



## Request for Qualifications Milwaukee Employment/Renovation Initiative (MERI) Summary

The City of Milwaukee (City) owns more than 1,000 houses acquired through property tax foreclosure. In 2016, the Wisconsin Dept. of Financial Institutions (DFI) provided the City with grant funds to subsidize renovation of 100 City-owned one- and two-family houses. This grant will be used to implement the Milwaukee Employment/Renovation Initiative (MERI).

The goal of MERI is two-fold:

- Sell, renovate and reoccupy 100 vacant, foreclosed one- and two-family houses owned by the City of Milwaukee. Most of these properties will be located in the Greater Sherman Park area, bounded roughly by W. Capitol Dr., W. Lloyd St., N. 60<sup>th</sup> St., and N. 20<sup>th</sup> St.
- Cause 100 individuals who are currently unemployed or underemployed or enrolled in construction training programs to be hired by contractors renovating vacant, foreclosed houses.

This Request for Qualifications (RFQ) seeks proposals from developers who wish to participate in MERI. Developers will be reimbursed up to \$10,000 for each property they buy and renovate, provided that, for each property purchased: (1) renovation expenses exceed \$10,000, and (2) at least one unemployed or underemployed individual has been hired to work on the renovation of the property. Work must be completed and documentation for reimbursement must be submitted by March 15, 2018.

Reimbursement will be provided upon presentation of: (1) a certificate of code compliance issued by the Dept. of Neighborhood Services; (2) proof that an unemployed or underemployed individual was hired for and worked continuously on the rehabilitation of that property, and (3) proof of rehabilitation expenses. Minimum hiring requirement is 500 work hours per property purchased. Maximum reimbursement is \$10,000 per property. Documented rehabilitation expenses for each property must exceed \$10,000 in order to qualify for maximum reimbursement.

In addition to this RFQ, there is a separate "Application Information and Proposal." This form must be completed by developers who wish to be considered for participation in MERI. Submittal deadline is 11 am Wednesday, February 8, 2017. The application must be completed electronically, and submitted in hard copy, along with required attachments. Note information on p. 2 about the required scope of work that must be submitted with the application.

### Project Description

#### Property selection

The Greater Sherman Park area is the target area for MERI. This area is bounded roughly by W. Capitol Drive, W. Lloyd Street, N. 60th Street, and N. 20th Street. Developers selected for this project will be required to acquire properties from a list provided by the City of Milwaukee real estate office. Attachment A contains a list of properties that are currently available for sale in the project target area. The properties that will be made available for sale for MERI are very similar with respect to location and condition. Each developer must purchase no fewer than five houses and no more than 50 houses.

Attachment A divides the Greater Sherman Park area into several sub-areas. Responses to this RFQ must provide information about the sub-area(s) in which the applicant proposes to purchase properties. Applicants are encouraged to cluster properties within a limited geographic area.

The highest-scoring proposal will choose properties first, in accordance with the developer's clustering strategy. Remaining properties will be offered to other developers in scoring order. The City reserves the right to reduce the number of properties purchased by the developer.

Properties will be sold for \$1.00. Buyers are responsible for payment of closing costs (approximately \$700 per property) and listing broker commissions (approximately \$500 per property). No buyer broker commissions will be paid for properties purchased for MERI.

The City will supply a scope of minimum repair work required to achieve code compliance. Note that this scope was written at the time the property was acquired by the City. However, because vandalism and other factors may have caused property deterioration not reflected in the scope, developers should consider this scope as a starting point for renovation. Developers are responsible for undertaking all repairs necessary to achieve code compliance.

Successful respondents will be required to enter into a grant agreement with the City of Milwaukee. Proof of financing for the total scope of renovation work for all properties is required prior to closing the sale of properties.

#### End use of rehabilitated properties

Following rehabilitation to a code compliant standard, properties may be used as rental properties, used in a rent-to-own program, or resold to owner-occupants. If a developer plans to manage the properties as rentals or rent-to-own units, the proposal must identify a local individual or firm responsible for ongoing management and maintenance, and provide information about anticipated rent levels. Unless properties are sold to an owner-occupant, developers must retain ownership for at least five years. Under no circumstances may properties be "flipped" to another investor-owner.

#### Rehabilitation standards

All properties must be rehabilitated to meet or exceed a standard of exterior and interior code compliance. The code compliance certificate must be presented in order to be reimbursed for up to \$10,000 of rehabilitation costs.

Developers are responsible for obtaining all required permits; using lead-safe renovation practices in accordance with local, state and federal requirements, and scheduling a code compliance inspection with the Department of Neighborhood Services. All contractors and sub-contractors must have a City of Milwaukee home improvement contractor's license.

#### Mandatory open house for property inspection

On Tuesday, January 17, 2017, between 9 am and 3 pm, the City will hold an open house at the City-owned property at 2458 North 26th Street. This property is typical of the condition of properties being made available for sale. Applicants are required to send a member of their development team to inspect the property during the open house. On the basis of the inspection, the applicant must prepare a proposed scope of repair work and cost estimate for the level of work the applicant proposes to undertake at properties acquired for MERI. This cost-estimated scope of work must be submitted as part of the application and will be used in evaluating the capacity of the developer. The scope format to be used will be posted on the web site at [www.city.milwaukee.gov/dcd/rfps](http://www.city.milwaukee.gov/dcd/rfps). Copies of the scope format will be available at the open house.

The property will NOT have heat, electricity or water at the time of inspection. Bring a flashlight and wear appropriate clothing and footwear. Applicants are welcome to take photos during the inspection.

## Employment requirements

In order to receive reimbursement of up to \$10,000 of rehabilitation costs, the developer must provide:

- 1) Documentation that rehabilitation expenses exceed \$10,000 for each property and proof that payment has been made to contractors and suppliers. Receipts for cash payments will not be accepted.
- 2) Payroll documentation that an unemployed or underemployed individual (defined below) who lives in the city of Milwaukee was employed for at least 500 hours during the rehabilitation project. 500 hours must be worked at each property. (For example, if a developer buys 5 properties, the developer must document 2500 work hours by individuals that meet the employment requirement and rehabilitation expenditures exceeding \$50,000 in order to receive reimbursement of up to \$50,000 in rehabilitation expenses.)

For purposes of MERI, individuals who live in the city of Milwaukee and meet at least one of the following qualifications will meet the employment requirement:

- 1) Individual referred by a local construction trades training program. This could be an individual who is currently enrolled in or a graduate of such a program OR
- 2) Individual referred by the Compete Milwaukee transitional jobs program OR
- 3) Individual certified as qualifying for the City's Residents Preference Program (RPP).

See Attachment B for suggested sources of worker referrals and information about RPP certification.

Wages paid to the individual must meet or exceed the City's Living Wage standard. At the time of this writing, the 2017 Living Wage standard has not yet been calculated. We anticipate it will be approximately \$11/hour. Developers will be required to document wage payments using the City's Living Wage Payroll reporting form. Additional employment and wage documentation may be required at the point of hiring and when reimbursement is requested.

## Small Business Enterprise contracting

In order to provide business and employment opportunities for Milwaukee firms and residents, developers are asked to commit to spending at least 25% of construction contract dollars with certified Small Business Enterprises (SBE). A directory of SBE contractors is available at [www.city.milwaukee.gov/OSBD](http://www.city.milwaukee.gov/OSBD). This web site also provides information about how a construction contractor can apply for SBE certification. Developers will be required to submit documentation regarding SBE participation.

## Availability of other City rehabilitation funds

Recipients of grants through this initiative are not eligible to receive loans or grants through other home rehabilitation loan/grant programs operated by the Dept. of City Development (DCD) or Neighborhood Improvement Development Corp. (NIDC).

Grant recipients renovating properties for rental are encouraged to contact the Milwaukee Health Dept. to determine whether the project is eligible for subsidized window replacement through the Primary Lead Poison Prevention Program. More information is available by calling the Health Dept. at (414) 286-5987.

## Project schedule

The project will proceed on the following schedule.

January 6, 2017	RFQ released
January 9, 2017:	Pre-proposal meeting at 1:30 pm at City Hall, 200 E. Wells St., room 301-A
January 13, 2017:	Answers to questions posed at pre-proposal meeting posted on web site
January 17, 2017:	Mandatory open house for scope-writing at 2458 North 26th Street.
January 20, 2017	Deadline date for additional written questions regarding RFQ
January 27, 2017	Addendum posted with answers to additional questions
February 8, 2017	Responses to RFQ due by 11 am
March 3, 2017	Estimated date of announcement of grant awards
June 1, 2017	Deadline for closing property sales and executing grant agreement
March 15, 2018	Deadline for submitting requests for reimbursement of rehabilitation expenses and associated documentation

DCD reserves the right to reissue this RFQ and/or sell additional properties and award additional grant funds to successful respondents that have the capacity to complete rehabilitation of additional units by the project completion deadline, under the following circumstances:

- 1) If funds have been awarded to renovate fewer than 100 properties.
- 2) If a developer fails to execute a grant agreement and close the sale of properties by the stated deadline.
- 3) If a developer fails to meet the progress and completion benchmarks in the grant agreement.

## Pre-proposal information meeting

The City will hold an information meeting regarding this RFQ at 1:30 pm Monday, January 9, 2017, at City Hall, 200 E. Wells St., Room 301-A. All parties interested in responding to this RFQ are encouraged to send a representative. The meeting will include an overview of the project and provide an opportunity to ask questions.

## **Developer Selection**

Proposals will be evaluated on the following 100-point scale:

- Experience and capacity – Ability of entity to acquire, hold, develop, and/or own and manage scattered site, tax-foreclosed properties. Experience of the developer in renovating scattered site properties in Milwaukee neighborhoods. Qualifications of key team members responsible for the implementation of the activities. (0-40 points)
- Financial feasibility of project – Reasonableness of financial assumptions. Ability of developer to leverage additional investment to renovate properties. Evidence of preliminary financing commitments. (0-30 points)

- MERI employment plan – Ability of respondent to employ under and underemployed individuals and to leverage relationships with training and workforce development agencies (0-10 points)
- Commitment to work with emerging business enterprises in contracting activities (0-10 points)
- Developer’s clustering strategy (0-10 points)

DCD reserves the right to determine the number of properties and level of grant funding awarded to each qualified respondent, to best meet overall project objectives.

In accordance with City requirements that apply to buyers of City-owned property (MCO 304-49-9 a-f), proposals will be considered non-responsive and will be disqualified, if any of the following apply to the applicant, members of the applicant’s LLC, or members of other LLCs with which the applicant is associated.

- a. Delinquent in the payment of any property tax, special assessment, special charge or special tax to the city.
- b. A party against whom the city has an outstanding judgment.
- c. A party against whom the city has outstanding health or building code violations or orders from the city’s health department or department of neighborhood services that are not actively being abated.
- d. A party who has been convicted of violating an order of the health department or department of neighborhood services within the past year.
- e. A party who owned property in the city that, at any time within the past 5 years, the city acquired by means of property-tax foreclosure.
- f. A party who has been convicted of a felony determined by the Commissioner of City Development to reasonably cause neighborhood or community concern with respect to neighborhood stability, health, safety or welfare. In making this determination, the Commissioner may consider factors such as the nature of the crime, the date of conviction and the existence and nature of community impact and complaints.

#### **Responding to this RFQ**

To respond to this RFQ, complete the MERI Application Information and Proposal, and submit required additional documents listed in the Application. The application must be completed electronically.

Submit one printed original and 5 (five) copies of the proposal to the Department of City Development’s Bid Desk no later than 11:00 a.m., Wednesday, February 8, 2017. Late submissions will be disqualified, and will be returned to the applicant.

Proposals should be mailed or delivered in an envelope to:

Bid Desk  
Department of City Development  
809 N. Broadway, 2nd floor  
Milwaukee, WI 53202-3617

Proposal must be clearly marked: **Milwaukee Employment/Renovation Initiative (MERI)**

For proposals submitted by courier delivery service (e.g. UPS®, FedEx®, etc.), the building at the address above does not open until 8:00 a.m. Instructions to delivery drivers should be explicit in regard to that time as well as the above noted address of the bid desk. Without such instructions, a package may not be delivered on-time to the correct location within the City complex.

#### **Questions about this RFQ**

All questions and communication regarding this RFQ process must be submitted in writing via e-mail to Scott Stange at [scott.stange@milwaukee.gov](mailto:scott.stange@milwaukee.gov) and sent no later than 4:45 pm (CST) on January 20, 2017. Questions initiated after that date and time will not be considered. Any additional information, clarification and answers to the questions submitted by the deadline date will be posted as noted in the project schedule, at the following website: [www.city.milwaukee.gov/DCD/RFPs](http://www.city.milwaukee.gov/DCD/RFPs)

Applicants are responsible for keeping abreast of the information, clarification and answers to the questions as they are posted. All such addenda shall become a part of the RFQ, and all applicants shall be bound by such, whether or not received the applicant read the addenda.

## General RFQ Requirements

1. Interpretations of RFQ – Any requests for interpretation should be submitted in writing to Scott Stange by email to [sstang@milwaukee.gov](mailto:sstang@milwaukee.gov). No oral interpretations will be made to any Developer as to the meaning of the RFQ requirements. All interpretations will be posted and answered on the Internet. If you received your RFQ from the Internet you will be responsible for keeping abreast of the addenda as they come in. All such addenda shall become a part of the RFQ, and all Developers shall be bound by such, whether or not received by the Developer.

2. Receipt of Proposals - Proposals received prior to the time of opening will be secure. The officer whose duty it is to open them will decide when the specified time has arrived, and no proposal received thereafter will be considered. No responsibility will be attached to an officer for the premature opening of a proposal not properly addressed and identified.

Developers are cautioned to allow ample time for transmittal of proposals by mail or otherwise. Developers should secure correct information relative to the probable time of arrival and distribution of mail at the place where proposals are to be forwarded.

3. Withdrawal of Proposals - Proposals may be withdrawn on written request dispatched by the Developer in time for delivery in the normal course of business prior to the time fixed for closing. Negligence on the part of the Developer in preparing a proposal for offer to DCD confers no right of withdrawal or modification of the proposal after such proposal has been opened. In case of withdrawal of a proposal by a Developer, the Developer will be disqualified thereby from submitting a second proposal on the contract at hand.

4. Rejection of Proposals - DCD reserves the right to reject the proposal of any Developer who has previously failed to perform properly or to complete on time contracts of a similar nature, who is not in a position to perform the contract, or who has habitually and without just cause neglected the payment of bills or otherwise disregarded his obligations to subcontractors or employees.

5. Award of Grants - DCD Staff will evaluate proposals. All proposals will be evaluated against the evaluation factors stated in this RFQ. No information will be available to any Developer regarding the status of his/her response. However, DCD reserves the right to enter into discussion with Developers for purposes of clarification or further information. Following ranking of proposals, the evaluation team may invite the highest ranked firm/individual(s) to participate in an interview.

6. Notification -- After the grant recipients are selected, all parties that submitted a proposal will receive a written acknowledgment of their proposals. DCD will not reimburse firms for any expenses associated with the submission of proposals or participation in the interviews.

7. Development and sale agreement – DCD will enter into a development and sale agreement with grant recipients, after property selection is completed. The agreement will stipulate that grant awards are made on a reimbursement basis following project completion.

8. Miscellaneous - DCD reserves the right to waive informalities in any proposals, reject any or all proposals in whole or in part, with or without cause, and to accept those proposals which in its judgment best meet its needs. DCD will require an Affidavit of No Interest, which provides that no official or employee of DCD, the Contract Management Team, and/or the City of Milwaukee has or will receive anything of value in connection with the issuance of this contract.

9. Equal Employment Opportunity - The Developer agrees that there will not be discrimination as to race, sex, sexual orientation, religion, color, age, creed, or national origin in regard to obligation, work,

and services performed under the terms of any contract ensuing from this RFQ. Developer must agree to comply with Executive Order No. 11246, entitled "Equal Employment Opportunity" and as amended by Executive Order No. 11375, as supplemented by the Department of Labor Regulations (41 CFR, Part 60).

10. Indemnification - The Developer agrees that it will indemnify, save and hold harmless DCD and the City of Milwaukee, their officers, employees, or agents, from and against all claims, demands, actions, damages, loss, costs, liabilities, expenses, judgments, and litigation costs, including reasonable attorney's fees, photocopying expenses and expert witness fees, recovered from or asserted against DCD or the City of Milwaukee on account of injury or damage to person or property or breach of contract to the extent that such damage, injury, or breach may be incident to, arising out of, or be caused, either directly or proximately, wholly or in part, by an act or omission, negligence or misconduct on the part of the Developer or any of its agents, servants, employees or subcontractors.

DCD shall tender the defense of any claim or action at law or in equity, arising out of or otherwise related to an act or omission, negligence, misconduct, or breach of contract on the part of the Developer or any of its agents, servants, employees or subcontractors, to the Developer or its insurer and, upon such tender, it shall be the duty of the Developer and its insurer to defend such claim or action without cost or expense to DCD.

11. Wisconsin Public Records Law - Both parties understand that the City of Milwaukee is bound by the Wisconsin Public Records Law, and as such, all of the terms of this Agreement are subject to and conditioned on the provisions of Wis. Stat. 19.21, et seq. The Developer acknowledges that it is obligated to assist DCD in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of this Agreement, and that the Developer must defend and hold DCD harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven years after receipt of final payment under this Agreement.



## ATTACHMENT A

Attachment A consists of two parts.

### 1) Map of Greater Sherman Park Area

The map divides the Greater Sherman Park Area into smaller neighborhoods. When preparing a response to the RFQ, consult this map to indicate the neighborhood(s) in which you hope to purchase property. Each small blue rectangle on the map indicates a City-owned property as of the date the RFQ is issued. Some neighborhoods have more properties than others.

### 2) Property list

This list shows the addresses of the City-owned properties on the map. The list is provided to give applicants a general sense of the type of properties to be sold and renovated. Applicants may wish to drive by properties while preparing their application.

Many of these properties are currently on the market, and may or may not be available for sale at the time grants are awarded. Similar properties are likely to be added to the list at the time grants are awarded.

The column marked "Repair Estimate" shows the estimated repair cost to bring each property into code compliance. This estimate was prepared at the time the City acquired the property.



## Milwaukee Employment/Renovation Initiative (MERI) Sample Property List

Amani						
Sub-Area	Street No.	Street Dir.	Street Name	Street Type	Property Type	Repair Estimate
Amani	2857	North	20th	Street	Single Family	\$26,610.00
Amani	3005	North	21st	Street	Duplex	\$62,565.00
Amani	3022	North	21st	Street	Single Family	\$77,315.00
Amani	3200	North	21st	Street	Duplex	\$44,635.00
Amani	2835	North	22nd	Street	Single Family	\$43,525.00
Amani	2844	North	22nd	Street	Single Family	\$19,875.00
Amani	2970	North	22nd	Street	Duplex	\$74,877.00
Amani	3327	North	22nd	Street	Duplex	\$43,860.00
Amani	2744	North	23rd	Street	Duplex	\$53,621.00
Amani	2757	North	23rd	Street	Single Family	\$13,925.00
Amani	2834	North	23rd	Street	Single Family	\$43,289.00
Amani	2835	North	23rd	Street	Single Family	\$45,870.00
Amani	2866	North	23rd	Street	Single Family	\$31,800.00
Amani	2958	North	23rd	Street	Duplex	\$68,790.00
Amani	2964	North	23rd	Street	Single Family	\$25,680.00
Amani	2974	North	23rd	Street	Duplex	\$64,325.00
Amani	3038	North	23rd	Street	Single Family	\$39,170.00
Amani	3366	North	23rd	Street	Single Family	\$49,480.00
Amani	3015	North	24th	Street	Duplex	\$86,425.00
Amani	3342	North	24th	Street	Single Family	\$43,384.00
Amani	2911	North	25th	Street	Duplex	\$26,655.00
Amani	2946	North	25th	Street	Single Family	\$60,850.00
Amani	2955	North	25th	Street	Duplex	\$64,050.00
Amani	3245	North	25th	Street	Duplex	\$57,500.00
Amani	3261	North	25th	Street	Duplex	\$39,650.00
Amani	3283	North	25th	Street	Duplex	\$61,275.00
Amani	2824	North	26th	Street	Duplex	\$62,354.00
Amani	2865	North	26th	Street	Duplex	\$77,950.00
Amani	2933	North	26th	Street	Single Family	\$28,620.00
Amani	3017	North	26th	Street	Duplex	\$48,154.00
Amani	3256	North	26th	Street	Duplex	\$63,025.00
Amani	2842	North	27th	Street	Duplex	\$25,831.00
Amani	2958	North	27th	Street	Single Family	\$59,026.00
Amani	3020	North	27th	Street	Single Family	\$48,500.00
Amani	2529	West	Auer	Avenue	Duplex	\$62,650.00
Amani	2510	West	Burleigh	Street	Duplex	\$79,993.00

**Century City / Triangle**

<b>Sub-Area</b>	<b>Street No.</b>	<b>Street Dir.</b>	<b>Street Name</b>	<b>Street Type</b>	<b>Property Type</b>	<b>Repair Estimate</b>
Century City / Triangle	3536	North	23rd	Street	Single Family	\$40,347.00
Century City / Triangle	3758	North	23rd	Street	Duplex	\$62,035.00
Century City / Triangle	3911	North	23rd	Street	Single Family	\$50,150.00
Century City / Triangle	3606	North	24th	Place	Single Family	\$18,814.00
Century City / Triangle	3547	North	25th	Street	Single Family	\$39,300.00
Century City / Triangle	3639	North	25th	Street	Duplex	\$58,525.00
Century City / Triangle	3912	North	25th	Street	Single Family	\$47,644.00
Century City / Triangle	3619	North	26th	Street	Single Family	\$29,790.00
Century City / Triangle	3205	North	29th	Street	Duplex	\$43,650.00
Century City / Triangle	3237	North	29th	Street	Duplex	\$64,600.00
Century City / Triangle	3265	North	29th	Street	Single Family	\$19,300.00
Century City / Triangle	3268	North	29th	Street	Single Family	\$51,010.00
Century City / Triangle	3204	North	33rd	Street	Single Family	\$11,150.00
Century City / Triangle	3200	North	35th	Street	Duplex	\$39,738.00
Century City / Triangle	2708	West	Auer	Avenue	Duplex	\$32,705.00
Century City / Triangle	2724	West	Auer	Avenue	Single Family	\$54,617.00
Century City / Triangle	2132	West	Keefe	Avenue	Single Family	\$61,995.00

**Fondy / North**

<b>Sub-Area</b>	<b>Street No.</b>	<b>Street Dir.</b>	<b>Street Name</b>	<b>Street Type</b>	<b>Property Type</b>	<b>Repair Estimate</b>
Fondy / North	2377	North	20th	Street	Single Family	\$40,930.00
Fondy / North	2655	North	20th	Street	Single Family	\$50,045.00
Fondy / North	2460	North	21st	Street	Single Family	\$35,323.00
Fondy / North	2628	North	21st	Street	Duplex	\$70,380.00
Fondy / North	2630	North	21st	Street	Single Family	\$48,875.00
Fondy / North	2516	North	22nd	Street	Duplex	\$79,141.00
Fondy / North	2520	North	22nd	Street	Single Family	\$34,485.00
Fondy / North	2438	North	23rd	Street	Single Family	\$59,415.00
Fondy / North	2428	North	25th	Street	Single Family	\$33,800.00
Fondy / North	2440	North	27th	Street	Single Family	\$31,470.00
Fondy / North	2209	North	28th	Street	Single Family	\$69,175.00
Fondy / North	2115	North	32nd	Street	Duplex	\$55,140.00
Fondy / North	2126	North	35th	Street	Duplex	\$44,438.00
Fondy / North	2213	West	Clarke	Street	Duplex	\$101,253.00
Fondy / North	2416	West	Garfield	Avenue	Single Family	\$55,300.00

### Franklin Heights

Sub-Area	Street No.	Street Dir.	Street Name	Street Type	Property Type	Repair Estimate
Franklin Heights	2937	North	27th	Street	Single Family	\$32,828.00
Franklin Heights	3043	North	27th	Street	Single Family	\$36,100.00
Franklin Heights	2772	North	28th	Street	Duplex	\$37,500.00
Franklin Heights	2811	North	28th	Street	Single Family	\$35,204.00
Franklin Heights	2871	North	28th	Street	Single Family	\$29,050.00
Franklin Heights	2966	North	28th	Street	Duplex	\$26,560.00
Franklin Heights	3177	North	28th	Street	Single Family	\$50,725.00
Franklin Heights	2874	North	29th	Street	Duplex	\$58,145.00
Franklin Heights	2920	North	29th	Street	Duplex	\$80,126.00
Franklin Heights	2973	North	29th	Street	Duplex	\$50,310.00
Franklin Heights	3143	North	29th	Street	Single Family	\$32,850.00
Franklin Heights	3056	North	30th	Street	Single Family	\$43,557.00
Franklin Heights	2778	North	34th	Street	Duplex	\$56,405.00
Franklin Heights	2872	North	34th	Street	Duplex	\$68,030.00
Franklin Heights	2854	North	35th	Street	Duplex	\$81,870.00
Franklin Heights	2858	North	35th	Street	Single Family	\$35,250.00
Franklin Heights	3430	West	Hadley	Street	Duplex	\$69,700.00
Franklin Heights	2926	West	Locust	Street	Single Family	\$48,824.00

### Metcalf Park

Sub-Area	Street No.	Street Dir.	Street Name	Street Type	Property Type	Repair Estimate
Metcalf Park	2652	North	28th	Street	Single Family	\$51,100.00
Metcalf Park	2542	North	29th	Street	Single Family	\$45,675.00
Metcalf Park	2458	North	33rd	Street	Duplex	\$74,208.00
Metcalf Park	2622	North	34th	Street	Duplex	\$52,150.00
Metcalf Park	2623	North	34th	Street	Single Family	\$43,290.00
Metcalf Park	2641	North	34th	Street	Single Family	\$53,515.00
Metcalf Park	2405	North	35th	Street	Duplex	\$93,920.00
Metcalf Park	2464	North	35th	Street	Duplex	\$85,286.00
Metcalf Park	2610	North	35th	Street	Duplex	\$58,700.00
Metcalf Park	2635	North	35th	Street	Duplex	\$61,969.00
Metcalf Park	2406	North	36th	Street	Duplex	\$50,865.00
Metcalf Park	2550	North	37th	Street	Duplex	\$69,401.00
Metcalf Park	2646	North	37th	Street	Duplex	\$49,565.00
Metcalf Park	2530	North	38th	Street	Duplex	\$64,750.00

**Sherman Park**

<b>Sub-Area</b>	<b>Street No.</b>	<b>Street Dir.</b>	<b>Street Name</b>	<b>Street Type</b>	<b>Property Type</b>	<b>Repair Estimate</b>
Sherman Park	2756	North	37th	Street	Duplex	\$70,500.00
Sherman Park	2840	North	37th	Street	Duplex	\$58,025.00
Sherman Park	2401	North	38th	Street	Duplex	\$48,350.00
Sherman Park	2453	North	38th	Street	Duplex	\$72,245.00
Sherman Park	2878	North	38th	Street	Single Family	\$60,195.00
Sherman Park	2507	North	39th	Street	Duplex	\$76,456.00
Sherman Park	3061	North	39th	Street	Duplex	\$80,091.00
Sherman Park	2853	North	40th	Street	Single Family	\$52,445.00
Sherman Park	3154	North	40th	Street	Duplex	\$76,883.00
Sherman Park	2242	North	41st	Street	Duplex	\$70,090.00
Sherman Park	2343	North	44th	Street	Duplex	\$63,600.00
Sherman Park	3238	North	44th	Street	Duplex	\$68,498.00
Sherman Park	2171	North	45th	Street	Duplex	\$87,025.00
Sherman Park	2708	North	47th	Street	Single Family	\$39,810.00
Sherman Park	2637	North	50th	Street	Duplex	\$52,700.00
Sherman Park	2759	North	52nd	Street	Single Family	\$23,612.00
Sherman Park	4205	West	Bonny	Place	Single Family	\$24,350.00
Sherman Park	4221	West	Bonny	Place	Single Family	\$41,175.00

ATTACHMENT B  
Sources for Workers

In order to receive reimbursement of up to \$10,000 of rehabilitation costs, the developer must provide:

- 1) Documentation that rehabilitation expenses exceed \$10,000 and proof that payment has been made to contractors and suppliers. Receipts for cash payments will not be accepted.
- 2) Payroll documentation that an unemployed or underemployed individual (defined below) who lives in the city of Milwaukee was employed for at least 500 hours on the rehabilitation project. 500 hours must be worked for every property being renovated. (For example, if a developer buys 5 properties, the developer must document at least 2500 work hours and rehabilitation expenditures exceeding \$50,000 in order to receive reimbursement of up to \$50,000 in rehabilitation expenses.)

For purposes of MERI, individuals who live in the city of Milwaukee and meet at least one of the following qualifications will meet the employment requirement:

- 1) Individual referred by a construction trades training program. This could be an individual who is currently enrolled or a graduate of such a program OR
- 2) Individual referred by the Compete Milwaukee transitional jobs program OR
- 3) Individual certified as qualifying for the City's Residents Preference Program (RPP).

The following individuals and organizations may be able to connect developers with individuals who meet one or more of those qualifications.

Duran Skills and Trades  
Construction Training Program  
Contact: Kevin Teasley  
[Duranconstruction414@gmail.com](mailto:Duranconstruction414@gmail.com)

Pro Trade Training  
Construction Training Program  
Contact: Rashaad Washington  
[www.protradetraining.org](http://www.protradetraining.org)

Redemptive Training Services  
Construction Training Program  
Contact: Giles Patterson  
[redemptivetrainingservices@gmail.com](mailto:redemptivetrainingservices@gmail.com)

Compete Milwaukee  
Transitional Jobs Program  
Contact: Andrew Simons  
[Andrew.simons@milwaukee.gov](mailto:Andrew.simons@milwaukee.gov)

Mindful Staffing Services  
Referrals of RPP-certified  
construction workers  
Contact: Reginald Reed  
(414) 858-6463

Milwaukee Builds  
Construction Training Program  
Contact: Tony Kearney  
[tkearney15@yahoo.com](mailto:tkearney15@yahoo.com)

Ezekiel Community Development Corp.  
Construction Training Program  
Contact: Jim Galliard  
[Jimg@ezekielcdc.com](mailto:Jimg@ezekielcdc.com)

Milwaukee Christian Center YouthBuild  
Construction Training Program  
Contact: Lois Nugent  
[lnugent@mcc.wi.org](mailto:lnugent@mcc.wi.org)  
Contact: Ada Walker  
[awalker@mcc.wi.org](mailto:awalker@mcc.wi.org)

Housing Authority YouthBuild  
Construction Training Program  
Contact: Nannette Raye  
[nray@hacm.org](mailto:nray@hacm.org)

Wisconsin Regional Training Partnership  
Construction Training Program  
Contact: Tracy Griffith  
[tgriffith@wrtp.org](mailto:tgriffith@wrtp.org)

Residents Preference Program Certification Info  
<http://city.milwaukee.gov/OSBD/RPP>