



# City of Racine, Wisconsin Agenda Briefing Memorandum

**AGENDA DATE:**

June 2, 2026 – Common Council - Committee Assignment  
Week of June 8, 2026 – Committee consideration  
June 16, 2026 – Common Council consideration

**PREPARED BY:** Jeff Hintz, CNU-A, Assistant Director of City Development

**SUBJECT:** Communication sponsored by Mayor Mason on behalf of the Department of City Development, requesting authorization to allocate \$1,077,000 in funds from the closure of Tax Increment District #8, for a home renovation program titled “Racine: Rehabbed and Ready.”

**Background and Analysis:** It can be challenging to purchase a home with modern renovations. In some neighborhoods, where home values are less than the cost of required rehab work, it can also be difficult to finance repairs. This program would help to offset that financial gap.

To be considered, a property would need to be vacant/abandoned for at least 90 days and be a one- or two-unit dwelling. Additionally, the property would need to be sold to an owner occupant or occupied by the program applicant upon completion of work. A deed restriction requiring sales to owner occupants only, would also be added to the property.

This would function as a reimbursement program; no money would be granted until work is completed and inspected by City Development Department staff and the deed restriction recorded. Grant amount under this program would be \$25,000 per property and any property would be limited to use of the program once.

Tax Increment District 8 closed in July of 2018 and remaining funds upon closure were distributed to the varying taxing authorities (City, County, Gateway Technical College, and Racine Unified School District) per State Statute requirements. The City portion of TID #8 was required to be used for affordable programs and development for housing. Utilizing \$1,077,000 for a program to help offset the cost of renovation of blighted and vacant properties fits this purpose.

It is worth noting that renovation of structures is the most cost-effective method of stabilizing neighborhoods where vacant, blighted, and otherwise dilapidated housing units have impaired property values for decades in some cases. Demolition and new construction are the most costly and timely method of neighborhood stabilization. It is true some structures are beyond renovation, but that is not usually the case. Because the market and dynamics of land investment do not fully work in all neighborhoods, a program of this nature is necessary to prevent demolition by neglect and ensure vacant land with utilities is kept to a minimum.

By being proactive and requiring properties which are vacant to register, properties in violation of building/zoning codes to achieve compliance, and catching properties before the only viable economic outcome is to demolish and rebuild, neighborhood stabilization and enhancement of property values can occur. City Development believes that the most financially sustainable and fiscally responsible strategy is to prevent demolition through renovation of vacant dwelling units and sales to owner occupants with vested interest in our neighborhoods.

The \$1,077,000 being requested is the rough cost of demolition, site prep and design work to rebuild two dwellings of roughly 1,500 square feet with a detached garages; this program is expected to help renovate 43 dwellings in neighborhoods across the city.

**STAFF RECOMMENDED ACTION:** That the City of Racine Common Council authorizes the use of TID #8 funds not to exceed \$1,077,000 in total for the “Racine: Rehabbed and Ready” program.

Further, authorizes the City of Racine Community Development Authority to implement the allocation of these funds and develop rules and guidelines to implement the program.

**FISCAL NOTE & BUDGETARY IMPACT:** \$1,077,000 exists in account 20420 - TID #8 and if approved, would be reserved for applicants of this program.

Neighborhood TID Infrastructure Dollars would also fund applicants for this program if the home were within a Neighborhood TID.