

# Sheboygan County Live Work Housing Program



SHEBOYGAN COUNTY  
ECONOMIC DEVELOPMENT  
CORPORATION  
DO MORE.

# LIVE WORK HOUSING PROGRAM

"Matter of Fact with Soledad O'Brien" on July 13, 2024

Buyers Pipeline Preapproved	Homes Under Construction	Home for Sale	Offer to Purchase (OTP)	Homes Closed
5	17	6	0	25
<b>Employers of Buyers (homes closed)</b>				
Masters Gallery (5)	Acuity (1)	Robert Baird (1)	Curt Joa (1)	Pros4Tech (1)
Kohler (7)	Sargento (2)	4 Imprint (1)	Post Office (1)	Toro (1)
HSBS (1)	Nemak (1)	Richco (1)	Wilman Industries (1)	OSB (1)
Sheb Falls Library (1)	SFSD (1)	SASD (1)	Alternate Solutions (1)	Loves (1)
US Navy (1)	Rockline (1)	UWGB Sheb (1)	Sheb. Rec (1)	Rehlko (1)
Harter's Disposal (1)	Summit Credit Union (1)			

**Homes Sold**

**25**

**First Time  
Home Buyers**

**Employers of Households**

**27**

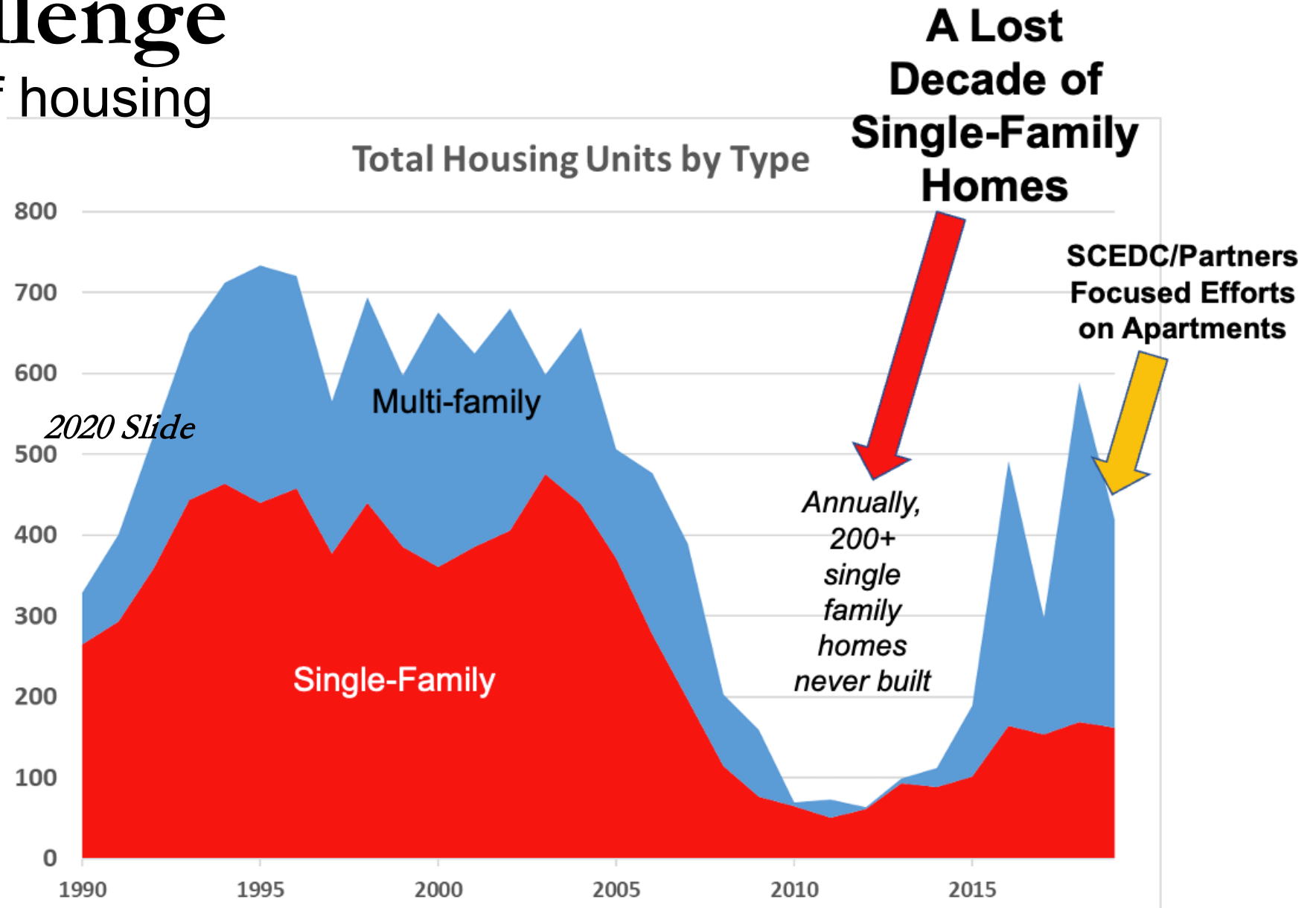
**Relocations into County**

**8**

**19**

# Our Challenge

Lost decade of housing



2020 Slide

# Our Challenge

Lack of entry-level homes (June 2021)

## Availability (Sheboygan County)

Sales last 12 months: 1280  
Sales per month: 107

Current Listings: 225  
Listings under contract: (154)  
**Actual Available Homes: 71**

Days of Inventory: 20.6

Potential Value Proposition  
For Recruitment of Production Staff



## Affordability (under \$250,000)

Sales last 12 months: 902  
Sales per month: 75

Current Listings: 120  
Listings under contract: (94)  
**Actual Available Homes: 26**

Days of Inventory: 10.7

*A Balanced Housing Market will have  
120 to 160 days of inventory*

## We Have:

- Jobs
- Cost of Living
- Lifestyle
- Schools

## We Don't Have:

Supply of Affordable Homes  
Supply of Affordable Apartments

# ***THE FORWARD FUND***

a community partnership to help move Sheboygan County forward

funding will help address workforce development barriers

**Affordable Housing, Childcare, and Labor Shortage**



**\$8,000,000**



**KOHLER®**



**Sheboygan County ARPA Funding Commitment:  
\$2,000,000**

# Sheboygan County Live Work Housing Strategy Phase I

- Construct 600 to 1000 single family homes
- Fill Existing Housing Market Gap – Homes under \$275 K
- Invest in Entry-level Home Construction – New Capacity Needed  
(housing needs remain)

Create Unique Value Proposition  
to Grow Sheboygan County Workforce Population

# Fund - Smaller Homes and Lots

## Home Size

*1,100 to 1,500 square feet*

## Bedrooms

*2- or 3-bedroom homes*

## Bathrooms

*2 full baths*

## Stories

*1 story homes*

*2 story townhomes*

## Garage

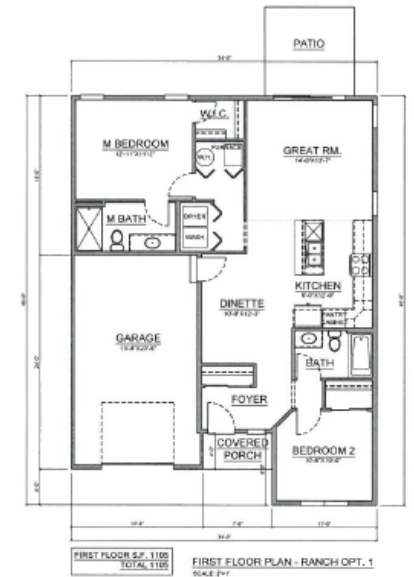
*1 or 2 car garage*

## Lot Size

*50x 120 or 60x 120 with 7 ft side yards*



Target Price  
for New Home  
Construction:  
\$190,000 - \$250,000



**Affordability Price  
of Target Audience**  
(Production Staff)

# Reduce Cost of Public Services

## Sanitary Sewer

8" @ \$40/l.f.

4" @ \$30/l.f. predefined locations for fund

## Storm Sewer

18" storm sewer @ \$40.00/l.f.

## Water Main

4" Water Main @ \$40/l.f.

Pre-defined location of laterals for fund

## Other Costs

## Grading /Excavating

## Road— 32' maximum width of road

- Asphalt
- Curb & Gutter

## Value Engineering Lot Frontage to Street

50 ft lots: Entry Level

60 ft lots: Entry Level

70 ft lots: Market

80 ft lots: Market

90 ft lots: Market

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smaller lot sizes needed for target  
workforce population  
price point



# The “housing gap”: translate household income to affordable housing budget

## Sheboygan County FY 2021 Income Limits

	Persons in Family			
	1	2	3	4
100 percent of AMI (Median Income)	\$55,720	\$63,680	\$71,640	\$79,600
Low Income Limits (80% of AMI)	\$43,150	\$49,300	\$55,450	\$61,600
Multifamily tax subsidy limits (60% of AMI)	\$32,340	↔ \$26,690	\$41,580	\$46,200
Very Low Income Limits (50% of AMI)	\$26,950	\$30,800	\$34,650	\$38,500
40% of AMI Income Limits	\$21,560	\$24,640	\$27,720	\$30,800
Extremely Low Income Limits (30% of AMI)	\$16,200	\$18,500	\$21,960	\$26,500

Source: HUD, Office of Policy Development and Research, Income Limits Briefing Materials, <http://www.huduser.org/portal/datasets/il.html> and WHEDA.

Additional data are released for family sizes larger than 4, but are not reported here for space considerations.

## HUD-method\* affordable ownership price levels, Sheboygan Co. FY 2021

	Persons in Family				
	1	2	3	4	5
120% of AMI	\$224,663	\$256,758	\$288,852	\$320,947	\$346,623
Median income limits (100% of AMI)	\$187,219	\$213,965	\$240,710	\$267,456	\$288,852
Low Income Limits (80% of AMI)	\$144,984	\$165,648	\$186,312	\$206,976	\$223,534
Multifamily tax subsidy limits (60% of AMI)	\$108,662	\$89,678	\$139,709	\$155,232	\$167,651
Very Low Income Limits (50% of AMI)	\$90,552	\$103,488	\$116,424	\$129,360	\$139,709
40% of AMI Income Limits	\$72,442	\$82,790	\$93,139	\$103,488	\$111,767
Extremely Low Income Limits (30% of AMI)	\$54,432	\$62,160	\$73,786	\$89,040	\$96,163

Note: HUD's estimation method for determining the affordable ownership price level in their CHAS (Comprehensive Housing Affordability Strategy) data is to multiply size-adjusted household-income by 3.36.

# Forward Fund Land Acquisition Sheboygan Falls

## Parcel 1

Transition from G2 - COMMERCIAL  
to R 7- Nostalgic Zoning

## Parcel 2 & 3

Transition from G2 - COMMERCIAL  
to PUD Zoning

Create single family housing  
units via mix of pocket  
neighborhoods, row houses, and  
town homes

Child Care or other development to  
address the workforce barriers



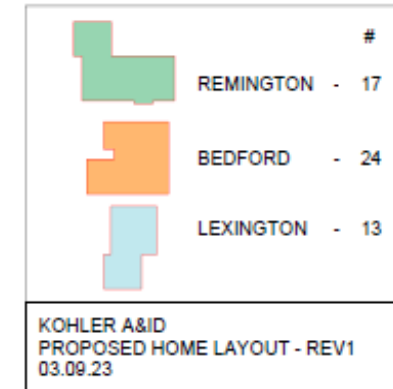
# Founders' Pointe – Lot Floor Plan



- 54 lots
- 60' frontage
- 2-3 bedroom
- 2 bath
- 2 car garage
- Basements

## Target Price Point

- \$220k - \$250k





# LIVE WORK HOUSING PROGRAM

Founders' Pointe – Home Prices \$315,000 to \$325,000



Select a Home for Purchase by Applying through  
Someplace Better web site (talent recruitment)



# LIVE WORK HOUSING PROGRAM

**Founders' Pointe Neighborhood – Sheboygan County's First Pocket Neighborhood**



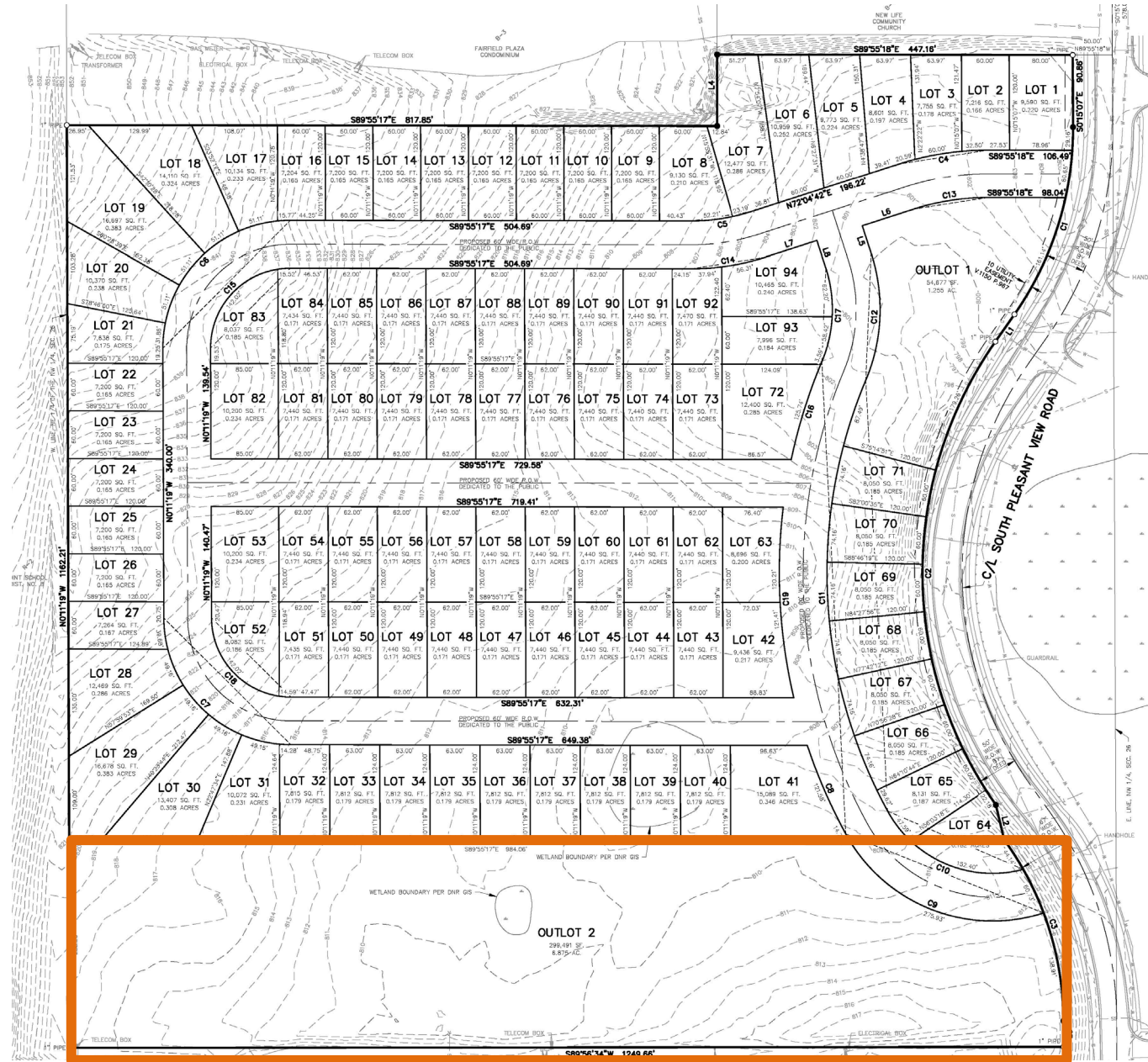
**Founders' Pointe Neighborhood – Homes available in May 2025 (Est. Prices: \$265k to \$290k)**

# City of Plymouth Subdivision

Fall 2025

94 Single Family Homes

36 Senior Condos  
(Terrace Reality)







Live - Work  
Preference  
Selection  
Process

## Housing Lottery

Sheboygan County  
Residents

Non-County  
Residents

# Thank You

Any questions please reach out to

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SCEDC

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