



Community Development Authority

City of Racine

LINCOLN-KING NEIGHBORHOOD REDEVELOPMENT PLAN FREQUENTLY ASKED QUESTIONS

Overview

The City of Racine and the Community Development Authority (CDA) believe everyone should have access to safe, healthy neighborhoods. With a \$15 million investment from the State in the Lincoln King Neighborhood, housing will be improved. The project will take place in phases and will result in new and improved homes in the neighborhood. Current residents will also be able to access resources to improve their homes.

Here are answers to some of the questions we've received so far about this project. Have additional questions? Email them to Lkplan@cityofracine.org

1. What is the Lincoln King Redevelopment Plan and why is it needed?

The Lincoln King Redevelopment Plan is a guiding document that lays out the geographic boundary (the neighborhood blocks, which are part of this area), goals, and process for enhancing the Lincoln King neighborhood. "Redevelopment" simply means repairing and improving existing housing and/or building new housing. The plan also describes other improvements envisioned for the neighborhood, including street lighting, tree planting, installation of play equipment, sidewalk improvements, and/or utility improvements.

The plan is needed to utilize the grant funding provided. The redevelopment plan is required by State Statute before the funds can be invested into the neighborhood. The CDA is an independent organization established to work collaboratively with the City of Racine for the betterment of the community by promoting economic stability.

2. How do I know if my house is included in the Plan?

All homeowners will receive a notice by certified mail and all renters will receive a notice by regular mail at their current residence.

3. Where can I view a copy of this plan?

The plan is available at www.buildupracine.org/Lkplan

4. Does the City of Racine or Community Development Authority (CDA) want to buy some homes in the neighborhood to make them better?

As part of the plan to improve the neighborhood, the CDA may be interested in buying certain homes or lots. If your home is one of them, they will reach out to you or the property owner to give you more information, answer your questions, and make sure you understand the process.

5. Will this plan lead to people from outside the neighborhood buying homes and changing our neighborhood?

The goal of the plan is to improve the housing conditions for both homeowners and tenants who currently live in the neighborhood, with a focus on providing safe, healthy neighborhoods for our residents. The plan aims to improve existing housing, develop new homes on vacant lots, and improve the pedestrian feel.



Community Development Authority

City of Racine

6. How will you prevent landlords who don't live in the neighborhood from buying homes?

All properties that the CDA owns or sells in the Lincoln King Neighborhood will be sold with restrictions requiring them to be occupied by the homeowner, not purchased and turned into a rental unit by a landlord.

7. Will people who currently own or rent here be able to buy new homes?

The City of Racine is committed to safe, healthy neighborhoods. The intent of this plan is to market and develop these homes for sale to existing residents of the neighborhood. In partnership with Housing Resources Inc. (HRI), hundreds of Racine residents have become homeowners. We intend to continue our partnership with local banks and non-profits, including HRI and the City of Racine's Financial Empowerment Center to provide residents with tools to achieve homeownership.

8. If I already own a home in the Lincoln King Neighborhood, what will this plan mean for my property taxes?

In Wisconsin, property taxes are calculated the same way for everyone, using a fair and equal method required by the state. Generally, when improvements are made, property taxes could be impacted. The City of Racine has the lowest property tax rate in a decade and is committed to identifying measures to make sure residents can remain in the neighborhood after improvements are made.

9. Does this stop me from selling or renting my property?

No, you are still able to sell or rent your property regardless of if this redevelopment plan is approved.

10. Who is my Alderman on the Common Council?

Your Alder and their contact information can be found on the city's website,

<https://www.cityofracine.org/Government/City-Alderman/>

Alder Marcus West represents a majority of the Lincoln King neighborhood and Alder Amanda Paffrath represents the remainder of the area.

11. How can I offer suggestions or make comments on this plan?

Comments may be submitted via email at Lkplan@cityofracine.org or by mailing to Community Development Authority, 730 Washington Avenue, Racine, WI 53403.

There will be a public hearing on **Tuesday, June 20, 2023 at 6:00 PM in Room 205 (Common Council Chambers) of Racine City Hall, 730 Washington Avenue, Racine, Wisconsin 53403**. People wishing to speak during the hearing may do so by attending the hearing and coming forward during the public comment section. Please be aware that the public hearing is not a question-and-answer format; it is for those interested in sharing their feedback on the plan. Note, staff does not vote on the plan.

12. What happens after the public hearing at the CDA?

The CDA will vote to consider the plan. If the plan is approved, it shall include a finding that the plan is feasible and follows the land use plans of the City.

13. How can I ask another question?

Email Lkplan@cityofracine.org or call (262) 636-9322. Please include your question(s), your full name and contact information, and the address of your property. All of this information is important so staff can research your question(s) and provide you with accurate and timely answers.

A staff member will respond to your inquiry as soon as possible.