Sherman Park
Neighborhood Improvement District #4 (NID)
Grant Program 2026 Application

Summary of Important Rules

NID Applications along with supporting documents will be accepted In-Person at **City of Milwaukee, Office of African American Affairs, 4830 W Fond Du Lac Ave on Saturday, April 25th, 2026 from 9:00 a.m. to 12:00 p.m.**

- **If you are experiencing cold symptoms, please wear a mask**.

Photocopies of supporting documents are required.
***No copies will be made onsite. ***

Required documents are:

- **Proof of Income – 2025 1040 / 2025 1040EZ tax form OR 2024 1040 AND Tax Extension OR most current Disability Statement and any other income listed on page 6**
- **2025 Tax Bill Receipt (property taxes must be current)**
- **Professional Project Estimates**
- **Copy of your latest WE Energies Bill**
- **Application form (pages 5-7)**

Project Estimates must be written clearly on the contractor's professional letterhead. The estimate must include: itemized scope of work, project start and completion dates.

***Please research your contractor to assure they are licensed, insured and reliable. SPCA does not provide recommendations. ***

During the In-Person application drop off, each participant will receive a number indicating the order of place in line. You will be contacted via cell phone when it is your turn to be served.

Note: Please keep your cell phone at hand. If we get no response, we will move on to the next applicant.

Important: Please be sure to sign and date the application in the areas highlighted (pages 5-7).

Applications will be received by Sherman Park Community Association starting April 25th. **Grants will no longer be awarded on April 25th. Once your application is thoroughly reviewed, you'll be notified in a week letting you know if your application was approved or denied.** If your application has been accepted, you will get a list of next steps. After approval, the first and most important step is arranging a start date with your contractor. Please let Ana Branderhorst know the start date immediately (414) 514-6441 or AnaB@shermanpark.org)

NOTE: **If you do not get a start date by the end of the 30 days after approval, your application will be moved to the bottom of the waitlist and the next applicant will be moved up.**

Contact Ana Branderhorst, Community Engagement Specialist - Neighborhood Improvement District (NID #4) of The Sherman Park Community Association, Inc. by calling the (414) 514-6441 or via email at AnaB@shermanpark.org

Overview

This is a matching grant program for owner occupants who live in the NID#4 Area. Owner occupants can receive up to $5,000 in a 5-year period for essential structural and mechanical home improvements. NID Directors are elected every year by residential and mixed-use property owners within the NID area. The program is administered by the Sherman Park Community Association, Inc. (SPCA).

Am I Eligible?

Eligibility requirements are:

- You own **and** occupy the home in the NID #4 Area (*see map on last page*).
- You have lived at your current address for at least **one year**.
- You are **up to date** on your property taxes or are meeting a payment plan schedule.
- You have not used $5,000 of NID funds in the **last 5-year period**.
- The home **is not** condemned, in receivership, or involved in litigation.
- If the home has code violations, the proposed project will **resolve** the existing code violations.
- You are **not currently** an employee of SPCA.
- **Have sufficient funds to pay the balance of the project not covered by the grant.**

How Much Can I Receive?

The grant maximum is **$5,000** in a **5-year period**. You may be required to match some of the project cost, depending on your total household income and the number of people living in the home. *See attached income page for specifics.* For example: If you use $2,000 this year, you can apply again next year for any part of the remaining $3,000, as long as you don't exceed $5,000 in a 5-year period. If you use the $5,000 grant all in one year, you have to wait a full five years to apply for the program again. In other words, whatever amount you receive on any given year, you'll have to wait a full five years in order to apply for that specific amount again.

If you are required to match, you may combine your personal funds with funds from other grant or loan programs, such as: Strong Homes Loans, Habitat for Humanity, etc. Please coordinate timing with other programs.

What Kinds of Repairs Are Eligible?

Projects that contribute to maintaining the structure and proper functioning of the home or garage are covered, such as:

- **Structural Repairs,** such as: roof, porch, windows, exterior doors, masonry (foundation, tuck pointing), painting.
- **Mechanical Systems,** such as: electrical system upgrades or wiring repairs, plumbing repairs, furnace or boiler replacement, HVAC repairs, insulation.
- **Code Compliance Repairs** necessary to remedy an existing code violation.

Projects **NOT** covered are: cosmetic updates that are not essential to the structure or function of a home. Examples of not included cosmetic updates are: fences, building additions (including new garages), landscaping, walkways, patios, interior decorative improvements e.g., new carpets, countertops, drywall, appliances, lighting fixtures, plumbing fixtures, and interior paint. Any of these items will not be considered.

Who Can Perform the Work?

The homeowner must contract directly with a contractor who is **licensed and bonded** to work in the City of Milwaukee. The homeowner, friends, family, or other volunteers will **not** be authorized to do the work.

Note: You must use a **State Certified Lead Based Paint Contractor** if your project includes activities that disturb painted surfaces totaling more than 20 square feet on exterior surfaces, or 10 percent of the total surface area on an exterior component with a small surface area (e.g., windowsill and window trim).

Tips for selecting a contractor

Always…

- call and arrange to interview at least three different contractors to answer your questions and provide you with the detailed bid for the work you want done.
- ask the contractor how long they have been in business including their qualifications and proof of an up-to-date insurance certificate to cover any costs that may arise as a result of their work
- ask the contractor to provide you with three recent references for similar projects they have done including names addresses and phone numbers so that you are able to check out the quality and customer satisfaction.
- check with the Better Business Bureau (414) 847-6000 to see if there is a history of complaints against the contractor: http://search.bbb.org/
- make sure that all financial terms and work to be done are completely understood and clearly stated in writing before signing any contract.
- be sure that there is an approximate “Start” and “Finish” date in writing that includes the ability for you to void the contract if work is not started or completed in a timely fashion.
- request a lien waiver when making your final payment to assure that you will not be held liable for 3rd party claims for nonpayment.

Never…

- pay for the full amount of the project before the work begins. Smaller fees or payments for materials already on the job are normal and appropriate.
- never select a contractor just because they gave you the lowest bid.

Adapted from the following sources:
Better Business Bureau
National Association of Home Builders
National Association of Realtors, Inc.

How is Payment Handled?

Upon the timely completion to the satisfaction of the homeowner and the NID program administrator, the homeowner can: **a)** pay the contractor and provide proof of payment for reimbursement from the NID program; or **b)** the NID program can pay the contractor directly.

Documents Needed to Complete this Application

You **must have photocopies** of the following documents. If you don't provide them at the time of applying, your application will not be considered.

1. **Income**: 2025's federal income tax form **1040** or **1040EZ** showing the **Adjusted Gross Income (AGI)** for all household members who contribute to total household income OR 2024 1040 AND Tax Extension OR another statement verifying your annual gross income.
   - NOTE: A W2 form is not acceptable because it doesn't show your total income.
   - A paystub is not acceptable because it is not annual.

   Verification of any other forms of income, if listed on page 6 of the application.
2. **Property Tax**: Your receipt for paid property taxes for the previous year, or verifiable evidence that a tax payment plan is current.
3. **Contractor Bid / Estimates:** A detailed bid/estimate from a licensed and bonded contractor. It must be clearly written on a professional contractor's letterhead.
4. **A Copy of Your most recent WE Energies Bill**
5. If you live in a Historic District (Sherman Blvd, Grant Blvd or 2500 block of N 47th) and are making exterior changes, you must have a Certificate of Appropriateness (COA) from the City of Milwaukee Historic Preservation Commission. MHPC can be reached at (414) 286-5712 or hpc@milwaukee.gov

Other Agreements You Are Making by Participating in This Program

- This grant offer is good for 60 days from the agreed-upon starting date. Sherman Park Community Association must give **prior approval** if any more time is needed to complete repairs/improvements. We expect all projects to be completed by September 30, 2026.
- No further costs of your project will be covered beyond the agreed-upon labor and materials.
- You will use a state certified lead abatement contractor if such work is involved.
- You agree to hold harmless the NID #4 Board and SPCA employees.
- You agree that the NID #4-appointed agent can photograph the work before and after project completion.
- All grant decisions will be made by the Sherman Park NID #4 Board and agent.
- The NID Board reserves the right to limit the number of grant awards, and/or reduce the amount of any grants awarded.
- The NID Board and SPCA reserve the right to refuse to work with unlicensed and uninsured contractors.
- If an applicant is found to have provided fraudulent information, the applicant will be denied grant money.
- You may be asked to submit further proof of residency like a utility bill.

Sherman Park Neighborhood Improvement District (NID #4)
Grant Application

Please Print Legibly

Names of **all** Property Owner(s): _____

Address: _____

Please check one ☐ single family ☐ duplex ☐ multifamily

City: Milwaukee ZIP:_____ Phone: (H) _____ (C)_____

Email _____ Best contact method: ☐ email ☐ text ☐ phone call

Estimated project cost: $_____ Start Date: _____ Completion Date: _____

Brief description of work planned:

_____

_____

_____

Scope of work cannot change without written consent of Sherman Park Community Association, Inc. (SPCA)

Agreement

Please sign to verify that you:

- Have thoroughly read and filled out this grant application to the best of your knowledge.
- Understand that this grant offer is good for 60 days from the agreed-upon starting date, Sherman Park Community Association must give **prior approval** if any more time is needed to complete repairs/improvements. We expect all projects to be completed by September 30, 2026.
- Understand that **no further costs** of your project will be covered besides the labor and materials applied for.
- You **must** use a **State Certified Lead Based Paint Contractor** if your project includes activities that disturb painted surfaces totaling more than 20 square feet on exterior surfaces, or 10 percent of the total surface area on an exterior component with a small surface area (e.g., windowsill and window trim). **Initial here: _____.**
- **Agree to hold harmless and indemnify** the Sherman Park NID #4 Board of Directors, the SPCA and their employees, members, officers, and directors from all loss, costs, damages, or liability associated with acts performed by them which could reasonably be associated with consultation, technical advice, property inspection and other related activities. Further, I agree to allow the above-named agency to photograph before and after pictures of the work described above. SPCA may use photographs for promotional and reporting purposes.

Property Owner Signature: _____ Date: _____

The above description of work planned has been reviewed and approved by the Agency Representative as a qualified NID #4 Repair /Improvement Project.

Agency Representative Signature: _____ Date: _____

Agency Representative Signature: _____ Project Completed: _____

During the Sherman Park NID #4 program, you can contact Ana Branderhorst of the Sherman Park Community Association by calling (414) 514-6441 or emailing AnaB@shermanpark.org

Household Income Information

Complete the following for **ALL household members** (Including qualified co-owner if applicable). You must include **ALL income sources:** Employer, self-employment, unemployment, pensions, VA benefits, disability benefits, Social Security, SSI, SSIE, AFDC, Medicare, Medicaid, child support, foster care, adoption assistance, rental income, etc.

Attach additional sheet for explanation if needed.

All Household Members	Relationship	Income Source	Gross Monthly Income
	applicant		
		Total monthly household income	

Total monthly household income X 12 = $_____ (annual household income)

You must attach verification of **all household** income for each adult in the house and/or benefits for children.

Income Worksheet – How Much is My Matching Contribution?

There are no income caps to receive this grant. Grant funds are available on a sliding-scale based on your **total family income** (see previous page) and household size. Your income is compared to the County Median Income (CMI) ranges for Milwaukee, which are shown in the table below. The CMI is calculated by the U.S. Department of Housing and Urban Development (HUDI).

The sliding scale for homeowner contributions is as follows:

- Households at or below 50% of CMI are **not** required to contribute.
- Households between 51% and 120% of CMI are required to contribute ***25%*** of the total project cost.
- Households at or above 121% of CMI are required to contribute **50%** of the total project cost.

1. Circle the number of total people currently in your household in the first column.
2. Go across the number you circled in the first column and circle your current income range.
3. Verify your choices, sign, and date at the bottom of this page.

	No matching contribution		**25% match**	**50% match**
Persons in Household	**A - Less than 30% of median income**	**B – 30% - 50% of median income**	**C - 51% - 120% of median income**	**D - Over 121% of median income**
1	$21,500	$21,501- $35,750	$35,751 - $85,750	$85,751 and above
2	$24,550	$24,551 - $40,850	$40,851 - $98,000	$98,001 and above
3	$27,600	$27,601 - $45,950	$45,951 - $110,250	$110,251 and above
4	$31,200	$31,201 - $51,050	$51,051 - $122,500	$122,501 and above
5	$36,580	$36,581 - $55,150	$55,151 - $132,300	$132,301 and above
6	$41,960	$41,961 - $59,250	$59,251 - $142,100	$142,101 and above
7	$47,340	$47,341 - $63,350	$63,351 - $151,900	$151,901 and above
8	$52,720	$52,721 - $67,400	$67,401 - $161,750	$161,751 and above

Verify that you've accurately represented your household size and income in the charts above and understand that this information is subject to verification.

Property Owner Signature: _____ Date: _____

Agency Representative Signature: _____ Date: _____

NID NO. 4: SHERMAN PARK

NEIGHBORHOOD IMPROVEMENT DISTRICT

Prepared by the Department of City Development Planning Division, 12/13/2016
Source: City of Milwaukee Information Technology Management Division; NIDC

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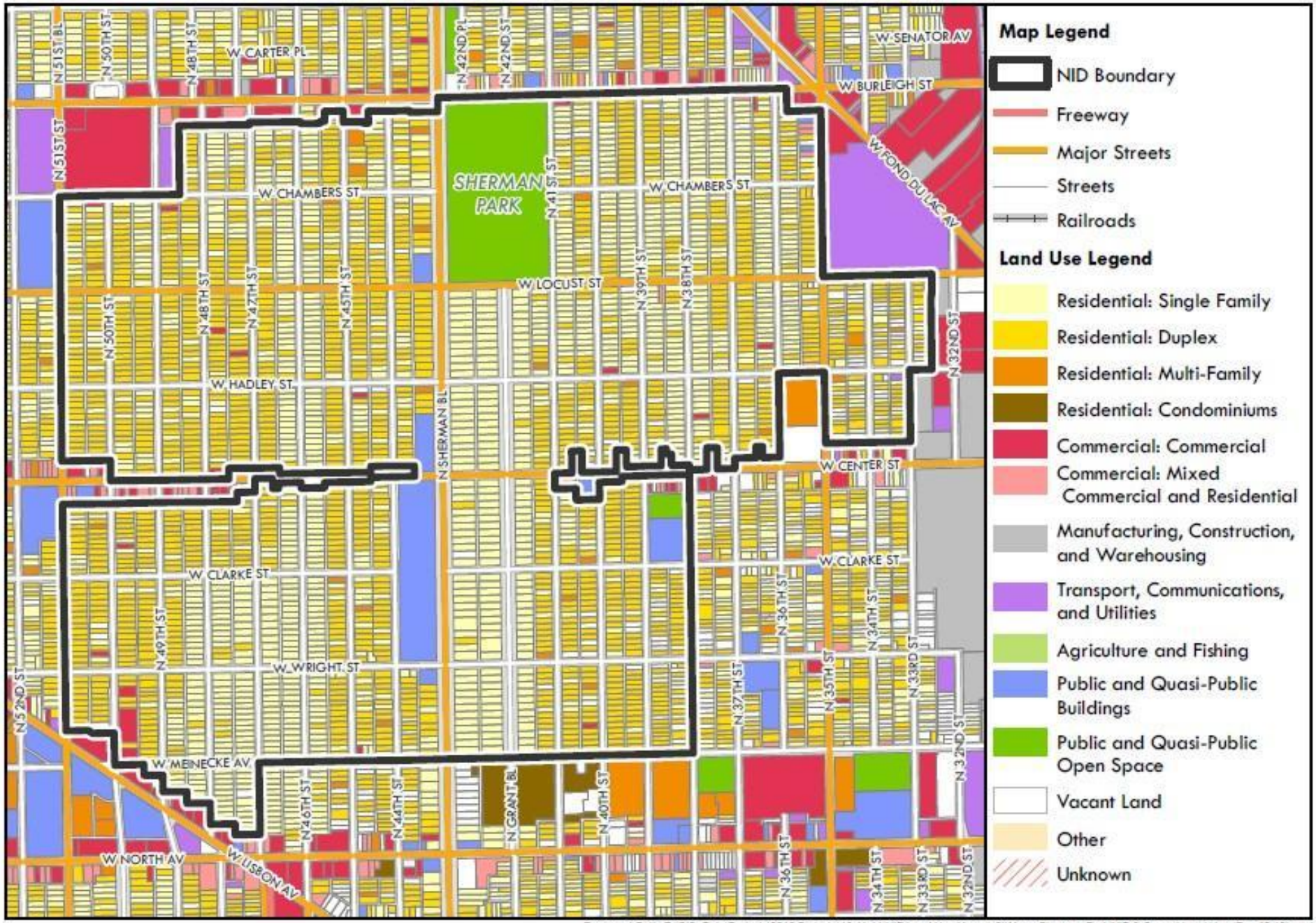

Document Path: E:\GIS_Data\Projects\2016 Projects\16-11-14 NID Land Use Maps (x3)\Map - Sherman Park NID & Current Land Use (Rev 12-13).mxd