



**City of Racine, Wisconsin**  
**AGENDA BRIEFING MEMORADUM**

**AGENDA DATE:**

February 26, 2024 – Finance and Personnel Committee

March 5, 2024 – Common Council

**SUBJECT:** Communication sponsored by Mayor Mason requesting the transfer of property addressed as 1101 Hamilton Street (Parcel #03004000) and 812 Hamilton Street (Parcel #01975000) from the County of Racine to Habitat for Humanity for redevelopment.

**PREPARED BY:** Jeff Hintz, CNU-A – Assistant Director, Department of City Development

**BACKGROUND & ANALYSIS:** These properties were acquired by the County due to non-payment of taxes. 1101 Hamilton Street was demolished by the City in 2020 and foreclosed on by the County in April of 2023. 812 Hamilton Street was demolished in 2015 and acquired by the County in April of 2023.

Habitat for Humanity (Habitat) has requested the property from the County for redevelopment in partnership with the Department of City Development as part of the Lincoln-King Redevelopment project. For this to occur, the property must first be transferred to the City of Racine (City); the City would then transfer the property to Habitat for the redevelopment to occur. The redevelopment would be the construction of single-unit dwellings on each property.

Habitat plans to construct homes within the bounds of the Lincoln King Neighborhood using building plans provided by the Division of Economic Development and Housing. These plans are consistent with those used for the overall neighborhood redevelopment. The materials for the homes will match those specified by the Community Development Authority (CDA), which is concurrently undertaking construction projects in the neighborhood.

Upon completion, Habitat intends to sell the homes to eligible owners under their program requirements. Notably, these homes will contribute to the 40-unit goal set by the CDA as part of the Neighborhood Investment Grant Program, awarded in March of 2022.

The success of this project will not only contribute to the revitalization of the Lincoln King Neighborhood but also support the objectives outlined in the Neighborhood Investment Grant Program.

**RECOMMENDED ACTION:** The Finance and Personnel Committee recommends approving the receipt of 1101 and 812 Hamilton Street from the County of Racine and the transfer of the property to Habitat for Humanity, with Habitat for Humanity reimbursing the City for any fees associated with the transfer.

**FISCAL NOTE:** Habitat for Humanity will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$30 per parcel.