

MSHDA's Neighborhood Enhancement Program

Michigan State Housing Development Authority
Homeownership: Home Improvement and Rehabilitation

HFA Staff Contact

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Michigan State Housing Development Authority (MSHDA)
MSHDA's Neighborhood Enhancement Program
Homeownership/Home Improvement and Rehabilitation

The mission statement of the Michigan State Housing Development Authority (MSHDA) is the following: "We partner to provide homes and preserve places for the people of Michigan." It is an expression of the agency's efforts to enhance economic and community vitality through housing, the preservation of historic sites and structures, and in providing financial and technical assistance through public and private partnerships to create and preserve safe and decent affordable housing for the people of Michigan.

Advance Agency Mission and Achieve Strategic Objectives

MSHDA's Housing Initiatives Division (HID) started with a new concept of a pop-up, quick response, cost-effective home rehabilitation/community development program, known as the Neighborhood Enhancement Program (NEP). The new program addressed home rehabilitation directly through a cooperative community development approach, thus assisting low- and moderate-income residents and communities, which is a key component to MSHDA's mission.

The HID NEP Program was launched in mid-2017 and due to its success, is moving forward today with 38 competitive funding NEP Round 4 submissions currently under review. As a pilot effort in 2017, the NEP concept was seeded with \$675,000 of MSHDA funding in fiscal year 2017/2018; \$1,500,000 of MSHDA funding in fiscal year 2018/2019 and an anticipated \$3,000,000 in 2019/2020. The NEP Program was designed to provide two competitive funding windows per year with up to 20% of the funding set aside for direct-funded projects. The program quickly became a four-way-win for MSHDA, partners, communities, and residents. The projects denoted in this submission are an example of funded projects and were funded in Round 2 for the grant term of 5/1/2018 thru 12/31/18.

Responsiveness to Housing Needs

When HID created the NEP in 2017, they listened to what communities were asking for, homeowner rehab, and found a huge need. MSHDA just completed the Michigan Statewide Housing Needs Assessment which found that nearly 40% of Michigan's residential units (either owner- or renter-occupied) were built before 1960. Many of these units require essential home improvements to remain safe and decent. Thus, demonstrating a need in Michigan for more home repair programming to assist residents with the rehabilitation of residential units. Therefore, NEP requires a minimum of 50% of each grant award to be used for home improvements. Since this is MSHDA funding, only the activities that are being assisted are required to meet full code compliance, not the whole property allowing the funds to be distributed to assist more properties. The NEP was ahead of its time.

There are three neighborhood components to the program: 1) beautification; 2) neighborhood public amenity enhancements; and 3) housing enhancements to owner-occupied single-family homes. All three components are uniquely complementary and designed to fund tangible, housing-oriented activities that are implementation ready; highly visible; impactful to the neighborhood and residents' quality of life; community focused, and demonstrably supported within the neighborhood and community.

In this manner, the NEP identifies and funds activities to address a neighborhood's and residents' specific needs while assisting and ultimately showcasing Michigan neighborhoods where people are engaged and facilitating change. Furthermore, the maximum grant term under the program is 12 months, thus raising the bar for project completion and promised results for the community and residents. In addition, if funds are available due to recaptures and/or other unforeseen circumstances,

high performing grantees compete for the remaining dollars and receive additional funds via an amendment to continue on with a second phase within the neighborhood and/or identify another need.

As reported below, and as detailed in the supplemental project reports, the “before” and “after” impact of the 10 multifaceted projects funded and completed under NEP Round 2 was impressive – with clear benefits blending home rehabilitation and community enhancements.

Effectively employ partnerships

At the outset, the success of the new program relied on MSHDA's partnerships with local community organizations. In the RFP process, the agency sought project proposals from non-profit organizations with experience and proven track records in the following: (1) project/program management; (2) technical implementation; and 3) grant administration. The NEP funding – viewed by MSHDA as catalyst grants – was an opportunity for nonprofit organizations to directly assist and facilitate neighborhood housing-oriented rehabilitation and improvements in conjunction with other community-based actions occurring within the targeted area. Each RFP response was asked to define a vision for how the funds would be strategically utilized based on local resources, capacity, and assets that the respondent could bring to the table. Applicants were expected to efficiently and effectively manage high production levels while also achieving high impact by undertaking activities that were best suited to the neighborhood needs. Ultimately, the outcome would help residential and neighborhood stabilization and revitalization, and also develop local capacity and create synergy.

Cost-Effective: High-Impact/Low-Cost

While MSHDA has other housing programs for home rehabilitation and home ownership, the HID team took an innovative approach to addressing both home rehabilitation and community development. HID essentially designed a program that would team up with proven non-profit groups, get high-impact results from relatively modest funding amounts, and complete the projects in a quick timeframe to deliver results to the local area. On all points, the NEP was successful in the first and second year of its implementation. Residents in the participating neighborhoods are currently building upon NEP's Round 1 & Round 2 results and HID has awarded Round 3 funding to high performers and local units of government in order to enhance the local projects even more. MSHDA responded to communities' needs by modifying the eligibility requirements of NEP to allow local units of government in non-participating jurisdictions to also apply for Round 3 & 4 funding. Additionally, the NEP submission process was streamlined to encourage participation by rural communities.

Innovative, Replicable, and Transformative

HID staff followed strict standards of protocol in establishing the NEP grant program. However, there were additional behind-the-scenes elements that contributed to its success. *Championing the Project* – Individual HID staff were assigned as “Champions” to each NEP grantee as enthusiastic advocates and partners in the grant process, from project start to grant closeout. As state-based project champions, staff maintained close contact with its local partners, actively tracked progress on a weekly basis, and acted as a helpful resource to troubleshoot any issues or answer questions as needed. In this way, HID staff provided a positive and supportive team atmosphere with its local partners. *A PROMISE Concept* – In supporting and funding local projects, HID staff recognized key elements that helped identify the strongest possible candidates for the limited funding available under the program. It was distilled into a P.R.O.M.I.S.E. concept.

- Potential Catalyst for Change
- Realistic
- Opportunity to Improve the Area

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- Makes a Difference to the Neighborhood
- Immediate Physical/Psychological Impact
- Safe or Safer Area post-grant
- Engaged Neighbors

The success of the NEP pilot program is transforming the housing focus from individual property rehabilitation to a comprehensive evaluation of neighborhood need. The use of MSHDA resources is allowing creative, innovative, and flexible project selection and implementation to better serve Michigan residents.

**Neighborhood Enhancement Program – Project Awards
(All are in low-moderate income neighborhoods)**

#1 - Global Detroit, Banglatown, Detroit

Award: \$30,000 in East Davison Village Neighborhood to fund homeowner rehabilitation projects of owner-occupied homes.

#2 - Arab American & Chaldean Council (ACC), Northtown, Detroit

Award: \$29,400 in close proximity to the ACC campus and 7 Mile Road. ACC will utilize NEP grant funds to provide murals and signage as well as beautification improvements including landscaping. The project will also provide assistance for beautification within a designated Opportunity Zone to improve the overall physical appearance and safety of the area.

#3 - Bridging Communities, Detroit

Award: \$30,000 in the Chadsey Condon Neighborhood to fund homeowner rehabilitation projects of owner-occupied homes.

#4 - Life Builders, Detroit

Award: \$30,000 in the Greater Regent Park Neighborhood to fund beautification, cleanup efforts and minor homeowner rehabilitation projects to owner-occupied homes.

#5 - Focus HOPE, Detroit

Award: \$11,538 in Cool Cities Park (also known as the HOPE Community Park) to fund upgrades and facilitate the artesian/farmer's market.

#6 - Bay Area Housing, Bay City

Award: \$30,000 in city's Center Avenue Historic District to fund homeowner rehabilitation projects within the Grant Street project area.

#7 - Gogebic Range Health Foundation, Ironwood

Award: \$30,000 in funding to connect the Ironwood Housing Commission's Apartment Complex to the Little League Field and the 167-acre Miners Memorial Heritage Park by constructing a non-motorized pedestrian trail.

#8 - Vibrant Kalamazoo, Kalamazoo

Award: \$30,000 in funding to support the Eastside Gateway Project to create a park with native plantings and landscaping installations.

#9 - Allen Neighborhood Center, Lansing

Award: \$29,579 in funding to improve access to Foster Park by creating a multiuse path and entrance upgrades, the addition of benches and public art in the park, as well as improvements to the basketball courts and the Greater Lansing Food Bank Garden Project Resource Building.

#10 - Dwelling Place, Muskegon Heights

Award: \$24,483 to fund renovations including fencing and safety improvements, pavilion and pump house as well as playground improvements in Bethlehem Park. This park is on the grounds of a new 50-unit MSHDA housing development, Roosevelt Apartments, formerly Theodore Roosevelt Elementary School.



NEWS
RELEASE

Media Contact: [Misty Miller](#)
517-373-1858

April 9, 2018

MSHDA awards \$275,000 in neighborhood enhancement grants

Ten organizations to receive funding for high-impact neighborhood stabilization and enhancement projects

Lansing, MICH. – Six Michigan communities will benefit from Neighborhood Enhancement Program grants this summer that will generate high-impact projects directly tied to enhancing and stabilizing the area.

“These grants are awarded to local groups with innovative ideas that addressed specific needs in their neighborhoods,” said MSHDA Executive Director Earl Poleski. “The projects that have been selected are highly visible, housing-oriented projects that will improve the quality of life for the people living in these communities.”

NEP grants require that the projects and activities align with one or more of three core components: beautification, neighborhood public amenity enhancements and/or infrastructure enhancements. Funded projects should be completed by the fall and make a noticeable difference within the community.

“The goal of this funding is to help – and eventually showcase – model Michigan neighborhoods where residents are engaged and facilitating change,” Poleski said.

The grant awardees are:

Global Detroit, Banglatown, Detroit

Grant Amount: \$30,000

Homeowner rehabilitation projects of owner-occupied homes in the East Davison Village Neighborhood.

Arab American & Chaldean Council, Northtown, Detroit

Grant Amount: \$29,400

The Arab American and Chaldean Council will utilize NEP grant funds to provide murals and signage as well as beautification improvements including landscaping in close proximity to the ACC campus and 7 Mile Road. The project will also provide assistance for

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beautification within the opportunity zone to improve the overall physical appearance and safety of the area.

Bridging Communities, Detroit

Grant Amount: \$30,000

Homeowner rehabilitation projects of owner-occupied homes in the Chadsey Condon Neighborhood.

Life Builders, Detroit

Grant Amount: \$30,000

Beautification and cleanup of the Greater Regent Park Neighborhood and minor homeowner rehabilitation projects to owner-occupied homes.

Focus HOPE, Detroit

Grant Amount: \$11,538

Upgrades to the Cool Cities Park (also known as the HOPE Community Park) to facilitate the artesian/farmer's market.

Bay Area Housing, Bay City

Grant Amount: \$30,000

Homeowner rehabilitation projects within the Grant Street project area which is central within the city's Center Avenue Historic District.

Gogebic Range Health Foundation, Ironwood

Grant Amount: \$30,000

Construction of a non-motorized pedestrian trail connecting the Ironwood Housing Commission's Apartment Complex to the Little League Field and the 167 acre Miners Memorial Heritage Park.

Vibrant Kalamazoo, Kalamazoo

Grant Amount: \$30,000

The Eastside Gateway Project will create a park with native plantings and landscaping installations.

Allen Neighborhood Center, Lansing

Grant Amount: \$29,579

Foster Park Enhancements will include improving access by the creation of a multiuse path and entrance upgrades, the addition of benches and public art in the park, as well as improvements to the basketball courts and the Greater Lansing Food Bank Garden Project Resource Building.

Dwelling Place, Muskegon Heights

Grant Amount: \$24,483

Bethlehem Park renovations including fencing and safety improvements, pavilion and pump house as well as playground improvements. This park is on the grounds of a new 50-unit MSHDA housing development, Roosevelt Apartments, formerly Theodore Roosevelt Elementary School.



Neighborhood Enhancement Program Round Two Request for Proposals (RFP) November 1, 2017

The program will provide MSHDA funding statewide for activities directly tied to stabilization and enhancement of Michigan neighborhoods. MSHDA would like to identify via this RFP multiple entities that would serve as MSHDA direct funded grantees. Therefore, Requests for Proposals are being invited from any **nonprofit 501(c)(3) agency** operating within a neighborhood in the State of Michigan that has more than one full-time employee; is not operating the agency via their principal residence; and the agency has an operating budget exceeding \$30,000 per year. Selection of awards will be made via a competitive process. If after reviewing the details below you determine that your agency has: a neighborhood in need of assistance for any of the eligible component activities; staff capacity; and the financial ability to facilitate and implement activities, please complete the RFP and e-mail an electronic copy to hidmailbox@michigan.gov and forward an original submission to MSHDA at 735 East Michigan Avenue, Lansing, MI 48912 no later than **December 20, 2017**.

The funding is designed for high-impact, innovative, neighborhood housing-oriented activities that benefit area residents. There are three eligible neighborhood components: 1) Beautification; 2) Neighborhood Public Amenity Enhancements; and 3) Housing Enhancements to owner-occupied single-family homes. See the component table (Attachment 1) for examples of the activities applicants may apply for. This list is not inclusive as we are looking for applicants to identify innovative activities to address their neighborhood's specific needs. However, each proposed activity must fall into one or more of the three categories. Round One recipients are not eligible to apply for Round Two funding.

Respondents must be able to mobilize quickly to meet the immediate action response that is desired. The grant term is anticipated to be May 1, 2018 to December 31, 2018. NOTE: All activities must be completed, invoiced and have all expenditures completed and processed **no later than December 15, 2018**.

The program's intent is to fund tangible housing-oriented activities that are: implementation ready (completed by December 2018); highly visible; impactful to the neighborhood and

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resident's quality of life; holistically/community focused; and where there is buy-in and demonstrated support within the neighborhood and community. The goal of this funding is to assist and then showcase Michigan neighborhood(s) where people are engaged and facilitating change.

Action Steps Timeline:

Action Steps Timeline:	Projected Date:
RFP Announcement	11/1/17
RFP Questions submitted to hidmailbox@michigan.gov	11/15/17
RFP Questions and Answers posted on website	11/20/17
Q & A Conference Call	12/5/17
RFP Submission Deadline	12/20/17
RFP Review by MSHDA	1/2/18-2/28/18
RFP Agency Selection/Application Authorization	3/16/18
Formal MSHDA MATT 2.0/HDF Application Submission Deadline	4/16/18
MSHDA Announcement	4/30/18
Grant Award Effective Date	5/1/18
Construction Begins	After 5/1/18
Monthly Progress Meetings Held During Const. Phase – Monthly Draws Required	
Construction Completed	11/15/18
Grant Completed	12/15/18
Grant Administratively Closed	12/31/18

Eligibility:

The MSHDA funding is restricted to easily identified and condensed area neighborhood boundaries that are primarily residential (census tracts/block groups) which have at least 51% of the households with incomes that are at or below 80% of median income as defined by the U.S. Department of Housing and Urban Development based on <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-block-groups-places/>. Previously approved low/mod survey results may or may not be accepted by MSHDA and will be reviewed on a case-by-case basis. In addition to all proposed activities being restricted to low/mod neighborhood areas, they are also required to be “designed to improve the quality of life of the residents of low or moderate income housing or of an area undergoing neighborhood conservation or renewal.” Homeownership activities need to assist households that are at or below 80% AMI based on HOME County Income Limits via completion of a self-certification form based on:

http://www.michigan.gov/documents/mshda/mshda_crh_il_75_2016pis_income_limits_041417_558298_7.pdf

Proposals may include more than one neighborhood served by an agency – however each neighborhood must realize a significant impact. Agency funding prioritization of neighborhoods must be provided if more than one is proposed. MSHDA reserves the right to select portions of proposals for funding based on availability and overall impact.

Funding Requirements:

- The minimum program allocation is \$2,500 per agency. Multiple activities of smaller amounts can be combined to reach this minimum threshold.

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- The maximum program allocation is \$30,000 per agency. Multiple activities of smaller amounts can be combined but cannot exceed the maximum threshold.
- Up to 10 percent of the grant award may be used for documented and itemized program planning and administration.
- All cost overruns are the responsibility of the nonprofit agency and cannot be covered by MSHDA.

Activity Requirements:

- All activities undertaken must enable that individual component to be brought up to HQS and/or local code based on whichever one is stricter when applicable.
- A lien, based on the amount of investment, will be placed on each assisted single-family property with the minimum amount being \$1,000.
- We do not require leverage to come directly from the homeowners. When applying for funding, all leverage identified must be committed/secured.
- No specific sites/addresses need to be pre-identified for homeowner activities.
- Eligible Occupied Property Definition: A single-family property which is zoned residential that: a) has no mortgage and/or tax delinquencies; b) is not subject to a foreclosure proceedings, court-ordered receivership or nuisance abatement; c) has utilities services turned on; and d) is permanently occupied by homeowners that identify the assisted address as their primary residence.

RFP Content Requirements:

Respondents need to include factors identifying the agency's capacity to execute projects, leveraging potential, and experience in facilitating the strategic investment of limited resources. **The response is limited to a specific number of pages and should be presented in a clear and concise manner and be double spaced in 12 size font.** If your agency is interested in rendering one or more of the components noted above, please respond to this RFP by providing the information outlined below.

NOTE: Respondents must organize their responses to reflect the items below and submit them labeled in the same order Items 1-7 as well as by their corresponding letters and label attachments according to the instructions below. You are welcome to incorporate additional attachments as needed but they should follow the same labeling: Attachment (Item #, Letter). If this labeling structure is not followed your application may not be reviewed and/or capacity points may be subtracted from the overall score.

Submission Documents:

1. Provide the required Cover Letter (**Exhibit A**).
2. **Local Letters Requirement**

****Unsigned and/or Undated Letters will not be accepted.**

****Generic boilerplate letters are not recommended.**

- A. Submit with the application, a letter of interest/support from the applicant's authorized official. **Attachment 2A**
- B. Submit with the application, an acknowledgement letter from the Local Government Director of Planning or the Chief Elected Local Government Official or the Chief Administrative Officer or the Community and Economic Development Director of the assisted area(s) verifying that this initiative has been vetted locally. Note: for all City of Detroit applicants, a letter from Jacqueline Taylor should be included within the submission. Her contact information is taylorja@detroitmi.gov and her phone number is 313-224-1356. It is best to reach her via e-mail. **Attachment 2B**

3. Pictorial Overview of Project (Exhibit B)

Send in a pictorial overview and description of the entire neighborhood and the proposed project(s). Photographs must be clearly labeled and relevant. This submission should provide enough information that it could evaluate your project via standalone photos and not narrative text.

4. Eligibility Confirmation (Exhibit C)

Send in confirmation of the census tract eligibility of the proposed neighborhood(s) and a statement that the homeowner self-certification form will be utilized to confirm assisted household(s) eligibility.

5. Proposal/Implementation Plan Methodology (Narrative - Maximum 5 Pages)

- A. Provide an overview of the proposed neighborhood boundaries within which the selected component(s) 1-3 will be focused and how funding would be utilized. Identify the criteria used for the determination of the planned course of action and how it is supported with other local, regional, state and/or federal resources and master plan(s);
- B. Provide an outline of the activities to be performed and the expected time frames within which projected tasks will be completed (beginning and ending dates);
- C. Identify tangible outcomes/deliverables that will occur as a result of the activities including the projected number of properties that could be assisted and the methodology for the calculation;
- D. Provide a map outlining the area(s) within which activities will be focused including the criteria used for the determination for all proposed homeowner/homebuyer investment; **Attachment 5D**

- E. Identify the proposed intake/selection process and methodology for identifying and prioritization of the assisted areas, properties and if applicable please outline the process to determine existing homeowner applicants;
- F. Identify any 2018 community involvement undertaken or anticipated to be undertaken by the nonprofit and/or partner organizations in this area; Identify and provide verification of whether or not the proposed area(s) are located in a local and/or state designated investment or incentive target area (NEZ, Main Street, Blueprint, HUD Sustainable/Resilient areas, Redevelopment Readiness areas, Rising Tide areas, etc.); and **Attachment 5F**
- G. Provide written text and/or documentation regarding how current or previous neighborhood-based community involvement plans support this project.

6. Budget (Narrative - Maximum 2 Pages)

- A. Provide a detailed budget plan (**Exhibit D**) identifying all proposed sources and uses of the funding as well as any leveraged dollars. Note: the proposed budget submission also needs to include a breakdown of the projected hours needed for administration; i.e., salary and travel expenses – limited to 10% of total project costs;
- B. Provide backup documentation validating applicable proposed leveraging by source, dollar amount, commitment status, availability date; and **Attachment 6B**
- C. Provide the methodology used to determine the upfront cost analysis/budget plan, the estimated cost per unit, and the proposed activities to be provided to the unit. Provide a justification for cost reasonableness for the estimated costs/activities. For homeownership activities provide a minimum and maximum investment amount and provide the scope of work parameters **Attachment 6C**

7. Staffing/Agency Experience/Capacity/Qualifications (Narrative - Maximum 7 Pages) Respondents must demonstrate that there is adequate current staff and Agency grant program administration and management experience; technical and financial capacity; and local collaboration.

- A. Identify staff members by name and provide a brief overview paragraph for each one describing their relevant roles/experience levels (Do not provide resumes);
- B. Describe how your agency will assure compliance with grant administration and audit requirements to ensure program rules and regulations are met; **all applicants are required to be in compliance and in good standing with MSHDA and all other State Agencies.**

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- C. Identify previous Agency community and neighborhood work undertaken;
- D. Provide an overview of any applicable oversight of your agency related to grant management (not older than 3 years); **Attachment 7D**
- E. Describe/Demonstrate agency experience administering grant funds; Include: Design and Coordination, Applicant Intake and Selection, Income Eligibility Qualification/Verification, Construction Oversight, Grant Management and Compliance;
- F. Provide a sworn statement certifying that your agency is not delinquent in relation to any local, county, state or federal taxing jurisdiction property, income or business taxes; **Attachment 7F**
- G. If applicable, identify homeowner implementation experience and provide an overview of how your agency intends to coordinate, implement and provide oversight of homeowner activities including temporary relocation (if applicable);
- H. Identify any collaborative experience/partnerships with complementary programs and/or other funding resources that you could utilize in conjunction with this grant that would assist your agency with effectively and efficiently administering this grant; and
- I. Provide a brief summary of any applicable awards and/or recognition received for successful project(s) or partnerships.

Award Process:

Nonprofit Agencies must submit the required RFP Content Items 1-7 including Exhibits A, B and C and applicable attachments to our office for initial review. The MSHDA Housing Initiatives Division will then evaluate each proposal and authorize selected agencies to submit formal applications. Once applications are submitted and approved, grant agreements will be prepared. All implementation activities must be completed within calendar year 2018.

The RFP Selection/Evaluation Criteria that will be used in measuring the competitive strength of each applicant and their proposed activities based upon merit and demonstrated capacity to complete the contract is outlined below:

20 points: Adequate Proposal Content/Neighborhood Support/Prioritization of this Project (Items 1-2)

Proposal is clear, concise, complete and realistic in nature – all requested information provided. No typos and/or calculation mistakes.
Demonstrated Neighborhood/Community Acknowledgment of proposed activities.

40 points: Design/Process Proposal/Implementation Plan/Methodology (Items 3-6) Demonstrated eligibility of proposed neighborhood(s).

40 points: Experience/Capacity/Qualifications (Item 7)

Agency/Staff capacity, capability, and commitment to successfully assess, identify, and implement activities within the established timeframes.
Financial viability and leveraging (if applicable) of agency and activities

100 points possible overall Additional Consideration for Tiebreaker (if applicable)

Identified staffing resources; presentation; interview; and/or site visit with additional points impacting the score +/- 25 (at MSHDA's discretion or upon request).

In the event that multiple, equally qualified nonprofits apply, preference will be given to entities that submit organized and complete submissions demonstrating that they are qualified, high capacity, experienced, financially solvent, locally and neighborhood supported, which outline housing-oriented impactful activity proposals and methodology that is reasonable and can be completed within 2018.

MSHDA has the right to select entities for further consideration of funding at their own discretion based on the proposals submitted, regional distribution, and the scoring criteria outlined above. The timeline for making a determination and notifying all respondents is anticipated to be no later than May 2018.

RFP Submission Instructions:

One original color submission **MUST** be received no later than **5:00 p.m. on Wednesday, December 20, 2017**. Submissions that are late **will not be considered**. Electronic submissions to the HIDMailbox@michigan.gov followed by overnighted paper submissions will be accepted. Note: e-mail attachments have system limits that will require documents to be sent in multiple e-mails.

MSHDA reserves the right to reject any and all submissions, or parts thereof, or to waive any informality or defect in any submission if it is in the best interest of MSHDA and the State of Michigan. All submissions shall become the property of MSHDA. All submissions are considered public information and are subject to discover under the Freedom of Information Act (FOIA).

This RFP is not a binding agreement and the notice of selection under this RFP does not guarantee project funding. Upon final approval from MSHDA, each selected entity must complete a formal application. Upon successful submission of an application, a written agreement will be executed between the selected nonprofit(s) and MSHDA which will at that time guarantee project funding. No project costs may be incurred prior to formal written authorization from MSHDA. MSHDA is not liable for any costs incurred prior to execution of a grant agreement.

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All questions related to the RFP should be directed to Tonya Young via e-mail to the HIDmailbox@michigan.gov with a Subject Line Reference entitled, "Housing Initiatives Statewide RFP Question" no later than **Wednesday, November 15, 2017 at 5:00 p.m.** Answers will be posted on the MSHDA website under Neighborhoods, NOFA, and Grant Programs (http://www.michigan.gov/mshda/0,4641,7-141-5564_14770---,00.html) on or before **Monday, November 20, 2017.** In addition, MSHDA will hold a Q & A conference call on **Tuesday, December 5, 2017** from 1–2 p.m. Eastern Standard Time. The Conference Call Number is 877.402.9753, Access Code 3292085.

Neighborhood Enhancement Program Chart

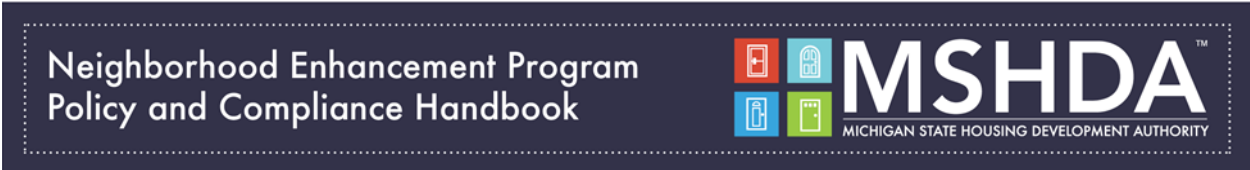
ATTACHMENT 1

Outlines Categories of Activities that are eligible.

Note: List is not inclusive. We are looking for innovative activities to address a neighborhood's specific needs. However, it must fall into at least one category: beautification, public amenity, and/or housing enhancement.

CATEGORY #1: Beautification	CATEGORY #2: Neighborhood Public Amenity	CATEGORY #3: Housing Enhancement (for Single-Family Owner-Occupied Households)
Houses - Paint Blitz	Park/Pocket Park/Farmers Market Enhancements	Homeowner Rehabilitation of Single-Family Owner Occupied Homes
Front Porch Improvements	Community Gardens on abandoned lots	Senior Housing Accessibility Renovations and Enhancements (SHARE)/Age In Place
Addressing "Eye Sores" based on community visioning and planning – project(s) already vetted	Streetscape/Bike Paths/Non- Motorized Infrastructure	Creating Accessibility Renovations and Enhancements (CARE)/Disability Accommodations
Grass Roots Neighborhood (GRN) Housing Initiative – Housing-oriented Infrastructure	Walkability Improvements to access Public Amenities	
Gateway/Main Entrance Improvements Wayfinding		

Note: Individual homeowner beautification requests must be reasonable – we will not pay for individual items such as mailboxes, fountains, decorative landscape lighting etc. the program's purpose is to improve and enhance the neighborhood. All beautification items must be offered to all applicants consistently via clear program guidelines and intake/selection methodology.



Final Outcome Report

Date: January 11, 2019

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

Grant #: HDF-2017-97-NEP	
Grant Begin Date: 6/1/2018	Grant End Date: 12/31-2018
Grantee: Focus: HOPE	
Contact: Judith Williams	Phone: 313-494-4351
Email Address: Judith.williams@focushope.edu	Fax:

Questionnaire

Project Results Summary

As a result of the NEP investments into the Cool Cities Parks Focus: HOPE has been able to provide a more inviting and enjoyable environment for community access to the park. Tables and umbrellas now provide a comfortable shaded area for people to gather for extended periods of time. Outdoor lighting enhances the aesthetic of the park and provides increased security for the park improvement. The concession area has been upgraded with a food warmer, refrigerator and a 3-compartment sink. The space is now equipped for food entrepreneurs to pop up and provide a variety of healthy food options for the community. Pop-up tents were also purchased that will be used with our summer farmers market held at Cool Cities Park. The cumulative impact of these upgrades is an enhancement of the community asset into a destination place for those within and beyond this neighborhood.

What indicators were used to measure results

Since the park is currently geared toward warm weather activities, many of the measurements will not be obtainable until later in 2019. Nevertheless, the introduction of these upgrades to the community, and food and retail vendors are being used as a marketing and outreach tool in the planning of expanded park activities for summer 2019.

How were indicators measured

Measurement indicators for summer 2019 will include:

- 1) The number of vendors signed to participate in 2019 farmers market
- 2) the number of visitors to the park in 2019
- 3) weekly visitor surveys
- 4) amount of sales by vendors
- 5) additional activities occurring at Cool Cities Park

What were the findings of the measurements including baseline data?

The data from the 2018 Farmers Market at Cool Cities Park is used as baseline data.

In 2018, weekly community events were held at Cool Park from May through October. The farmers markets began the first week of June.

- 1) The total number of vendors at Farmers Markets 28
- 2) Total number of visitors at weekly markets: 958 adults and 195 children
- 3) Average number of weekly visitors
- 4) Vendor sales: \$2500
- 5) Additional Park activities other than weekly farmers market: Focus on Detroit Photography Festival

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Homeownership/Home Improvement and Rehabilitation

a. Attendance at photo festival 847

What Lessons were Learned?

- Park equipment costs and availability vary widely by time of year. The budget had to be adjusted to accommodate these changes from initial budget submission to approval for specific expenditures.

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.

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Before photos of Cool Cities Park have been submitted with the original grant application. Submitted are after photos of the amenities installed in the park.



Final Outcome Report

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

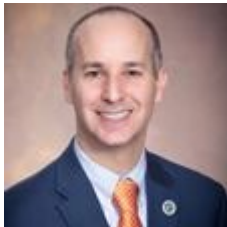
Grant#: HDF-2017-1208-NEP-03	
Grant Begin Date:	Grant End Date: December 31, 2018
Grantee: Allen Neighborhood Center	
Contact: Denise Paquette	Phone: 517 367 2468
Email Address: denisep@allenneighborhoodcenter.org	Fax: 517 367 0158

Questionnaire

<p>Project Results Summary This project completed a multiuse paved path in Foster Park. The path is linked to the City sidewalk at both north and south ends. <i>Note: The path was one of 11 elements that make up the Foster Park Improvement Plan, developed through a 8-month long planning process facilitated by Allen Neighborhood Center in 2017. Over 50 neighbors participated in the facilitated sessions resulting in the plan, which received unanimous endorsement by the City of Lansing Parks Advisory Board that same year.</i></p>	<p><i>As a result of the pathway, neighbors have a paved path for exercising as well as a paved route through the park from the neighborhoods south of the park (Frog Holler and Urbandale) to the bus stop at the north side of the park. It also connects residents to the small businesses on E. Kalamazoo Street as well as those located three blocks north of the park on E Michigan Ave.</i></p>
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<p>What indicators were used to measure results? <i>The indicator used was the <u>completion of the path</u>. Installation of the path began in early fall 2018 and was completed within the month.</i></p>	<p><i>The 8-foot wide and .2 of a mile long path was completed in early fall of 2018. Indeed, even as the path was under construction and not yet completed, neighbors were making use of it!</i></p> <p><i>The winding loop circles the park, connecting walkers to various park amenities, including the Garden Project Resource Center, the children's playground, and the basketball courts. The loop connects to the sidewalk along E. Kalamazoo St. in two places, enabling bikers, strollers, and wheelchair users easy access to the interior of Foster Park.</i></p>
<p>How were the indicators measured? Other than the obvious completion of the path, we gathered anecdotal and observational feedback on its use and impacts.</p>	<p><i>Local residents use the path regularly for exercise. Small children ride their tricycles and people walk their dogs daily, weather permitting. Neighbors, including those in wheelchairs, report that they routinely use the path to connect to bus routes and to access local businesses on both E. Kalamazoo Street and E. Michigan Ave.</i></p> <p><i>ANC is beginning to program use of the Park, e.g., for a Hot Chocolate Walk scheduled for February 2019 and for its popular Market Walk Program scheduled for Summer 2019.</i></p>



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Andy Schor, Mayor of the City of Lansing
about 9 months ago

Thanks to MSHDA for their support of Lansing neighborhoods! Foster park (off of Kalamazoo on east side of the city) will be getting a facelift, and MSHDA today presented a big check.



Thanks to all the neighbors involved, [Allen Neighborhood Center](#) for their leadership in applying for the grant, and all the private partners that are making these important improvements happen!

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Allen Neighborhood Center

about 2 months ago

Thank you to everyone that came out today for the Hot Chocolate Stroll at Foster Park! ❄️ We look forward to seeing everyone for Market Walk starting in

May! #ihearttheeastside #lovelansing @ Lansing, Michigan



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MSHDA's Neighborhood Enhancement Program
Homeownership/Home Improvement and Rehabilitation



Michigan State Housing Development Authority (MSHDA)
MSHDA's Neighborhood Enhancement Program
Homeownership/Home Improvement and Rehabilitation
Final Outcome Report

Date: 2/13/19

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

Grant #: HDF-2017-5836-NEP	
Grant Begin Date: 7/10/2018	Grant End Date:12/31/2018
Grantee: Bay Area Housing, Inc.	
Contact: Douglas Rise	Phone: 989-893-9292
Email Address: doug@bahinc.org	Fax: 989-893-9896

Questionnaire

<p>Project Results Summary</p> <p>As a result of the NEP the participating Homeowners and Public Officials have been well-pleased with the improvements completed that have enhanced the visual appeal of their homes and the neighborhood.</p>	<p><i>(SAMPLE RESPONSE) As a result of the NEP in Smithvale neighborhood, property values will increase.</i></p>
<p>What indicators were used to measure results?</p> <p>Elimination of blight through the demolition of vacant uninhabitable structures and physical enhancements to severely deteriorated porches on existing owner-occupied dwellings anticipated to increase taxable SEV of neighborhood dwellings.</p>	<p><i>(SAMPLE RESPONSE) Home sale prices in the neighborhood.</i></p>
<p>How were the indicators measured?</p> <p>Testimonials of the participating Homeowners and Public Officials involved in the NEP as well as an analysis of neighborhood SEV's at the end of 2½ years.</p>	<p><i>(SAMPLE RESPONSE) Compared the average sale price at the start of the NEP to the average price at the end of 2-1/2 years.</i></p>
<p>What were the findings of the measurements including baseline data?</p> <p>Testimonials were complimentary of the overall impact of the NEP. SEV analysis will be on-going as no measureable change was anticipated nor incurred in the short 6-month implementation period.</p>	<p><i>(SAMPLE RESPONSE) Average sales price in the beginning was \$61,000; at the end was \$67,000.</i></p>

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What Lessons were Learned?

Elimination of blighting influences in the target neighborhood will result in a more marketable environment that will attract additional redevelopment resources to the area for remaining structures with adaptive reuse potential.

(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.

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HDF-2017-5836-NEP, 510 N. Grant St.,
Porch Repairs BEFORE



HDF-2017-5836-NEP, 510 N. Grant St.,
Porch Repairs AFTER

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Homeownership/Home Improvement and Rehabilitation



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs BEFORE



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs AFTER



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs BEFORE



HDF-2017-5836-NEP, 521 N. Grant St.,
Porch Repairs AFTER

Michigan State Housing Development Authority (MSHDA)
MSHDA's Neighborhood Enhancement Program
Homeownership/Home Improvement and Rehabilitation
**Final
Outcome
Report**

Date: 12/20/2018

Grant #: HDF-XXX	
Grant Begin Date: March 28, 2018	Grant End Date: December 31, 2018
Grantee: Vibrant Kalamazoo	
Contact: Kelly Clarke	Phone: 269-216-9667
Email Address: kelly.clarke@kalamazoolandbank.org	Fax: 269-216-6345

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

Questionnaire

<p>The first phase of the public access art "pocket" park was completed successfully. The art park was landscaped with a gravel path, labyrinth, trees, shrubs, native plants - creating a high quality green space for residents.</p>	<p>(SAMPLE RESPONSE) As a result of the Smithvale neighborhood, property values will increase. As a result of NEP funds, the pocket park project adds to the neighborhood beautification efforts and community connectivity on the Eastside of Kalamazoo.</p>
<p>What indicators were used to measure results? Our success is evident through the transformation of vacant lots into vibrant community spaces for residents to live, work and play. The community pocket park will serve neighborhood residents as shared outdoor space to encourage neighbors to interact and get to know one another through nature, art and culture.</p>	<p>(SAMPLE RESPONSE) Home sale prices in the neighborhood. The first phase of the pocket park sets the stage for an up and coming storytelling project that will showcase resident stories through permanent art components in the park. This will further beautification efforts along with empowering residents to honor the neighborhoods history, celebrate art, and encourage meaningful connections across generations.</p>
<p>How were the indicators measured? We will measure success by the number of residents, local organizations and artists involved in the green space that was once considered unsafe.</p>	<p>(SAMPLE RESPONSE) Compared the average sale price at the start of the NEP to the average price at the end of 2 - ½ years. Blight and decline will be reversed and surrounding homeowners will be able to re-establish a foothold in economic security.</p>
<p>What were the findings of the measurements including baseline data? Through our community engagement process, residents expressed the desire to create green space that is accessible, walkable, family friendly that adds character and charm to the neighborhood.</p>	<p>(SAMPLE RESPONSE) Average sales price in the beginning was \$61,000; at the end was \$67,000. This Eastside Gateway Project will have a positive economic benefit on approximately 50+ surrounding house values.</p>

What Lessons were Learned?

The resident-led vision of the public access art park took a deeper dive than the original vision. During a time of new development, it became especially important to uplift and highlight the rich history of this neighborhood and its residents. The Eastside Neighborhood Association will provide leadership for a series of storytelling workshop sessions with local artists, youth and other residents from the neighborhood. These narratives will surface through a neighborhood led storytelling project called Eastside Voices. Stories and imagery that come out of this oral history project will be incorporated into permanent art elements of the labyrinth and pocket park. The art park will weave together creative talent to catalyze meaningful experiences shared between individuals from different generations and all walks of life.

(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.

Our hope is that the stories and art components will further empower residents to honor the neighborhoods history, celebrate art, and encourage meaningful connections across generations.

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Pocket Park – Before Pictures



Pocket Park – After Pictures