

2023 ANNUAL ACTION PLAN

Community Development Block Grant Program,
U.S. Department of Housing and Urban Development (HUD)



Executive Summary

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

1. Introduction

As a designated entitlement jurisdiction, the City of Sheboygan receives an annual allocation of federal funding to assist in developing a more viable community. To achieve this goal, funds support projects that either provide decent, safe, sanitary housing that is both affordable and sustainable or that expand economic opportunities for low- and moderate-income persons. The 2023 Program Year represents year four of the City of Sheboygan's Five-Year Consolidated Plan (2020-2024), covering the planning period of April 1, 2023 to March 31, 2024. The 2023 Annual Action Plan serves as the City's official application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) funds.

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 alignment with its 2020-2024 Consolidated Plan, and guided by input from residents and community organizations, the City of Sheboygan will utilize CDBG funds to address the following priority needs in PY2023

- Maintaining and improving rental and owner-occupied housing stock
- Job creation through economic development activities that support new or expanding businesses
- Improvements to public facilities
- Supporting agencies addressing priority needs including homelessness, youth services, child care, and affordable housing
- Promoting homeownership

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 reviews quarterly progress reports throughout the program year. The reports are collected and compared to each program or project's written agreement, funding application, formal and informal communications and other publicly available information. City Development staff are also in consistent communication with the Department of Public Works on CDBG-funded public infrastructure projects to ensure all requirements are being met.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In anticipation of HUD's forthcoming notice of funding allocation, the City released the Notice of Funding Opportunity and Applicant Guide in late January. Targeted to nonprofits, the document educates potential applicants on various aspects of the program, walked through the online application process, and provided a preview of the application and quarterly report.

After official notification of the annual allocation amount was received, staff completed a threshold evaluation of received public service applications. City staff then communicated internally to determine potential projects falling outside the scope of public services. A resolution was then drafted with staff recommendations for allocation amounts which was introduced to the Finance and Personnel Committee at their public meeting on April 10th, 2023. After discussion, the Committee recorded its recommendations and sent the resolution to the Common Council for a vote on April 17th, 2023, which passed. Both meetings were posted publicly and residents were encouraged to comment on proposed allocations.

Following the Council's adoption of the resolution and the completion of the draft version of the Annual Action Plan, the City initiated a 30-day public comment period, which began on July 13th, 2023 and concluded on August 14th, 2023. A final public hearing was also held on August 2nd, 2023. Notice was published in the paper of record, the Sheboygan Press, and posted on the City's website and social media channels. Had any comments been received, the City would have considered and addressed them prior to submitting the Annual Action Plan to HUD for final approval.

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.

No comments were received.

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

No comments were received.

7. Summary

The City of Sheboygan seeks and encourages resident feedback on the intended use of CDBG funds. Recognizing that there is always potential for increased engagement, the City continues to explore additional outreach efforts to ensure all residents- particularly the potential beneficiaries of CDBG funds- have the opportunity to be heard.

The recent rollout of Sheboygan's City Hall on Wheels is one way the City hopes to better engage residents. Deploying to meet citizens where they're at, both literally and figuratively, the van is wrapped in dry erase vinyl and will serve as both a public sounding board and as an office on wheels. In addition to gathering citizen feedback, the program will make it possible to bring a variety of services into Sheboygan's neighborhoods such as:

- assisting homeowners to obtain building permits,
- registering residents to vote,
- walking applicants through the housing rehab process
- allowing constituents to dispute citations, and
- the occasional basketball pick-up game or impromptu ice cream social.

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's CDBG Program is administered by staff in the Department of City Development.

Consolidated Plan Public Contact Information

For matters concerning the City of Sheboygan's CDBG Program, please contact: Abby Block, Grant Coordinator, 828 Center Avenue, Suite 208, Sheboygan, WI 53081, (920) 459-3378, abby.block@sheboyganwi.gov

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

1. Introduction

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 2023 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. To this end, City staff serves in various capacities, as listed below:

- Member | The Sheboygan County Housing Coalition, a collaborative effort bringing together more than 50 partner agencies
Co-Chair | Advocacy and Government Affairs Committee
- Member | Wisconsin Balance of State
- Member | Lakeshore CoC
- Committee Member | Habitat for Humanity Lakeside
- Liaison | Sheboygan's Neighborhood Associations
- Co-Founder and Leadership Team Member | Sheboygan Area Nonprofit Network
- Volunteer and Program Host | Big Brothers Big Sisters
- Host | Interdepartmental Neighborhood Revitalization monthly information and resource shares

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 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.

Advocacy and Policy Development: The City engages in collaborative efforts to influence policies at the local, state, and national levels, advocating for increased resources, developing supportive legislation, and creating systemic change.

By coordinating with the CoC and other stakeholders, the City is able to leverage collective expertise, pool resources, and obtain solid data to enhance comprehensive and collaborative approaches to address the needs of the City’s homeless population.

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

The City's HUD entitlement allocation does not include 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	Agency/Group/Organization	Partners for Community Development
	Agency/Group/Organization Type	Housing Services - Housing
	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 Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
2	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's only year-round emergency shelter for men, women and families and CDBG subrecipient. City staff communicates regularly regarding trends and urgent needs.
3	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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing-focused agency, Continuum of Care coordinating agency, and CDBG subrecipient. Staff communicates frequently to remain abreast of emergent issues.
4	Agency/Group/Organization	SHEBOYGAN TRANSIT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consults on a regular basis to assess community needs and address trends.

5	Agency/Group/Organization	Family Services Association of Sheboygan
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Subrecipient focused on preparing residents for homeownership, preventing eviction and tenant rights.
6	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF SHEBOYGAN
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Housing administrator consulted regularly for their expertise.
7	Agency/Group/Organization	FAMILY CONNECTIONS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Child care assistance provider and subrecipient providing information on issues facing residents in need of care.
8	Agency/Group/Organization	Big Brothers/Big Sisters of Sheboygan County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mentoring organization and subrecipient consulted about issues facing youth.
9	Agency/Group/Organization	HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient consulted for information on issues facing residents in the realm of 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 CAP	Please see above for information on coordination with CoC

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

None

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

A community needs survey was conducted in December of 2019 as part of the Consolidated Plan process. The survey was accessible to City of Sheboygan residents online and was distributed via email, with hard copies available upon request.

Citizen participation in the City's 2023 Annual Action Plan process began with the publication of the Notice of Funding Opportunity (NOFO) in the Sheboygan Press on January 29, 2023, and the posting of the same on the City's website and social media channels. Prior public service applicants and others who had previously expressed interest received the NOFO and Applicant Guide via email.

Notices soliciting public input at relevant committee and Common Council meetings were posted at City Hall and at Mead Public Library as well as published on the City's website, in its newsletter, on its online meeting portal and promoted on social media channels. All CDBG Public Hearings are held in buildings which allow equitable access for elderly and disabled persons.

The first Public Hearing for PY2023 was held on April 10, 2023 during the Finance and Personnel Committee's allocation meeting and a second was held on April 17, 2023 at the Common Council's meeting to debate and vote on allocation amounts. Following the completion of the draft of the Annual Action Plan, a public hearing was scheduled for August 2, 2023 and the 30-day public comment period commenced on July 13, 2023, concluding on August 14, 2023.

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	Non-English Speaking - Specify other language: Spanish and Hmong Non-targeted/broad community Nonprofit agencies	The City received 12 applications - 10 public service and 2 housing organizations, 11 of which received preliminary approval in anticipation of HUD's certification	No comments received	No comments received	

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)
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish and Hmong Non-targeted/broad community Nonprofit agencies	The City received 12 applications - 10 public service and 2 housing organizations, 11 of which received preliminary approval in anticipation of HUD's certification	No comments received	No comments received	https://www.sheboyganwi.gov/cdbg-nofo-2023/
3	Public Meeting	Non-targeted/broad community Finance and Personnel meeting to discuss allocation recommendations	No one from the public attended	No comments received	No comments received	https://sheboyganwi.municodemeetings.com/bc-fpc/page/finance-and-personnel-committee-meeting-133

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)
4	Public Meeting	Non-targeted/broad community Common Council meeting to vote on proposed allocations	No one from the public participated	No comments received	No comments received	https://sheboygan-wi.municodemeetings.com/bc-commoncouncil/page/twenty-sixth-regular-common-council-meeting-0
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish and Hmong Non-targeted/broad community Notice of 30 day public comment period	No one from the public participated	No comments received	No comments received	

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)
7	Internet Outreach	Non-English Speaking - Specify other language: Spanish and Hmong Non-targeted/broad community Notice of 30 day public comment period	No one from the public participated	No comments received	No comments received	will update

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)
8	Newspaper Ad	Non-English Speaking - Specify other language: Spanish and Hmong Non-targeted/broad community Notice of Public hearing	No one from the public participated	No comments received	No comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Sheboygan anticipates receiving \$865,297 in CDBG funding for 2023 to be spent on Public Service Activities, Housing-Related Activities, Economic Development, Public Facilities/Infrastructure, and Administration. Public Service Activities provide funding to area nonprofit agencies to assist individuals and households with a variety of needs. Economic Development projects primarily include providing funding to private businesses for the creation of jobs. Public Improvements refers to projects that enhance public facilities or infrastructure. Housing-related activities refers to projects that include the acquisition, relocation, demolition, rehabilitation, and/or reconstruction of housing units.

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	150,000	496,940	1,512,237	0	Total reflects prior year resources stemming from Revolving Loan funds available for both Housing Rehabilitation loans and Business loans.

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 has a goal of efficiently utilizing federal, state, local and private funds to maximize the number of households that can be assisted. The City of Sheboygan awards funding to subrecipients based on a variety of criteria which includes whether additional funding will be utilized in conjunction with any CDBG award. The investment of CDBG resources enables the City's partners, particularly public service agencies, to direct limited funds derived from fundraising or program fees to initiatives that are not CDBG-eligible. The City also leverages CDBG monies with use of revolving loan funds for both business development and housing rehabilitation.

The CDBG program does not include a match requirement.

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

The City continues to market its publicly owned lands for the creation of affordable housing, actively working with developers to add much-needed affordable units to the City's housing stock, especially in situations that have funding gaps.

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 Eligible Census Tracts	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing	CDBG: \$152,500	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 14 Household Housing Unit
2	Increased home ownership opportunities	2020	2024	Affordable Housing Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Homeownership	CDBG: \$40,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted Other: 225 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Youth Assistance Program	2020	2024	Non-Homeless Special Needs	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Public Services	CDBG: \$16,400	Public service activities other than Low/Moderate Income Housing Benefit: 360 Persons Assisted
4	Child Care Assistance	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Public Services	CDBG: \$3,350	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Community Facilities	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Public Infrastructure Public Facilities	CDBG: \$352,437	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 875 Persons Assisted Businesses assisted: 25 Businesses Assisted
6	Economic Development	2020	2024	Non-Housing Community Development	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Economic Development	CDBG: \$550,000	Jobs created/retained: 7 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homelessness	2020	2024	Homeless	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts	Public Services	CDBG: \$67,550	Tenant-based rental assistance / Rapid Rehousing: 725 Households Assisted Homeless Person Overnight Shelter: 156 Persons Assisted Homelessness Prevention: 150 Persons Assisted

Table 6 – 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	Youth Assistance Program
	Goal Description	
4	Goal Name	Child Care Assistance
	Goal Description	

5	Goal Name	Community Facilities
	Goal Description	
6	Goal Name	Economic Development
	Goal Description	
7	Goal Name	Homelessness
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

None

Projects

#	Project Name
1	HOUSING REHABILITATION
2	HOMEOWNERSHIP
3	YOUTH ASSISTANCE
4	CHILD CARE ASSISTANCE
5	PUBLIC FACILITIES
6	BUSINESS DEVELOPMENT LOANS
7	HOMELESS SERVICES
8	SECTION 108 REPAYMENT
9	PLANNING AND ADMINISTRATION
10	INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS

Table 7 - Project Information

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

The City of Sheboygan identified and prioritized allocations based on communication with local organizations, citizen feedback and the input of professional staff, including discussions with the Department of Public Works, Parks and Forestry, and Building Inspection.

Obstacles to addressing needs affecting the City's underserved populations include:

- Insufficient funding levels
- Lack of awareness of the program and its services
- Capacity constraints due to staffing shortages within the City and its partner agencies

AP-38 Project Summary
Project Summary Information

1	Project Name	HOUSING REHABILITATION
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Preservation of existing homes
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Homeownership
	Funding	CDBG: \$152,500
	Description	Owner-occupied and renter-occupied housing rehab
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding for home rehabilitation through the City's Housing Rehabilitation Loan Program and Habitat for Humanity Lakeside's Critical Repair Program
2	Project Name	HOMEOWNERSHIP
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN
	Goals Supported	Increased home ownership opportunities
	Needs Addressed	Homeownership
	Funding	CDBG: \$40,000
	Description	Funds provided will be used by Partners for Community Development to administer a first-time homebuyers' program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Down payment and/or closing cost assistance and housing-related counseling and/or referral services

3	Project Name	YOUTH ASSISTANCE
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Youth Assistance Program
	Needs Addressed	Public Services
	Funding	CDBG: \$16,400
	Description	Providing funding for the operation of Big Brothers Big Sisters WI Shoreline and Flawless Hoops
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Youth mentorship programs
4	Project Name	CHILD CARE ASSISTANCE
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Child Care Assistance
	Needs Addressed	Public Services
	Funding	CDBG: \$3,350
	Description	Providing funding for the Family Connections program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Assistance with child care costs
5	Project Name	PUBLIC FACILITIES
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District
	Goals Supported	Community Facilities

	Needs Addressed	Economic Development Public Infrastructure Public Facilities Public Services
	Funding	CDBG: \$102,437
	Description	Providing funding for transit services, park improvements and downtown placemaking
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Shoreline Metro transit services, installation of Pickle Ball courts at Kiwanis Park and lighting for the downtown
6	Project Name	BUSINESS DEVELOPMENT LOANS
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$550,000
	Description	Loans to new or expanding businesses
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Business loans
7	Project Name	HOMELESS SERVICES
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Eligible Census Tracts
	Goals Supported	Homelessness
	Needs Addressed	Public Services

	Funding	CDBG: \$67,550
	Description	Providing funding for the Salvation Army, Sheboygan County Interfaith Organization, Lakeshore CAP, Family Services Association and the Abode
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency Shelter, Transitional Living, Rapid Rehousing, Rental Assistance, Credit Counseling and Eviction Prevention
8	Project Name	SECTION 108 REPAYMENT
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts
	Goals Supported	Community Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$160,000
	Description	Annual repayment of Section 108 loan
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Repayment of Section 108 loan which provided the capital necessary to renovate the recently opened Uptown Social, a community center for active seniors.
9	Project Name	PLANNING AND ADMINISTRATION
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commerical Business District Eligible Census Tracts
	Goals Supported	
	Needs Addressed	

	Funding	CDBG: \$170,000
	Description	Costs related to operation the CDBG program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Staff salaries, planning and other administrative expenses
10	Project Name	INCREASE THE NUMBER OF AFFORDABLE HOUSING UNITS
	Target Area	BLOCK GRANT TARGET AREA, SHEBOYGAN Downtown Central Commercial Business District
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing, Maintain and Improve Rental Housing
	Funding	CDBG: \$250,000
	Description	Increase the number of affordable rental units
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	60 Household Housing Unit

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 plans to spend up to 90% of CDBG funds in Low-to Moderate Income areas.

Geographic Distribution

Target Area	Percentage of Funds
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

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

None

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	500
Special-Needs	20
Total	600

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	725
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	740

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

Discussion

Goals to be achieved through Public Service funding for agencies serving the homeless (Salvation Army, Sheboygan County Interfaith Organization, the Abode) and providing rental assistance (Lakeshore CAP) as well as supporting housing rehab services available through the City's Housing Rehab Loan program and Habitat for Humanity's Critical Home Repair Program.

AP-60 Public Housing – 91.220(h)

Introduction

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

The Sheboygan Housing Authority, an entity independent of the municipality, manages public housing within the City. City staff will continue to work with the SHA to assist Sheboygan's low-income households through frequent communication and resource sharing and maintaining active participation on the Housing Coalition, Lakeshore Continuum of Care and Wisconsin Balance of State.

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

The Sheboygan Housing Authority partners with Family Service Association to educate tenants on budgeting and homeownership opportunities and refers interested individuals to the homebuyer programs offered by Habitat for Humanity and Partners for Community Development.

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

Sheboygan Housing Authority is not troubled.

Discussion

None

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

Introduction

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

City Development staff participate in the state's bi-annual Point in Time Counts and work in tandem with other departments by hosting monthly Interdepartmental Neighborhood Revitalization resource shares which include the Police Department, Parks and Forestry, Department of Public Works, Building Inspection and Code Enforcement, the City Attorney's Office, the Mayor, representatives from the local landlord association and Sheboygan County Health and Human Services.

Addressing the emergency shelter and transitional housing needs of homeless persons

One of the goals of the City's Five-Year Consolidated plan is to reduce homelessness. The City has allocated 2023 CDBG funds to support programs that assist the homeless population including the Salvation Army, the Abode, Sheboygan County Interfaith Organization, and Lakeshore CAP.

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 has allocated funding to Lakeshore CAP and Partners for Community Development to assist in the transition from homelessness and emergency shelter 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 is allocating funds to Lakeshore CAP and Family Services Association for the provision of

programs that help prevent homelessness.

Discussion

The City is active in the realm of homelessness services and prevention. In addition to the Lakeshore CoC and Balance of State, staff sit on the Housing Coalition, made up of approximately 50 agencies, co-chairs its Government and Advocacy Committee and hosts the Coalition's monthly meetings at City Hall and via Zoom. Staff sit on Habitat for Humanity's Rock the Block committee and co-founded the Sheboygan Area Nonprofit Network, still serving as a leadership team member for that organization.

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

Introduction:

Like many municipalities throughout Wisconsin and across the United States, the City of Sheboygan continues to confront challenges in housing. In April of 2021, the City completed an Affordable Housing Market Study to better understand the need for additional affordable units. The study presents the following findings:

- 1) there is a growing senior population and a lack of independent and assisted living options;
- 2) there is a significant demand for the addition of both affordable and market-rate rental housing;
- 3) there is demonstrated need for new single-family homes; and
- 4) additional funding mechanisms from both State and Federal Programs need to be explored.

Obstacles to ensuring equitable access to decent, affordably-priced housing include aging stock, little opportunity to expand the jurisdictional footprint, discriminatory practices, current zoning restrictions, and the increasing popularity of short-term rentals.

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 does not currently use CDBG funds for the development of affordable housing. However, the City leverages other mechanisms, including TIF and ARPA funds to assist with the development of affordable units. The City will continue seeking new financial resources to enhance those that currently exist and will aggressively pursue opportunities to add units to its housing stock.

The City is also exploring changes in zoning ordinance to allow for things like accessory dwelling units, increased density, reduction in parking requirements and incentivized or imposed affordable unit requirements for new developments.

Ensuring all current and hopeful Sheboygan residents have equitable access to housing remains a focus for the City. To that end, the City hosts a comprehensive landlord training program twice each year. Presented by City staff from Development, Building Inspection, Code Enforcement and the Police Department as well as local legal experts, this proactive initiative educates landlords and property managers on their rights and responsibilities in order to prevent housing discrimination and foster equitable housing practices. Covered topics include fair housing laws, prohibited practices, reasonable accommodations, screening and application processes, handling tenant disputes, and promoting inclusive housing environments.

In addition, the City will leverage its strong digital presence and robust follower engagement to better

educate residents on a variety of fair housing topics. Utilizing the website, newsletter, and social media channels will allow the information to reach a larger and more diverse segment of Sheboygan residents than the City's current public information efforts.

Finally, the City has earmarked administrative funds of up to \$2,500 for use on fair housing activities.

Discussion:

None

AP-85 Other Actions – 91.220(k)

Introduction:

None

Actions planned to address obstacles to meeting underserved needs

One of the greatest challenges in meeting the needs of underserved persons is having limited financial resources. The City will continue to encourage the development of affordable apartment projects for extremely low- and low-income households. Such developments would provide permanent housing opportunities for homeless persons and increase the availability of low-cost rental units to assist those who are rent burdened or severely rent burdened. The City will also continue allocating a portion of its annual CDBG funds to support public service agencies that address the special needs of the underserved, including the homeless, those at risk of homelessness, youth, seniors, female-headed households, victims of domestic violence, and the disabled.

Actions planned to foster and maintain affordable housing

Increasing and improving affordable housing is identified as a Priority in the Con Plan and the City remains committed to preserving and improving its current housing stock and to adding additional units of rental and owner-occupied housing and is willing to creatively explore options for accomplishing the same.

Actions planned to reduce lead-based paint hazards

The City will continue to:

- 1) incorporate lead-based paint hazard information in the City's Home Rehabilitation Program;
- 2) make printed information (HUD's pamphlet from the Office of Lead-Based Paint Abatement and Poisoning Prevention) available to the public at several locations, including City Hall
- 3) inform prospective home rehabilitation loan applicants during their initial interview about the potential hazards of lead-based paint and any abatement measures necessary to eliminate the hazard. If the applicant's home was built prior to 1978, City staff will coordinate an inspection of the dwelling to see if potential hazards exist as a result of the deterioration of lead-based paint. If children age seven or younger are present in the home, and if a potential hazard from lead-based paint is identified, City staff will advise the parents about screening their children for elevated levels of lead in the blood and follow

any prescribed abatement requirements resulting from the screening

Actions planned to reduce the number of poverty-level families

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The City will continue to pursue the following programs and activities during FY 203-22, which are expected to help reduce the number of families at the poverty level:

- 1) Actively encouraging commercial and industrial development in order to increase local employment opportunities for residents and to better serve the business community.
- 2) Recruiting and retaining industry based upon its environmental impact, the number of jobs per acre provided, the percentage of jobs from entry level to executive level, and its ability to utilize the skills of the City's residents.
- 3) Cooperating with the State Employment and Development Department to research the job skills currently found in the community and giving special attention to attracting industries that utilize these skills.
- 4) Promoting affordable housing programs designed to assist primarily to extremely low-, low-, and moderate-income households within the community. A variety of housing assistance programs are available to help those in need of assistance, including renters, first-time homebuyers, existing homeowners, homeless persons, and persons at risk of homelessness.

Actions planned to develop institutional structure

The City will endeavor to improve communications with other local governmental agencies, as well as area non-profit organizations, in order to meet and address the needs of the community. For FY 2023-24, City staff will continue to collaborate internally, as well as with local advocacy groups and other County, State, and Federal organizations.

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

The City will work to enhance coordination between public and private housing and social service agencies through improved communication with private housing developers, nonprofit organizations, and public agencies. Priority will be given to strengthening the network between the City and those agencies and groups that assist the homeless, persons threatened with homelessness, and persons with

special needs in order to improve the delivery of services to those households.

Discussion:

None

Program Specific Requirements

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

Introduction:

None

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
Total Program Income:	0

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.	85.00%

