



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 1100 Park Avenue

PREPARED BY:

Laura Detert, Manager of Housing and Community Development

EXECUTIVE SUMMARY:

Request to use \$215,000 of CDBG funds for rehabilitation of 1100 Park Avenue

BACKGROUND & ANALYSIS:

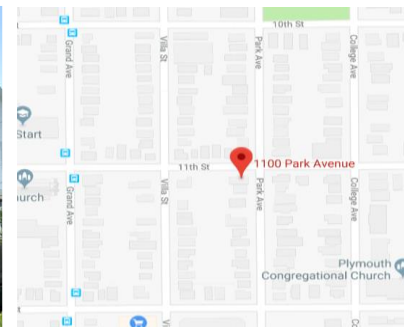
1100 Park Avenue was acquired in 2018 by the County via in rem tax foreclosure and scheduled for donation to the City of Racine contingent on County Board approval on May 22nd, 2018.

This property is a two-family property located within of the Greater Uptown Neighborhood Revitalization Strategy Area (NRSA) at the corner of 11th St and Park Avenue. The property is considered a contributing property to the Southside Historic District, a district on the National Register of Historic Places.

The property will be converted from a two-family to single-family house if the structural condition of the building allows this conversion in a safe, cost-effective manner. In all cases, 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. Rehabilitation will need approval by the Landmarks Preservation Committee.

After project completion the building will be sold on the open real-estate market to a CDBG- eligible homeowner.

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 1100 Park Avenue.