

RACINE REVITALIZATION PARTNERSHIP, INC.

432 Shoreland Drive, Racine, WI 53402

rrpracine@gmail.com

262-260-9492

May 26, 2016

Ms. Janice Johnson-Martin
City of Racine Clerk
730 Washington Avenue
Racine, WI 53403

Dear Ms. Johnson-Martin:

On behalf of the Racine Revitalization Partnership, Inc., I am requesting that the attached request with attachments be referred to the Redevelopment Authority and the Finance and Personnel Committee for review and recommendation. A copy will be forwarded by e-mail to Mayor Dickert, members of the Common Council, and Ms. Amy Connolly.

If you have questions please feel free to contact either me at 414-573-9913 or Joe Heck at 262-752-1348 or 262-880-8053.

Sincerely,



Gai A. Lorenzen

President

RACINE REVITALIZATION PARTNERSHIP, INC.

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Honorable John Dickert, Mayor

Honorable Members of the Common Council

Honorable Members of the Redevelopment Authority

Honorable Members of the Finance and Personnel Committee

City of Racine

730 Washington Avenue

Racine, WI 53403

Re: Tax Incremental District No. 19

Dear Mayor Dickert, Members of the City of Racine Common Council, Members of the City of Racine Redevelopment Authority and Members of the City of Racine Finance and Personnel Committee:

We are writing regarding the "Project Plan for the Creation of Tax Incremental District No. 19" which allocates up to \$1.1 million toward the creation, administration, and management of a Community Housing Development Organization (CHDO). We are requesting that the Racine Revitalization Partnership, Inc. (The Partnership) be considered for an allocation of \$150,000. The purpose of the requested funds would be for start-up expenses. The Partnership is in the process of completing the requirements to meet the Department of Housing and Urban Development's definition of a CHDO.

Racine does not have an organization meeting the CHDO definition at the current time. Due to regulatory restrictions, the lack of a CHDO results in the City of Racine not being able to utilize a significant proportion of otherwise available HUD funding. More importantly, there are a substantial number of other grant and tax credit opportunities the community forgoes because Racine does not have an organization with the sole purpose of engaging in comprehensive neighborhood revitalization.

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The Partnership is a new nonprofit organization founded by local nonprofit partners in collaboration with the City of Racine and Racine County providing technical assistance and encouragement. Additionally, each of those governmental entities has a designated seat on the Board. Our mission is to build a better Racine through the social, physical, and economic revitalization of our neighborhoods. Modeled after successful community and economic development efforts in similar communities - which have leveraged hundreds of millions of dollars - we will seek participation from private sector businesses and other community stakeholders to develop a financially viable organization to engage in comprehensive neighborhood revitalization efforts in Racine.

The Partnership's founding members include: The Continuum of Care for the City and County of Racine, U.A. (CoC); Great Lakes Community Conservation Corps, Inc. (GLCCC); Homeless Assistance Leadership Organization, Inc. (HALO); Housing Resources, Inc. (HRI); Racine Housing and Neighborhood Partnership, Inc. (RHNP); and Racine Neighborhood Watch, Inc. (RNW). We are currently recruiting another nonprofit entity and are optimistic we will secure participation on the Board of Directors from an economic development agency.

Under our bylaws each founding organization will appoint two board members, one of whom must be a "low income community representative". This requirement ensures the organization has input from the community it intends to serve. In addition to one representative each from the City of Racine and Racine County, up to five additional Board of Director seats will be made available to private sector businesses and organizations making a meaningful contribution to The Partnership's mission.

The Partnership's first targeted area for neighborhood revitalization efforts will be the *Uptown Neighborhood*. We are eager to utilize the *Uptown Neighborhood Strategic Plan* and the *Project Plan for TID No. 19* to help guide our initial work. With ongoing support and collaboration with the Uptown BID Board, and other interested public and private entities we will implement the plans to achieve identifiable and meaningful neighborhood revitalization.

Start-up funding will enable The Partnership to hire an Executive Director and cover other start-up expenses. A requirement for CHDO certification is to have paid competent staff in addition to a Board of Directors. Volunteer and/or in-kind staff support from an outside organization is not sufficient to obtain designation as a CHDO.

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For more information about The Partnership, please see Attachment A which is The Partnership's initial 18-month work plan based on the Uptown Neighborhood Strategic Plan, Attachment B which is the proposed initial budget, and Attachment C which is an overview of The Partnership.

If you have any questions, concerns or comments, please do not hesitate to contact me at 414-573-9913 or Joe Heck, our Vice President, at 262-752-1348 or 262-880-8053.

We wish to thank you in advance for your attention to this matter and look forward to meeting with you to discuss it further.

Respectfully,

A handwritten signature in cursive script, appearing to read "Gai A. Lorenzen".

Gai A. Lorenzen
President

Encs.

Attachment A
Racine Revitalization Partnership 18-Month Work Plan

1. Hire an Executive Director – and support staff as required to lead The Partnership towards the achievement of our goals for the Uptown Neighborhood, which are:
 - Security - Safe, clean and attractive neighborhoods.
 - Diversity – An economically and ethnically diverse community.
 - Housing – High quality housing and increased homeownership opportunities
 - Business- Attractive and appropriate retail, commercial, industrial development that can provide family supporting jobs for neighborhood residents.
 - Education – Great schools and improved educational opportunities that can lead to family supporting job opportunities.
2. Develop a presence for the Partnership along the Washington Avenue corridor.
 - Evaluate potential commercial storefronts and/or mixed use opportunities.
 - Develop preliminary cost estimates and development plans.
 - Acquire, redevelop - as necessary - and open an office.
 - Identify and secure additional residential and commercial tenants for the office building.
3. Work with Uptown BID district to implement shared objectives.
 - Beautification Efforts
 - Parking Enhancements
 - Business Development
4. Work with the Racine Police Department and the 16th St. Community Policing Office
 - Increase outreach with area residents regarding work of the 2nd and 3rd District Neighborhood Groups, Racine Neighborhood Watch and other community based organizations
 - Monitor crime reports on a quarterly basis.
 - Utilize real estate development activities to target problem properties with high calls for services.
5. Develop a housing revitalization strategy in partnership with the Uptown BID Board for the area with initial emphasis on the 1500 and 1600 blocks of Packard Avenue.
 - Facilitate the Summer 2017 presence of Group Work Camps in the Uptown neighborhood.
 - Host Uptown-based homebuyer education programs and provide ongoing credit counseling and down payment assistance to increase owner occupancy.
 - Identify tax-delinquent, foreclosed, or abandoned properties for acquisition/rehabilitation and resale to owner occupants.

- Promote the availability of City of Racine resources for low interest loan programs for owner occupied properties.
- Apply for Affordable Housing Program (AHP) funds, which can link low interest loans with home improvement grants for owner occupied properties.
- Conduct outreach to area landlords and promote property improvement and economic incentives to tenants who complete Rent Smart programming.
- Identify and acquire vacant lots for infill development.

Attachment B
 Racine Revitalization Partnership
 12 month Proposed Operating Budget

REVENUE	
City of Racine TID No. 19	\$150,000
City of Racine CHDO Operating	\$20,000
Private Investors	
TOTAL	\$170,000

EXPENSES	
Salaries	\$85,000
Fringe Benefits	\$25,500
PERSONNEL SUBTOTAL	\$110,500
Rent	\$6,000
Internet	\$1,200
Telephone	900
Office Supplies	900
Printing/Photocopying	\$2,000
Professional Services	\$10,000
Furniture & Equipment	\$5,000
Predevelopment Expenses	\$33,500
NON-PERSONNEL SUBTOTAL	\$59,500
GRAND TOTAL	\$170,000

Attachment C

Racine Revitalization Partnership

Overview