



NEIGHBORHOOD TAX INCREMENT DISTRICT PROGRAMS FREQUENTLY ASKED QUESTIONS

The City of Racine and its Community Development Authority (CDA) are proud to offer Neighborhood Tax Increment District (TID) programs for homeowner-occupants within a Neighborhood TID boundary. The **Homeowner Repair Program** can provide up to \$10,000 for homeowner-occupants within the TID to repair code violations on their property. The **Property Enhancement Program** can provide homeowners the opportunity to improve their property and increase its value through a 1:1 match of up to \$10,000 on eligible projects.

Q: Is my property within a Neighborhood TID boundary?

A: Please visit: <https://www.buildupracine.org/homeownertid/> and use the interactive map on the page to determine if your property is within a Neighborhood TID. There is an address search feature on the upper right portion of the map to aid in locating your property.

Q: Am I eligible to apply for the Repair or Enhancement funds?

A: All homeowner-occupants of a single-unit or duplex properties residing within a neighborhood TID are eligible to apply for funds from both the **Homeowner Repair Program** and the **Property Enhancement Program**, subject to the following considerations, applicants must:

- Have active homeowner's insurance; and
- Be current on property taxes or be actively participating in a CDA-approved payment plan arranged with Racine County with regard to property taxes; and
- Not own their property under a land contract.

Q: How does the City determine proof of residency and occupancy?

A: With your application, you are required to submit a copy of two of the following forms with an address matching the property and the applicant name who is applying for funding.

- Driver's license, passport, state-issued identification card, voter registration, utility bill, mortgage statement, phone bill, tax bill, or government-issued documents.

Q: Can I apply for the Repair and Enhancement funds at the same time?

A: Yes, staff will determine which program best fits your request based on your application, inspection report, and submitted estimates.

Q: How much money am I eligible to receive and do I have to contribute?

A: For the Homeowner Repair Program, approved homeowners are eligible to receive up to \$10,000 to address outstanding building or health code orders issued against the property or property maintenance issues, as identified by the City. Examples include:

- Repairing roof and gutters
- Repairing windows and doors
- Repairing porches and decks

Approved homeowners are required to contribute 10% of the total project cost up to the \$10,000.00 maximum. There is no minimum grant request to ensure that assistance is provided to all applicants in need.

For example, if your repair project costs \$8,500 you would need to provide the contractor \$850.

For the Property Enhancement Program, all eligible expenses up to \$10,000 must relate to activities that will increase the assessed value of the property, based on the sole opinion of the City Assessor. Funds may be awarded for the following types of projects:

- Remodeling kitchens, bathrooms, or other interior elements except in a basement or attic.
- Adding square footage to existing housing units
- Constructing secondary structures as permitted by building and zoning regulations

Approved homeowners are eligible for an award of up to 50% of eligible project costs as determined through the scope of work or \$10,000, whichever is less. There is no minimum grant request to ensure that assistance is provided to all applicants in need.

For example, if your enhancement project costs \$15,000, you would be eligible for \$7,500 in funding.

Q: Where can I find the application documents?

A: All documents are available at: <https://www.buildupracine.org/homeownertid/>

Q: How do I submit my application?

A: Access the online application link at: <https://www.buildupracine.org/homeownertid/>

If needed, paper applications can be requested by contacting City Development at 262-636-9398.

Q: Will I need to repay the funds?

A: No. Funding for both programs is offered as grants.

Q: What are the steps to be awarded funds?

A: Please visit <https://www.buildupracine.org/homeownertid/> for the required steps, forms, and other documentation to apply for this program.

Please Note: Submitting an application does not guarantee you will receive funding.

Q: What is the source of this funding?

A: The funding source for these grants is provided through revenue generated by the respective Neighborhood TID.

Q: Is there an application fee for either program?

A: No application fee is being charged at this time.

Q: When does the application window open and close?

A: Please check <https://www.buildupracine.org/homeownertid/> for the latest information.

Q: Who can perform repairs or enhancement work?

A. Contractors must perform the work, not homeowners. All contractors must have the qualifications necessary to pull the required permits from the City of Racine. All contractors disturbing paint on houses older than 1978 must have a current Lead-Safe Renovation license from the State of Wisconsin. Further, contractors must be insured and obtain a Unique Entity ID (UEI) from SAM.gov.

Q: Do I need to obtain multiple estimates for proposed projects?

A: It is recommended to get multiple estimates, but it is not required.

Q: I have another question not addressed in this FAQ, how can I ask?

A: You can email City Development Staff at CDA.applications@cityofracine.org or by calling (262) 636-9398 with your question. Please provide your name, the property address you are inquiring about, and a description of the question or issue you would like more information on.

If you have a printed copy of this FAQ, scan the QR Code to the right to be taken to the webpage with TID information.

