



Community Development Authority

City of Racine

JUNE 20, 2023 MEETING



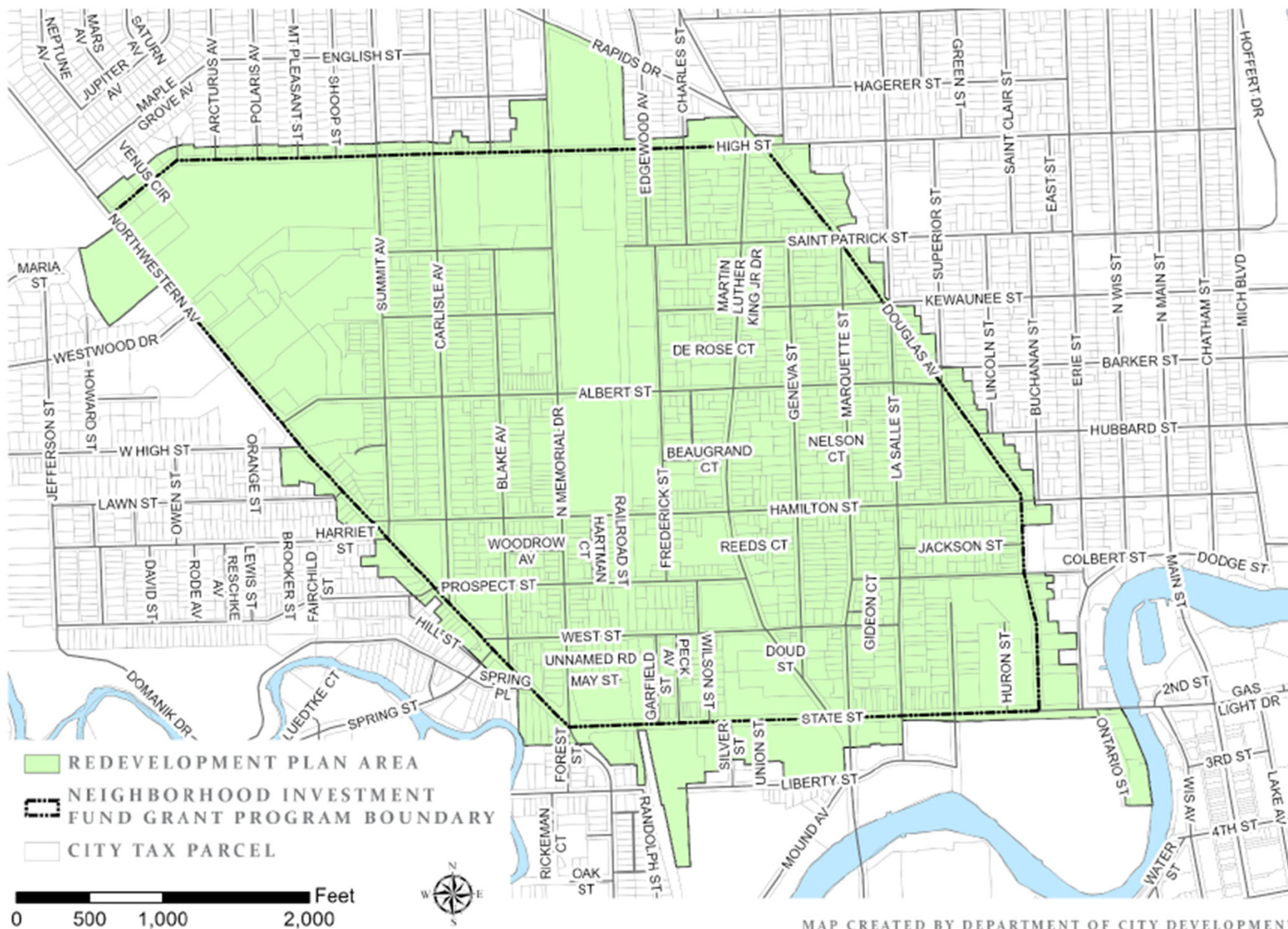
REDEVELOPMENT PLAN

Public Hearing and consideration of Resolution 23-05, adopting the Redevelopment Plan and Project Area for Sites Located in the Lincoln King Neighborhood.

BACKGROUND

- The City of Racine was awarded the Neighborhood Investment Fund Grant Program (NIFGP) in March of 2022. The Grant Program is administered by the Wisconsin Department of Administration (DOA) and funded through the American Rescue Plan Act (ARPA).
- The funding seeks to facilitate the development of new housing and the rehabilitation of existing homes within the Lincoln-King Neighborhood.

LINCOLN-KING REDEVELOPMENT PLAN BOUNDARY



PREVIOUS ACTIONS

On May 15, 2023, the CDA:

1. Designated the boundaries of the project area.
2. Approved the draft Redevelopment Plan of the project area.

On May 16, 2023, the Common Council:

1. Adopted a resolution declaring the area to be a blighted area in need of a blight elimination and an urban renewal project.
2. Approved the Redevelopment Plan of the project area.

NOTIFICATION

- May 26 - Certified mail sent to all property owners in plan area.
- May 31 - Same correspondence sent to all addresses in plan area.
- Additionally, public outreach was done before and after the mailing occurred.

LK HOUSING COMMUNITY CONVERSATIONS

MAY 11 & MAY 17

May 11 – 39 Participants

- 93% LK Neighborhood residents
- Majority (57%) between 45 and 54 years old
- Over 60% Hispanic/Latino & nearly 30% African American
- 100% of participants rated the CC as excellent or good
- Participants liked the information, bilingual presentation, food, questions, explanations and they hopeful feeling they got.
- Participants would have liked more 1:1 conversations, more meetings, and nothing needed to be changed.
- Project knowledge/awareness increased from an average rating of 3 to an average rating of 7.

May 17 – 22 Participants

- 56% LK Neighborhood residents
- Largest age category (44%) between 65 and 74 years old
- 45% Hispanic/Latino, 45% African American, & 10% White
- 68% of participants rated the CC as excellent or good
- Participants liked the inclusive conversation, information, transparency, community input, real questions of residents, everything.
- Participants would have liked ASL interpreter, more direct answers, nothing more, and more involvement.
- Project knowledge/awareness increased from an average rating of 3 to an average rating of 6.

This Community Conversation "gave me hope to become a homeowner."
-LK Housing CC Participant

LK COMMUNITY ENGAGEMENT ACTIVITIES

STRATEGY – piggyback off Racine community events that are already scheduled to outreach, build awareness of the project, and get input from community members.

ACTIVITIES – surveys, visual listening, presentations, and informal discussions.

- June 14 – Juneteenth Community Resource Fair
- June 15 – LK Housing Community Conversation
- June 17 – Juneteenth Day
- June 27 – LK Housing Community Conversation (Spanish)
- July 18 – LK Housing Community Conversation



Better Homes

We invite you to reimagine home ownership in our neighborhood! (Le invitamos a reimaginar la propiedad de una vivienda en nuestro vecindario!)

Highlights Include / Actividades Destacadas:

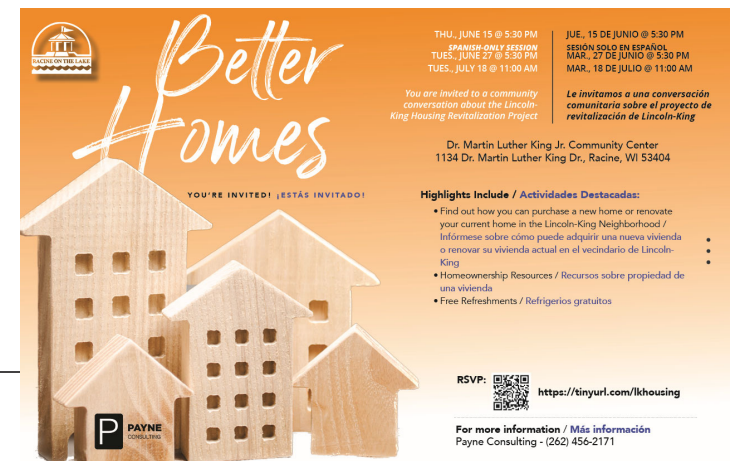
- Find out how you can purchase a new home or renovate your current home in the Lincoln-King Neighborhood / **Infórmese** sobre cómo puede adquirir una nueva vivienda o renovar su vivienda actual en el vecindario de Lincoln-King
- Homeownership Resources / Recursos sobre propiedad de una vivienda
- Free Refreshments / Refrigerios gratuitos

RSVP:
<https://tinyurl.com/lkhousing>

For more information / Más información
Payne Consulting - (262) 456-2171

PAYNE CONSULTING

THU. May 11/Jue. 11 de mayo @ 5:30pm OR
Wed. May 17/Mie. 17 de mayo @ 11am
Dr. Martin Luther King Jr. Community Center
1134 Dr. Martin Luther King Dr., Racine, WI 53404



Better Homes

YOU'RE INVITED! ¡ESTÁS INVITADO!

THU. JUNE 15 @ 5:30 PM
SPANISH-ONLY SESSION
TUES. JUNE 27 @ 5:30 PM
TUES. JULY 18 @ 11:00 AM

JUE. 15 DE JUNIO @ 5:30 PM
SESIÓN SOLO EN ESPAÑOL
MAR. 27 DE JUNIO @ 5:30 PM
MAR. 18 DE JULIO @ 11:00 AM

You are invited to a community conversation about the Lincoln-King Housing Revitalization Project

Le invitamos a una conversación comunitaria sobre el proyecto de revitalización de Lincoln-King

Dr. Martin Luther King Jr. Community Center
1134 Dr. Martin Luther King Dr., Racine, WI 53404

Highlights Include / Actividades Destacadas:

- Find out how you can purchase a new home or renovate your current home in the Lincoln-King Neighborhood / **Infórmese** sobre cómo puede adquirir una nueva vivienda o renovar su vivienda actual en el vecindario de Lincoln-King
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PAYNE CONSULTING

LK COMMUNITY ENGAGEMENT SPECIALIST

ELAINE DE LA CRUZ



LK Community Engagement Specialist housed at the King Center (June to December 2023)

- Monday – 9 am to 10:30 am
 - Tuesday – 6 pm to 9 pm
 - Thursday – 9 am to 10:30 am
 - Responsibilities
 - Provide project information to LK Neighborhood residents and community members.
 - Answer questions about the project.
 - Conduct outreach activities at the King Center and in the LK Neighborhood.
 - Track outreach activities and the types of questions that are being asked about the project.
 - Attend meetings to provide updates to Payne Consulting and the City of Racine.
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CDA MEETING - JUNE 20, 2023

1. A public hearing on the Redevelopment Plan for the area.
 - This is to take comments, it is not question and answer format.
2. Consideration of approval for the Redevelopment Plan, including a finding that the plan is feasible and in conformity with the general plan of the City.

WHAT IS IN THE REDEVELOPMENT PLAN?

- Description of the Project
 - Background
 - Objectives
 - Proposed renewal actions
 - Land use and building requirements
 - Obligations of CDA, contractors, and private owners
 - Duration
- Conformance with State and Local Requirements
 - Legal description
 - Maps
- Procedure for Changes

WHAT DOES THE PLAN DO?

Outlines what funding can support:

- a) Acquisition of in-rem properties;
- b) Developing new properties;
- c) Providing Relocation support;
- d) Renovation and Rehabilitation of properties;
- e) Sale of improved properties to City residents;
- f) Purchase of selected vacant lots;
- g) New Construction on vacant lots;
- h) Sale of new construction homes; and
- i) Improvements to the public realm.

WHAT DOES THE PLAN DO?

Plan Actions:

- a) Acquisition by deed, purchase, condemnation, or otherwise all real property in the project area;
- b) Demolition, removal, or rehabilitation of all buildings and structures acquired by the Authority;
- c) Installation, construction, or reconstruction of the site and project improvements necessary to support land uses after redevelopment;
- d) Acquisition of property not repaired and rehabilitated to the specifications and standards established pursuant to this Plan;
- e) Demolition of structurally substandard buildings or structures, after rehabilitation efforts have been exhausted;
- f) Disposition by sale, lease, or dedication of public purposes of land acquired in the project area for uses in accordance with the provision of this plan;

WHAT DOES THE PLAN DO?

Plan Actions:

- g) The voluntary or compulsory repair and rehabilitation of all buildings and structures to be retained in the project area;
- h) Removal of public and private: easements, agreements, and other restrictions which hinder or preclude the redevelopment of the area;
- i) Disposition of land acquired in the project area for uses in accordance with the provisions of this plan, by sale, lease, or dedication or public purposes.
- j) Elimination of blighting influences and remediation of environmental contamination;
- k) Removal of incompatible uses, buildings, and structures; and
- l) Improvement of public infrastructure including but not limited to: street lighting, utility piping, conduit and facilities, pavement within the right-of-way, street furniture, street lighting, planting of street trees, and other improvements which enhance property values or quality of life.

CRITERIA FOR POTENTIAL ACQUISITION

- Properties which are in-rem will be considered for acquisition and redevelopment. The Authority will work with the Racine County Treasurer to identify properties which the County has foreclosed on, or could foreclose on which have not, or are not paying property taxes.
- Properties which are listed for sale on the free market by their respective owner(s) will be considered for acquisition.
- Properties which have any combination of the following will be considered for acquisition:
 - Structural deficiencies which do not have active building permits and demonstrable progress towards repair or rehabilitation;
 - Outstanding building code violations;
 - Outstanding City code (ordinance) violations;
 - Buildings/structures which are disconnected from utilities;
 - Buildings which are functionally obsolete, defined as lacking equipment, infrastructure, piping, wiring, or physical conditions which make reuse economically impractical or unfeasible;
 - Buildings/structures which are damaged by fire, natural disaster, other calamity, or disrepair by the owner in which repair costs to bring the building/structure up to current building code, would exceed more than 30% of the current assessed value;
 - Properties which are determined to be a nuisance by the City;
 - Properties which are boarded, abandoned, or vacant which do not meet current building and zoning ordinance standards.

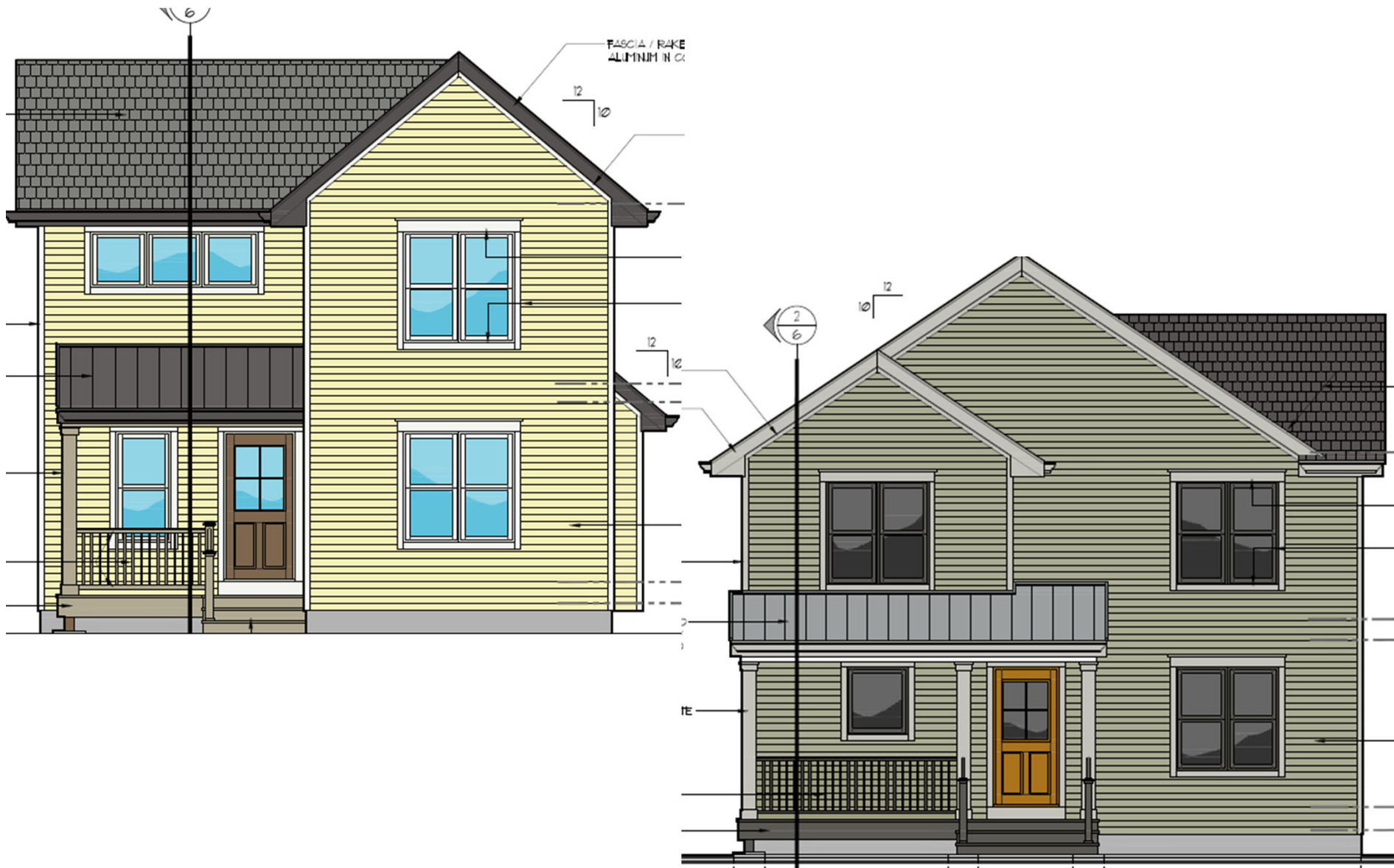
CRITERIA FOR POTENTIAL ACQUISITION

- Properties, lots, or parcels, which are currently vacant will be considered for acquisition.
- Properties, regardless of condition, which would allow the Authority to assemble development sites of contiguous parcels will be considered for acquisition.
- Properties which have uses or allow for uses which are incongruent with residential development or the establishment of safe and affordable housing will be considered for acquisition.
- Properties that would impede or otherwise prevent the establishment of a fully functional community center and health clinic within the neighborhood will be considered for acquisition.

WHAT SPECIFICALLY WILL BE DONE?

- Homes to be both built and rehabilitated.
 - Homes are for owner-occupants only.
 - No landlords or rentals.
 - Homes will have restrictions to ensure they remain this way.
- Improvements to the public realm
 - Street trees, street furniture, utilities, benches, sidewalk replacement or repair.

HOW WILL THESE PROPERTIES LOOK?



HOW IS THIS BEING FUNDED?

A variety of funding sources will be utilized to bring this plan to fruition

- Neighborhood Investment Fund Grant Program (NIFGP).
- City of Racine direct allocation ARPA monies.
- Community Development Block Grant (CDBG).
- IG funds.

WHEN DOES ALL OF THIS START?

- Assuming this plan is adopted, right away.
- NIFGP requires money to be allocated (earmarked) by December of 2024.
 - All funds through this source need to be spent by December of 2026.
- The plan duration is 20 years, projects using other funding will occur within that timeframe.

CDA OBLIGATION TO PRIVATE OWNERS

- Negotiate in good faith with any property owner who owns real property within the project area whether the acquisition of land is voluntary or involuntary.
- Sell properties once completed, at affordable prices to qualifying residents with prioritization for essential workers, low to moderate-income, and or individuals directly impacted by COVID-19.

WHAT ELSE IS NEEDED OR NEXT?

Assuming the Redevelopment Plan is adopted this evening the following will occur:

- Additional outreach.
- Development of program(s) and guidelines for applying.
 - Adopting this plan sets the environment for these programs to occur.
- Strategies to reinvest program income back into the plan area.

RECOMMENDATION

Staff recommends that the Community Development Authority of the City of Racine adopt this Redevelopment Plan and finds that the plan is feasible and in conformity with the general plan of the City.

BUDGETARY IMPACT: To adopt this Redevelopment Plan, there is no fiscal impact.