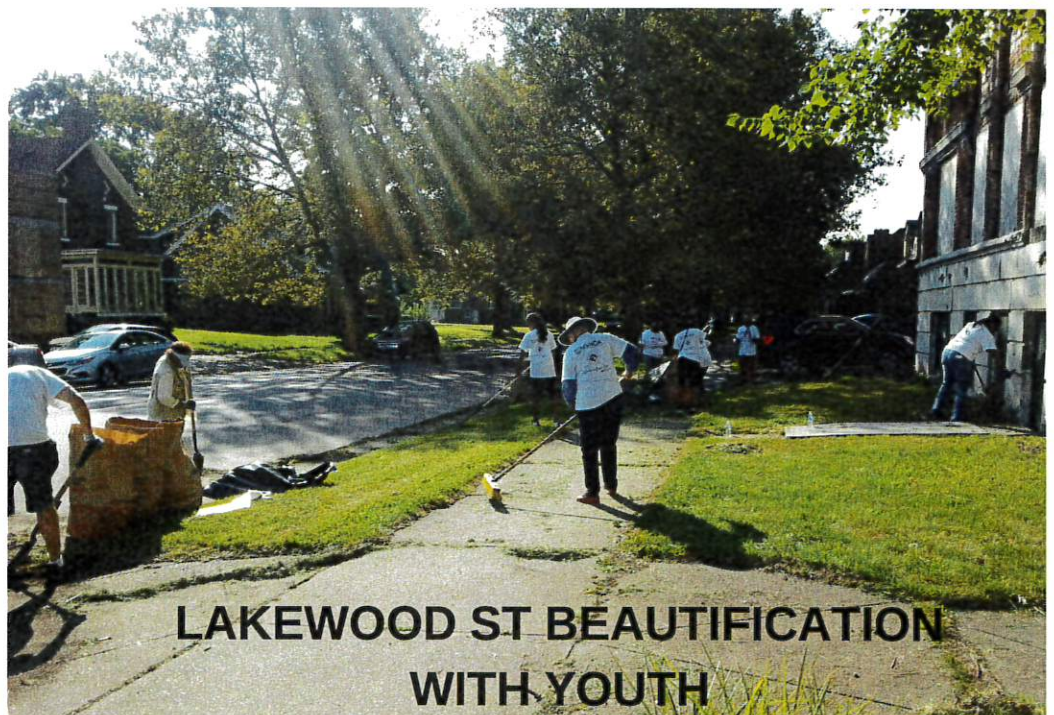
**LAKEWOOD ST PLANTER
AFTER COMPLETION
WITH SOLAR LIGHTS**



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**SOLAR LIGHT
INSTALLATION ON
LAKEWOOD ST**



**LAKEWOOD ST BEAUTIFICATION
WITH YOUTH**