

Calvin Martin was a Manufacturing, Applications, and Process Engineer for several large local companies for the previous 15 years. Three years ago, he felt called to solve a problem he discovered in the community with quality rehabilitation and affordable price. He created Home HAB Ltd Co and developed its processes specifically for this task. Acts Housing reached out to fill the gap between quality home rehabilitation and affordability. He relocated Home HAB to Milwaukee and has completed 12 homes in North Milwaukee since August of 2025. He partnered with Revitalize Milwaukee and the Building Hope Construction program to develop an apprenticeship program to empower the next generation of local builders. Home HABs mission is to employ future leaders in the Trades and Construction industries. He is currently training and employing 4 young men from the program and has 4 more scheduled for apprenticeship coming with the fall semester with the goal to have 12-15 as full time staff by next summer.

Shannon Mixon grew up in the construction industry with her father and grandfather both owning contracting companies. She is a former Construction Administrator for a prominent Title Company in southern WI. With her knowledge of the back end of the construction business, she excitedly joined Calvin at Home HAB Ltd Co.

Together they are working to grow Home HAB Ltd Co to help as many people as possible. With plans to have divisions specific to Revitalize Milwaukee, Acts housing, and Home HAB commercial and north side residential projects, they will provide affordable housing, commercial retail and charitable philanthropy to the forefront of Milwaukee neighborhoods.

The Holton St project will include 3 affordable apartments on the 2nd and 3rd floors, a large retail/event space on the main floor, Garden/Patio/green space above the garage, and office space to house a Home HAB Ltd Co and training for new Revitalize Milwaukee students.

Shannon, with the help of Home HAB, will be utilizing the retail space by bringing a healthy café to Holton St with the start of Shannon's A'gans; a soup/salad/sandwich café that will use local produce, adding a healthier option to the neighborhood and bringing much needed downtown traffic to the up and coming Riverworks neighborhood. It will also feature an event space to host small gatherings and business lunches, local artists and musicians, school backpack giveaways for kids in need, basic needs care packages for the homeless, in addition to fixing/giving away bicycles to the local youth. Calvin and Shannon share a passion to make the world a little better with each project they take on. The project here at 3276-78 Holton St is the door to many more to come.

Homes completed in the last 9 months for Acts Housing Milwaukee

3406 N 2nd St

4576 N 30th St

4892 N 26th St

1818 N Nash St App A

1818 N Nash St App B

3827 N 6th St

2649 N 45th St

2651 N 45th St

3259 N 35th St

3261 N 35th St

3215 N 10th St

3217 N 10th St

From: "Melanie Roach" <melanie@rtmilwaukee.org>

To: "Calvin Martin" <homehabquotes@yahoo.com>

Cc: "Shannon M Mixon" <homehabshannon@yahoo.com>

Sent: Sat, May 16, 2026 at 15:39

Subject: Letter of Recommendation from Revitalize Milwaukee

Dear Common Council Members and Alderwoman,

I am pleased to provide this letter of recommendation for Home Hab and to share my support for the work they are doing in partnership with Building Hope in Milwaukee.

Home Hab has demonstrated a strong commitment to our workforce development program Building Hope and creating meaningful career opportunities for local residents. Through our collaboration with Building Hope, Home Hab has provided apprenticeship opportunities to four Building Hope scholars, and I am proud to share that all four participants have since been hired full-time. Their willingness to invest in training, mentorship, and long-term employment opportunities has made a positive impact on the scholars and our community.

In addition to their current efforts, Home Hab has expressed a continued commitment to expanding their work in Milwaukee. Their future goals include developing and training a dedicated crew to support ongoing community and development needs within the city. Their focus on creating sustainable employment pathways and skilled trade opportunities aligns well with the broader goals of economic development and neighborhood investment in Milwaukee.

Based on our experience working together, I strongly support Home Hab in their efforts to purchase and develop commercial property within the City of Milwaukee. I believe they will continue to be a valuable community partner and a positive force for workforce development and local investment.

Please feel free to contact me if additional information is needed.

Thank you.

Sincerely-

Melanie

Melanie Roach

CEO



Revitalize Milwaukee

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Acts
Housing

(<https://actshousing.org/>)



Building Hope: How Calvin Martin Went from Acts Homebuyer to Trusted Contractor



A Chance Encounter That Changed Everything

Calvin Martin wasn't looking to start a company the day he knocked on the door of an old visitor center in Beloit. He just wanted a map. But when he learned that the building now housed Acts Housing, something sparked.

"I'd never bought a home before," Calvin said. "I was renting my dad's house, and honestly, buying always felt out of reach. Acts made it simple."

After completing Acts Housing's homebuyer education course, Calvin decided to buy the house his father had purchased years earlier for the family. That moment set him on a new path and connected him more deeply to Acts' mission.

Expanding Access to Affordable Homeownership

That same mission continues to grow. This year, Acts Homes is on track to rehab and sell more than 100 homes for Milwaukee families—each one a step toward stronger neighborhoods and lasting affordability.

“Our foundational principle is safe, sanitary, code compliant,” said Kimi George, Acts Housing’s Construction Director. “We want to do things right for future homeowners.”

An Engineer with a Vision for Affordable Housing

As an engineer, Calvin was no stranger to process and precision. He’d spent years building systems, managing teams, and developing efficient workflows. But when he began working on rehabs through Acts, he noticed something missing in the marketplace.

“There are a million companies that’ll do \$100,000 remodels,” he said. “But there are zero legitimate companies that take on the smaller, affordable ones and stand behind their work.”

Calvin decided to fill that gap. He launched Home Hab Renovations, a fully licensed, insured company built on fairness, integrity, and efficiency—designed to serve Acts Homes and families striving toward homeownership.

Building Partnerships That Strengthen Communities

“The reason Calvin started Home Hab is because he saw the gap we’ve been struggling with,” George said. “You either get extremely low-end contractors or extremely high-end ones and there aren’t many in the middle.”

“For me, it’s all about staying efficient,” Calvin said. “Every project looks different, but if you stay organized, it’s rinse and repeat—demo, cleanup, framing, plumbing, finish work. Follow the process, stay disciplined, and it works.”

Today, Home Hab has relocated to Milwaukee and is fully invested in Acts Homes' mission. Calvin and his growing crew have already completed more than 30 homes and are now tackling multiple rehabs, with plans to scale up to 10 projects a month by 2026.

"We've worked on a lot of different projects," Calvin said. "What's special about Acts is that the homes we renovate go right back into the community, and Acts stands behind the work."

Closing the Affordable Housing Gap

George agrees that partnerships like this are transforming how affordable housing gets done.

"Affordable housing has a huge gap between families who are homeless and families who are overpaying for rent," she said. "What we're trying to do is take properties investors might flip and turn them into real opportunities for working-wage families."

Mentorship and Workforce Development at the Core

Home Hab isn't just efficient—it's built around people. Many of Calvin's workers are young guys getting their first opportunity in the trades, and he's intentional about mentorship.

"These are good guys who just needed someone to give them a shot," he said. "We're training them to be managers, to build crews, to lead. Workforce development is everything."

That commitment to fairness and growth mirrors Acts Housing's own belief in creating opportunities that last.

Doing Things Right, from Foundation to Finish

"Calvin's story is incredible," George said. "He started as a homebuyer in our program, and now he's one of our most trusted contractors. His company fits perfectly into our ecosystem—he does things right, by the book, and with heart."

She's seen firsthand how Calvin's approach mirrors Acts Homes' values.

"He's helping us do what makes Acts Homes unique," George added. "We have real skin in the game. It's not about making money. It's about doing what's right and setting families up for success."

Calvin shares that same mindset on every job.

"When we fix something, we fix it the right way," Calvin said. "I feel better knowing we didn't just cover something up. We did it right. Because that means the family moving in won't have to worry later."

For both, the work goes beyond construction—it's about restoring pride and belonging.

"When we start to pour time and breathe life back into these old houses, the neighbors feel better about what's going on," George said. "They see that there's investment being made in their community and all of a sudden, we all matter more."

From Homebuyer to Community Builder

From his start as a first-time homebuyer to becoming a key partner in Milwaukee's affordable housing work, Calvin's journey reflects what's possible when purpose meets opportunity.

"We're just happy to scale up with Acts and be involved with them," Calvin said. "I believe we've got a bright future together."

Together, Acts Homes and Home Hab are creating lasting opportunities for families and communities to thrive.

**Congrats to Our Building Hope Graduating Class of
Spring 2026!**

Learn more about our "Building Hope" workforce development program at
<https://www.revitalizemilwaukee.org/workforce-development-program>



Building Hope 2026

Building Hope Teacher: Jackie Weber

It's hard to choose just one reason I love teaching Building Hope, because the experience is layered with moments that stay with me long after the class ends. But if I had to name the part that means the most, it would be watching confidence take root slowly, quietly at first, and then all at once. A student masters one skill, then another, and somewhere along the way there's that unmistakable "Aha" moment, when everything begins to click. You can see it in their posture, in their voice, in the way they carry themselves.

I can't say exactly what each student feels, but I've seen enough to notice a pattern. Many walk in with hesitation, guarded and unsure. By the time they leave, there's a shift, more confidence, more optimism, a sense that something is now possible that didn't feel possible before. This most recent class felt that especially strongly. They were counting down the days to graduation, not just for the milestone, but because every one of them had already been offered full-time work with Calvin Martin and his company, Home Hab Construction. There was pride in that room earned, shared, and impossible to ignore.

Some stories stay with me more vividly than others. Martelis D. is one of them. He came to the program after losing his job because of a misunderstanding. When I told him he'd been accepted, he hugged me right there during the interview. It wasn't just relief it was gratitude, and maybe a bit of hope returning. In class, he worked hard and became a steady, positive presence, especially for the younger students. After graduating, he found a job with Bell Craft Builders, and even then, he kept thinking of others, putting in a good word for a fellow graduate, Trevon. That's who he is someone who lifts others as he moves forward.

Then there's Robert W. He arrived with real construction experience already behind him, but when I asked why he joined, his answer was simple: he wanted to learn finish work and learn how to do it right. That humility stood out. After graduating, he went on to work with Tidy Home Construction, contributing to Revitalize Milwaukee's critical repair program. Like Martelis, Robert became a leader in the classroom not by trying to stand out, but by helping others as he learned. At times, it felt like he was teaching alongside me. His presence made the whole class stronger.

And then there was Shaheem S. the funniest student I've ever taught. After spending ten years in prison, he could have come in hardened or withdrawn. Instead, he brought joy. He was playful, always laughing, always trying to convince me he didn't know what he was doing just to get a reaction. He teased me like a sibling would. That kind of lightness filled the room, and I still find myself missing his brilliant smile.

Teaching Building Hope has never felt like just a job to me. I've always wanted to leave the world a little better than I found it, and when this opportunity came along, I knew it fit. It allows me to make a living while also helping to change lives in real, tangible ways. In a world where there's so much hardship, being able to create even a small positive shift means everything.

But more than anything, my favorite part is the people. It's meeting students as strangers and, by the end, calling them friends. Even when I don't see them again, they don't really leave. I carry each of them with me, their stories, their growth, their resilience. And in that way, they continue to shape me, just as much as I've tried to shape their path forward.













SHANNON'A'GANS CAFÉ

COFFEE • SOUP • COMMUNITY

Fresh food made from scratch using local ingredients whenever possible.



SEASONAL MENU NOTICE

At Shannon'A'gans, we celebrate the flavors of every season. While you'll always find your favorite soups, sandwiches, salads, coffee, and breakfast offerings, select menu items may rotate throughout the year based on seasonal availability and locally sourced produce.

Our soups, salads, juices, fruits, charcuterie selections, and specialty offerings may change to showcase the freshest ingredients available from local farms and producers.



BREAKFAST

Breakfast Grilled Cheese

Fresh egg, turkey bacon, avocado, and melted cheese on grilled artisan bread.

Breakfast Wrap

Egg, spinach, turkey sausage, and cheese wrapped in a warm tortilla.

Breakfast Banana Split

Fresh banana topped with vanilla Greek yogurt, seasonal berries, granola, almond butter drizzle, pepitas, and flax seeds.

Breakfast Energy Cookies

Made in-house with oats, almond butter, dark chocolate, pepitas, and flax seeds.

Fresh Fruit Cup

Seasonal fresh-cut fruit.



SOUPS

Cup | Bowl

Tomato Basil Soup

Creamy tomato soup made with fresh basil.

Loaded Baked Potato Soup

Potatoes, cheddar cheese, bacon, and green onions.

Chicken Tortilla Soup

Chicken, vegetables, tortilla strips, and southwest spices.

Seasonal soup specials available throughout the year.

All soups served with artisan bread.



SANDWICHES

Served with chips, fresh fruit, or a side salad.

Brie & Blackberry

Grilled Cheese

Creamy brie cheese and blackberry spread on grilled artisan bread.

Mediterranean Spinach

Grilled Cheese

Spinach, roasted red peppers, mozzarella, and pesto.

Green Goddess Sandwich

Avocado, cucumber, sprouts, mixed greens, herb spread, and your choice of turkey or chicken.



SALADS

Tzatziki Chicken Salad

Grilled chicken, cucumbers, tomatoes, feta cheese, mixed greens, and house-made tzatziki dressing.

Caesar Salad

Romaine lettuce, parmesan cheese, croutons, and Caesar dressing.

Build Your Own Salad

CHOOSE YOUR BASE

Mixed Greens • Romaine • Spinach

CHOOSE YOUR TOPPINGS

Seasonal Vegetables • Cucumbers
Tomatoes • Peppers • Onions
Cheese Selections

CHOOSE YOUR PROTEIN

Grilled Chicken • Turkey
Seasonal Protein Options

CHOOSE YOUR DRESSING

Tzatziki • Caesar • Ranch
Balsamic Vinaigrette
Seasonal House Dressing

Add-ons available.

BUILD YOUR OWN CHARCUTERIE BOARD

CHOOSE YOUR SIZE

SMALL BOARD
Choose
3 items

MEDIUM BOARD
Choose
5 items

LARGE BOARD
Choose
7 items



MEATS

• Salami
• Prosciutto
• Turkey
• Ham



CHEESES

• Brie
• Gouda
• Cheddar
• Mozzarella



FRUITS

• Grapes
• Strawberries
• Apples
• Seasonal Fruit



DIPS & SPREADS

• Hummus
• Tzatziki
• Blackberry Spread
• Honey
• Fig Jam

Served with artisan crackers and bread.

Selections may vary based on seasonal availability.



COFFEE & ESPRESSO

HOT COFFEE

• House Roast
• Dark Roast
• Decaf

ESPRESSO DRINKS

• Espresso
• Americano
• Cappuccino
• Latte
• Mocha

COLD COFFEE

• Cold Brew
• Iced Coffee
• Iced Latte

FLAVOR ADD-INS

• Vanilla
• Caramel
• Hazelnut

Seasonal coffee flavors available throughout the year.



FRESH JUICES

Made from scratch daily.



Apple Ginger



Orange Carrot



Green Juice

Cucumber, spinach, apple, and lemon.



Berry Blend

Seasonal berries and apple.

Seasonal Juice Feature

Ask about our rotating seasonal juice creations.



FRESH FRUIT

Seasonal Fruit Cup

Fruit & Cheese Snack Box

Fresh fruit selections change throughout the year based on seasonal availability.



OUR COMMITMENT

At Shannon'A'gans Café, we believe great food starts with great ingredients. We strive to source local produce and products whenever possible and adjust our menu throughout the year to highlight the best flavors of each season.

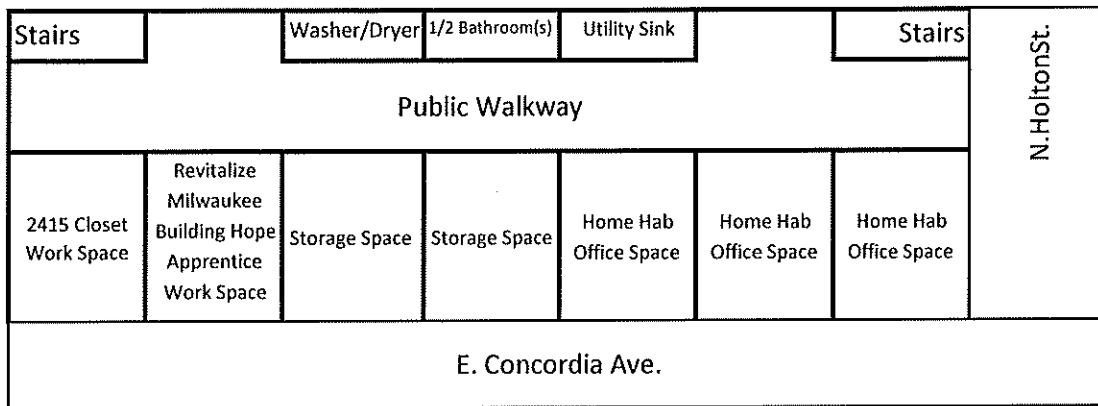
By partnering with local farms and businesses, we can provide fresh, high-quality meals while investing in our community and reducing food miles.

Because we use fresh ingredients, menu offerings and availability may vary throughout the year.

SEASONAL • FRESH • LOCAL
Coffee • Soup • Community

Thank you for supporting local farms, local businesses, and our community.

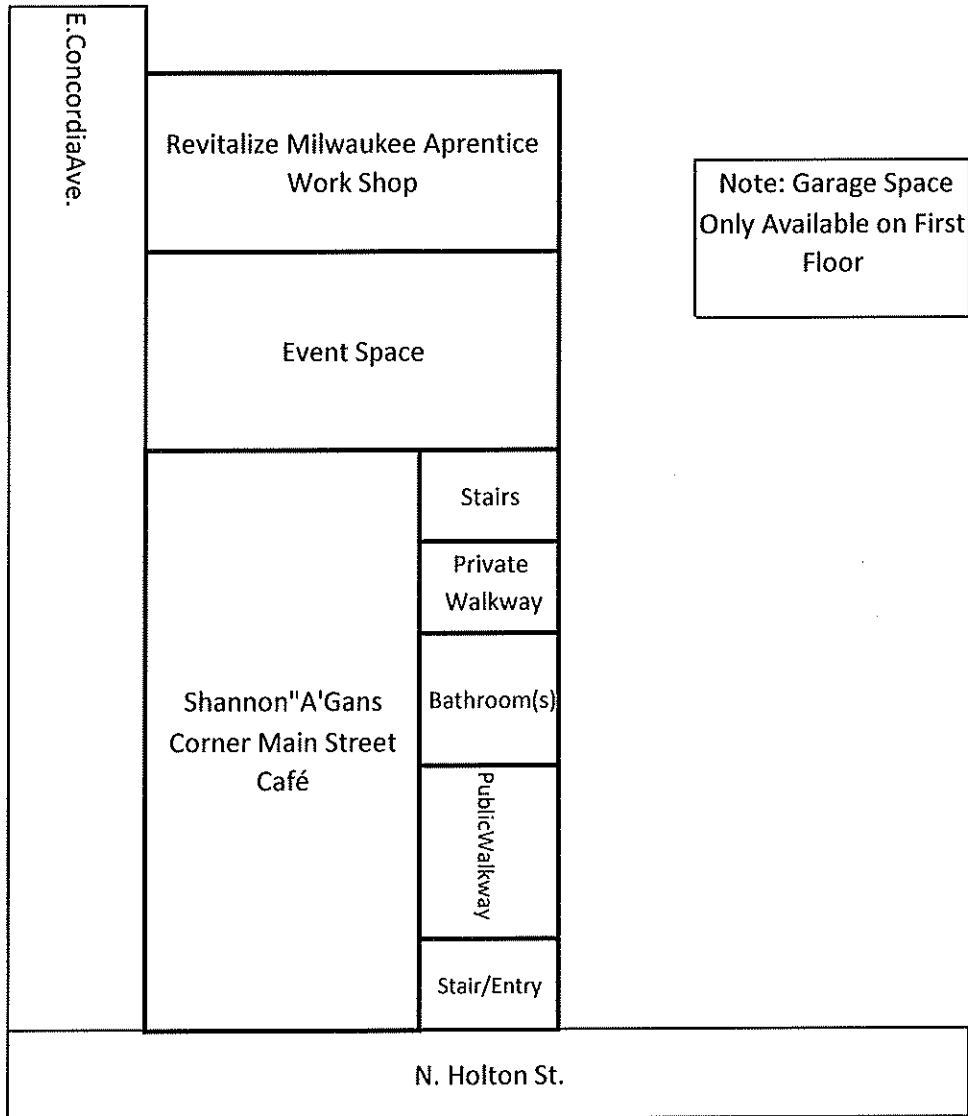
Preliminary Site Plan Affordable Artist and Training Work Space (Basement)



Rough Scale: 1 Box = 10' x 5'



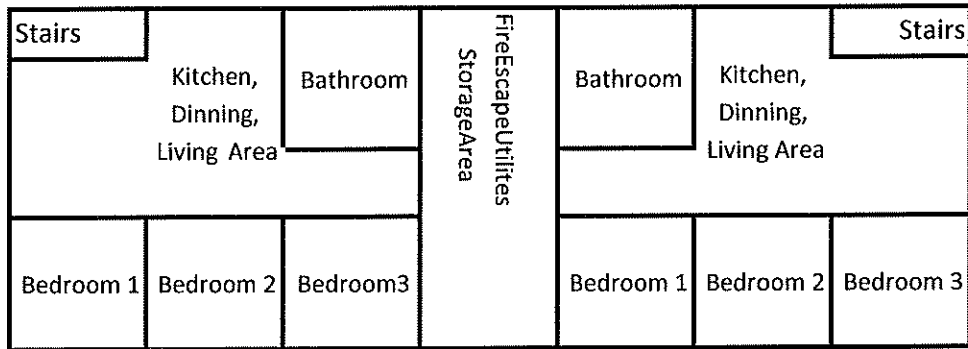
Preliminary Site Plan Affordable Retail, Office and Training Work Space (1st Floor)



Rough Scale: 1 Box = 10' x 5'



Preliminary Site Plan Affordable Residential Housing (2nd Floor)



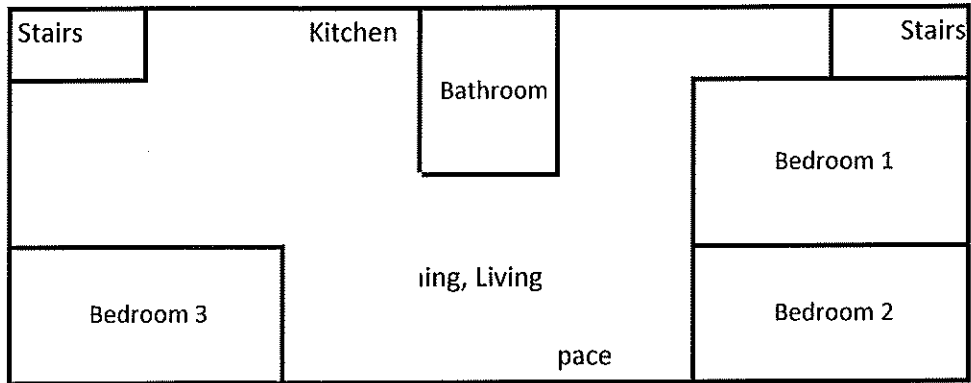
E. Concordia Ave.

N. HoltonSt

Rough Scale: 1 Box = 10' x 5'



Preliminary Site Plan Affordable Residential or Office Space (3rd Floor)



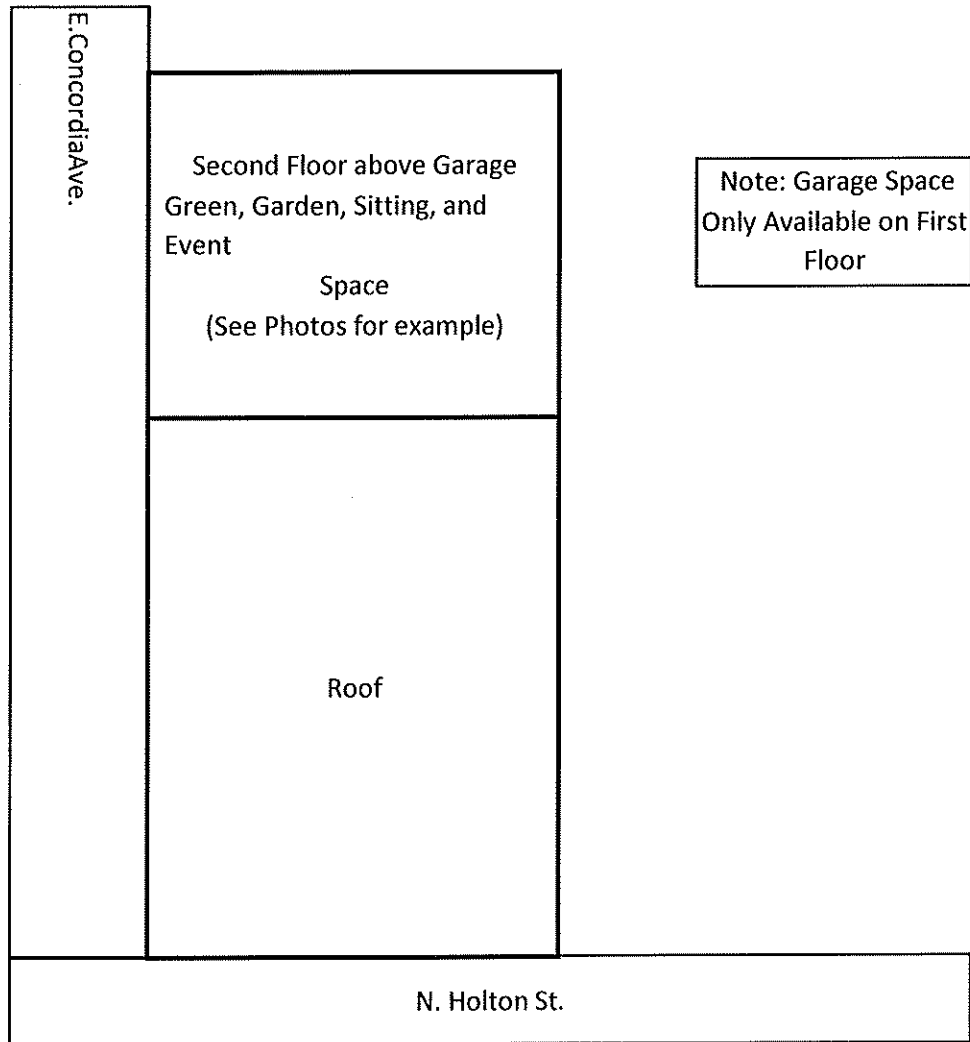
N. Holton St

E. Concordia Ave.

Rough Scale: 1 Box = 10' x 5'



Preliminary Site Plan Green Sitting and Event Space (2nd Floor Above)



Rough Scale: 1 Box = 10' x 5'





www.HomeHabWi.com

Scope of Work: 3276-78 N. Holton St.

Rehab Partners:

Home Hab Ltd. Co. – Milwaukee Acts Housing and Revitalize Milwaukee Partner - All Work other than specified below with use of labor from:

Revitalize Milwaukee Building Hope Program Apprentices

KWK Electric Inc. - Milwaukee Acts Housing Partner – Inspect, install, and bring electric up to code.

MCM Plumbing – Milwaukee Acts Housing Partner – Inspect, install, and bring plumbing up to code

Ice Age Heating and AC – IRA Focus on Energy and HEAR Grant Partner – Inspect, install, and bring HVAC up to code.

Phase 1 Exterior Facade Rehab:

1. Clean and tuck point brick for clean new look.
2. Repair or replace windows and doors of the same size as existing to bring to code and add curb appeal with clean modern look. Not much reasonable opportunity to increase sizes as it is brick building.
3. Paint and/or wrap in aluminum all exterior window and door frames, soffit and fascia and any other cosmetic wrapping that could give building clean modern look.
4. Install new siding on bump out of building.
5. Install fire escape or jump decks as needed to bring residential floors to code.
6. Pressure wash brick.
7. Tuck point and repair masonry as needed.
8. Inspect rubber roof over garage area and repair or replace as needed.
9. Build pergola and seating green space above garage.
10. Build deck and stairs leading down from green space above garage.
11. Replace Roof.
12. Inspect water runoff and gutters and bring to code as needed.
13. Install flower beds attached to underside of windows for curb appeal.
14. Install block flower beds and seating spaces to hide drainage pipes and provide a green space around building



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15. Install astatically pleasing security precautions for windows and doors if needed.
16. Patch and repair sidewalks and small parking space around building and ensure water run off to keep basement dry as needed.
17. Repair foundation ledge to ensure watertight seal for basement.
18. Clean up between neighboring property and install rock bed to prevent weeds and allow water run off as needed.
19. Add all needed lighting and fixtures per code.

Phase 1 Exterior Rehab Cost Including Materials:

\$60,000.00

Phase 2 Interior Basement Studio Rehab:

1. Remove all debris and empty basement complete.
2. Water seal as needed.
3. Frame per attached site plan.
4. Install HVAC and ventilation as needed.
5. Ensure proper fire exits are available.
6. Update plumbing for bathroom, utility sink, and washer/dryer to code.
7. Inspect and install workspace lighting and bring electric to code as needed.
8. Finish bathroom and laundry space complete.
9. Leave walls brick and floors concrete for easy clean up and industrial rustic appeal.
10. Cover workspace walls in clean up friendly wall coverings and steel doors as needed.
11. Rebuild or replace stairs as needed.
12. Replace or add windows or egress windows for code as needed.
13. Clean and paint complete.
14. Clean and clear all debris from jobsite.

Phase 2 Interior Rehab Cost Including Materials:

\$20,000.00

Phase 3 Interior 1st Floor Commercial Rehab:

1. Remove all debris and empty 1st floor complete.
2. Water seal as needed.
3. Frame per attached site plan.
4. Install energy efficient HVAC and ventilation.
5. Ensure proper fire exits are available.
6. Update energy efficient plumbing for bathroom to code.
7. Inspect and install workspace lighting and bring electric to code as needed.



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8. Finish bathroom space complete.
9. Leave walls brick and ceiling steel beams exposed as much as possible for industrial rustic appeal.
10. Leave garage space brick and steel beam with concrete floors.
11. Cover workspace walls in fire code wall coverings and steel doors as needed.
12. Insulate as needed.
13. Rebuild or replace stairs as needed.
14. Add window show space as needed.
15. Clean and paint complete.
16. Install doors, trim, LVP flooring to complete rehab on 1st floor.
17. Clean and clear all debris from jobsite.

Phase 3 Interior Rehab Cost Including Materials:

\$60,000.00

Phase 4 Interior 2nd Floor Residential Rehab:

1. Remove all debris and empty 2nd floor complete.
2. Add LVL headers and support posts and beams per code per permit requirements as needed.
3. Frame per attached site plan.
4. Install energy efficient HVAC and ventilation.
5. Ensure proper fire exits are available.
6. Update/add energy efficient plumbing for bathrooms to code.
7. Update/add energy efficient plumbing for kitchens to code.
8. Inspect and install proper lighting and bring electric to code as needed.
9. Finish bathroom space complete.
10. Leave walls brick and some beams exposed as much as possible for industrial rustic appeal.
11. Insulate as needed.
12. Cover walls in fire code wall coverings and steel doors as needed.
13. Rebuild or replace stairs as needed.
14. Clean and paint complete.
15. Install all other needed utilities for code.
16. Install doors, trim, LVP flooring to complete rehab on 2nd floor.
17. Clean and clear all debris from jobsite.

Phase 4 Interior Rehab Cost Including Materials:

\$60,000.00

Phase 5 Interior 3rd Floor Residential Rehab:



Beloit, WI 53511

608-346-8224

HomeHabQuotes@yahoo.com



www.HomeHabWi.com

1. Remove all debris and empty 3rd floor complete.
2. Add LVL headers and support posts and beams per code per permit requirements as needed.
3. Frame per attached site plan.
4. Install HVAC and ventilation.
5. Ensure proper fire exits are available.
6. Update/add plumbing for bathroom to code.
7. Update/add plumbing for kitchen to code.
8. Inspect and install proper lighting and bring electric to code as needed.
9. Finish bathroom space complete.
10. Leave walls brick and some beams exposed as much as possible for industrial rustic appeal.
11. Insulate as needed.
12. Cover walls in fire code wall coverings and steel doors as needed.
13. Rebuild or replace stairs as needed.
14. Clean and paint complete.
15. Install all other needed utilities for code.
16. Install doors, trim, LVP flooring to complete rehab on 3rd floor.

Phase 4 Interior Rehab Cost Including Materials:

\$50,000.00

Total Project Cost Including Materials:

\$250,000.00

Start Date:

TBD

End Date:

TBD

Home HAB Ltd. Co.

Calvin J Martin

Owner/Senior Project Engineer

608-346-8224