



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE: May 7, 2018 Finance + Personnel Committee
May 15, 2018 Common Council

SUBJECT: Communication from the Manager of Housing and Community Development requesting the City accept 910 Hagerer St, a vacant lot, from Racine County and donate the property to Racine Habitat for Humanity.

PREPARED BY: Laura Detert, Manager of Housing and Community Development

EXECUTIVE SUMMARY:

Racine County has obtained a vacant lot at 910 Hagerer St via in-rem foreclosure. Racine Habitat for Humanity requests the City donate this property for construction of a single-family house and sale to a Habitat program participant.

BACKGROUND & ANALYSIS:

910 Hagerer is an empty corner lot located at the corner of Hagerer St and Superior St on the city's north side. The property formerly located on the lot was razed by the city in 2016.

Racine Habitat for Humanity requests donation of the property to build a new single-family house that will be sold to an eligible Habitat participant. Habitat is not requesting additional funds for property construction. No affordability period will be required.



Transfer will include a written agreement with the city detailing that:

- All work will be performed with proper building permits and the buildings will be in compliance with City building codes before resale.
- The City will have the right of first refusal to purchase the property for \$1 if the nonprofit group needs to dispose of the property before the construction/rehabilitation is complete or within building codes.
- Certificate of occupancy (completion of construction/rehabilitation) must be obtained within four years of receiving the property.



BUDGETARY IMPACT:

Habitat for Humanity will reimburse the city the title transfer recording fee for the property estimated to be \$30. No other funds will be owed by the City of Racine to accept and donate the property.

RECOMMENDED ACTION:

Staff recommends that the Finance and Personnel Committee recommend acceptance of 910 Hagerer from Racine County and donation to Racine Habitat for Humanity with conditions as recommended by staff.