



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:

January 9, 2024 – Finance and Personnel Committee

January 16, 2024 – Common Council

SUBJECT: Communication sponsored by Mayor Mason requesting the transfer of property addressed as 1111 West Street (Parcel #02879000) from the County of Racine to Habitat for Humanity for redevelopment in partnership with the Division of Economic Development and Housing as part of the Lincoln-King Redevelopment project.

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

BACKGROUND & ANALYSIS: This property was acquired by Racine County on April 14, 2023. In 2018 a raze order was issued for the properties and three structures were demolished by the City.

Habitat for Humanity (Habitat) has requested the property from the County for redevelopment in partnership with the Division of Economic Development and Housing 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 three new single-unit dwellings on the property.

Habitat plans to subdivide the land and construct three 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 1111 West 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.