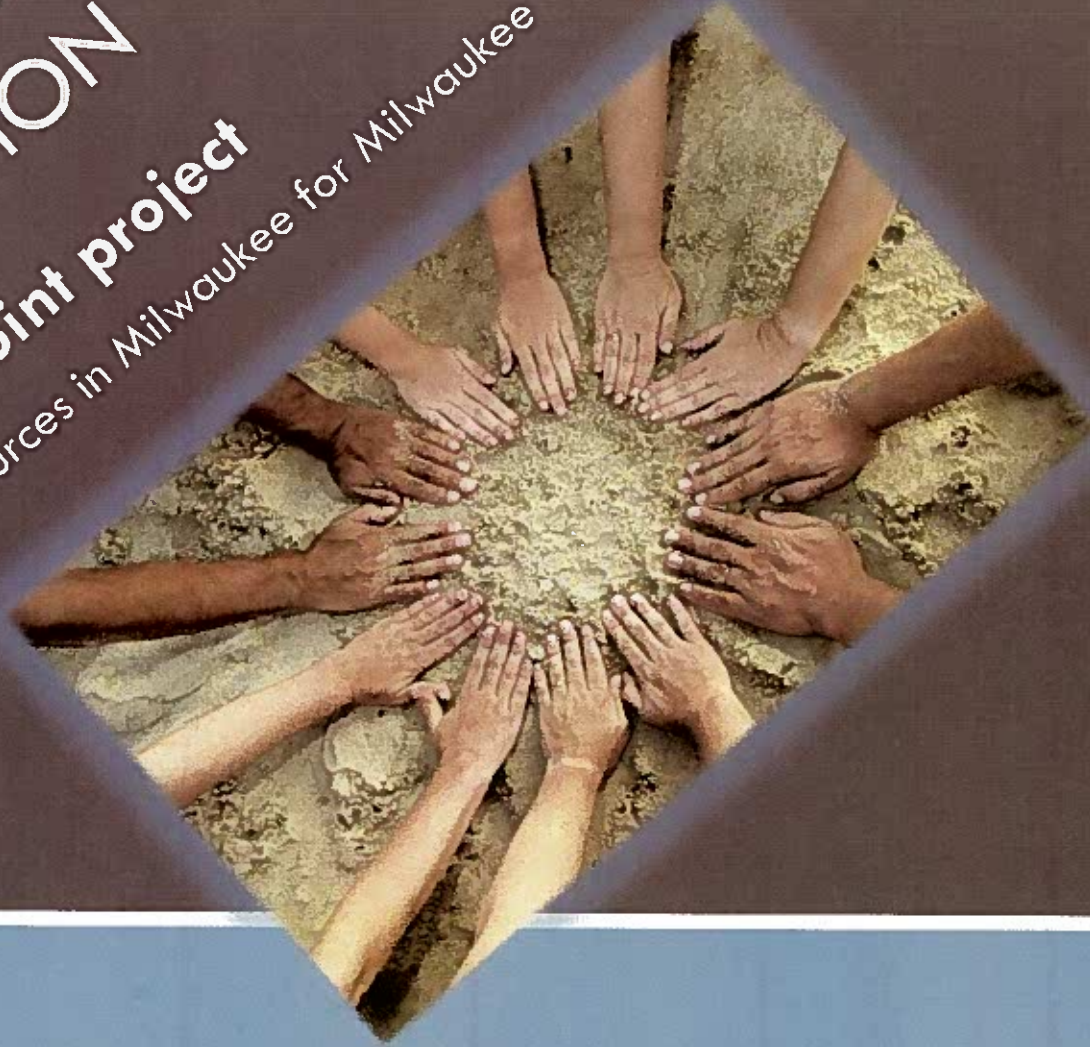


ARMU

ANOTHER HAND FOUNDATION

Turning point project

Utilizing sources in Milwaukee for Milwaukee



Our Commitment To Better Milwaukee

□ ANOTHER HAND FOUNDATION – TURNING POINT PROJECT

AHF is concerned with city's high rate of unemployment among African American males. With every coming month the City of Milwaukee is subject to more and more foreclosures. These are not just due to homeowners who could not afford them, most of them are due to long-term home-owners who refinanced their homes to make much needed repairs. But nonetheless these homes are vacant and are having a huge impact on city neighborhoods.

We want to change some of these statistics and with the city's help turn around something so overwhelming into something that will help create sustainable jobs.

Purchasing foreclosed homes, training African American males, hiring them to rehab these foreclosed homes; thus creating permanent sustainable jobs.

Empowerment

Let's step it up!

Creating stronger partnerships in the community

FIRE REHAB – FROM START TO FINISH



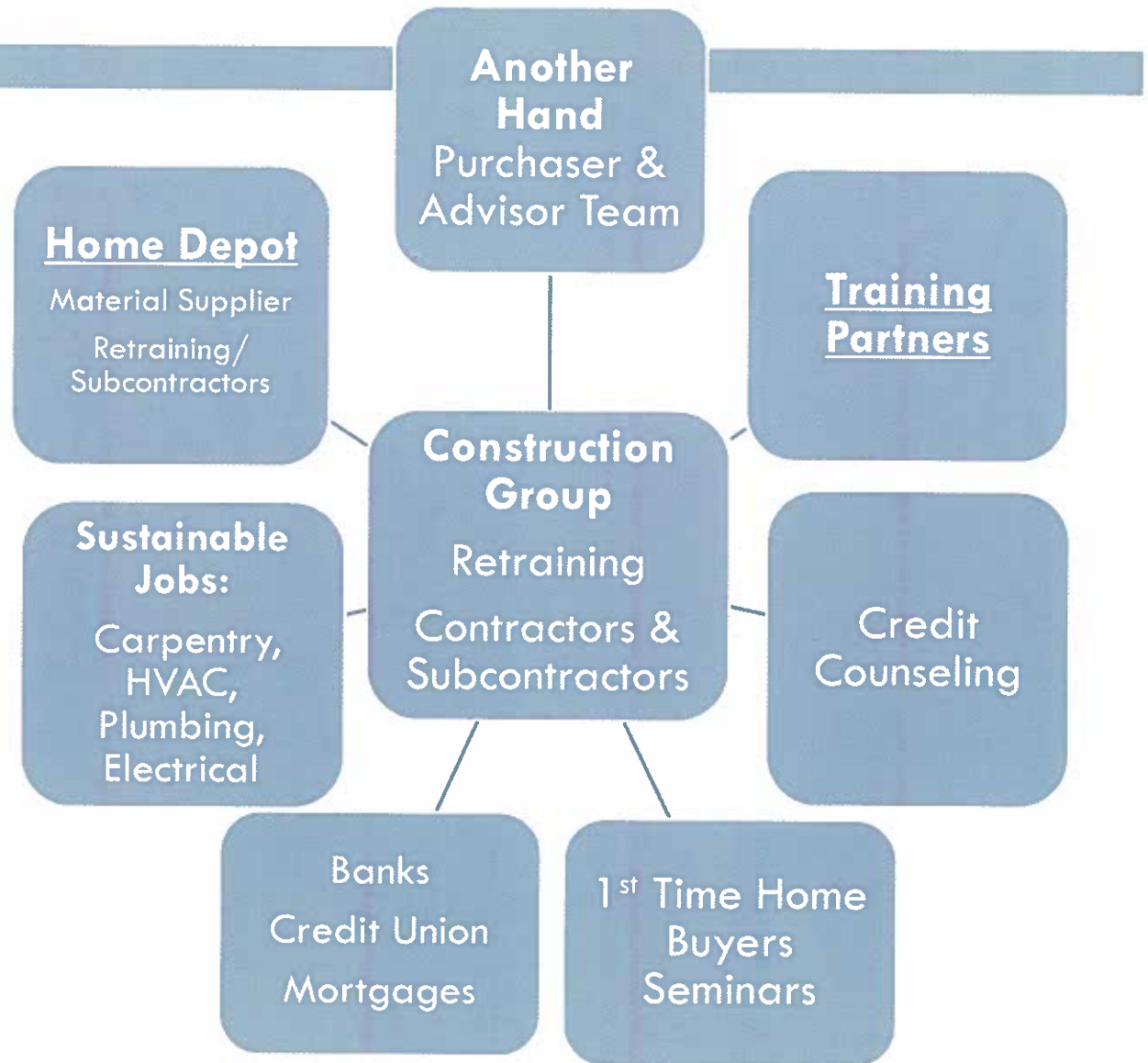
8 Family Apartment fire – rebuilt



Creating Sustainable jobs

HOW IT WORKS

- 1. Another Hand Foundation (AHF)**
Purchase the homes from the City for rehabs. AHF – will provide the business aspect of the training.
- 2. Home Depot** – Will conduct the Hands on training as well as product and knowledge training for contractors & subcontractors.
- 3. Training partners** are willing participants for training individual males from 18-24 yrs., along with mentoring programs.
- 4. Construction Management LLC** - will be the one in charge of dispersing and overseeing the projects to completion.
- 5. Once the rehab home is complete** the property is sold. Using credit counseling and first time home buyers seminars with the commitment of local credit unions and banks making home ownership a reality.
- 6. Once the home is sold** another rehab is started and the cycle continues.



□ **RETRAINING CONTRACTORS & SUBCONTRACTORS**

- AHF and Home Depot have come together to create a program that would enable these contractors and subcontractors to be updated on new technology proper installation of the products and proper use.
- Techniques such as Energy Efficiency products and installations.
- Ensuring that they have the proper certifications such as EBE, DBE to be qualified contractor and/or subcontractor.
- Ensure that they have all the state and city licensing requirements along with proper insurance.
- These contractors and subcontractors will be trained on estimating, on general business knowledge and record keeping.
- Providing them with all the components such as bookkeepers, attorneys, proper documentations to ensure they have the knowledge to succeed.

The stronger the TEAM the better the product

Sustainability of Jobs

- Creating a business system by developing jobs in the field of construction such as: HVAC, Plumbing, Electrical, Drywalls , Painters will also create subcontractors, general contractors which in turn will develop other related positions for example: receptionist, bookkeepers, clerical ; purchaser, estimators, sales representatives.
- All these positions are needed in order to run a successful business. These positions and others that are created will enhance and motivate the individuals to excel and exceed their own expectations, which will build a stronger community.

TRAINING PROGRAMS

There are many training programs that have been developed and in place for several years through other non-profits. These programs have been specifically designed to educate and train; to develop a confident, successful individual that is work force ready.

**WE ARE COMMITTED IN CONTINUING THE CYCLE OF
SUSTAINABLE JOBS**

How the Cycle continues...

□ REHABS

The number of employees needed to complete an average scope of work.

	<u>Employees</u>
General Contractor =	3 to 4
Electrician	2
Plumber	2
HVAC	2
Drywallers	3 to 4
Painters	2 to 3
Flooring	2 to 3
Roofing	3 to 4
<u>Siding & Windows</u>	<u>3 to 4</u>

Approx. 22-28 men needed to complete 1 Rehab.
(Avg. time to complete a rehab: 2-4 months)

Each General Contractor would have 3 Rehabs to complete at a time. Based on 22-28 men per rehab depending on the scope of work would equal to 66-84 full time men **employed for 6 to 9 months period with just 3 general contractors.**

A total of 66-84 jobs have been created with only 3 rehabs for a 6-9 month period. Now with that being said, there are over 3,000 City of Milwaukee Foreclosures, not including bank foreclosures . It would take over 8 years to rehab 3,000 homes with 66-84 employees. Adding more general contractors would now increase the amount of jobs needed to rehab more homes. Therefore, continuing the sustainability of jobs being created. The cycle continues with the sale of the rehabbed homes.

Training Programs:



Carpenter



Plumber



Electrician



Painter



Insulator



Foreman



Drywaller



Receptionist



Administration



Architect

Banks/ Credit Unions /Mortgages



Along with Credit Counseling, we have made contact with several banks and credit unions that have developed special programs and loan packages for low to moderate income families for affordable housing.

Connecting
home buyers
with
affordable
housing



Associated Partners:

- First Time home buyer seminars
- Credit Counseling
- Creating first time home buyers
- Preparing Home Ownerships packages

Real Estate:

Affordable homes built by the community.