

**HOUSING TRUST FUND**

**YEAR 2016 RFP**

**APPLICATION ATTACHMENTS**



**ATTACHMENT A**  
**CITY OF MILWAUKEE HOUSING TRUST FUND**  
**INCOME LIMITS - 2016**

Income Level	Applicability	Household Size							
		1	2	3	4	5	6	7	8
30% of CMI		14,750	16,850	18,950	21,050	22,750	24,450	26,150	27,800
50% of CMI	Homeless Housing Projects (Any Amount of HTF Assistance)	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350
60% of CMI	Rental Housing Projects (Any Amount of HTF Assistance)	29,520	33,720	37,920	42,120	45,540	48,900	52,260	55,620
65% of CMI	Owner-Occupied Housing - Substantial Projects (HTF Assistance More than \$5,000)	31,972	36,522	41,072	45,622	49,278	52,934	56,591	60,247
80% of CMI		39,350	44,950	50,550	56,150	60,650	65,150	69,650	74,150
100% of CMI	Owner-Occupied Housing - Modest Projects Including Acquisition & Rehabilitation, Acquisition, New Construction or Rehabilitation of Owner-Occupied Housing (HTF Assistance is \$5,000 or less)	49,188	56,188	63,188	70,188	75,813	81,438	87,063	92,688

1. Income Limits are based on the HUD HOME Program Limits and are subject to change annually.



ATTACHMENT C

Department of Administration  
Purchasing Division

**Affidavit of Compliance with  
Living Wage Provision**

Bid / RFP # \_\_\_\_\_

In accordance with Section 310-13 of the City of Milwaukee Code of Ordinances, living wage rates of pay are posted to the City of Milwaukee’s website on March 1 of each calendar year. The rates of pay can be found at <http://city.milwaukee.gov> > Directory > Purchasing Division > Forms & Affidavits > Living Wage Rates, History & Updates.

<i>Effective Date</i>	<i>Base Wage Required (\$ per hour)</i>
March 1, 2016	\$10.69

The undersigned hereby agrees to the following:

- To pay all workers employed by the Contractor in the performance of this contract, whether on a full-time or part-time basis, a base wage of not less than the living wage rate as determined yearly by the City of Milwaukee City Clerk.
- No rebate or refund of any part of the wages will be paid by the employee to the employer.
- New rates that go into effect will be adhered to promptly.
- To provide the Purchasing Division a sworn Affidavit every three (3) months during the contract term and within 10 days following the completion of the contract
- To procure and submit a like sworn Affidavit from every subcontractor employed by the contractor.

I/We hereby state that I/we will comply with Section 310-13 of the City of Milwaukee Code of Ordinances as stated above:

Company Name: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Personally came before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

(he/she) \_\_\_\_\_ who acknowledges that he/she executed the foregoing document for the purpose therein

contained for and on behalf of said company. IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_



ATTACHMENT D

CITY OF MILWAUKEE HOUSING TRUST FUND  
Scoring Point System

	Max 110 Pt Scale(a)	
	Point Range	Max Points
<b>Income Targets - Please Use Attached Chart</b>		<b>15</b>
# of units with residents up to 30% of income target		
# of units with residents between 30% and 50% of income target		
# of units with residents between 50% and 60% of income target		
# of units with residents between 60% and 80% of income target		
# of units with residents between 80% and 100% of income target		
<b>Construction Financing</b>		<b>5</b>
Construction Financing is Firmly Committed	5	
Construction Financing is Conditionally Committed	2	
Construction Financing is not Identified	0	
<b>Leveraged Dollars</b>		<b>15</b>
HTF dollars are less than 3% of total project cost	15	
HTF dollars account for 3 - 5% of total project cost	12	
HTF dollars account for 6 - 10% of total project cost	9	
HTF dollars account for 11 - 15% of total project cost	6	
HTF dollars are more than 15% of total project cost	3	
<b>Experience</b>		<b>10</b>
Agency experience with same type/similar project	2	
Staff experience with same type/similar project	4	
Management Agency Experience	4	
<b>Accessibility improvements or modifications</b>		<b>5</b>
Meets Minimum Standards	1	
Exceeds Minimum Standards	5	
<b>Affordability Period</b>		<b>10</b>
Meets HTF Affordability Period	1	
Exceeds HTF Affordability Period by 25%	2	
Exceeds HTF Affordability Period by 50%	5	
Exceeds HTF Affordability Period by 75%	8	
Exceeds HTF Affordability Period by 100% or more	10	
<b>Neighborhood Diversity</b>		<b>5</b>
Project Increases diversity of housing options in the neighborhood		
<b>Green Building Principles</b>		<b>5</b>
Project Utilizes Green building Principles		
<b>Coordination with Community Institutions</b>		<b>5</b>
Project is Coordinated with Community Institutions		
<b>Community Integration</b>		<b>5</b>
Move persons from institutions to community		
<b>Employment and Contracting for City of Milwaukee residents and businesses</b>		<b>10</b>
Did agency describe an effective method of recruitment for local residents?		
Creation of training program to provide better employment opportunities		
Use of existing training programs that provide employment opportunities		
Use of Residential Preference Program or Section 3 requirements		
Use of Certified M/W/D/E/Section 3 Businesses greater than 18% participation		
Did agency describe an effective method of recruitment for local businesses?		
All workers paid a Family Supporting Wage at a minimum of \$10.69 per hour?		
<b>Proposal Meets Community Needs (Subjective)</b>		<b>20</b>
Priority on use of foreclosed or vacant blighted properties	10	
TBD by Reviewer	10	
<b>Total Points</b>		<b>110</b>

NOTE: All proposals must receive at least fifty (50) points for further consideration