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**November 19, 2013**

**PRE-DEVELOPMENT CONFERENCE QUESTIONS & ANSWERS  
REQUEST FOR PROPOSAL  
REDEVELOPMENT OPPORTUNITY  
DOVER ELEMENTARY SCHOOL TEACHER HOUSING**

The following questions were raised during the conference and MPS is providing responses that are available to all interested parties. This document – posted on the website as “Changes and Clarifications” is posted to explain or correct the original Request for Proposal and is hereby made a part of the RFP

**QUESTION:** *“Can Historic Tax Credits be identified as part of the project financing?”*

**ANSWER:** **The selected developer is welcome, even encouraged, to attempt obtaining such historic designation, but the RFP review cannot rely on a developer obtaining this status and funding mechanism.**

**Q:** *“Are low-income tax credit options available?”*

**A:** **This would be up to the developer to determine**

**Q:** *“Non-discrimination against non-teachers is not allowable for low-income housing?:”*

**A:** **In consultation with the City Attorney, teachers are not a protected class, therefore there should not be a conflict with fair housing requirements.**

**Q:** *“Is the MPS concept for teacher housing similar to the program that was done in Baltimore and Philadelphia?”*

**A:** **Yes**

**Q:** *“Will a subsidy be offered to new teachers?”*

**A:** **It has not been determined if teacher housing will be part of a compensation package or if a subsidy will be offered to qualified new teachers.**

**Q:** *“What is the starting salary for teachers?”*

**A:** **The starting salary for teachers is \$41,000**

**Q:** *“How will families impact the limitations?”*

**A:** **Family income would only be a factor for units financed with federal Low-Income Housing Tax credits.**

**Q:** *“Is MPS targeting new teachers that don’t have families?”*

**A:** **The initiative is for new teachers whether or not they have families.**

**Q:** *“Does this include any new teachers and not just MPS?”*

**A:** **Yes. Young non-teacher professionals may also be considered.**

**Q:** *“Does MPS want to maximize the number of market-rate units?”*

**A:** **MPS envisions a mixed-income unit mix that accommodates market-rate units for MPS teachers with an option for affordable units for teachers in the City Year and Teach For America programs, other teachers with qualifying income or senior/graduate education students. City Year participants receive a stipend similar to those in the AmeriCorps program, which is around \$15,000.**

**Q:** *“What will collaboration spaces include?”*

**A:** **Area for lesson planning; one-on-one mentoring; tutoring, work room/copy center space.**

**Q:** *“Does MPS know the official status of Madison Legislation on MPS control of empty buildings?”*

**A:** **This is not known at this time.**

**Q:** *"What is the relationship between the property and St. Lucas Lutheran Church which is located across the street from the Dover property?"*

**A:** **St. Lucas shares the parking and playground spaces and this needs to be maintained as part of the agreement; additional information on this item will be provided separately in another addendum.**

**Q:** *"Has MPS conducted any studies that show the need for teacher housing?"*

**A:** **No.**

**Q:** *"Will there be any other options for building access besides today's tour?"*

**A:** **MPS did not intend for a second day for building access, however if there is a need, please submit a request to Mr. John Linn and we will provide notice of a second date/time if necessary.**

**Following the initial evaluation of the submitted proposals, MPS may conduct interviews with the respondents; therefore, all respondents should plan on being available for a possible interview on December 11, 2013.**

**A Community Meeting has been scheduled for Tuesday, November 19 starting at 6:30 PM at the Humboldt Park Pavilion. Please refer to the attached flyer.**

**A copy of the Sign-in Sheet from the November 11, 2013 Pre-Proposal Conference is attached.**



**MILWAUKEE  
PUBLIC SCHOOLS**

*You're Invited:*

# **Innovative, First-in-the-Region Teacher Housing Facility**

*at the former Dover School site*



Millers Court in Baltimore, Md.

**November 19, 2013 • 6:30 p.m.**

**Humboldt Park Pavilion**

**3000 S. Howell Ave., Milwaukee 53207**

*Center of the park, access from E. Oklahoma Ave. at S. Pine Ave., Bay View*



Union Mill in Baltimore, Md.

Hosted by Milwaukee Public Schools and  
Milwaukee Alderman Tony Zielinski ([tzieli@milwaukee.gov](mailto:tzieli@milwaukee.gov))

Teachtown MKE, created to support and retain our community's educators, began in February 2013 to discuss bringing an innovative concept seen in cities including Baltimore and Philadelphia to Milwaukee: a teacher housing facility fostering mentoring and collaboration among educators.

MPS has identified the former Dover School in the Bay View neighborhood as the best choice for the facility, in part because of what Bay View offers: a vibrant, safe neighborhood with a walkable business district and access to public transportation.

This is your chance to provide input on MPS' Request for Proposals for the site. Developers will be required to create a project that will increase the city tax base. Community members will be asked to weigh in on potential elements including:

- ▶ Green space
- ▶ Tot lot
- ▶ Community garden
- ▶ Bike storage
- ▶ Parking
- ▶ Car sharing
- ▶ Sustainable building features
- ▶ Resident application process
- ▶ Retail space
- ▶ Fitness center/gym
- ▶ Coffee shop

**Read more about the advantages of teacher housing in Bay View and the experiences of other communities on the back side of this flyer. If you cannot attend, feel free to share your thoughts by sending an email to [doverschool@milwaukee.k12.wi.us](mailto:doverschool@milwaukee.k12.wi.us).**



**former Dover Elementary**



**Union Mill in Baltimore, Md.**

### ***Advantages of teacher housing in Bay View***

- ▶ Converts vacant, unused space into vibrant housing with professional neighbors
- ▶ On-site parking for residents; agreement on sharing parking space with St. Lucas Church
- ▶ Places the units back on the tax rolls, supporting the City of Milwaukee and local taxpayers
- ▶ Compatible with existing residential property in the area
- ▶ Landscaped green space and community space
- ▶ Continued use of playground by St. Lucas and the community

### ***Impact in other communities with teacher housing***

- ▶ Spurred economic development and neighborhood revitalization
- ▶ Provided teachers with peer-support community
- ▶ Teachers report living in teacher housing made their jobs easier
- ▶ Ninety-seven percent of those living in teacher housing wouldn't live anywhere else

**Please feel free to share your thoughts by sending an email to [doverschool@milwaukee.k12.wi.us](mailto:doverschool@milwaukee.k12.wi.us).**



**PRE-PROPOSAL CONFERENCE – 11/11/13 @ 9:00 AM**  
**REQUEST FOR PROPOSAL DOVER STREET SCHOOL REDEVELOPMENT**

<u>Name (print):</u>	<u>Representing:</u>	<u>Phone:</u>	<u>E-Mail:</u>
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Adam M. Aarndt	CATALYST CONSTRUCTION	(414) - 758-6810	aarndt@catalystbuilds.com
STEVE ESSER	SHA	(414) 216-1760	Stevee@sha-ork.com
Wendy Greenfield	Your Friends at St. Lucas	(414) 483-9122	wgreenfield@saint lucas.org
Raymond Jackson	One Acre Group	(414) 975-7435	rayjackson@oneacregrp.net
Nick Lawrence	(Independent)	262 385 3729	thebluemachine@gmail.com
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