



2010 Program Year CAPER

The CPMP 2010 Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

GRANTEE: City of Sheboygan

CON PLAN PERIOD: April 1, 2010 to March 31, 2011

Executive Summary (92.220(b))

The Executive Summary is required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

PY 2010 Executive Summary:

The purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to report the performance of the City of Sheboygan, Community Development Block Grant Program and how it provided new or improved availability/accessibility, affordability, sustainability of decent housing, suitable living environment, and economic opportunity.

In 2010, the CDBG entitlement amount was \$1,169,065.00 Approximately 90% of the funds were used on programs or activities that benefited low-to-moderate income persons.

Although the City does not allocate funds to our housing rehabilitation program from our yearly entitlement monies, we continue to promote this program to assist low/moderate income persons with a means to renovate their home. The City was recently awarded a new Lead Hazard Control remediate lead based paint from 90 households in the City.

Another priority identified in our consolidated plan included providing park improvements and infrastructure within low and moderate-income neighborhoods. This past year, secured additional fund to match CDBG dollars from the CDBG-EAP program to reconstruct street in LMI neighborhoods. We also made great strides in the Gateway Neighborhood Revitalization efforts and the establishment of neighborhood associations in other neighborhoods as part of the Neighborhood Revitalization Strategy Area approval.

The City was also able to leverage \$1,056,000 CDBG-Emergency Assistance Program (CDBG-EAP) funds from the Wisconsin Department of Commerce to complete storm water improvements in low to moderate income neighborhoods. We matched the CDBG-EAP funding with HUD entitlement funds to complete the project.

Summary of Resources and Distribution of Funds

1) Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

PY 2010 CAPER #1 response:

Census Tract No.	% LMI	Name of Organization	Funds Expended
5	62.6	Mental Health America	\$2,500
5	62.6	Hmong Association	\$11,000
5,6, 8	63.5	Sheboygan Housing Coalition	\$39,000
7	63.1	Safe Harbor	\$3,000
6,8	65.0	Salvation Army	\$16,000
8	58.6	Partners for Community Development	\$30,000
8	58.6	Family Connections	\$2,000
5,6,7,8	62.4	Sheboygan Transit	\$53,000
6,8	65.0	Sheboygan County Interfaith Organization	\$5,000
5,6,8	63.5	Rebuilding Together	\$40,000
5,7,8	63.5	Family Service Association	\$10,000
5,8	58.6	Boys and Girls Club	\$1,500
5,6,7,8	62.4	Home, Inc	\$13,000

General CAPER Narratives:

2) Assessment of Three to Five Year Goals and Objectives

- a) Describe the accomplishments in attaining the goals and objectives for the reporting period.
- b) Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

**If not using the CPMP Tool: Use Table 2A, 2B, 3B, 1C, 2C, 3A*

**If using the CPMP Tool: Use Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives. (Use of these tables is sufficient, additional narrative is not required.)*

- c) If applicable, explain why progress was not made towards meeting the goals and objectives.

PY 2010 CAPER General Questions #2c response:

a) During this past year, the City of Sheboygan met the following goals and objectives as outlined in our 5-year Consolidated Plan:

- Provide infrastructure improvements within the target area.
The City of Sheboygan is reconstructing Huron Avenue from 10th Street to 14th Street in the NRSA area. We are also reconstructing a number of streets in

- *Lead Abatement of existing owner and rental units. Provide a lead safe environment for low and moderate income persons.*
The City completed lead abatement of 120 homes under a three year grant with HUD that ended on 12/31/2010. The City was awarded in February a new lead grant to complete 90 more units.
- *Provide economic development loans to businesses.*
Due to a difficult economy, the City of Sheboygan provided assistance to one new business that created 2 jobs. Since the end of the program year, the manufacturing sector is seeing an upward trend and additional loans have been made.
- *Implement Targeted Neighborhood Improvements in troubling neighborhoods.*
The City implemented a number of activities to address the benchmarks as outlined in our HUD approved Neighborhood Revitalization Strategy Area (NRSA) plan. More detailed objectives are discussed further in this report.

b) See attached tables.

c) The City's CDBG program continues to assist LMI persons in the community with over 90% of the activities benefiting low to moderate income persons.

3) Affirmatively Furthering Fair Housing

a) Provide a summary of impediments to fair housing choice.

PY 2009 CAPER General Questions # 3a response:

The Sheboygan United Way participates in the 2-1-1 program. During the previous year, the following calls were identified:

Problems/Needs	2010 Statistics
Housing/Shelter	135
Community Info Services	108
Health & Medical	88
Legal Services	72
Individual and Family Life	56
Financial Assistance	48
Consumer Services	47
Income Support/Employment	44
Mental Health Care	38
Food	36
Alcohol/Drugs	30
Pandemic Flue	27
Transporation	25
Material Resources	19
Environmental Quality	14
Education	8

TOTAL REQUESTS	795
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b) Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.

PY 2010 CAPER General Questions # 3b response:

The City of Sheboygan posted notices to public service agencies interested in applying for public service dollars regarding submitting of Request for Proposals in Spanish, Hmong, and English. If a non-English speaking person is interested in applying for CDBG funds, the City works with translators from Partners for Community Development and the Hmong Association as well as a translating service from Green Bay. We also published the Public Notice on the City's homepage.

The City also maintains a database of all public service agencies in the City that have requested funding or received funding. A copy of the Request for Proposals was also sent directly to these public agencies that have received funds in the past from the City. Each of the groups outlined in our Citizen Participation Plan received funding through the public service dollars and provide fair housing activities to the following groups:

- Extremely low, low and moderate income persons;
- Minorities;
- Non-English speaking persons; and
- Persons with physical disabilities

Also, we continue to support through public service dollars the agencies that sponsor the fair housing hotline.

We have also been working with Hmong Association to reach out to this population to notify them of the housing and public service resources that are available through their Hmong radio station.

4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 2010 CAPER General Questions # 4 response:

The City has been encouraging funded public service dollar entities to not rely on the CDBG entitlement dollars to support their program. The Strategic Fiscal Planning Committee has been reviewing each organizations sustainable plan for the future and requiring them to not rely on CDBG dollars. A number of the public service agencies are utilizing the block grant dollars to leverage other state/federal grants to fund their programs.

5) Foster and Maintain Affordable Housing

Identify actions taken to foster and maintain affordable housing.

PY 2010 CAPER General Questions # 5 response:

Partners for Community Development: Provides pre-purchase and post-purchase housing counseling, budget and credit management assistance, referrals to lenders, interpretation/translation services and outreach efforts to assist 36 new households through their Homebuyers Assistance Program.

City of Sheboygan Community Development Block Grant Housing Rehabilitation Program: According to our mission with the Housing Rehabilitation Program, we continue to rehabilitate, maintain and expand the supply of decent, safe and sanitary housing with the City of Sheboygan. We provide funds opportunities to low-moderate income persons with deferred to four percent loans to assist with the rehabilitation efforts. In 2010, 23 households received assistance through this program.

Sheboygan Housing Coalition: The Sheboygan Housing Assistance Center is a collaborative venture among non-profit agencies throughout the community. The concept is "One-stop Shop", where households can access a variety of services at one central intake location and is designed to make accessibility for housing services more convenient for the client. Housing counseling and mediation services are provided to households. Assistance is available through rent as well as those who own homes.

Home Inc: The City provided funding to Home, Inc. which provides affordable housing opportunities and rental assistance in the City as well as transportation services.

6) Leveraging Resources

a) Identify progress in obtaining "other" public and private resources to address needs.

PY 2010 CAPER General Questions # 6a response:

Below is a list of public service agencies during this calendar period that utilized CDBG Funds as leverage for additional public/private resources:

• Sheboygan Housing Coalition	\$70,000
• Sheboygan County Interfaith Organization	\$148,000
• Mental Health America	\$26,000
• Family Connections	\$36,500
• Hmong Association	\$30,000
• Salvation Army	\$195,000
• Safe Harbor	\$128,000
• Partners for Community Development	\$378,750
• Sheboygan Transit	\$70,000
• Rebuilding Together	\$19,500
• Family Service Association	\$36,200
• Home, Inc	\$21,952

Total Leveraged amongst Public Service Agencies

\$1,163,092

b) Describe how Federal resources from HUD leveraged other public and private resources.

PY 2010 CAPER General Questions # 6b response:

As stated earlier, the City of Sheboygan utilized the housing rehabilitation program as a match to the Lead Hazard Control Grant. Approximately \$457,081 of Lead Hazard Control dollars were leveraged to our \$254,390.00 of HUD Housing Rehabilitation Loan dollars.

The City also leveraged \$1,055,000 in CDBG-Emergency Assistance Program through the Wisconsin Department of Commerce utilizing \$134,000 of Entitlement Funds for storm water improvements in low to moderate income neighborhoods.

Under the Business Development Loan Program, one new loans were made with private entities.

c) **Describe how matching requirements were satisfied.**

PY 2010 CAPER General Questions # 6c response:

Because the City of Sheboygan receives funds from HUD as an entitlement community, no other matching requirements were met.

7) **Citizen Participation**

a) **Provide a summary of citizen comments.**

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

PY 2010 CAPER Citizen Participation # 7a response:

A notice was published in the Sheboygan Press related to the public comment period. A public hearing will be held on July 6, 2011 to obtain citizen input on the plan.

b) **Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.**

PY 2010 CAPER Citizen Participation # 7b response:

No citizen comments were received at the public hearings.

8) **Institutional Structure**

Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

PY 2010 CAPER Institutional Structure # 8 response:

The Department of City Development works with the City Engineering Department, Historic Preservation Commission, Redevelopment Authority, the City Building Inspections Department and the City Finance Department to coordinate and enhance services provided by this funding and to minimize impact to the community and public service agencies.

9) Monitoring

a) Describe actions taken to monitor the jurisdiction's performance in meeting objectives and outcomes set forth in its strategic plan.

PY 2010 CAPER Monitoring # 9a response:

Most of the funds paid out by the City's CDBG funds are completed through a reimbursement system. The City also requires all entities to undertake a yearly audit and a copy of the findings of the audit are submitted to the City for review. Sub recipients are required to submit quarterly monitoring reports to the City. City Development staff review these reports and if any issues are noted, technical assistance is provided or the organization may not be funded in future funding cycles.

The City also hires consultants to assist with managing of the federal requirements due to limited staffing. Consultants are hired to complete environmental reviews, Davis Bacon monitoring and to be Business Development Loan, job creation requirements.

b) Describe how and the frequency with which you monitored your activities, including sub recipients (including sponsors or administering agents).

PY 2010 CAPER Monitoring # 9b response:

A representative of City Development and the Finance Department visited selected sub recipients during the 2010 program year. A checklist was devised and at the visit a variety of questions were asked that included the following:

- National Objective/Eligibility
- Conformance to the Sub recipient Agreement
- Record Keeping Systems
- Financial Management Systems
- Non-Discrimination and Actions to further Fair Housing
- Conclusion and Follow-up

c) Describe the results of your monitoring including any improvements made as a result.

PY 2010 CAPER Monitoring # 9c response:

After the monitoring visit was completed a follow up letter was sent to each sub recipient with findings of the visit. Each organization was required to provide documentation related to the findings, if applicable, and then it was reviewed. Most of the findings referred to the financial portions and these were reviewed by the City Finance Department. For the organizations that we received no or limited follow up from, during the planning process for the following program year, these were taken into consideration and the organization was notified of this as well.

d) Describe actions taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures.

PY 2010 CAPER Monitoring # 9d response:

It has been standard policy if the City is unaware if an activity is eligible, to contact HUD before funds are disbursed. Also, CDBG staff has attended on HUD training to gain additional knowledge of the CDBG program.

As described above, the City also hires consultants to assist with managing of the federal requirements due to limited staffing. Consultants are hired to complete environmental reviews, Davis Bacon monitoring and soon to be Business Development Loan, job creation requirements.

The City continues to list each individual loan and housing rehabilitation loan as a separate activity in the IDIS system. We also continue to document which is paid from the revolving loan programs to accurately document the disbursement of our program income. As our program year end date of March 31, 2011, the City has updated the activities in IDIS.

e) Describe steps/actions taken to ensure long-term compliance with housing codes, including any actions or on-site inspections undertaken during the program year.

PY 2010 CAPER Monitoring # 9e response:

Since the City's Building Inspection Department is part of the City Development, all inspections undertaken for the housing rehabilitation program were completed with a building inspector present. Funds are not disbursed to contractors until the issues are resolved. If continued issues arise with Contractors, the Building Inspection Department works with the Contractor or suspends their license to ensure that the applicants of the housing rehabilitation program are getting the best job possible.

The CDBG entitlement program has historically funded a position in the Building Inspection Department and during this program year has funded a Code Enforcement Inspector as well.

f) What is the status of your grant programs?

i) Are any activities or strategies falling behind schedule?

ii) Are grant disbursements timely?

iii) Do actual expenditures differ from letter of credit disbursements?

PY 2010 CAPER Monitoring # 9f response:

i. The City allocated in 2010 \$679,408 for street improvements. We have committed all of these funds. The street improvement projects are currently under construction during the 2011 construction season. The City expended \$40,000 in funds to plant street trees in LMI neighborhoods.

We also allocated \$15,000 for Historic Preservation Grants. Since we are unsure when requests will come in for this program, we have not allocated this money yet.

ii. All other grant disbursements are timely, except for the one noted above.

iii. No

10) Antipoverty Strategy

Describe actions taken during the last year to reduce the number of persons living below the poverty level.

PY 2010 CAPER Antipoverty Strategy #10 response:

The City does not provide direct services to reduce the number of households with income below the poverty line. Indirectly, by supporting the housing rehabilitation projects that leads to more safe, affordable housing and energy efficient homes, the housing costs for a homeowner are reduced and the cost of repairs to maintain the home are loaned with CDBG funds at 0% to 4% interest rates.

The City also supports through the annual CDBG entitlement monies many public service activities that benefit poverty person including persons with a risk of homelessness, mental illnesses, physically handicapped, and low-income elderly.

Self-Evaluation

a) Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the strategic plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

The following table describes the proposed vs. actual outcomes by subrecipient:

2010 Proposed vs. Actual Outcomes by Subrecipient

Subrecipient	Proposed	Actual
Economic Development Loans		
Businesses	2	1
Public Service Agencies (LMI Persons)		
Safe Harbor	3300	3300
Partners for Community Development	75	95
Mental Health Association	260	252
Hmong Association	150	109
Sheboygan Transit	725	1156
Sheboygan Cty. Interfaith Organization	60	60
Salvation Army	850	950
Family Connections	75	100
Family Service Association	500	850
Boys and Girls Club	100	105

Rebuilding Together	7	7
Sheboygan Housing Coalition	1000	1100
Home, Inc	17	18
TOTAL	7,019	8,102
Housing Units		
Housing Rehabilitation	25	21

11) Identify whether major goals are on target and discuss reasons for those that are not on target.

As people in the City continue to utilize services provided by the public service agencies because of the high unemployment rate, the need for additional financial services will be greater. As for the meeting the goals of the Business Development Loan Program is strictly tied to the collapse of the financial markets. When the market was good, businesses were expanding, new small businesses opening, however, now the projects include creation and retention of present jobs.

12) Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

PY 2010 CAPER Self-Evaluation # 11, 12, 13 response:

The City's goals with public service activities appear to be on schedule. With the current unemployment rates for the City of Sheboygan still at approx. 10%, the need for public service agencies continues to be demanding. The City continues to partner with Sheboygan Area United Way as a key partner.

HOUSING

Affordable Housing

13) Evaluate progress in meeting its specific affordable housing objectives, including:

- a) Comparison of proposed numeric goals (from the strategic plan and annual plan) with the actual number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period.**

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2010 CAPER Affordable Housing # 13a response:

Please see the attached Housing Needs worksheet for more specific information on affordable housing goals.

- b) Report the number of households served meeting the Section 215 requirements of affordable housing (essentially meeting the definitions in 24 CFR 92.252 and 92.254 for renters and owners, respectively).**

While the City of Sheboygan does not receive HOME entitlement funding, all of the units assisted through both the Housing Rehabilitation Program and the Partners for Community Development meet the definition of affordable housing as outlined in Section 215.

c) Describe efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).

PY 2010 CAPER Affordable Housing # 13c response:

Low-income renters with severe cost burdens received assistance through the Sheboygan Housing Coalition and their one-stop shop. Otherwise, they may receive temporary housing through the Salvation Army's shelter. If the City of Sheboygan is involved through the Building Inspection Department, they are referred to the Sheboygan County Health and Human Services Department, and they will work with local agencies to provide assistance as needed.

d) Description of efforts to address the accessibility needs of persons with disabilities.

PY 2010 CAPER Affordable Housing # 13d response:

An eligible item through the City's Housing Rehabilitation Program is to assist with handicapped accessible needs in the home. During the 2010 program year, no requests were made to assist with these activities.

Public Housing Strategy

14) Describe actions taken during the last year to improve public housing and resident initiatives.

PY 2010 CAPER Public Housing #14 response:

The City of Sheboygan continues to work closely with the Sheboygan Housing Authority to address issues related to public housing, no CDBG entitlement funds were utilized to improve public housing.

Barriers to Affordable Housing

15) Describe actions taken during the last year to eliminate barriers to affordable housing.

PY 2010 CAPER Barriers to Affordable Housing #15 response:

No specific actions were undertaken in 2010 to eliminate barriers. Barriers are tackled on a case-by-case basis as projects evolve. City Development has held a citizen participation plan meeting to obtain citizen views and to notify community

residents of the programs that are available to low-income persons within the City. All City staff are aware that concerns about affordable housing needs to be forwarded to the Housing Authority.

Lead-based Paint

16) Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

PY 2010 CAPER Lead-based Paint #16 response:

In February 2011, the City of Sheboygan was awarded our third Lead Hazard Reduction Grant. The City has leveraged Lead Hazard Control monies with CDBG monies for this grant. All CDBG funded activities had a lead risk assessment completed by a certified consultant. The City of Sheboygan has also encouraged CDBG recipients to utilize the City's Lead Hazard Control Grant in conjunction with their CDBG project. If no Lead Hazard Control grant monies are used, all rehab projects address the lead issue and corrected as part of the rehabilitation project. All of the CDBG rehab projects were corrected of Lead paint. The City continues to promote the Housing Rehabilitation Program to families that do not qualify for the Lead Hazard Control grant program.

HOMELESS

Homeless Needs

17) Identify actions taken to address needs of homeless persons.

PY 2010 CAPER Homeless Needs #17 response:

The City of Sheboygan in 2010 funded programs related to public service organizations to address the needs of homeless persons and they include the following:

- Salvation Army received funds help to support its free dental and health clinic for underinsured low income persons and provide shelter opportunities for the homeless.
- Mental Health Association received funds to help support their medication accounts for uninsured persons.
- Family Connections One-Stop Shop received funds for a one-stop place for low income persons to get counseling services, transitional housing, shelters, and other services all under one roof.
- Hmong Association used funds to provide transitional services to new refugees and other service providers.
- Safe Harbor provides a shelter for domestic abuse homeless persons.

18) Identify actions to help homeless persons make the transition to permanent housing and independent living.

PY 2010 CAPER Homeless Need #18 response:

Funds were provided to Sheboygan County Interfaith Organization for their Bridgeway and Beyond transitional living program to allow low income persons the resources to escape poor living conditions, obtain new skills and become self-

sufficient. The Sheboygan Salvation Army also provides classes and information to homeless persons to make the transition to permanent housing.

19) Identify actions taken to implement a continuum of care strategy for the homeless and new Federal resources obtained during the program year, including from the Homeless SuperNOFA.

**If not using the CPMP Tool: Use Table 3B, 1C*

**If using the CPMP Tool: Use Needs/Homeless, Needs/Non-Homeless, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2010 CAPER Homeless Needs #19 response:

The City currently works with the Lakeshore CAP agency that takes the lead on the continuum of care strategy and provides assistance as needed. No funds from the City's Entitlement Program has been disbursed for the continuum of care strategy during the 2010 Program Year.

Specific Homeless Prevention Elements

20) Identify actions taken to prevent homelessness.

PY 2010 CAPER Specific Homeless Prevention #20 response:

We continue to provide funding to public service organizations that provide shelters for homeless people. In the spring of 2011, the Salvation Army broke ground on an expansion of their emergency shelter. The expansion will include 14 additional beds in the Emergency Shelter.

The Department of Planning and Development is also a partner with the local Salvation Army in undertaking the process to expand the shelter at their current site in the downtown area.

Emergency Shelter Grants (ESG)

21) Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

PY 2010 CAPER ESG # 21 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

22) Assessment of Relationship of ESG Funds to Goals and Objectives
a) Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2010 CAPER ESG Evaluate Progress # 22a response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

- b) Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**

PY 2010 CAPER ESG # 22b response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

23) Matching Resources

- a) **Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**

PY 2010 CAPER ESG # 24 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

24) State Method of Distribution

- a) **States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**

PY 2010 CAPER ESG # 24 response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

25) Activity and Beneficiary Data

- a) **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**

PY 2010 CAPER ESG # 25a response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

- b) Homeless Discharge Coordination
- i) As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as

health care facilities, foster care or other youth facilities, or corrections institutions or programs.

- ii) Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

PY 2010 CAPER ESG # 25b response:

The City of Sheboygan does not take part in the Emergency Shelter Grant Program.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Refer to the Non-homeless Special Needs Table in the Needs.xls workbook or Table 1C.

- 26) Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

PY 2010 CAPER Non-homeless Special Needs #26 response:

The City provided funds to Safe Harbor to provide services for intervention and transitional services for victims of domestic abuse and sexual assault. The City also provides funds to the Mental Health Association to provide counseling services and medication to non-homeless persons. No funding in this reporting period had been distributed to the HIV/AIDS individuals or their families, although we have made available the request for proposals to organizations that assist with HIV/AIDS cases.

COMMUNITY DEVELOPMENT

Community Development Block Grant

- 27) Assessment of Relationship of CDBG Funds to Goals and Objectives**

- a) Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

- b) **Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2010 CAPER CDBG Progress Evaluation response:

The City of Sheboygan utilizes its Housing Rehabilitation Program to assist with meeting the goals of affordability. This program allows LMI household's to renovate their homes to make them safer and healthier places to live.

Program: Housing Rehabilitation/Reconstruction

Goal: Rehabilitate 25 homes for provision of safe, decent, affordable housing that meets code requirements, and lead safe units.

Objective: Improved quality of 21 owner/occupied and owner/investor units.

Expended: \$239,481 (funded through revolving loan activities)

Owner Contribution: \$14,908.55

Lead Hazard Contribution: \$457,081.00

- c) **Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

PY 2010 CAPER CDBG LMI Benefit # 27c response:

All CDBG funds expended benefited low, very low and extremely low-income persons.

28) Changes in Program Objectives

- a) **Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

PY 2010 CAPER CDBG #28 response:

No program objectives were changed during this Program Year. The City has established a process that allows us to meet the needs of the LMI in our community and undertakes this on a year to year basis. If the program objectives change more than 10% per our Citizen Participation Plan, we will notify the public and hold public hearings.

29) Assessment of Efforts in Carrying Out Planned Actions

- a) **Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
b) **Indicate how grantee provided certifications of consistency in a fair and impartial manner.**
c) **Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

PY 2010 CAPER CDBG # 29 response:

All entitlement monies for each of the public service activities were handled through an application and interview process and ranked based on past performance and benefit to the low-to-moderate income persons.

All other projects that the City funds with entitlement monies are used in LMI areas greater than 51% based on the U.S. Census.

The City of Sheboygan did not hinder the implementation of the plan by action or willful inaction.

30) For Funds Not Used for National Objectives

- a) **Indicate how use of CDBG funds did not meet national objectives.**
- b) **Indicate how use of CDBG funds did not comply with overall benefit certification.**

PY 2010 CAPER CDBG #30 response:

All CDBG Entitlement activities meet a national objective prior to funding the activity.

31) Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a) **Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**

PY 2010 CAPER CDBG # 31a response:

During the 2010-2011 program year, the City of Sheboygan purchased three blighted foreclosed properties with CDBG funds. The properties that were purchased were vacant and on the market with a lender after foreclosure.

Under the Lead Reduction Program, the City rents a lead-safe apartment and provides relocation services for homes that are being rehabilitated on a temporary basis.

- b) **Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**

PY 2010 CAPER CDBG # 31b response:

N/A

- c) **Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

PY 2010 CAPER CDBG # 31c response:

N/A

32) Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

a) **Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**

PY 2010 CAPER CDBG # 32a response:

Each new Business Development Loan recipient needs to commit to a specific number of LMI full-time equivalent positions before any loan proceeds are disbursed based on \$10,000-\$25,000 per job. Per the loan agreement, if the committed jobs are not created in the first two years of the loan, the loan becomes due in full to the City. The City of Sheboygan has contracted with an outside consultant to assist in collecting job creation documentation from loan recipients as a third party administer. This process has worked very good and the results of receiving the completed documentation have greatly increased.

b) **List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**

PY 2010 CAPER CDBG # 32b response:

Title of Position	Number of Positions
Machine Operators	21

c) **If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

PY 2010 CAPER CDBG # 32c response:

No jobs created require special skill. If they did, this would be the responsibility of the employer to provide the training/skills or through a higher education institution.

33) Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a) **Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low- and moderate-income.**

PY 2010 CAPER CDBG # 33a response:

The City utilizes LMI data from the 2000 census to certify areas are LMI. If the activity is to benefit based on limited clientele, the City verifies this requirement based on income verifications of the persons utilizing the service. The City is waiting to receive the 2010 Census data and will start utilizing once it is available.

34) Program income received

- a) **Detail the amount repaid on each float-funded activity.**

PY 2010 CAPER CDBG # 34a response:

The City does not have any float funded activities.

- b) **Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.**

PY 2010 CAPER CDBG # 35b response:

Housing Rehabilitation Deferred Loans

Hauch, Mary	5,950.45
Kneever, Beatrice	6,483.21
Pachniak, Charmaine	7,500.00
Grosshuesch, Harlan	1,820.00
Gruenke, Clement	3,300.00
Hildebrand, Scott	8,600.00
Houseye, Leroy	6,792.85
Meyer, Ronald	10,000.00
Friedrichs, Patricia	4,700.00
Geisler, Frank	7,208.50
Heidemann, John	7,600.00
Lange, Phyllis	4,900.00
Molina, Margaret	5,865.37

Retzack, Helen	3,251.00
Revezoulis, Avgivoul	8,600.00
Steinpreis, Kurt	4,945.00
VanDerWeele, Larry	4,723.22
Franzen, Brian	7,300.00
Lange, Phyllis	3,695.70
Mueller, Ronald	7,910.25
Schwartz, Arthur	9,950.93
Steinpreis, Kurt	4,855.00
Federer, Michael	3,982.70
Goltry, Benjamin	4,289.87
Seiler, Hat	7,320.21
Trester, Robert	6,296.46
Vargas, Juan	5,791.49
Baumann, Marcie	8,100.00
Lehmann, William	6,498.14
Ormson, Doris	6,500.00
Ruiz, Pablo	5,170.44
Strusick, Clarence	4,671.56
Winter, Allen	6,500.00
Adamavich, Gerda	16,107.00
Becker, Toni Lynn	14,121.18
Bender, Wayne	700.00
Braaksma, Darrell	

	25,000.00
Buss-Espinoza, Angela	8,865.00
Brown, Maurice	25,000.00
Carver, Denise	9,879.00
Cheadle, Kelly	9,563.00
Cleveland, Cheryl	16,000.00
Dekker, Timothy	7,000.00
Feudner, Stephen	6,996.00
Guerrero, Patrocinio	12,606.00
Haleem, Saleh	9,734.31
Hansen, Jennifer	7,500.00
Hansen, Susan	15,357.00
Hernandez, Deborah	25,000.00
Hutchins, Anthony	15,372.00
Janke, Elvira	24,963.00
Kesner, Regis	13,137.58
Knudtson, Michael	19,064.00
Kober, Robert	11,053.00
Kramer, Tina	24,330.00
Krause, Jean	7,500.00
Krueger, Karen	7,528.00
Kue, Chue	16,000.00
Lee, Pao Yang	14,907.00
Lee, Pheng	8,963.00

Lind, Karen	10,058.00
Luckow, Emma	24,762.00
McCarthy, Connie	4,700.00
Miller, Marlin	2,982.00
Molitor, Donna Mae	7,100.00
Oldenburg, Raymond	10,300.00
Ottensmann, Catherine	12,000.00
Perreault, Janet	25,000.00
Reglin, Jane	16,000.00
Ruppel, Marjorie	5,007.00
Schenk, Harald	5,800.00
Schmidt, Clarence	4,600.00
Shinn, Randal G & Lantto, Barb	9,540.40
Soto, Emily	24,391.46
Stevens, Jean	25,000.00
Stichert, Harriett	14,897.00
Siller, Kari	19,000.00
Tamminga, Judy	16,000.00
Tarnowski, James	22,912.00
Tevsh, Ladislav	25,000.00
Timmel, Barbara	4,439.00
Vang, Pao	6,742.35
Yang, Thao Lee	9,049.55
Yang, Hue	

	11,340.00
Yang, Patricia	24,252.00
Haleem, Saleh	494.01
McCarthy, Connie	1,900.00
Nowak, Bernard	1,910.00
Potochnik, Mrs. John	6,512.51
Schmidt, Lorna	7,500.00
Vincevineus, Mary	7,371.00
Bender, Wayne	5,600.00
Haleem, Saleh	1,343.21
Hanson, Julie	1,490.00
Heckendorf, Kenneth	1,000.00
Her, Charles	6,830.00
Hohwald, Cecelia	3,009.28
McCarthy, Connie	1,114.39
Mueller, Ronald	1,045.97
Mueller, Ronald	2,560.00
Potochnik, Ruth	5,487.49
Wilhelm, Edward	4,664.00
Hytry, Daniel	2,141.00
Vue, May	2,013.00
Wiedmeyer, Joseph	1,048.00
Haleem, Saleh	428.47
Meulbroek, Lois	9,739.00

Miller, Marlin	2,876.00
Ruppel, Gordon	1,165.00
Schild, James	6,129.93
Cerda, Juan	2,400.00
Haas, Anneliese	4,102.00
Leuck, Carol	4,100.00
Mallmann, Clara	12,000.00
Sauer, Patricia	5,900.00
Wappler, Virginia	2,193.00
Althen, Kelly	2,288.00
Beringer, Marilyn	4,650.00
Hansen, Jennifer	2,100.00
Michalski, Charlet	16,495.00
Pagel, Virginia	12,000.00
Pena, Fernando	7,795.00
Pentek, Dennis	4,050.00
Potochnik, Ruth	6,499.00
Ruppel, Gordon	1,765.00
Butler, Laura	12,000.00
Cheadle, Kelly	4,570.00
Hutchison, Betty	4,900.00
Klunck, Christ	6,000.00
Neumann, Laura	4,353.00
Pisula, Arthur	

	7,500.00
Reglin, Eugene	9,560.00
Rosenthal, Yvonne	7,063.00
Sebald, Gayle	6,987.00
Blandin, Lee	10,500.00
Boutillier, Adriene	11,897.00
Emmer, Wayne	16,000.00
Hawkins, Kenneth	2,060.00
Heckendorf, Kenneth	3,302.00
Kober, Anthony	10,978.00
Pentek, Dennis	7,950.00
Ristenpadt, Leon	12,000.00
Sebald, Gayle	6,412.00
Stark, Ben	8,232.64
Visser, Lois	11,500.00
Wick, Bradley	4,700.00
Williams, Nicolas	1,210.00
Williams, Nicolas	9,449.00
Beimel, Laura	8,062.00
Brey, Shirley	6,362.00
Champeau, Gloria	11,922.00
Gens, Robert	12,000.00
Gordon, William	4,495.88
Hansen, Jennifer	1,962.00

Herr, Wongxai	10,269.60
Jaehnke, Clifford	2,265.50
Krueger, Karen	7,076.93
Lao, Cheng	12,000.00
LaPean, Cletus	7,500.00
Livermore, Debra	8,314.00
McQueen, Carol	16,562.00
Mueller, Janna	4,965.09
Nowak, Linda	3,600.00
Plumb, Helen	1,700.00
Scheele, Jennifer	7,542.82
Schilling, Robert	6,038.00
Strysick, Sona	11,500.00
VanHaveren, Carol	6,657.00
Wilson, Norman	25,000.00
Zimmermann, Gary	9,192.35
Altwies, James	13,200.00
Beimel, Laura	4,743.00
Botdorf, Lijah	3,458.00
Burg, Eldon	3,549.50
Donlon, Brenda	14,312.00
Jakum, Terri	12,842.50
Laufman, Heather	17,743.00
Lor, Dua	

	9,862.00
Miller, Marlin	2,057.00
Mueller, Ronald	1,367.54
Nitka, Jennifer	12,000.00
Prunick, Michael	4,463.00
Ruppel, Marjorie	5,149.00
Van Haveren, Carol	3,620.00
Bopha, Rudkin	3,998.50
Fohrman, Betty	4,537.00
Klemme, David	4,894.00
Klunk, Virginia	5,200.00
Meyer, Robert	16,000.00
Mlejnek, Alice	5,500.00
Plumb, Helen	9,100.00
Ruppel, Marjorie	1,013.00
Schmidt, Roland	8,008.00
Schoen, John	15,947.00
Wieberdink, Greg	16,000.00
Yang, Hue	2,662.00
Grosskopf, Lee	8,950.00
Haft, Robert	9,700.00
Kau, Shirley	1,562.11
Lehmann, Walter	5,862.00
Miller, Dean	7,344.00

Patchak, Kenneth	13,273.00
Her, Chai	2,350.22
Launer, Roland	15,546.05
Moua, Va Neng	627.00
Schilling, Robert	16,000.00
Smith, Rita	4,840.00
Alby, Sharon	12,106.00
Klemann, Keki	4,763.00
McCarthy, Connie	4,000.00
Meyer, Kurt	4,281.00
Sandee, Kent	25,000.00
Sheboygan Cty Interfaith	15,000.00
Walker, Elizabeth	5,833.00
Yang, Mee	9,037.00
Zimmermann, Gary	11,181.17
Autio, Eric	19,179.75
Burkhart, Rita	6,099.70
Chapman, David	16,399.00
Dean, Irene	9,062.00
Felsing, Cory	16,000.00
Higgins, Lorita	11,900.00
Hutchison, Betty	4,262.00
Klemme, David	8,500.00
Margenau, Fred	

	9,500.00
Ormson, Doris	9,500.00
Paasch, Jayne	2,763.00
Rothe, William	16,000.00
Schicker, John	17,981.00
Sheb Cty Interfaith	35,000.00
Themar, Tim	15,628.95
Voskuil, Kathy	16,000.00
Yang, Ka Xiong	19,227.00
Avina, Jose	4,203.00
Burss, Kathleen	25,008.00
Fischer, Virginia	5,659.00
Higgins, Lorita	7,667.00
Heyn, Jessica	11,000.00
Knaub, Joanne	5,703.00
Kretschmann, Geraldine	7,806.00
Lamb, Stephanie	9,616.95
Lauer, Paul	23,103.00
Patchak, Kenneth	1,857.40
Ritmiller, Kristian	6,625.00
Rosenthal, David	19,408.00
Seefeldt, Ronald	28,807.00
Stark, Benjamin	3,041.94
Voechting, Robert	24,759.00

Wappler, Virginia	21,198.51
Wilson, Caleigh	10,928.69
Bordorf, Lijan	6,013.00
Kober, Catherine	19,269.00
Reiner, Susan	16,592.00
Torres, Alberto	18,817.00
Welcher, Richard	7,265.00
Xiong, Wa Woo	6,423.00
Yang, Vang	8,230.00
Zabel, Robert	5,846.59
Steinmeyer, David	3,043.00
Perkins, Nathan	2,845.00
Zavrl, Joseph	20,653.23
Thompson, Allison	5,263.00
Shaw, Ryan	6,624.00
Navine, Verna	7,902.42
Jakupovic, Senka	13,043.00
Lee, Hue	2,497.00
Goetsch, Diane	11,313.00
Baumann, Daniel	12,554.00
Tellen, John	6,705.00
Fedelina Arnulfo	7,628.00
Ward, Nancy/Leach	15,593.00
Bolle, Tracy	

	10,905.00
Moody, Betty	22,936.00
Unrein, Judith	9,062.00
Matthew, Ohm	10,856.00
Lee, Henry Ye	21,727.41
Steinmeyer, David	7,983.00
Schneider, Roman & Bernice	5,704.50
Por, Dua & Lor, Mor Yang	2,628.00
Schmidt, Randall	3,786.75
Susan Olsen Pardo	23,881.00
Scott & Mary Lou O'Connell	7,788.00
David Garcia	4,174.37
Cheryl Bartz	9,000.00
May Houa Moua & Va Neng	16,084.00
Vue Yang & Soua Xiong	3,186.00
Chou Lee, Yer Vue & Ge S Lee	3,263.00
Chai Her & Cha Chia Cheng	674.00
Dennis Frewert	10,978.00
Kathi A Weinberger	13,060.00
Victor & Megan Moctezuma	9,447.00
Scott & Julie Berthiaume	11,000.00
Lester Pierce	5,095.00
Harry & Barbara Chronis	7,273.00
Sharon Paulik	24,144.00

Jayne Weber	13,270.00
Robert Schlegel	6,695.00
Brian L & Kristin R Faucher	6,670.00
Carlotta Dirks	3,830.00
Daniel M Batt	3,025.00
Long Sue Lee & Malee Xiong	11,005.00
Xia & Bliia Xiong & Sarah Song Vang	8,150.00
Joan M Kolodzinski	<u>24,209.00</u>
	437,153.68

Installment Loans

Adams, Dimple	9,763.46
Annette Thimmig	20,879.75
Arthur Schwefel	2,182.24
Avina, Marco	3,123.21
Baalke, Paul	3,021.62
Baalke, Paul	3,021.89
Bai Lor	3,200.39
Beniger, William	193.44
Boerner, John	1,397.33
Brennan, John	6,596.24
Brion, Robert	8,200.00
Burns, Heather	809.60
Castro, Daniel	

	5,247.42
Cesar Houseye	16,780.94
Cha Lee & Khoua Thao	6,775.89
Chang, Charles & Brittany	6,097.09
Clutts, Peggy	6,170.38
Clutts, Peggy	834.01
Coisman, Chad	1,388.99
Dale Bogenschuetz	9,525.25
Dao Thao & Kang Chang	780.75
Demers, Mary Ann	12,729.53
Dingel, Mark	1,255.91
Donald Etchoe	9,620.37
Ehanev, Michael	8,563.00
Eric Larson	5,968.80
Eric Larson	3,807.04
Felsing, Timothy	2,484.24
Flinn, Thomas	873.98
Flinn, Thomas	870.08
Flinn, Thomas	891.71
Flinn, Thomas	121.17
Flinn, Thomas	358.14
Flinn, Thomas	466.27
Flinn, Thomas	3,784.09
Fox, Terry	2,387.26
Fox, Terry	

	2,348.27
Fox, Terry	9,797.34
Galicia, Jorge	2,703.25
Geidel, Fred	4,638.30
Geidel, Fred	7,426.37
Gens, Robert	2,154.01
Grueschow, Roy	2,612.00
Hallam, Sean	10,524.27
Halle, Steven & Christine	10,535.33
Hietala, Jason	8,627.69
Jack Aschenbach	1,064.15
James Schultz	10,039.51
James Schultz	16,097.25
Janisse, Dennis	4,176.29
Janisse, Dennis	2,173.19
Janz, Robert	7,557.00
Janz, Robert	9,339.75
Janz, Robert M	2,149.50
Jekenewica, Angela	9,111.23
John Justinger	2,109.71
Johnson, Susan	3,845.13
Jump, Leon	4,017.06
Jump, Leon	6,757.20
Justinger, John	6,948.34
Justinger, John	3,219.98

Kasey Sipiorski	3,612.77
Kau, Shirley	2,370.34
Kennedy, James	1,166.71
Kenzer, Stephanie	1,806.97
Koeller, Lester	1,235.28
Koepp, Marina	3,983.11
Kolberg, Gary & Martha	7,909.55
Krueger, Jerry	868.16
Krueger-Scribner, M	2,185.71
Kuether, Michael	2,395.80
Kuether, Michael	7,500.00
Kuether, Michael	7,500.00
Kuether, Michael	3,984.48
Kuhlman, Karen	5,668.01
Kuitert, Richard	2,779.75
Kunde, Jason	2,137.39
Lake Michigan Rentals LLC	2,891.20
Lara-Ruiz, Victor	14,000.00
Larson, Eric	2,516.61
Larson, Eric	5,159.67
Larson, Eric	6,792.40
Larson, Eric	2,110.60
Larson, Eric	774.07
Larson, Eric	5,454.03
Lee, Cheng	

	2,911.00
Lee, Douaneng	8,029.15
Lee, Pa Cha	11,646.64
Lee, Yia	5,000.00
Lippold, Cathy	6,746.47
Lor, Steve	10,803.00
Mackic, Haris & Gina	2,326.35
McMullen, John	5,801.22
McMullen, John	12,455.47
McMullen, T John & Janet	4,347.55
McMullen, T John & Janet	685.58
Meilahn, Richard	880.83
Meilahn, Richard	750.59
Men Lo, Kong	2,086.18
Michael & Erin Lindow	2,883.00
Miller, Robert	11,158.00
Miller, Scott	7,295.70
MTJ Inc	4,105.30
Nancy Krause/Wick	6,828.22
Nonhof, Christopher	9,876.10
Opgenorth, Steven	6,775.68
Orvis, Parmalee	3,422.10
Otte, David	14,538.63
Perez, Jesus	59.40
Perez, Jesus	3,366.90
Pha, Tony	6,874.00

Puddy, Angela	4,706.86
Reimer, Scott L	3,858.85
Richard E Hoey	10,360.50
Richter, Sharon	13,405.14
Salm, Nicholas A	6,826.76
Sapino, Lionel	14,172.77
Schaetzer, David	10,937.87
Schmidt, Randall	3,598.51
Schmidt, Randall	4,632.00
Schmidt, Randall	3,115.74
Schoen, Jeff	7,898.44
Schoen, Jeffrey & Tammy	2,138.02
Schultz, James A	10,371.55
Scott & Julie Berthiaume	4,115.54
Scott D & Julie A Thomas	5,656.29
Sea Dogs	1,019.29
Sea Dogs	3,448.89
Sea Dogs	1,375.02
Sheryl Leonhard-Froh	5,109.53
Skrepenski, Nicholas	4,683.47
Sprengel, Debra	1,283.09
Steinhardt, Steven	9,713.18
Swiss Homes	6,303.57
T John McMullen	4,890.55
Ten Haken-Ehren, D	9,377.34

Thiel, Kevin	6,664.45
Thorne, Mary	19,239.20
Vang, Xay Kou	3,605.68
Vang, Xay Kou	940.31
Vue, Vang	5,634.33
Wagner, Steven	3,066.89
Wagner, Steven	1,495.39
Weber, Christopher	9,791.00
Xiong, Chathia	5,552.15
Xiong, Xai T	4,607.50
Yang, Phia	4,253.25
Yang, Phia	257.36
Zabel, Peter	9,552.67
Zeinemann, Glenn	5,558.92
Zong Vang	9,417.00

Business Development Loans

Name of Business	Principal Outstanding on 3/31/11
Safe Harbor	75,000.00
Leaning Shanty	2,232.02
New York LLC	3,074.67
701-703 LLC	263,191.71
701-703 LLC	170,000.00
Thomas Kohlbeck	93,679.95
Blue Moon Studio	13,889.38
821 LLC	175,252.34
1850 Development	38,181.68
2230 LLC	165,696.24
Doc & Rino Productions	21,233.09
Malt Scoop	60,800.97
520 LLC	285,484.28
Urbane Hospitality	37,640.81
Spikes of Sheboygan	88,640.00

John McCabe	21,876.97
2100 North LLC	242,650.07
Eclipse Manufacturing	287,000.00
Anne Bellas Salon	70,791.25
Intun Chiro Care	5,344.48
Harbor Pointe Miniature Golf	20,000.00
Lino Ristorante Italiano	46,014.64
Magna Tech Wisconsin	210,000.00

c) Detail the amount of income received from the sale of property by parcel.

PY 2010 CAPER CDBG # 34c response:

The City of Sheboygan was deeded a home that we had provided a CDBG Housing Rehabilitation loan to prior. This property was sold to an owner-occupied family for \$1000. All funds were disbursed back into the CDBG account.

35) Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

a) The activity name and number as shown in IDIS;

PY 2010 CAPER CDBG # 35a response:

No reimbursement occurred in IDIS that were disallowed.

b) The program year(s) in which the expenditure(s) for the disallowed activity (ies) was reported;

PY 2010 CAPER CDBG # 35b response:

N/A

c) The amount returned to line-of-credit or program account; and

PY 2010 CAPER CDBG # 35c response:

n/a.

d) Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

PY 2010 CAPER CDBG # 35d response:

Does not apply.

36) Loans and other receivables

a) List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

PY 2010 CAPER CDBG #36a response:

The City does not have float-funded activities.

b) List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

PY 2010 CAPER CDBG #36b response:

No other loans are outstanding other than ones listed below.

c) List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

PY 2010 CAPER CDBG #36c response:

The City of Sheboygan provides deferred loans under the Housing Rehabilitation Program. The existing loans listed above provides those names and amounts of the deferred payment mortgages.

d) Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

PY 2010 CAPER CDBG #36d response:

Name of Business	Current Balance Outstanding	
Free Enterprise	33,624.99	
WWF Co.	33,259.80	
Optenburg Enterp.	146,754.77	
Kolar Kegging Inc	44,135.42	
Sunnyside Mall LLC	137,662.29	
168 LLC	198,877.06	

*The City of Sheboygan continues to receive payments on these loans, however they are not being paid back at the agreed upon payment terms.

e) Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

PY 2010 CAPER CDBG #36e response:

No properties which utilized CDBG monies are for sale.

37) Lump sum agreements

a) Provide the name of the financial institution.

PY 2010 CAPER CDBG #37a response:

The City of Sheboygan does not have any lump sum agreements.

b) Provide the date the funds were deposited.

PY 2010 CAPER CDBG #37b response:

N/A

c) Provide the date the use of funds commenced.

PY 2010 CAPER CDBG #38c response:

N/A

d) Provide the percentage of funds disbursed within 180 days of deposit in the institution.

PY 2010 CAPER CDBG #38d response:

No funds were disbursed.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

38) Jurisdictions with HUD-approved neighborhood revitalization strategy must describe progress against benchmarks for the program year.

PY 2010 CAPER NRSA # 38 response:

Goal 1: Significantly improve the quality of housing through enhanced code enforcement and investment in housing maintenance and rehabilitation.

1 Year Outcome:

- i) Increase the number of code violations that are successfully remediated by up to 10% over 2008.
 - The Building Inspection Division has completed 346 write-ups for code violations in the NRSA. On a normal year in this neighborhood, they may deal with 25-30 write-ups.
- ii.) Establishment of the residential façade/yard forgivable loan program and completion of a minimum of 5 loans in the Phase 1 NRSA sector.
 - The City Development Department awarded 8 façade grants to properties that had asphalt siding.
- iii.) Increase utilization in Owner-Occupied and Rental Rehab Program by 3 additional loans.
 - The City provided funding to 3 additional loans recipients in this neighborhood.
- iv.) Additional information meeting and outreach efforts.
 - The City of Sheboygan published a number of articles in the newspaper related to outreach. We also hired GRAEF a consultant from Milwaukee to assist with Neighborhood Services. GRAEF has worked closely with the Gateway neighborhood association and the start up of 5 other neighborhood associations in the City.

Goal 2: Improve the economic wellbeing of the neighborhood by encouraging business development that will generate jobs for residents.

1 Year Outcome:

- i.) No loans were executed in the Gateway Neighborhood. The City continues to address potential redevelopment areas of the NRSA to increase the economic well being.

Goal 3: Improve the quality of life in the neighborhood through efforts to improve public safety and increase community involvements.

1 Year Outcome:

- i.) Viable Gateway Neighborhood Association

- The Association celebrated its first year in existence in May 2011. Efforts for organization are being led by Sheboygan Neighborhood Pride and the City of Sheboygan
- ii.) Measurable improvement in the residents' sense of public safety.
 - The Police Department has implemented a community policing program under the direction of the new Police Chief. The Department of Planning and Development has been meeting with the Police Department, Building Inspection Department, City Attorney's office and the Mayor's office to determine goals and objectives for the neighborhood. We have also partnered the Gateway neighborhood officer and the code enforcement official to work one day of week and deal with code enforcement issues. This partnership has been a great success.
- iii.) Continuation and enhancement of support for CDBG-funded public services.
 - The City continues to promote services dedicated to this neighborhood. The organization, Rebuilding Together, has set aside emergency repair funds for residents in this neighborhood to receive assistance for home repairs.

Goal 4: Continue to invest in City infrastructure within the NRSA.

1 Year Outcome:

- i.) Completion of sidewalk, street lighting, or park improvements.
 - The City has dedicated approximately \$700,000 in the reconstruction of Huron Avenue in the Gateway Neighborhood.

HOME/ADDI

HOME/ American Dream Down Payment Initiative (ADDI)

NA

HOPWA

Specific HOPWA Objectives

NA

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

PY 2010 CAPER Other Narrative response:
None