

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development requires the City of Sheboygan as a recipient of federal entitlement funds to develop a Consolidated Plan every five years that describes the community's priorities and goals for expenditure of funds on housing and community development. The Consolidated Plan outlines community needs as it relates to affordable housing and community development and includes a strategic plan for use of the funds.

The City of Sheboygan utilized public engagement and data analysis to assist in strategically planning the use of limited public funding. This Consolidated Plan covers calendar years 2020 through 2024. Community Development Block Grant (CDBG) funds have slightly increased in the recent past, however planning considered the funding to be maintained at flat increases.

The Consolidated Plan is carried out through annual action plans which provide a summary of the actions, activities, and federal and non-federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan.

The City of Sheboygan receives only CDBG funds from HUD under the formula calculation and plans to focus efforts to continue to revitalize neighborhoods and commercial areas, providing decent housing opportunities, suitable living environments and expanding economic opportunities for low to moderate income individuals, households and neighborhoods.

The total anticipated funding award amounts for the 2020-2024 Consolidated Plan is projected at \$4,500,000 or approximately \$900,000 per year for five years. The City will also continue to operate housing rehabilitation and business development revolving loan programs which will allow for additional program income to receipt on a yearly basis.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

An internet community needs survey was conducted during the months of the November and December, 2019 and was accessible to residents through the city website and city social media platforms. The Mayor and the Department of Planning and Development invited residents of the City of

Sheboygan to participate in the online survey through a press release on November 10, 2019, the press release went to the following media outlets:

- Sheboygan Press and WHBL (local newspaper and radio station)
- Public Announcement at Common Council meeting, aired on WSCS, Sheboygan's cable access channel.
- Posted to City's Twitter, Nextdoor and Facebook social media accounts
- Sent to City email users and city alderpersons

The results of the needs survey were to help the City determine the use of public funds, including yearly allocations of Community Development Block Grant funds and programs. One hundred and ten (110) residents took the survey with the majority of respondents living in zip code 53081, the primary area of the census tracts Block Grant funds can be allocated too.

The survey allowed for written comments to each question and the last question of the survey invited respondents to provide any additional comments or recommendations on the use of public funds by the City over the next five years. The respondents to the survey were more than willing to provide recommendations. These comments and survey results can be viewed in their entirety in Appendix A to this plan.

3. Evaluation of past performance

The city continued to fund multiple public service agencies such as Salvation Army, Lakeshore CAP, Safe Harbor and Sheboygan County Interfaith Organization to address the needs of individuals and families who are homeless or at high risk of homelessness. We also funded organizations such as the Family Service Association that provides indirect support to homeless persons to help minimize the continued concern with homelessness through budget counseling and foreclosure prevention. The City continued to operate the housing rehabilitation and business development revolving loan programs. Lastly, the city funded infrastructure improvements in low to moderate income neighborhoods as part of the city's Five Year Strategic Plan focus areas.

4. Summary of citizen participation process and consultation process

The City of Sheboygan's citizen participation plan includes a variety of public engagement meetings as well as public hearings. Public engagement events to develop this plan included the following stakeholder groups:

- Interviews with Sheboygan County Health and Human Services
- Interviews with Lakeshore CAP staff
- Interview with the Boys and Girls Club and Big Brothers/Big Sisters staff
- Common Council meeting approving the citizen participation plan
- Meeting with the Sheboygan County Housing Coalition

Community Needs Survey to city residents
Four civic and neighborhood association meetings
Meeting's with the Sheboygan Area School District

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SHEBOYGAN	Department of City Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Sheboygan, DCD undertook a comprehensive public engagement effort to ensure the Consolidated Plan drafted with engagement from members of the public, local service providers, other city departments, other local government agencies and other local organizations. The consultation process consisted online survey's and individual meetings with service providers, neighborhood associations, members of the public and other governmental agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Sheboygan DCD is responsible for administering the CDBG program and formulating the Consolidated Plan. DCD staff worked directly with the City of Sheboygan Housing Authority (SHA) and the local CAP agency to discuss how to support affordable housing needs in community for the next five years. Numerous meetings were held with mental and health agencies to develop partnerships and share information for the future funding of programs administered by these organizations. A number of local social service agencies receive funding through the city's annual allocation for public services and there program successes help the city meets its goals outlined in this plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

DCD staff worked with local organizations that access Continuum of Care funding including the Sheboygan County Housing Coalition which is made of dozens of housing agencies providing services different populations working to eliminate homelessness in the county. Future funding allocations through this consolidated plan process will be aligned to address the homeless needs within the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The city of Sheboygan is not a formula based grant recipient of Continuum of Care funding, therefore local organizations apply through funds allocated to the "Balance of State." Lakeshore CAP applies to HUD directly for ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAKESHORE CAP INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An individual meeting was held to understand their involvement with the homelessness issue and how the consolidated planning process can assist with possible services.
2	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF SHEBOYGAN
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Assisted with the needs of the local public housing authority as well as the housing needs assessment.
3	Agency/Group/Organization	Sheboygan Area School District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Sheboygan Area School District to understand the homeless issue the school faces.
4	Agency/Group/Organization	SHEBOYGAN TRANSIT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted regarding transportation services needed for youth and other low to moderate income persons.
5	Agency/Group/Organization	Sheboygan Mayor's Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination the Mayor's office and consultation with all city departments on community issues including homelessness.
6	Agency/Group/Organization	Sheboygan County Health and Human Services
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Victims of Domestic Violence Services-Health Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed substance abuse, housing issues, mental illness services.
7	Agency/Group/Organization	Boys and Girls Club
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed housing issues and youth services provided to LMI persons in Sheboygan.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lakeshore CAP, Inc.	Lakeshore CAP oversees the County's Continuum of Care in partnership with other local agencies.
Comprehensive Plan	City of Sheboygan	Promote construction of affordable housing, neighborhood revitalization, economic development, and homeownership.
PHA Plan	Sheboygan Housing Authority	Providing funding to support the Housing Authority with tenant based rental assistance.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Sheboygan's Planning and Development Department regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and service agencies. Notifications of recent updates and developments are sent as a City Development newsletter to a mailing list along with a regular city newsletter.

The Development Department regularly attends meetings and other events involving the community and various stakeholders. Staff is aware of major occurrences that would impact housing or health of vulnerable community residents. Engaging with nonprofit service providers on a regular basis will continue to foster an environment where the City works in tandem with the community towards better development. Continuing to work with local and regional stakeholders will only serve the best interests of the Evanston community.

Narrative (optional):

None

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The city of Sheboygan invites public participation at all stages of the Consolidated Planning process. The city is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process for all members of the community, particularly low- and moderate-income persons.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Hmong, Spanish Persons with disabilities	No attendees	None	None	
2	Internet Outreach	Community as a whole	Community Needs Survey	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Hmong, Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	None	None	None	
4	Letters to public service agencies to take survey	public service agencies	15 responses	More funding needed to address the on-going concerns.	None	
5	Letters to public service agencies to take survey	Community Needs Survey	110 responses	Homeless, youth services, mental health services, affordable housing, neighborhood revitalization	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment overview is primarily supported by the American Community Survey data and Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. Priority needs were identified in areas of mental and health services, neighborhood revitalization and stabilization, economic development, community facilities, homelessness, and affordable housing. This data analysis also intertwined with public engagement efforts will guide the allocation of funding and specific activities for 2020-2024.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The city of Sheboygan has a broad and diverse set of needs across affordable housing continuum. There are needs to address a variety of household and individuals impacted by homelessness, as well as households in need of safe and decent workforce rental housing. One project under construction in 2020 will add 118 workforce housing units. There are also specific populations and neighborhoods in need of access to homeownership. DCD services the needs from a variety of demographics including persons with disabilities, the elderly, single-parents households, minority populations and all other low to moderate income persons.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	49,288	48,855	-1%
Households	20,354	20,185	-1%
Median Income	\$42,679.00	\$43,381.00	2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,715	3,375	4,665	2,440	6,985
Small Family Households	860	990	1,405	935	3,590
Large Family Households	80	185	550	225	615
Household contains at least one person 62-74 years of age	345	800	705	460	1,565
Household contains at least one person age 75 or older	445	740	645	295	325
Households with one or more children 6 years old or younger	470	529	890	318	485

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	55	60	0	190	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	4	15	44	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	85	105	45	250	0	4	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	1,150	145	45	0	1,340	350	435	90	0	875
Housing cost burden greater than 30% of income (and none of the above problems)	325	915	220	4	1,464	215	475	525	145	1,360

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	135	0	0	0	135	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,245	315	220	60	1,840	350	450	90	25	915
Having none of four housing problems	585	1,515	2,175	605	4,880	320	1,100	2,185	1,750	5,355
Household has negative income, but none of the other housing problems	135	0	0	0	135	80	0	0	0	80

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	690	450	55	1,195	70	270	225	565
Large Related	85	75	4	164	0	25	85	110
Elderly	255	374	155	784	290	434	174	898

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	490	245	50	785	210	185	130	525
Total need by income	1,520	1,144	264	2,928	570	914	614	2,098

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	605	60	0	665	50	170	20	240
Large Related	70	0	0	70	0	15	0	15
Elderly	175	39	45	259	135	149	49	333
Other	345	40	0	385	165	105	20	290
Total need by income	1,195	139	45	1,379	350	439	89	878

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	130	74	50	269	0	4	0	25	29
Multiple, unrelated family households	0	0	35	10	45	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	15	130	109	60	314	0	4	0	25	29

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

In 2016, Lakeshore CAP's Housing Assistance Program saw 215 single applicants for housing assistance. This is the highest year. In 2017 the total was 162, 2018 was 157 and 2019 was 151 singles. One can assume that more people are being able to find employment in Sheboygan given the number of job opportunities. The other ones in the number could be single elderly people with not a lot of savings and living on social security.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2017 American Community Survey (ACS) 5-year estimates, the estimated number of persons in Sheboygan with a disability is 5,888 or 12.3% of the total non-institutionalized population. As of the 2014 American Community Survey, the total was 5,683 of non-institutionalized citizens reporting a disability or 11.8% of the population. This data suggests the number of Sheboygan citizen reporting a disability is not growing as the number of Sheboygan persons estimated to have a disability.

What are the most common housing problems?

The primary challenge to creating and preserving affordable housing in Sheboygan and communities across the country is that household income is falling to keep up with rising housing costs. This increase in housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, land values, increased regulatory costs, labor costs, natural disasters and national trade policy.

According to 2017 ACS, there are approximately 20,649 occupied housing units in Sheboygan, 1,495 vacant units for a total of 22,144 housing units.

Are any populations/household types more affected than others by these problems?

CHAS data in table 3 and 4 show that renters are more adversely impacted by being housing cost burdened. Table 2 and 5 also show that renters and lower income renters in particular are much more likely to experience housing quality and size problems including lacking adequate kitchen facilities, complete plumbing or issues of overcrowding.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing characteristics for low-income individuals and families with children is linked to poverty, unemployment, underemployment, domestic violence, a decline in public assistance, lack of affordable health care, unforeseen medical emergencies, mental illness, substance abuse, and chemical addiction. Mental illness and other disabilities afflict a number of low-income residents, and could prevent them from earning a living wage. The limitations imposed by disabilities, affordable housing, and supportive services place many of at risk of residing in shelters or becoming unsheltered. Other conditions facing these low-income individuals include no savings or financial literacy, difficulty maintaining employment due to child care issues or unpaid sick time. The needs of formerly homeless families in the city includes more resources to prevent homelessness, both financial and supportive services, landlord mediation resources, education regarding landlord and tenant law.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

None

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following housing characteristics are often linked with housing instability and increased risk of homelessness:

- Temporary financial or life crisis
- Loss of Employment
- End of a relationship
- Death of a partner
- Health emergency

Traumatic brain injury
Racial disparities
Mental health and substance abuse disorders
Other medical conditions.

Discussion

None

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Cities are required to identify disproportionate housing needs of racial and ethnic groups within their communities and make decisions to reduce the impact of these disproportionate housing needs

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	365	215
White	1,760	325	215
Black / African American	50	0	0
Asian	120	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	24	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,150	1,220	0
White	1,755	1,130	0
Black / African American	70	15	0
Asian	190	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	135	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,055	3,615	0
White	830	2,965	0
Black / African American	70	60	0
Asian	105	190	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	45	340	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	235	2,205	0
White	165	1,920	0
Black / African American	0	0	0
Asian	65	140	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	115	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Each racial and ethnic category is disproportionately impacted by housing problems within the 0-30% AMI category. Marketing of programs and City resources should be prioritize for White and Asian households in need of home rehabilitation and access to high quality affordable owner and rental housing. The City needs to continue to address the new affordable housing needs to handle different size households including three bedroom units.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As reviewed in NA-15, Sheboygan's population is primarily White with Asian being the next largest population (11.1%). The table below shows the severe housing problems by area median income (AMI) and by racial and ethnic group within those categories, who have one or more severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,595	905	215
White	1,300	780	215
Black / African American	40	10	0
Asian	105	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	80	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	765	2,615	0
White	610	2,280	0
Black / African American	20	60	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	95	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	150	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	310	4,360	0
White	195	3,605	0
Black / African American	25	105	0
Asian	65	230	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	25	360	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	85	2,355	0
White	15	2,070	0
Black / African American	0	0	0
Asian	60	140	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	115	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The total number of households experiencing one or more of the four severe housing problems is 2,755 or 12% of the total number of households. A disproportionate need exists among Asian households at 50%-80% of area median income.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD presumes that a household that pays up to 30% of their income on housing costs is not cost burdened. Any percentage above 30% but below 50% is considered a housing cost burden and if a household is paying 50% or more of their household income on housing, then that household is experiencing a severe housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,625	3,070	2,270	215
White	12,630	2,590	1,915	215
Black / African American	150	125	40	0
Asian	875	170	125	0
American Indian, Alaska Native	65	0	0	0
Pacific Islander	4	0	0	0
Hispanic	780	180	170	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

In Sheboygan, about 14,625 or 65% of all households are not cost-burdened spending less than or equal to 30% of their income on housing. Approximately 14% of all households are cost-burdened spending between 30%-50% of their income on housing, and 10% are severely cost burdened, spending more than 50% on housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As stated in the previous sections, in households with one or more housing problems, a disproportionate need exists among Asian households at 0%-30% of area median income, as well as among Asian households at 30%-50% and 50%-80% of area median income.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The highest concentration of Asian households in Sheboygan is in Census tract 5, where 17.54% of the population is Asian.

NA-35 Public Housing – 91.205(b)

Introduction

The Sheboygan Housing Authority serves the City of Sheboygan and provides public housing units, project based Section 8 units and Housing Choice Vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	135	194	0	103	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

Sheboygan Housing Authority

Data Source

Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,656	12,230	0	12,121	8,076	0	
Average length of stay	0	0	5	4	0	4	0	0	
Average Household size	0	0	1	3	0	3	2	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	43	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	35	62	21	41	0	0
# of Disabled Families	0	0	61	132	49	83	0	0
# of Families requesting accessibility features	0	0	96	167	0	163	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Sheboygan Housing Authority

Data Source

Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	215	128	0	127	0	0	0
Black/African American	0	0	9	16	0	16	0	0	0
Asian	0	0	3	21	0	19	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	1	0	0	1	0	0
Pacific Islander	0	0	3	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	17	26	0	25	0	0	0
Not Hispanic	0	0	214	141	0	138	1	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently there are 135 Public Housing Units in the jurisdiction down from 240 earlier this year. The remaining 135 units consist of 105 units are one and 0 bedroom units built in 1971 in a two story wood frame building. The remaining 30 units are two and three bedroom family units built in 1982. As stated earlier, there is a wait list of 152 families or those units. The demand far outweighs the supply of affordable housing in our community.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Choice Voucher program currently has 582 families on the wait list. Of those families, 133 identify as “disabled” which represents about 22% of the total wait list. It is not known if all those

families would require accessible units. In the past year, we have issued 32 vouchers, of those, 1 required an accessible unit. We currently have 2 families with vouchers who require accessible units. The need is not great, however accessible units in the private sector who accept vouchers is difficult to find so when there is a need, it is typically difficult to get.

Public Housing has 401 families on the wait list. Of those families, 89 identify as “disabled” which is about 21% of the waitlist and an additional 110 identify as “elderly or disabled”. Typically we will have 4 to 5 requests each year for an accessible unit and about 30 reasonable accommodation requests from existing tenants for a unit with some accessibility features. Currently, we have 9 tenants who require an accessible unit. Our capacity to provide fully accessible units will increase by 6 when current renovations are completed (although that building is no longer Public Housing).

How do these needs compare to the housing needs of the population at large

Interestingly, there are 152 families on the wait list with minor children. We only have 30 family units available.

Discussion

105 units of Public Housing were repositioned through obsolescence in June of 2019 due to severe deterioration and the cost associated with renovation. Those units are being renovated and will have project based vouchers assigned to them in the near future. The use of tax credits and other financial resources are being used to fund the major portion of the project. The remaining 105 units (62/0 bedroom, 42/1 bedroom and 1/2 bedroom) at Tamarack House are almost 50 years old. The building has some updating and renovation needs, which have been addressed on an ongoing basis for many years. The structure is solid however the interior of the apartments with the exception of the bathrooms are all original. Appliances are replaced or repaired as needed. New windows are being installed and a new roof was put on two years ago. An updating of flooring, lighting, electrical and cabinetry along with kitchen plumbing is needed. It is estimated that there is approximately \$2.5 million in renovations that need to be done to that building. The remaining 30 family units are in fairly good shape, we anticipate putting a new roof on that building in the next two years.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section presents data on homelessness in the city of Sheboygan.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	10	12	180	63	118	48
Persons in Households with Only Children	0	0	1	1	1	10
Persons in Households with Only Adults	12	19	270	105	176	48
Chronically Homeless Individuals	2	0	20	2	4	200
Chronically Homeless Families	0	0	10	3	5	200
Veterans	0	0	10	7	8	30
Unaccompanied Child	0	0	8	5	2	30
Persons with HIV	0	0	2	1	1	60

Table 26 - Homeless Needs Assessment

Data Source Comments: Used system performance data from ICA website and estimates based on data and professional judgment.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data for the number of days that persons experience homelessness is unavailable.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Because the City of Sheboygan does not have the capacity to collect and compile this data, estimates were formulated using information provided by Public Service agencies. Of the 2,009 people who received housing assistance, approximately 985 were single adults, with the remaining 1,024 individuals belonging to families of various sizes. Of those served, approximately 39 individuals belonged to family units in which a member was a veteran.

The majority of the families receiving housing assistance are headed by single females in need of rental assistance and other supports in order to stay in their home. Many are forced to provide for their families without access to child support, shouldering financial and other familial responsibilities themselves. Childcare, food, and other household expenses pose a significant burden. Together with inadequate education and inconsistent work histories, these factors often necessitate assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Unfortunately, disparity in the rates of homelessness continues to exist for Sheboygan’s racial and ethnic minorities. According to 2017 figures from the American Community Survey (ACS), Black and African American residents comprised only 3% of Sheboygan’s overall population but accounted for 30% of homeless individuals receiving services. Although not quite as glaring, Sheboygan’s Hispanic and Latino population is 10% yet they made up nearly 14% of homeless service recipients. On the other end of the spectrum, those who are white and homeless composed 55% of those receiving services yet account for 74% of the general population. Asians, at 11% of the Sheboygan population received services for homelessness at less than 1% of the total.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Due to the semi-rural nature of the area, and the harsh weather that characterizes Wisconsin winters, those who are homeless are almost always sheltered. Those who are unable to find shelter, a couch to surf or other arrangements, often find their way to larger urban areas, like Milwaukee, where there are more extensive services available. Sheboygan continues to focus the majority of its resources on providing rental assistance and other services aimed at preventing homelessness.

Discussion:

None

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

As defined by the Census Bureau, a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work.

Describe the characteristics of special needs populations in your community:

As defined by the Census Bureau, a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work

Across Sheboygan, 12.3% of the total population aged five and older (5,895 people) reported a disability in 2017. The most common types of disabilities among persons ages 18 to 64 were cognitive or ambulatory; referring to difficulty moving from place to place that makes it impossible or impractical to walk as a means of transportation. This type of difficulty often translates to a need for accessible housing. Those aged 65 and older, comprise 32% of the population with a disability

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on consultation and input from area service providers and the Sheboygan County Health and Human Services, it has been determined that:

- There is a need for permanent supportive housing to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients.
- There is a need for additional support services that assist people with special needs.
- There is a need for mental health services for those with special needs and those that have been victim to domestic violence.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recently available Wisconsin AIDS/STD Monthly Surveillance Update report from September 2018, there were a total of 68 diagnosed cases of HIV infection in Sheboygan County in 2018.

Discussion:

Special needs groups with high priority housing needs within Sheboygan include elderly and frail elderly persons, and persons with mental health service needs. Along with low-income and housing related issues, including a high housing cost burden, this population struggles for a decent quality of life that includes basic necessities, adequate food, and medical care. Coordination and communication among service providers has continually been mentioned as a way of creating a network in Sheboygan to assist the special needs population.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The following public facilities needs were identified by consultation with City Management Team Members and community input from a community needs assessment survey with 110 completed responses.

- Affordable Housing
- Facilities for Youth
- Street and Alley paving
- 24-hour Child Care Centers to serve 3rd Shift workers
- Senior center facilities

How were these needs determined?

The City's needs for public facilities were determined through a number of processes with input from City Departments such as Public Works, City Development, Sheboygan County Health and Human Services, Sheboygan Area School District, Parks, and a community needs assessment survey. The processes to develop these plans included extensive public input and consultation with agencies/organizations.

Describe the jurisdiction’s need for Public Improvements:

The following public improvements needs were identified by stakeholders at consultation meetings, community meetings, and surveys conducted by DCD.

- Paving/resurfacing of streets and alleys
- Sidewalks
- Storm Water Improvements
- Street Lighting in center city neighborhoods

How were these needs determined?

Every five years, the city creates a strategic plan that guides the needs of the community into specific focus area. Decisions related to the city's capital improvement program are based on the goals of the strategic plan. DCD uses the strategic plan and capital improvements plan to generate the annual action plan using CDBG funds.

Describe the jurisdiction's need for Public Services:

The following public service needs are available within the city through the city and service providers. However, funding levels do not meet demand for services. Due to CDBG regulations limiting public service funding to 15% of the total yearly allocation, prioritization of CDBG funding is essential to meeting the most urgent need of the community.

The following public services needs were identified by consultation with the Sheboygan County Health and Human Services and the Sheboygan Area School District along with community input from the community needs assessment survey:

- Mental health and substance abuse services where people can be treated located so they do not need to transition into a community that they were not treated in.
- Youth services and housing for youth in homeless situations
- Homelessness prevention and homeless shelters
- Domestic abuse shelters
- Health and Dental Care
- Homebuyer assistance

How were these needs determined?

Through interviews, meetings with stakeholders and the community needs survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The primary challenge to creating and preserving affordable housing in Sheboygan and across the country is that household income is failing to keep up with rising housing costs. The increase in housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, demographic changes within the market, land values, increased regulatory costs, labor costs, natural disasters and federal, state and local policy.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Information below indicates Sheboygan's housing market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,165	55%
1-unit, attached structure	665	3%
2-4 units	5,110	23%
5-19 units	1,945	9%
20 or more units	1,640	7%
Mobile Home, boat, RV, van, etc	475	2%
Total	22,000	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	365	5%
1 bedroom	185	2%	1,765	22%
2 bedrooms	2,770	23%	4,000	50%
3 or more bedrooms	9,260	76%	1,835	23%
Total	12,219	101%	7,965	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the past five years, Sheboygan has had one Low Income Housing Tax Credit (LIHTC) project that was completed. Washington School Apartments is a conversion of a vacate middle school on the city's north side that was converted into 42 Section 42 units that has 100% occupancy. A second project currently under construction includes a 118 unit conversion of the former tannery into affordable workforce housing units. Also Habitat for Humanity has constructed approximately 10 new affordable units through its programs and their strategic plan calls for 5 new houses a year starting in 2020.

The Sheboygan Housing Authority is also renovating their 105 unit Wasserman Apartments to handle energy efficient updates as the building has not been renovated since its construction in 1960. This \$22 million project is being funded with LIHTC and Federal Home Bank funding.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the Sheboygan Housing Authority, a small number of affordable units (5 or less) is assumed to leave the Section 8 inventory. The Sheboygan Housing Authority has a good relationship with Sheboygan landlords and has a surplus of units interested in Section 8 vouchers, it is actually the low amount of the vouchers available. Currently the waiting list to obtain a Section 8 voucher is three years.

Does the availability of housing units meet the needs of the population?

City staff is unsure what the need of the affordable housing units in the market is. The city and its partners have completed market rate and condo market studies, but have not studied the affordable housing needs. A project planned for 2020-2021 Annual Action period is to commission an affordable housing market study to determine the number of units the market needs and what it can support. A large number of approximately 1600 new market rate units have been built in the market in the past five years.

Describe the need for specific types of housing:

Housing that is affordable to low-income and extremely low-income households is needed to reduce the housing cost burden and enable them to maintain stable housing. In addition, housing that is accessible to persons with disabilities and low income seniors, particularly the frail elderly, is very limited. Additional supportive housing for persons with mental illness, developmental disabilities and other disabling conditions is also needed. Likewise, affordable housing for families with children remains a need throughout the community as evidenced through consultation with service providers and citizen input.

Discussion

None

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs for renters have risen dramatically since 2012. However, due to the housing crash of 2008, the median home value was still down by 6% at \$108,700 in 2015 from \$115,600 in 2009. However, home values are on the rise. At the same time rents have risen by a significant 7%, from \$493 in 2009 to \$526 a month in 2015 (not adjusted for inflation). However, with the addition of new 1500 new market rate units since 2015, rents in Sheboygan have increased substantially since this time.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	115,600	108,700	(6%)
Median Contract Rent	493	526	7%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,565	44.8%
\$500-999	4,260	53.5%
\$1,000-1,499	30	0.4%
\$1,500-1,999	70	0.9%
\$2,000 or more	45	0.6%
Total	7,970	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	715	No Data
50% HAMFI	3,685	1,880
80% HAMFI	6,355	4,479
100% HAMFI	No Data	6,354
Total	10,755	12,713

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Sheboygan has an ample supply of housing for those who are not low or moderate income. The significant increase in luxury and market rate units in the downtown provides options for higher income renters and homeowners. However, the increase in higher priced rental and owner properties coincided with a decline in the number of affordable units. Sheboygan still offers housing affordability, with an affordability index score of 65 for housing (the national average being 100, and the state of Wisconsin score being 95).

How is affordability of housing likely to change considering changes to home values and/or rents?

Sheboygan has been steadily affordable for a long time, however affordability may decline slightly based on increases in property values and rents with no foreseeable decline in the immediate future or longer term. Eventually, long-time homeowners living on fixed incomes, primarily seniors, are increasingly at risk of displacement because they can no longer afford to pay rising costs to maintain their homes, and may not be able to afford rents in the area they live - reducing their opportunity to age in place.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median rent in Sheboygan, according to ACS 2017 estimations was \$671, and HUD Fair Market Rent for a two bedroom apartment was \$727. An ALICE survival family (a family of four with one school age child and one pre-school age child) in Sheboygan has a household income of \$63,025 and can afford rent at \$684, which is within the average rent price for Sheboygan. To address the need for additional affordable housing units Sheboygan works to attract developments that include subsidized affordable units, such as section 42.

Discussion

None

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section discusses the condition of housing stock in Sheboygan. HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Sheboygan with one or more of these conditions, and therefore substandard.

The City of Sheboygan Code Enforcement Program has adopted the International Property Maintenance Code and uses it to determine what constitutes a code violation. The number of code violations is used to identify deteriorating and deteriorated properties. A housing unit with 0-5 minor code violations is considered a “standard unit” and any housing unit with more than 16 minor code violations or any structural systems violations is considered substandard. Units with 6-15 minor violations are considered “in need of minor repair.” Units with 16 or more violations are considered to be “in need of critical repair.” 16-35 violations are considered to be deteriorating and units with more than 35 violations are considered to be deteriorated. A structural review and life safety assessment is undertaken in order to determine if a building should be demolished.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,485	20%	3,110	39%
With two selected Conditions	0	0%	225	3%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,730	80%	4,595	58%
Total	12,215	100%	7,965	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	590	5%	214	3%
1980-1999	1,605	13%	1,210	15%
1950-1979	4,690	38%	3,710	47%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	5,330	44%	2,830	36%
Total	12,215	100%	7,964	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,020	82%	6,540	82%
Housing Units build before 1980 with children present	449	4%	164	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The city continues to operate an owner and rental rehabilitation revolving loan program to assist homeowners a funding source to assist with funding improvements identified as part of the code enforcement program. The majority of housing units in Sheboygan are pre-1940 there is a need for rehabilitation of both rental and ownership units. The State of Wisconsin laws do not allow the city to have an interior rental inspection program, so the only time code enforcement officers are able to enter rental units is based on complaint from a tenant or under an inspection warrant. This poses challenges to addressing interior housing related issues.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The practice of adding lead to residential paint was banned in 1978. It is reasonable to assume that a residential structure built prior to 1979 may contain lead based paint. According to the American Community Survey 2013-2017 (1), there were 13,999 owner-occupied housing units and 9,864 renter-

occupied housing units built prior to 1980. In other words, there is a high probability that 83.1% of the occupied housing units in Sheboygan contain lead based paint

Discussion

None

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Sheboygan Housing Authority serves the city of Sheboygan with public housing units, project based Section 8 vouchers, and Housing Choice vouchers (Section 8).

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			240	186			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Sheboygan Housing Authority manages and operates four public housing complexes in the city of Sheboygan. The Eugene Wasserman Apartments (built in 1969) at 611 North Water Street is a 105 one-bedroom apartment building, Tamarack House (built in 1977) at 2201 Erie Avenue is 105 units, Park Plaza (1997) is 80 units and Georgia Avenue Apartments (built in 1981) is 30 units. In 2019/2020, the Sheboygan Housing Authority began a complete renovation of the Eugene Wasserman Apartments to bring the units up to date as energy efficient units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Eugene Wasserman building is the oldest public housing complex and thus is under construction in 2019 to renovate all 105 units. The other units are inspected yearly in relatively good shape.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Sheboygan Housing Authority partners with other community resources to provide opportunities to their residents. Such programs as Meals on Wheels to local pharmacy's provide assistance to residents.

Discussion:

None

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	61	0	13	218	0
Households with Only Adults	0	30	0	502	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A network of public and private agencies in Sheboygan provide a variety of services to the homeless, ranging from prevention and outreach to comprehensive supportive services. Through referrals and cooperative service agreements, the agencies are able to meet the health, mental health, and employment needs of homeless persons along the continuum of care. Mainstream service providers include the Sheboygan County Health and Human Services Department, the YWCA, Lakeshore Community Health Center, and Safe Harbor.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically homeless individuals and families: Local Sheboygan organizations offer a myriad of health, mental health, and employment services for homeless individuals and families who qualify and are ready to access them. While a segment of the chronically homeless population participates in the existing network of services, many are dealing with significant mental health and addiction issues, and are not receptive to programs with parameters and guidelines for participants. The Salvation Army has dedicated emergency shelter and transitional housing beds for the chronically homeless, and at the time of the 2019 Point in Time Count, individuals through their emergency overnight shelter program and dedicated permanent supportive housing beds to the chronically homeless.

Families with Children: Sheboygan contains 45 emergency shelter beds for homeless families with children through the Salvation Army. Permanent supportive housing is provided by Lakeshore CAP which are dedicated to households with children.

Veterans and their Families/unaccompanied youth: Veterans and their families are able to receive services from the Sheboygan County Veterans Center. Some services provided include primary care, mental health, counseling, and senior care. Sheboygan does not have emergency shelters for runaway or locked out teens.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs groups include the elderly and frail elderly, persons with severe mental illness, persons with physical and/or developmental disabilities, persons with alcohol or other drug addiction, and persons living with HIV/AIDS. There is one or more organizations in Sheboygan that address the needs of these special needs populations. However, due to the growing number of persons with special needs, gaps in capacity remain for housing and supportive services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Sheboygan anticipates will continue housing rehabilitation programs that benefit special needs populations, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with physical disabilities through the CDBG Housing Rehab program.

Evanston's population is aging rapidly, which increases the need for senior housing and services. The city of Sheboygan is currently funding a feasibility study to assess the age-friendliness of the community, including providing a code-complaint space for their services to be housed. City staff is also exploring housing options to enable seniors to "age in the community" as part of this evaluation.

The elderly, including the frail elderly, need access to facilities and support services to ensure safe, decent, affordable housing. Many seniors are on fixed incomes and cannot afford to retrofit housing as their need for better accessibility increases. Likewise, when the elderly are no longer able to care for themselves the need for in-home care or residential facilities becomes crucial. Over the next several years the vanguard of the "Baby Boomers" will hit retirement age and their incomes will level since they will be past the peak earning years as a generation. Health care and supportive services will gradually become a larger concern as they get older, which will impact the system in a more dramatic fashion since they are the largest cohort to reach retirement age in US history.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Supportive services for those experiencing mental health and/or substance use disorders include:

- case-specific support through the Sheboygan County Department of Health and Human Services (DHHS) that may include case management, medication monitoring, crisis intervention, treatment coordination, counseling, in- and out-patient treatment, and supportive housing placement.
- 24-hour mobile crisis intervention and crisis stabilization services
- three sober living facilities
- ten Community-Based Residential Facilities serving those who are mentally ill
- outpatient treatment for mental health and substance abuse offered by ten providers, including the City's two major medical systems, Advocate Aurora and Prevea
- Three Medication-Assisted Treatment providers offering Methadone and Suboxone treatment

A significant gap remains for those in need of residential treatment. Currently, the only provider is a 16-bed facility located approximately 25 miles outside of the City. Availability and very limited payment options create further challenges to access. Insurance plans.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Supportive services for those experiencing mental health and/or substance use disorders include:

- case-specific support through the Sheboygan County Department of Health and Human Services (DHHS) that may include case management, medication monitoring, crisis intervention, treatment coordination, counseling, in- and out-patient treatment, and supportive housing placement.
- 24-hour mobile crisis intervention and crisis stabilization services
- three sober living facilities

- ten Community-Based Residential Facilities serving those who are mentally ill
- outpatient treatment for mental health and substance abuse offered by ten providers, including the City's two major medical systems, Advocate Aurora and Prevea
- Three Medication-Assisted Treatment providers offering Methadone and Suboxone treatment

A significant gap remains for those in need of residential treatment. Currently, the only provider is a 16-bed facility located approximately 25 miles outside of the City. Availability and very limited payment options create further challenges to access insurance plans.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City will be partnering with the Sheboygan Housing Authority to update the City's Analysis of Impediments. The City expects the Analysis of Impediments to Fair Housing completed in late 2020. If the Analysis of Impediments to Fair Housing is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed. The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Sheboygan.

Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in the city, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

Another barrier to affordable housing within Sheboygan is the shortage of decent, affordable and accessible housing for persons with disabilities. The limited supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Many of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. One of the activities the city will be undertaking during this five year consolidated plan timeframe is complete an affordable housing market study to determine how many affordable housing units the city can support.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Sheboygan non-housing community development asset stems around quality of life and economic development initiatives to attract and retain workforce to fill open positions from major companies located in Sheboygan County. Sheboygan County currently has over 2,500 jobs open and an unemployment rate around 2.5%. In order to fill positions, the county and city need to attract workforce to relocate to this area.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	201	0	1	0	-1
Arts, Entertainment, Accommodations	2,145	2,340	10	10	0
Construction	820	836	4	4	0
Education and Health Care Services	3,196	5,301	15	23	8
Finance, Insurance, and Real Estate	1,097	2,036	5	9	4
Information	153	70	1	0	-1
Manufacturing	8,499	6,337	39	28	-11
Other Services	728	883	3	4	1
Professional, Scientific, Management Services	997	1,352	5	6	1
Public Administration	0	0	0	0	0
Retail Trade	2,338	2,735	11	12	1
Transportation and Warehousing	433	237	2	1	-1
Wholesale Trade	923	562	4	2	-2
Total	21,530	22,689	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	26,095
Civilian Employed Population 16 years and over	24,035
Unemployment Rate	7.89
Unemployment Rate for Ages 16-24	23.43
Unemployment Rate for Ages 25-65	5.70

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,680
Farming, fisheries and forestry occupations	1,035
Service	3,120
Sales and office	4,960
Construction, extraction, maintenance and repair	1,465
Production, transportation and material moving	2,725

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,920	86%
30-59 Minutes	2,440	11%
60 or More Minutes	835	4%
Total	23,195	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,575	145	990
High school graduate (includes equivalency)	6,705	715	1,570
Some college or Associate's degree	6,810	470	1,135

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,400	115	540

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	85	265	235	570	540
9th to 12th grade, no diploma	675	540	250	840	750
High school graduate, GED, or alternative	1,750	2,415	1,965	4,610	3,685
Some college, no degree	1,285	1,830	1,565	2,440	940
Associate's degree	180	720	635	1,245	255
Bachelor's degree	445	1,320	760	1,645	655
Graduate or professional degree	8	235	335	765	515

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,921
High school graduate (includes equivalency)	26,945
Some college or Associate's degree	30,180
Bachelor's degree	38,801
Graduate or professional degree	50,333

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest share of employee needs is in the manufacturing sector. Sheboygan has historically been a manufacturing community with almost 38% of the available jobs in manufacturing. Arts, Entertainment and Culture is also a large sector of employees.

Describe the workforce and infrastructure needs of the business community:

Given that the city of Sheboygan's infrastructure is very old, the city continues to fund reconstruction of streets in low to moderate income areas to support the city's goals of investing in our neighborhoods. The City continues to administer a business development job creation low interest loan program to help expanding businesses. The city also invests in historic properties through historic preservation activities.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Like a lot of Wisconsin communities, Sheboygan continues to face a labor shortage. In order to fill open positions in the city, the City and Sheboygan County Economic Development Corporation have been aggressive in workforce housing and market rate housing to give new employees entering the market a place to live. The City and its partners are currently working on an innovation district launch as talent attraction and recruitment tool to draw young professional people to the city to fill open positions. In 2018, the City developed a new industrial campus to encourage new industrial development in the community in the future. Also, as an older community, we struggle ever year with funding to repair roads and utilities in our central city neighborhoods.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Sheboygan County schools and colleges are continually changing their educational programs to service the needs of the employers. Red Raider Manufacturing represents a partnership between Sheboygan Area School District, local manufacturing companies, and Lakeshore Technical College, who are working together to educate a stronger community. Red Raider Manufacturing strives to enhance the skills of students enrolled in its technology education program through authentic learning. Through partnerships, Advanced Manufacturing Technology Centers were added in each of the two high schools in the city. These community partnerships and centers give students the technical skills needed for successful employment while providing local manufacturers a higher skilled worker.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City partners with Lakeshore Technical College and Lakeland University as well as the Sheboygan Area School District to connect high schoolers and college students with workforce training opportunities as well as individuals interested in a career change. Inspire Sheboygan County is another workforce development program that recently started in Sheboygan County. The goal of Inspire Sheboygan County is to connect students to meaningful career experiences in the Sheboygan County

area. Inspire Sheboygan County is funded solely by its member employers and school districts. This collaboration between area employers and schools offers powerful career exploration and discovery tools that connect young people to their best career options and employers to their future workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

None

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are census tracts where households with housing problems are concentrated, defined as more than 31% of households with a housing burden. These census tracts include 2.01, 114, and 5. City staff utilized the HUD AFFH mapping tool to allow the opportunity to examine concentration of households with housing problems. Housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30% of household income.

Additionally, code enforcement records that shows housing units in the central city, CDBG eligible areas consistent with the 2010 census, have a higher portion of housing problems than the city wide percentage. This area has been targeted for neighborhood revitalization focus by the city as part of the city's five-year strategic plan. Each year, four to five CDBG eligible neighborhoods are targeted for baseline data collection, code and nuisance enforcement. After five years each neighborhood will be resurveyed to determine the progress that has been made over the time period.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Sheboygan has a majority white, non-hispanic population, and there are no census tracts that have a majority of non-white residents. The central city census tracts, the CDBG eligible tracts, tend to be where more minority households are living. In Sheboygan, the largest ethnic and racial minority groups are Asian (11.1% of the total population) and Hispanic (10% of the total population). There may not be a specific concentration of Asians in Sheboygan, however census tract 5 has the highest percentage of population identifying as Asian, with 17.54%. The concentration of people of any race with Hispanic origin is in another CDBG eligible census tract, tract 114 with 21.4% of the population identifying as hispanic. The concentration of low and moderate income households lie within the city's CDBG eligible census tracts, which include tract 2.02, 2.01, 5, 114, and 8.

What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods are central city neighborhoods, densely populated with a traditional neighborhood style, they have aging housing stock with the vast majority of units built prior to 1978, and many of these neighborhoods being developed prior to 1940. These neighborhoods are a mixture of single family and multi-family homes, with many of the multi-family being duplex style upper/lower flats. These neighborhoods have the highest concentration of rental/investment properties, with some areas having over 50% of the housing units as non-owner-occupied. There is investment being made in these neighborhoods as Sheboygan's housing market is very tight and the demand for single family housing outweighs the supply.

Are there any community assets in these areas/neighborhoods?

These central city neighborhoods offer incredible community assets and livability. Sheboygan's downtown commercial core runs directly through the CDBG eligible area, so access to shopping and food is great, with the exception being no large-scale grocery in these neighborhoods - although there are ample smaller, neighborhood scale grocery options including hispanic and asian markets where fresh produce, meats, and prepared foods are available. Sheboygan's greatest asset - Lake Michigan shoreline - is well within walking distance of the majority of these neighborhoods, and Sheboygan prides itself on free public access to the lakefront, beaches, and riverfront. Sheboygan maintains multiple parks throughout the CDBG eligible area, including some of the largest city parks with assets including splash pads, beaches, sledding, outdoor concerts, farmers markets, sports and recreation opportunities, fishing, and swimming.

Are there other strategic opportunities in any of these areas?

The City is focused on strengthening the commercial corridors in our central city, including efforts to create welcoming, walkable, safe atmospheres, and reduce vacancy in our 8th street, Michigan Avenue, and Indiana Avenue areas. Additionally, the city has undertaken master planning efforts to guide redevelopment of recently vacant large, formerly industrial parcels in three of our central city areas - River Bend Neighborhood, Uptown Neighborhood, and Indiana Corridor. Planning for the redevelopment of these sites will bring new opportunity to Sheboygan's central neighborhoods, and reduce blight that was identified in these areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Sheboygan residents' access to broadband internet is very near the state average for access. In Sheboygan, 84.9% of households have a computing device, compared to 86.6% statewide. In Sheboygan, 77.6% of households have an internet subscription, and 77% have access to broadband. In the state of Wisconsin, 79.1% of households have an internet subscription, 78.1% have broadband. Of Sheboygan's low-income population, those with a household income of \$20,000 or less, 51% have a broadband subscription, whereas the that population statewide 51.1% have an internet subscription. There may be a need for more low-income households to have consistent internet access in their homes.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Sheboygan is an urban area, and as such there is competition for internet service providers. There are ten choices for residential internet service in the City of Sheboygan, including satellite internet providers, fixed wireless providers, and Cable and DSL options. Seven of the ten providers have a service footprint that reaches over 90% of the city. Although there are many options for internet service in Sheboygan, and there is competition between providers, there may be a need for an additional cable internet provider – the City currently only has one cable internet provider, and that connection provides the fastest speeds and greatest coverage.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change will be one of the most persistent challenges for governments and for the private sector over the next several decades. Natural hazards that could have an increase in incidents due to climate change include warm weather storm events, flooding, excessive heat, drought, wildland fires, and coastal hazards due to fluctuating lake levels. Longer growing seasons and warmer winters are also possible impacts of climate change. Communicable diseases are one man-made hazard that could increase in frequency as a result of climate change. Addressing the threat of climate change will require the collective efforts of everyone in order to build resiliency in our communities. Sheboygan County is identifying and implementing long-term recovery strategies that combine disaster risk and vulnerability reduction, environmental sustainability and community survivability.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low and moderate income households may have lowered ability to cope with the occurrence of a natural hazard, including those that would damage or destroy housing occupied by low and moderate income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan presents the priority needs and goals determined through consultation with the public, city departments and service providers. The community's priority needs includes housing, public improvements, public services, and economic development are highlighted describing where and how the City of Sheboygan will geographically distribute its federal grant funding.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	BLOCK GRANT TARGT AREA, SHEBOYGAN
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Downtown Central Commercial Business District
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Eligible Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The targeted areas align with the city's five-year strategic plan and the capital improvements plan as targeted investment and redevelopment areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Access to Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts
	Associated Goals	Preservation of existing homes Affordable Housing Market Analysis Re-Evaluate City Rehab Programs New owner-occupied housing construction Homelessness
	Description	A high need for increased affordable rental housing and access to affordable rental housing was identified through the consultation and citizen participation process. Sheboygan's low and moderate income community, including the homeless and special needs population, has difficulty securing affordable rental housing

	Basis for Relative Priority	Input received from the community and citizen participation phase.
2	Priority Need Name	Maintain and Improve Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Preservation of existing homes Accessibility improvements to existing homes Neighborhood Revitalization and Stabilization
	Description	A high priority need exists to maintain and improve Sheboygan's existing rental housing supply. The old age of Sheboygan's rental housing requires the City to take action in order to ensure a positive quality of life for low and moderate income renters throughout the City.
	Basis for Relative Priority	
3	Priority Need Name	Maintain and Improve Owner Occupied Housing

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Preservation of existing homes Accessibility improvements to existing homes Neighborhood Revitalization and Stabilization
	Description	A high priority need exists to maintain and improve Sheboygan's existing homeowner housing supply. The old age of Sheboygan's homeowner housing requires the City to take action in order to ensure a positive quality of life for low and moderate income homeowners throughout the community
	Basis for Relative Priority	
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Preservation of existing homes Economic Development

	Description	A high priority need for improving and maintaining commercial activity and economic viability within the low and moderate income areas of the City was identified through consultation and community input. A need exists for workforce development and job training in order to provide economic opportunities for low and moderate income residents.
	Basis for Relative Priority	
5	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Neighborhood Revitalization and Stabilization
	Description	A high priority need exists to improve and maintain the existing public infrastructure and public facilities. Street resurfacing, sidewalk repair, street lighting, and other public infrastructure improvements were identified through community input and consultation as a high priority need.
	Basis for Relative Priority	
6	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Neighborhood Revitalization and Stabilization Community Facilities
	Description	There exists a high need to improve and maintain public facilities. Improvements to public parks, community centers, and other public facilities are needed to maintain and improve the low and moderate income community areas of Sheboygan.
	Basis for Relative Priority	
7	Priority Need Name	Public Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Associated Goals	Mental and Health Services Youth Assistance Program Child Care Assistance
	Description	A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Sheboygan to effectively and comprehensively address the needs of the community.
	Basis for Relative Priority	
8	Priority Need Name	Homeownership
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
Geographic Areas Affected	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
Associated Goals	Increased home ownership opportunities Re-Evaluate City Rehab Programs New owner-occupied housing construction Homelessness
Description	There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate income residents due to the high cost of housing in Sheboygan.
Basis for Relative Priority	

Narrative (Optional)

None

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Sheboygan's housing market is characterized by medium to high housing costs and a lack of sufficient housing for large low and moderate income families. There is a lack of affordable apartments with 3 or more bedrooms which would comfortably house larger low and moderate income families. TBRA will be used to assist families in securing affordable housing where they would otherwise not be able to do so without any assistance.
TBRA for Non-Homeless Special Needs	As stated above, the high cost of Sheboygan's housing market prevents low and moderate income residents from obtaining safe, decent, and affordable housing. The City of Sheboygan utilizes the TBRA program to assist, low and moderate income families, including those with special needs. It provides the city the ability to overcome the financial restrictions of Sheboygan's housing market
New Unit Production	Sheboygan is a fully built out community which limits availability of land for new construction. This, paired with high building costs, makes it financially burdensome to produce new affordable housing units.
Rehabilitation	As stated above, the fully built out nature of Sheboygan necessitates the need for rehabilitation of the existing housing supply. The overall aged quality of Sheboygan's housing stock is an additional reason for the need for rehabilitation. Rehab of existing rental and homeowner housing will preserve and maintain the affordable housing supply and create the opportunity for low and moderate income residents to stay within the community.
Acquisition, including preservation	Acquisition, including preservation of affordable housing is a high need in Sheboygan. The increasingly high cost of housing warrants the need to utilize funds to acquire and preserve affordable housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources section of the strategic plan describes the City of Sheboygan’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	917,890	7,500	0	925,390	90,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Although matching requirements are not required for CDBG funds, the City normally matches federal investment with local capital improvement funding as well as the public service agencies match the dollars on a 3:1 basis.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None

Discussion

None

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SHEBOYGAN	Government	Homelessness Non-homeless special needs Planning	Jurisdiction
HOUSING AUTHORITY OF THE CITY OF SHEBOYGAN	PHA	Public Housing	Jurisdiction
LAKESHORE CAP INC.	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Sheboygan’s Department of City Development is the entity responsible for managing the federal grant funding afforded to it through HUD. One of the strengths of the City Development is its staff and their knowledge of the federal grant system. Staff is well versed in the rules and regulations pertaining to the CDBG, and other programs. The knowledge possessed by City staff affords them the ability to ensure compliance and enables the staff to spend their time efficiently allocating funds to community programs and organizations. Additionally, HUD’s audits of the City’s grants programs have all been favorable.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Lakeshore CAP provides direct support to homeless persons and those at risk of homelessness in Sheboygan. Services provided through Lakeshore CAP CoC include homeless prevention, housing services, employment services, and outreach and supportive services. The homeless prevention program aims to assist those who are experiencing foreclosure or eviction. The program stabilizes their current situation and then works through case management and workshops to prevent the risk of homelessness from reoccurring in the future. Additionally, the Re-Housing Programs provided through the Salvation Army focus on assisting those who have lost their homes to find stable housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system in Sheboygan for meeting the needs of the special needs population and persons experiencing homelessness is the large network of service providers, nonprofit and government, that are effectively and actively serving the community. As stated previously, one strength of the service delivery system are the knowledgeable and experienced staff working in the City's various departments.

Gaps in the service delivery system include reduced funding for mental health services, overnight homeless shelters with limited capacity, and a lack of an unaccompanied youth shelter. Salvation Army provides emergency shelter in cold weather months and uses City funds, CDBG funds and private donations to provide services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Sheboygan is continuously coming up with new strategies to efficiently and effectively allocate the reduced funding from governmental and private sources. One possible strategy in addressing reduced funding is looking at ways to best use the limited resources. This would include funding a smaller number of projects but at higher levels. A project receiving a larger amount of funding would hopefully allow them to create something more substantive. Many of the City's service providers work with the City Development Staff to ensure the probability of success for programs and funding options. Determining the most appropriate funding source for a specific program will ensure that funds are being used effectively and at their highest capability.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of existing homes	2020	2024	Affordable Housing	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development		Direct Financial Assistance to Homebuyers: 30 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Increased home ownership opportunities	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Homeownership		Direct Financial Assistance to Homebuyers: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Accessibility improvements to existing homes	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing		Homeowner Housing Rehabilitated: 30 Household Housing Unit
4	Affordable Housing Market Analysis	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing		Other: 1 Other
5	Re-Evaluate City Rehab Programs	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Homeownership		Homeowner Housing Added: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	New owner-occupied housing construction	2020	2024	Affordable Housing	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Homeownership		Rental units constructed: 3 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
7	Mental and Health Services	2020	2024	Non-Homeless Special Needs	BLOCK GRANT TARGT AREA, SHEBOYGAN Eligible Census Tracts	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
8	Youth Assistance Program	2020	2024	Non-Homeless Special Needs	BLOCK GRANT TARGT AREA, SHEBOYGAN Eligible Census Tracts	Public Services		Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
9	Child Care Assistance	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGT AREA, SHEBOYGAN Eligible Census Tracts	Public Services		Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Neighborhood Revitalization and Stabilization	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Public Infrastructure Public Facilities		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit Other: 12 Other
11	Economic Development	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Economic Development		Jobs created/retained: 35 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Community Facilities	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
13	Homelessness	2020	2024	Homeless	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Homeownership		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of existing homes
	Goal Description	Utilize the City's Housing Rehabilitation Program to provide funding to owner occupied and rental housing to meet housing quality standards.

2	Goal Name	Increased home ownership opportunities
	Goal Description	Funding providing to provide direct homebuyer assistance and household and budget related counseling.
3	Goal Name	Accessibility improvements to existing homes
	Goal Description	Modifications to existing housing units in targeted neighborhoods.
4	Goal Name	Affordable Housing Market Analysis
	Goal Description	Fund a market study to determine the amount of the affordable housing units the City of Sheboygan can support.
5	Goal Name	Re-Evaluate City Rehab Programs
	Goal Description	Determine if modifications need to be made to allow more low to moderate income persons to be eligible for funding.
6	Goal Name	New owner-occupied housing construction
	Goal Description	Increase number of new owner-occupied housing units added in central city neighborhoods.
7	Goal Name	Mental and Health Services
	Goal Description	Providing funding to help the need identified in the community needs survey as it relates to mental and health services for low to moderate income persons in the city.
8	Goal Name	Youth Assistance Program
	Goal Description	Provide funding to youth assistance programs as identified in the community needs survey.
9	Goal Name	Child Care Assistance
	Goal Description	Providing funding to elevate the concerns of high childcare costs for low income working persons.

10	Goal Name	Neighborhood Revitalization and Stabilization
	Goal Description	Provide funding to programs to acquire blighted homes, have exterior code violations. Also provide funding to infrastructure needs in targeted neighborhoods and support our neighborhood associations.
11	Goal Name	Economic Development
	Goal Description	Provide gap financing to expanding and new businesses to hire new low to moderate income persons.
12	Goal Name	Community Facilities
	Goal Description	Construct and renovate existing public facilities as determined by CDBG funding.
13	Goal Name	Homelessness
	Goal Description	Providing funding to organizations that avoid or mitigate homelessness and or create and construct new homeless facilities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates to provide affordable housing to 130 extremely low income, low income, and moderate income families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

As previously stated, the Sheboygan Housing Authority is currently renovating the Wasserman Apartments of 105 to make them more accessible to those with physical disabilities since the units have not been updated since they were built in the 1960's.

Activities to Increase Resident Involvements

The Sheboygan Housing Authority has developed partnerships with key organizations in Sheboygan to provide supportive services to residences which includes budget and financial counseling, life skills and general everyday living skills. The goal of these services to is to make the low income residents more self-dependent.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City will be partnering with the Sheboygan Housing Authority to update the City's Analysis of Impediments. The City expects the Analysis of Impediments to Fair Housing completed in late 2020. If the Analysis of Impediments to Fair Housing is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed. The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Sheboygan.

Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in the city, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

Another barrier to affordable housing within Sheboygan is the shortage of decent, affordable and accessible housing for persons with disabilities. The limited supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Many of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. One of the activities the city will be undertaking during this five year consolidated plan timeframe is complete an affordable housing market study to determine how many affordable housing units the city can support.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has been aggressive in recruiting developers to develop affordable housing units. Under construction is a 118 Section 42 workforce housing complex that the City will be providing tax incremental financing. Also the City plans to undertake an affordable housing market study to determine how many affordable units the market can support. This study is planned to be completed in 2021 and will guide future decisions on the number of new and renovated affordable housing units the market can support.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Lakeshore CAP is the largest provider of services to Sheboygan's homeless population, including the unsheltered homeless and receives referrals from other local service providers. Case managers assess clients to determine their eligibility for housing assistance programs throughout the region served by the Lakeshore CAP continuum of care. In addition to housing, case managers help clients connect to benefits, employment counseling/placement, health services, substance abuse counseling and education.

Addressing the emergency and transitional housing needs of homeless persons

Through block grant allocations, the City supports the 45 beds at the Salvation Army for the emergency housing situations as well domestic abuse beds at the Safe Harbor and Sheboygan County Interfaith Organization.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City is not a recipient of the ESG and HOME funds, therefore we rely on our partners to provide services normally covered by these funds. The City supports organizations like Lakeshore CAP whom applies for rapid rehousing funds for the community.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City does not receive ESG funds therefore we rely on partnerships with service providers in the community.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Sheboygan participates in a lead review panel to assist with ordering repairs to dealing with lead based paint. The Sheboygan County Public Health Department is very active in awareness and inspections to assist with children under the age of six lower elevated blood levels.

The City of Sheboygan's actions to screen for lead based paint hazards, to mitigate when necessary, and to inform homeowners and tenants of the hazards of lead-based paint are actions that will help reduce the extent of lead poisoning, particularly for the low-income households that are served by the City's CDBG programs.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City's actions to address lead based paint hazards are integrated into housing policies and procedures in order to ensure a high level of quality of health for the City's residents. The City's CDBG funded housing rehab program is instrumental in helping to reduce lead based paint hazards when detected. Residents are able to apply for loans to rehabilitate their dwelling units and if lead based paint hazards are found they are removed.

All CDBG housing projects entered into between the City of Sheboygan and recipients of funding from those programs include language that the recipients must comply with lead-based paint regulations and policies as established by City, State and Federal laws and regulations, including specific policies related to lead-based paint in the CDBG programs.

How are the actions listed above integrated into housing policies and procedures?

The City's housing rehabilitation loan program follows all state and federal lead based paint requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Sheboygan’s anti-poverty strategy is focused on providing support to and fostering the development of at-risk individuals and families. Multiple programs and policies exist that are meant to assist those struggling with poverty. The City of Sheboygan also utilizes economic development techniques to work towards reducing the number of poverty-level families. The City Development Department is actively involved in the development of underperforming commercial areas of the community and will continue to apply resources to create greater economic opportunities for depressed parts of Sheboygan. With greater economic development comes an increased opportunity for employment for the unemployed individuals and families in Sheboygan.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City’s poverty-reducing goals, programs, and policies work to provide support and develop at-risk individuals and families. The 2020-2024 Consolidated Plan will serve as the framework for the City and service providers to adhere to in order to address the needs of the community. A coordinated approach to addressing the needs of the community will be accomplished through consultation with the 2020-2024 Consolidated Plan and the City Development Department. Poverty reduction is tied to multiple aspects of this plan and the various affordable housing strategies and other initiatives put forth will work towards reducing the number of families and individuals facing poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Monitoring: Staff works with sub-recipients about pre-application orientation, covering: eligible projects, income documentation, record-keeping requirements, and program outcomes. Staff conducts desk monitoring on all recipients by reviewing financials, income determination methods, compliance with cross-cutting requirements and outcomes. A risk analysis identifies agencies with the greatest need for site monitoring, based on type of project, previous experience with federal grants, and prior performance. On-site monitoring happens with four to six subrecipients a year based on the risk analysis.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The anticipated resources section of the strategic plan describes the City of Sheboygan’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	917,890	7,500	0	925,390	90,000	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Although matching requirements are not required for CDBG funds, the City normally matches federal investment with local capital improvement funding as well as the public service agencies match the dollars on a 3:1 basis.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None

Discussion

None

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of existing homes	2020	2024	Affordable Housing	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing		Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Increased home ownership opportunities	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Homeownership	CDBG: \$25,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	New owner-occupied housing construction	2020	2024	Affordable Housing	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Homeownership	CDBG: \$10,000	Homeowner Housing Added: 5 Household Housing Unit
4	Mental and Health Services	2020	2024	Non-Homeless Special Needs	Eligible Census Tracts	Public Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Youth Assistance Program	2020	2024	Non-Homeless Special Needs	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
6	Child Care Assistance	2020	2024	Non-Housing Community Development	Eligible Census Tracts	Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Revitalization and Stabilization	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Public Infrastructure	CDBG: \$390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
8	Economic Development	2020	2024	Non-Housing Community Development	Eligible Census Tracts	Economic Development	CDBG: \$75,000	Jobs created/retained: 3 Jobs
9	Community Facilities	2020	2024	Non-Housing Community Development	Eligible Census Tracts	Public Facilities	CDBG: \$170,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
10	Homelessness	2020	2024	Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Public Facilities	CDBG: \$50,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 55 Beds Homelessness Prevention: 1000 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of existing homes
	Goal Description	
2	Goal Name	Increased home ownership opportunities
	Goal Description	
3	Goal Name	New owner-occupied housing construction
	Goal Description	
4	Goal Name	Mental and Health Services
	Goal Description	
5	Goal Name	Youth Assistance Program
	Goal Description	
6	Goal Name	Child Care Assistance
	Goal Description	
7	Goal Name	Neighborhood Revitalization and Stabilization
	Goal Description	
8	Goal Name	Economic Development
	Goal Description	
9	Goal Name	Community Facilities
	Goal Description	
10	Goal Name	Homelessness
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2020 to achieve the goals in the Consolidated Plan. This includes projects from allocations from previous years which will be completed and or funds disbursed in 2019.

Projects

#	Project Name
1	Partners for Community Development
2	Street Improvements: Martin Avenue Reconstruction
3	Street Improvements: Street Lighting
4	Park, Recreational Facilities: End Park Lights
5	Street Improvements- Streetscaping
6	Street Improvements: S. 10th Street Reconstruction
7	Park, Recreational Facilities: Kiwanis Park Master Plan Improvements
8	Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations were made based on the results of the community input sessions, focus groups and community surveys related to the needs of the community based on the development of the five-year consolidated plan.

AP-38 Project Summary
Project Summary Information

1	Project Name	Partners for Community Development
	Target Area	
	Goals Supported	Increased home ownership opportunities
	Needs Addressed	Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$25,000
	Description	Funds will be used to administer the first time homebuyer program and housing counseling services.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Street Improvements: Martin Avenue Reconstruction
	Target Area	Eligible Census Tracts
	Goals Supported	Neighborhood Revitalization and Stabilization Community Facilities
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$66,500
	Description	Funds will be used to purchase asphalt and concrete and associated work items for the reconstruction of Martin Avenue. No labor will be covered with CDBG funds. City crews will complete the labor as force account work.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The type of families benefiting are low to moderate income households.
	Location Description	Martin Avenue between N. 15th Street and Union Pacific Railroad Tracks to the west.
	Planned Activities	Funds will be used to purchase materials to resurface an existing street.
3	Project Name	Street Improvements: Street Lighting

	Target Area	BLOCK GRANT TARGT AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Neighborhood Revitalization and Stabilization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$50,000
	Description	Funds will be used to hire Alliant Energy to install street lighting in central city neighborhoods to make the neighborhoods more safe at night.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Work will be completed in LMI census tracts in the central city neighborhoods.
	Location Description	
	Planned Activities	Hire Alliant Energy to install new lights.
4	Project Name	Park, Recreational Facilities: End Park Lights
	Target Area	Eligible Census Tracts
	Goals Supported	Community Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$25,000
	Description	Funds will be used to replace lights in End Park.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	End Park is a LMI qualified park per the 2010 census data.
	Location Description	
	Planned Activities	Replace lights in End Park.
5	Project Name	Street Improvements- Streetscaping
	Target Area	Downtown Central Commercial Business District
	Goals Supported	Neighborhood Revitalization and Stabilization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$25,000

	Description	Funds will be used to complete streetscaping in downtown districts that qualify in the block grant target areas.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	All families in the community will see benefit from vibrant commercial districts.
	Location Description	
	Planned Activities	Streetscaping enhancements.
6	Project Name	Street Improvements: S. 10th Street Reconstruction
	Target Area	BLOCK GRANT TARGT AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Neighborhood Revitalization and Stabilization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$250,000
	Description	Funds will be used to reconstruct S. 10th Street from Indiana Avenue to Broadway Avenue.
	Target Date	7/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project will be completed in LMI qualified area.
	Location Description	
	Planned Activities	Reconstruction of S. 10th Street.
7	Project Name	Park, Recreational Facilities: Kiwanis Park Master Plan Improvements
	Target Area	Eligible Census Tracts
	Goals Supported	Neighborhood Revitalization and Stabilization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$155,812
	Description	Funds will be used to make improvements at Kiwanis Park per the Kiwanis Park Master Plan.
	Target Date	3/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	The park is located in an LMI census tract.
	Location Description	
	Planned Activities	Improvements per the Kiwanis Park Master Plan.
8	Project Name	Program Administration
	Target Area	BLOCK GRANT TARGT AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	Goals Supported	Preservation of existing homes Increased home ownership opportunities New owner-occupied housing construction Mental and Health Services Youth Assistance Program Child Care Assistance Neighborhood Revitalization and Stabilization Economic Development Community Facilities Homelessness
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership
	Funding	CDBG: \$183,578
	Description	Funds will be used to administer the CDBG program.
	Target Date	3/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	program administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City's goal is provide CDBG funds to 90 percent and higher organizations and projects serving low to moderate income persons. Most funds are spent in 2010 CDBG eligible census tracts.

Geographic Distribution

Target Area	Percentage of Funds
BLOCK GRANT TARGT AREA, SHEBOYGAN	10
Downtown Central Commercial Business District	20
Eligible Census Tracts	70

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The central city is the area with the largest number of low to moderate income persons as well as the oldest housing stock and oldest public infrastructure. This is the same area that is CDBG eligible.

Discussion

None

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Mission of the Sheboygan Housing Authority is to promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination to the best of their ability.

Actions planned during the next year to address the needs to public housing

The following are the goals and objectives for the public housing authority:

- Reduce public housing vacancies
- Continue to improve public housing management by increasing customer satisfaction
- Continue to make improvements in building components for better efficiency
- Continue working with law enforcement, background checks and building security
- Continue to take affirmative measures to ensure accessible housing to persons with disabilities
- Continue to target families below 30% of the median income level
- Continue to make structural and aesthetic improvements in tandem with the recommendations of the Green Physical Needs Assessment

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Authority recognizes that communities and families are strengthened through homeownership and the Sheboygan Housing Authority will continue to promote and provide the Section 8 homeownership program through support from partner organizations.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not troubled.

Discussion

None.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City actively funds the organizations that provide services and facilities to allow the homeless and special needs people access to emergency beds and services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city funds Lakeshore CAP which operates the Housing Assistance Center and completes the Point in Time count twice per year.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city funds the Salvation Army which provides emergency shelter beds as well as Safe Harbor and Sheboygan County Interfaith Organization which provide beds for women and children of domestic abuse situations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Although the city does not receive ESG and rapid re-housing grants, we actively support the efforts for the non-profit organizations in the community that apply for these funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The city partners with organizations that operate programs that assist with people's needs in order to minimize the amount that become homeless.

Discussion

City staff will continue to collaborate with organizations and non-profits that work to end homelessness in the community.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The following are actions to be undertaken by the City of Sheboygan to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based paint hazards, reduce the number of property-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Through consultation, three needs were identified as underserved:

- Youth programming and services
- Mental and Health Services
- Public Infrastructure

In addition to the social services funded by the City to address youth programming needs, the city partners with other youth programming non-profits that provide programs in the public to service the needs of the underserved including programming by the Community Recreation Department.

Actions planned to foster and maintain affordable housing

Sheboygan continues to research new and alternative ways to create more affordable housing, including rental of accessory dwelling units, to expand affordable housing. The City plans to complete an Affordable Housing Market Study to determine the demand for new affordable housing units in the city as well as non-federal funding streams to assist with funding affordable housing.

Actions planned to reduce lead-based paint hazards

The City follows lead based paint requirements on all housing rehabilitation projects. We also partner with the Sheboygan County Health and Human Services, Public Health Division to deal with problem properties in the city that have outstanding lead related order to correct.

Actions planned to reduce the number of poverty-level families

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. City Development Department staff works diligently to grow the City's economy, specifically by working to redevelop vacant or underperforming commercial corridors. Developing a variety of businesses in Sheboygan is critical to providing living-wage jobs for a diverse population with multiple jobs skills and experiences. Economic Development is accomplished by utilizing many different funding sources including, but not limited to, the CDBG Business Development Fund, tax-increment financing (TIF) and local funds.

Actions planned to develop institutional structure

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner agencies throughout the year, offering referrals for funding and training opportunities where appropriate. All policies and procedures related to internal grant management procedures are reviewed and updated when areas of opportunity for efficiency and collaboration are identified.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff is heavily connected to work with public and private housing and social services agencies to make the biggest impact in the local community. Evidence of this is involved in task forces, housing coalitions, and networks that connect the city to private and social service programs.

Discussion:

The City Development Department works in collaboration with the economic development partners who are committed to making Sheboygan the most livable city in America, and has evidenced this commitment through community partnerships, investment in economic and neighborhood development. The actions identified above will further this initiative and will increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	40,000
5. The amount of income from float-funded activities	0
Total Program Income:	40,000

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Appendix - Alternate/Local Data Sources

1	Data Source Name Sheboygan Housing Authority
	List the name of the organization or individual who originated the data set. Sheboygan Housing Authority
	Provide a brief summary of the data set. Actual participation data.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected. 2019
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.