



City of Racine, Wisconsin AGENDA BRIEFING MEMORADUM

AGENDA DATE:

May 24, 2018 Community Development Committee

SUBJECT:

CDBG Funding Request: \$215,000 for Rehabilitation of a property at 1101 Grand Avenue

PREPARED BY:

Laura Detert, Manager of Housing and Community Development

EXECUTIVE SUMMARY:

Request to use \$215,000 of CDBG funds for rehabilitation of 1101 Grand Avenue

BACKGROUND & ANALYSIS:

1101 Grand Avenue was acquired in 2018 by the County via in rem tax foreclosure and scheduled for donation to the City of Racine contingent on County Board approval on May 22nd, 2018. It is located within of the Greater Uptown Neighborhood Revitalization Strategy Area (NRSA) at the corner of 11th St and Grand Avenue.

The property was built in 1860 and is considered Prairie School-style architecture. While not considered a historic landmark, the house is known as the “Conrad and Louise Hahn House” on the Wisconsin Historical Society’s Architecture and History Inventory. The property is currently a three-family property but was used as a ground-floor doctor’s office with a 2nd floor residence until 1987.

The property will be converted from a three-family to a one- or two-family house depending on structural conditions. The project will include instillation of Energy Star/energy-efficient appliances, full lead hazard abatement, and meet all housing quality standards (HQS) and city building codes. After project completion, the building will be sold on the open real-estate market to a CDBG- eligible homeowner or homeowner of any income and income-eligible tenants.

City Development staff is requesting \$215,000 of CDBG funds to complete the project. Proceeds from the sale of the house will be considered CDBG program income and returned for use in future CDBG projects.

**BUDGETARY IMPACT:**

There are sufficient CDBG funds to meet this request.

RECOMMENDED ACTION:

Approve the use of \$215,000 in CDBG funds to cover the cost of rehabilitation of the property at 1101 Grand Avenue.