

14-10292 Subject: (Direct Referral) Request of the Director of City Development that the City transfer 1804 Franklin Street to Racine Habitat for Humanity and provide a HOME grant for part of the cost of its rehabilitation.

Address: 1804 Franklin Street

How acquired: From Racine County which foreclosed on property for delinquent taxes on November 16, 2012. Deeded by the County to the City on January 16, 2013.

Proposed disposition: Transfer to Habitat for Humanity for gut rehab and sale to Habitat participant.

Financial assistance: Provide a HOME Investment Partnership grant of up to \$95,000 (of which \$35,000 is re-allocated from a different Habitat property and \$60,000 is a new allocation).

Contingencies:

- Standard HOME Program requirements, including sale of house to income qualified buyer (80% CMI).
- City to provide for abatement of any lead paint hazard before transferring property to Habitat.
- Habitat to complete project, including sale, within 24 months of transfer of the property.

Recommendation:

That the Mayor, City Clerk and Director of City Development be authorized and directed to transfer the property at 1804 Franklin Street (Parcel ID No. 17622000) to Racine Habitat for Humanity, Inc., and to execute such agreements and/or deeds of sale necessary to accomplish the transfer.

Further recommends that Racine Habitat for Humanity be allocated up to \$60,000 in uncommitted 2011 HOME Housing Investment Partnerships funds toward the cost of the rehabilitation of 1804 Franklin Street as a single family residence for a Habitat for Humanity participant, subject to HOME program requirements and a grant agreement to be executed by the appropriate city officials.

Further recommends that Racine Habitat for Humanity be authorized to utilize up to \$35,000 for the rehabilitation of 1804 Franklin Street from the HOME funds previously allocated to it by Common Council resolution 11-2572.

Fiscal Note: Funds are available in the sources identified.