

# 2024 ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)



# Executive Summary

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

### 1. Introduction

The City of Sheboygan anticipates expending nearly \$2.5 million in HUD Community Development Block Grant funds this year to address housing, business assistance, and community needs within the city. These investments are estimated to leverage over \$19.8 million in other resources, resulting in every \$1 spend in CDBG \$9 will be leverage from other public and private sources. The 2024 Program Year represents year five in the City of Sheboygan's Five-Year Consolidated Plan, covering the period of April 1, 2024 to March 31, 2025. The 2024 Action Plan serves as the guiding document to the U.S. Department of Housing and Urban Development as well as citizens within our city to demonstrate our goals for this funding.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In year five of our Consolidated Plan, the city will continue to prioritize and fund the following:

- Creation and rehabilitation of housing through the city to ensure decent, safe and sanitary housing is available within the City.
- Support businesses that create economic opportunity for LMI persons and LMI neighborhoods.
- Assist with community needs including efforts to end homelessness, support for mental health and substance abuse and provide youth assistance services.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Sheboygan housing rehabilitation program continues to serve LMI residents in our community by making necessary repairs to ensure the safety of households. The city has also completed road projects, street lighting to ensure safety in our downtown, repaired the parking lot of the senior center to help prevent trips and falls and helped many non-profit agencies carry out public service projects to support our youth and most vulnerable populations.

**4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The city held a public hearing on our 2024 goals on November 13, 2023 to begin the planning process for the action plan. On March 27, 2024, the City noticed in the newspaper the availability of the City's annual action plan for comments. The comment period runs from March 26, 2024 thru April 30, 2024 . The legal ad also notified the public that a public hearing would take place on April 11, 2024. A 15 day notice was given for the public hearing. It also informed the public that they could comment on the plan. The public was given 35 days to comment on the Action Plan.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

**7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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 (optional)**

The City of Sheboygan was the lead agency that prepared this Action Plan.

**Consolidated Plan Public Contact Information**

For questions or comments about the Annual Action Plan, please contact Diane McGinnis Casey, Director of Planning and Development, [diane.mcginniscasey@sheboyganwi.gov](mailto:diane.mcginniscasey@sheboyganwi.gov) or 920-459-3383.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

On March 27, 2024 the City noticed in the newspaper the availability of City's annual action plan for comment. The comment period runs from March 26, 2024 thru April 30, 2024. The legal add also notified the public hearing would take place on April 11, 2024. A 15-day notice was given for the public hearing. It also informed the public that they could comment on the plan. The public was given 35 days to comment on the Action Plan.

In developing its most recent Five-Year Consolidated Plan, the City of Sheboygan consulted a number of stakeholders. The process allowed staff to gain valuable insight on current trends affecting the low- to moderate-income population, to assess the needs of the organizations operating in that space, and to better coordinate services. Surveys, focus groups and targeted conversations with other City departments, nonprofits, housing providers, businesses, and additional government agencies provided vital information which was incorporated in the City's 2020-2024 Plan.

The priority needs and goals found in the 2024 Annual Action Plan are aligned with the City's current Consolidated Plan. Ongoing communication with stakeholders and participation in various activities have allowed the City to determine which needs to address with this year's CDBG allocation.

### **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 enhances coordination between public and private service providers and agencies through involvement with several organizations and initiatives addressing housing, health, mental health, and other community needs.

### **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.**

Service and funding coordination is crucial to the City of Sheboygan's efforts to address the range of needs affecting the homeless population as a whole and the specific challenges encountered by the segments listed. The City's efforts include:

**CoC Participation:** The City actively participates in the local Lakeshore CoC, which serves as the collaborative body responsible for planning and delivering homeless services in the community. Participation allows the City to contribute to the group's decision-making, the allocation of resources, and its overall coordination efforts.

**Service Provider Collaboration:** The City collaborates with a number of service providers, including nonprofits and faith-based organizations to ensure delivery of services to homeless individuals and families.

**Data Sharing and Analysis:** The City collaborates with the CoC and service providers to collect and analyze data on homelessness. By identifying trends and measuring outcomes, the City and its partners are able to make better informed decisions resulting in improved strategies and more effective interventions.

**Targeted Programs and Partnerships:** The City continues to actively work with affordable housing developers to provide options for seniors, families, veterans, families with children and persons at risk. These efforts increase the availability of rental units obtainable by low- to moderate-income tenants and offer additional permanent housing options for homeless individuals and families.

**Public Awareness and Education:** Together with the CoC, the City works to raise public awareness about homelessness in order to dispel misconceptions and promote understanding and empathy.

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

N/A The City does not receive ESG funds.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	LAKESHORE CAP INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing-focused agency, Continuum of Care coordinating agency, and CDBG subrecipient.
2	<b>Agency/Group/Organization</b>	Partners for Community Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Local affordable housing developer and management agency and CDBG subrecipient. City staff consults with Partners on an ongoing basis regarding affordable housing and issues facing would-be homebuyers.
3	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Salvation Army is the only year-round emergency shelter for men, women and families and a CDBG subrecipient.
4	<b>Agency/Group/Organization</b>	Habitat for Humanity-Lakeside
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG subrecipient providing opportunities for LMI households to own their own home.



5	<b>Agency/Group/Organization</b>	The Abode
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG subrecipient that is addressing mental health and substance abuse.
6	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE CITY OF SHEBOYGAN
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Work with Lakeshore CAP addressing households pay for the security deposit and homelessness prevention in public housing.

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

None

**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	See the coordination with the local CoC above.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The city anticipates a balance in revolving loans for business assistance and housing rehabilitation and carry over funds. The city rebid two public facility projects in Kiwanis park in late 2023 for the pickleball courts and the trail extension that will be completed in summer of 2024.

#### 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	865,297	645,396	775,733	2,286,426	1,641,030	The City of Sheboygan shall set aside no more than 20% of it receipted program income funds for administration and planning and no more than 15% for public service activities. The remaining will be receipted to the respective revolving loan program.

Table 5 - 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**

The City of Sheboygan anticipates leveraging CDBG funding with approximately \$19.8 million of other local, state, federal, private and donated funds. Other resources into this project will match over \$9 for every \$1 of CDBG investment. The City of Sheboygan is expecting population growth to meet the needs of our existing and future businesses. The city is leveraging extensive TID funding to support this effort in addition to the ARPA funds it has targeted to current housing efforts.

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

The city has acquired land for additional housing and will continue to look for opportunities to address the housing crisis it is experiencing.

**Discussion**

## 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	Accessibility improvements to existing homes	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN	Access to Rental Housing	CDBG: \$125,000	Rental units constructed: 44 Household Housing Unit
2	Neighborhood Revitalization and Stabilization	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District	Public Facilities	CDBG: \$108,662	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 872 Households Assisted
3	Economic Development	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN	Economic Development	CDBG: \$218,425	Businesses assisted: 18 Businesses Assisted
4	Increased home ownership opportunities	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN	Homeownership	CDBG: \$200,000	Homeowner Housing Added: 8 Household Housing Unit
5	Homelessness	2020	2024	Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN	Homeownership	CDBG: \$142,280	Overnight/Emergency Shelter/Transitional Housing Beds added: 725 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Preservation of existing homes	2020	2024	Affordable Housing	BLOCK GRANT TARGET AREA, SHEBOYGAN	Maintain and Improve Owner Occupied Housing	CDBG: \$226,756	Homeowner Housing Rehabilitated: 10 Household Housing Unit
7	Youth Assistance Program	2020	2024	Non-Homeless Special Needs	BLOCK GRANT TARGET AREA, SHEBOYGAN	Public Services	CDBG: \$37,246	Other: 37246 Other
8	Community Facilities	2020	2024	Non-Housing Community Development	Eligible Census Tracts	Public Facilities	CDBG: \$469,235	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1400 Households Assisted

**Table 6 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Accessibility improvements to existing homes
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Neighborhood Revitalization and Stabilization
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Increased home ownership opportunities
	<b>Goal Description</b>	



5	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Preservation of existing homes
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Youth Assistance Program
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Community Facilities
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The projects listed below will further the goals identified in the Consolidated Plan.

### Projects

#	Project Name
1	Increase the number of Affordable Rental Units
2	2024 Administration
3	2024 Historic Preservation
4	Economic Development
5	Micro Enterprise Business assistance including Technical Assistance
6	Home Buyer Down Payment Assistance
7	Section 108 Loan
8	Homelessness Services
9	2024 Housing Rehabilitation
10	Youth Services
11	Transportation Services
12	Park, Recreational Facilities

Table 7 - Project Information

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

Funding decisions were based on goals identified in the Consolidated Plan. A lack of resources and a lack of housing inventory are obstacles to addressing underserved needs.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Increase the number of Affordable Rental Units
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Accessibility improvements to existing homes
	<b>Needs Addressed</b>	Access to Rental Housing
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Partner with Partners for Community Development in supporting the acquisition and soft costs to increase the number of affordable housing units within the city.
	<b>Target Date</b>	2/28/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The CDBG funds are being utilized to assist with acquisition and costs for a new construction housing project for LMI households. This is a Low-Income Housing Tax Credit project consisting of 44 new housing units.
	<b>Location Description</b>	Gateway Apartments
	<b>Planned Activities</b>	
2	<b>Project Name</b>	2024 Administration
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District Eligible Census Tracts
	<b>Goals Supported</b>	Preservation of existing homes Increased home ownership opportunities Accessibility improvements to existing homes Youth Assistance Program Neighborhood Revitalization and Stabilization Economic Development Community Facilities Homelessness
	<b>Needs Addressed</b>	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership
	<b>Funding</b>	CDBG: \$563,786

	<b>Description</b>	Program Administration
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These funds will support a administration of the CDBG program.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	2024 Historic Preservation
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Neighborhood Revitalization and Stabilization
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$66,170
	<b>Description</b>	Funding will be used for historic preservation of eligible properties.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to two properties will be receive historic preservation assistance.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$158,425
	<b>Description</b>	Low interest loans for business be created or expand that create or retain jobs targeted to LMI households.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will assist LMI households with the creation and/or retention of LMI jobs.

	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	Micro Enterprise Business assistance including Technical Assistance
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Target Microenterprise/entrepreneur businesses and provide wrap around technical assistance to help ensure business vitality.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI households will be assisted through Micro Enterprise and technical assistance.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Home Buyer Down Payment Assistance
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Increased home ownership opportunities
	<b>Needs Addressed</b>	Homeownership
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Down payment assistance for new home buyers
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight LMI households will receive down payment assistance.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Section 108 Loan
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Community Facilities

	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$160,000
	<b>Description</b>	Repayment of Section 108 Loan
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	Homelessness Services
	<b>Target Area</b>	Downtown Central Commercial Business District Eligible Census Tracts
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$142,280
	<b>Description</b>	Overnight/Emergency Shelter/Transitional Housing
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	unsheltered individuals will access homelessness services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	2024 Housing Rehabilitation
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Accessibility improvements to existing homes
	<b>Needs Addressed</b>	Maintain and Improve Owner Occupied Housing
	<b>Funding</b>	CDBG: \$261,792
	<b>Description</b>	Single Family and multifamily housing rehabilitation
	<b>Target Date</b>	3/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Youth Services
	<b>Target Area</b>	BLOCK GRANT TARGET AREA, SHEBOYGAN
	<b>Goals Supported</b>	Youth Assistance Program
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$37,246
	<b>Description</b>	Services directed at LMI households with youth.
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Transportation Services
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Neighborhood Revitalization and Stabilization
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$42,492
	<b>Description</b>	Shoreline Metro
	<b>Target Date</b>	3/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	



<b>12</b>	<b>Project Name</b>	Park, Recreational Facilities
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Community Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$469,235
	<b>Description</b>	
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serves a LMA low income census track
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **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 of Sheboygan will focus its efforts on assisting households that are low-to-moderate income. In addition, the city has one eligible census tract that is a low-to-moderate area, Census Tract 114.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
BLOCK GRANT TARGET AREA, SHEBOYGAN	80
Downtown Central Commercial Business District	10
Eligible Census Tracts	10

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City's plans for 2023 activities will overwhelmingly benefit the City's low- to moderate-income residents. Funds will be used to address high priority needs across the City and are not necessarily targeted geographically. While the City of Sheboygan does not have any formal Neighborhood Revitalization Strategy Areas, funds are used to promote vibrant and healthy residential areas with affordable housing options and expanded economic opportunities. Most of the programs are operated on a city-wide basis. These programs may include client-based public service activities, as well as facility improvements within low-moderate income areas of the City.

### **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	725
Non-Homeless	1,200
Special-Needs	20
Total	1,945

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	44
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	72

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Sheboygan does not directly fund the local housing authority. The housing authority has a new director and the city will work to collaborate with them to further advance housing options for citizens in Sheboygan. The city also works with local landlords to advance efforts to address impediments of fair housing and people experiencing homelessness in our community.

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

The City will collaborate with the housing authority. We will work together to continue to identify needs and options to address those needs.

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

The City intends to launch a down payment assistance program in PY 2024. Staff will ensure the housing authority is aware of this program in an effort to encourage participation in homeownership.

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

N/A

### **Discussion**

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

### **Introduction**

The City participates in a local collaborative to look for solutions to addressing homelessness led by our local CoC. The City also participates in the Point In Time count.

### **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 of Sheboygan continues to support partner agencies working to assist unhoused households. Through these partner agencies and our local CoC we work to address the needs within our community. Without more funding to support mental health, substance abuse and wrap around support it will be difficult to make strides in truly long term solutions.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Sheboygan utilizes a portion of our CDBG public service funds to support local shelters and transitional housing. The need for all types of housing, but specifically affordable housing is great within our community. The City has allocated over \$5 million of ARPA funding to assist with construction of 175 new units targeted to LMI and senior households.

#### **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 of Sheboygan has allocated funding to Lakeshore CAP to assist in transitional housing from homelessness and emergency shelters to permanent housing.

#### **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 of Sheboygan is funding a new program this year to help households with up to three months of rent that are facing a crisis of losing their home. This agency will also work with these households to access resources and supports to stabilize the household and develop a plan moving forward to help prevent emergency situations in the future.

**Discussion**

The City works closely with the local CoC and participates in the local housing coalition to identify needs and resources to address these needs.

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

### **Introduction:**

The City of Sheboygan will continue its efforts to support affordable housing opportunities in the region. The city is working diligently to foster neighborhood associations. Through their work, members develop the stability, credibility, and influence necessary to be an effective force in making a stronger neighborhood.

### **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**

The City of Sheboygan just signed a contract to update our Comprehensive Plan. This work will be ongoing over the next 12-18 months. Through this process the city will review data and engage in public meetings to better understand what is working and what are barriers. After completing this update, the city will be updating our city zoning ordinances to address concerns identified in the plan. At the same time, the city is utilizing Planned Unit Development to allow greater flexibility, density and use of parcels for development.

### **Discussion:**

The city will be utilizing Planned Unit Development zoning overlays to build out over 2500 housing units in the next 5-8 years.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Cuts to HUD funding has made it difficult to do larger impactful projects. This is further exacerbated by the timeliness test because we can only have about \$1.2 million in the account. While the pandemic is over, the impact of supply chain has not fully recovered. The difficulty in getting some materials delays projects and ultimately prevents the city from planning CDBG funding into these projects. The city continues to focus on single family rehabilitation as well as many key community needs with our public service funding. The ARPA funding has allowed us to program over \$5 million into housing projects which have leverage Low Income Housing Tax Credits for low income tenants as well as senior housing. The city continues to look for opportunities to leverage all federal and state resources to assist the housing crisis within our community.

### **Actions planned to address obstacles to meeting underserved needs**

The city has and continues to leverage Tax Increment Financing as a primary driver to increase housing. TID resources have assisted the city in key infrastructure projects to support additional housing development. In addition, the city utilizes the TID one-year extension to capture funds specific to affordable housing. This has assisted the city in acquiring 274 acres for a housing expansion on the south side of the city. This project will support 1920 new housing units in the next 5-8 years. The TID affordable housing program has also assisted Low Income Housing Tax Credit projects to help fill the financial gap that often exists with these projects to ensure a viable project that will cash flow.

The city is also partnering with many non-profits and local businesses to address the unhoused population within our city. The two largest challenges with this population are a lack of mental health and sobriety resources and the continues funding that is necessary to offer ongoing wrap around services to help individuals stay housed.

To further support LMI households, the city intends to launch a down payment assistance program with CDBG funds to make homeownership an option for all households. The housing market is very competitive, interest rates are high and supply is low. All these factors make it even more challenging for LMI households to afford to purchase a home.

### **Actions planned to foster and maintain affordable housing**

As noted in previous sections, the city is maximizing ARPA funding as well as Tax Increment Funding to address the lack of housing inventory. The city of Sheboygan is experiencing a rental housing vacancy rate of less than 1%. A healthy rental housing market the vacancy rate would be around 7%. To further demonstrate this, on January 23, 2024 there were 34 actual units available in the market place. In addition, to date we are aware of employers expecting to expand and have a need of over 850-1000



new employees in the next several months.

The local businesses realize the need for quality housing in the marketplace and have partnered to be a part of the solution. Four local businesses invested \$2 million each to create The Forward Fund that will develop approximately 600 single-family homes throughout Sheboygan County over the next five years. Learn more at <https://www.wisbusiness.com/2023/sheboygan-county-economic-development-corporation-scedc-forward-fund-break-ground-on-new-entry-level-homes-in-founders-pointe-subdivision/>

The city will continue to maximize our Tax Increment Financing, state and federal resources including CDBG and private investment into the housing crisis in Sheboygan.

### **Actions planned to reduce lead-based paint hazards**

The city continues to address lead-based paint hazards identified in our housing rehabilitation program. In addition, our local CAP agency receives funding from the State of Wisconsin through their Lead Safe Homes Program to target lead hazards and abatement them throughout our community.

### **Actions planned to reduce the number of poverty-level families**

The city will continue to pursue opportunities to address poverty:

1. Actively encourage commercial and industrial development to increase local employment for residents.
2. Coordinate with the State Employment and Development Department to research the job skills currently found in the community.
3. Support micro-enterprise business opportunities. We will be actively seeking a partner to assist with technical assistance for micro-enterprise entrepreneurs in FY24 to help provide technical skills and one-on-one mentoring.

### **Actions planned to develop institutional structure**

The city will continue to improve communications with other local agencies, non-profits, and for-profit partners in an effort to meet and address community needs. The city will also strengthen its partnerships with both K-12 and post-secondary educational institutions to foster relationships that will address gaps within our community.

### **Actions planned to enhance coordination between public and private housing and social**

**service agencies**

The City of Sheboygan will continue to improve its efforts to bring together multiple public and private agencies for improved collaboration, to assist with strategy and policy making, and leverage joint resources.

**Discussion:**

# 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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	75.00%