



City of Racine, Wisconsin

AGENDA BRIEFING MEMORADUM

AGENDA DATE: August 9, 2021 Finance and Personnel Committee

SUBJECT:

Communication sponsored by Alder Jones requesting the City receive 1205 Schiller Street and 1427 Villa Street from Racine County and transfer the property to Racine Habitat for Humanity for the purpose of redevelopment.

PREPARED BY:

Matthew Rejc, Assistant Director of City Development

EXECUTIVE SUMMARY:

The properties at 1205 Schiller Street and 1427 Villa Street were recently foreclosed upon and acquired by Racine County during their spring tax foreclosure action in 2021. Racine Habitat for Humanity approached the County Treasurer and the Mayor about acquiring these properties on June 29, 2021. Two other properties requested by Racine Habitat for Humanity are currently undergoing review by the City Development Department at this time. The properties are all currently grass-covered lots on which Habitat proposes to construct single-family homes.

BACKGROUND & ANALYSIS:

The proposed transfer to Habitat will include a written agreement with the City detailing that:

- Property transfer is contingent on construction financing availability.
- All work will be performed with proper building permits and the buildings will be in compliance with City building codes before resale.
- Certificate of final inspection (completion of construction/rehabilitation) must be obtained within two years of receiving the property.
- Habitat must comply with all Federal regulations associated with these properties should Federal funding be used on this property.
- The City may execute appropriate legal instruments prior to transfer of the property that will allow the City to regain ownership of the property if Habitat is not compliant with any of the above stipulations or, if applicable, Federal regulations.

Ultimately, the goal of this property transfer request is to redevelop the parcels and to return them to the tax rolls. The redevelopment and sale of these parcels will generate revenue for Habitat and affordable homeownership opportunities for eligible home buyers.

BUDGETARY IMPACT:

Habitat will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$60.

RECOMMENDED ACTION:

That the Finance and Personnel Committee recommend approval of the reception of 1205 Schiller Street and 1427 Villa Street from Racine County and transfer of the properties to Racine Habitat for Humanity for the purpose of redevelopment.

