

Sheboygan County

Planning & Conservation Department

Administration Building

508 New York Avenue

Sheboygan, WI 53081-4126

P: (920) 459-3060

P: (920) 459-1370

F: (920) 459-1371

E: plancon@sheboygancounty.com

Director

Aaron C. Brault

October 30, 2013

Mayor Donald Pohlman
City of Plymouth
PO Box 107
Plymouth, WI 53073

Re: Community Development Block Grant – Housing

Dear Donald Pohlman:

The State of WI has changed how it distributes Community Development Block Grant (CDBG) – Housing funds for non-entitlement communities. Beginning this year, counties are required to be part of a county consortium to be eligible for funding. Sheboygan County is now one of ten counties in the Northeastern Wisconsin Housing region that will be administering Community CDBG funding. Brown County is the lead agency for the region, and will be releasing the grant applications later this year (likely sometime in November).

CDBG funding is made available for low to moderate income households for certain home repairs, which include projects such as private septic system or well replacement, roof repair or replacement, and siding repair and replacement. Funds take the form of a 0% interest loan, which is secured by a mortgage on the property, under which no payments are due until the home is re-financed, sold, no longer the applicant's primary place of residence, or 30 years, whichever comes first. Funds are also available for landlords as installment loans, within certain conditions.

Sheboygan County has been allocated just over \$150,000 in total CDBG funding for 2013, with the maximum loan amount for an awarded project being \$24,999. Homeowners or landlords in all of the communities in Sheboygan County, aside from the City of Sheboygan, are eligible for CDBG funding. Please share this information with residents in your community that might be in need.

Restrictions do apply, so potential applicants are encouraged to contact the Sheboygan County Planning & Conservation Department soon with general eligibility questions. They are also urged to apply early, as funding is limited. If they pursue the application process, they can direct specific questions to the Brown County Planning Commission at 920-448-6480 or schuette_am@co.brown.wi.us. I have also included an informational flyer with this letter for you to share.

If you have any questions, please feel free to contact me.

Sincerely,

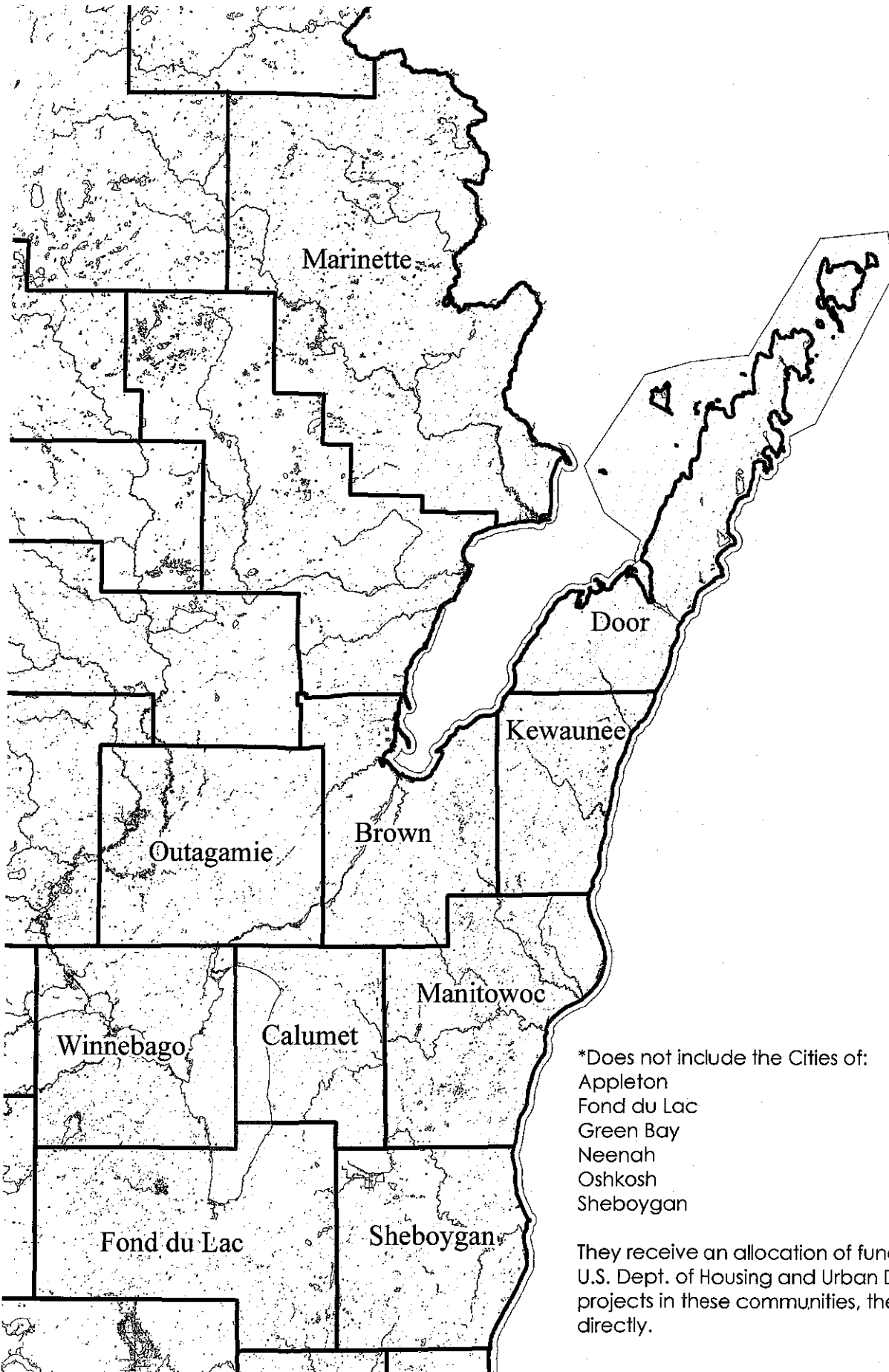
A handwritten signature in black ink, appearing to be 'Emily Vetting', written over a circular scribble.

Emily Vetting
Associate Planner

920-459-3062

emily.vetting@sheboygancounty.com

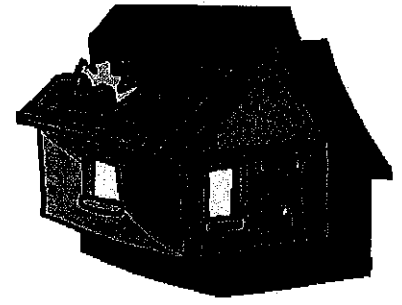
Northeastern Wisconsin CDBG-Housing Region



*Does not include the Cities of:
Appleton
Fond du Lac
Green Bay
Neenah
Oshkosh
Sheboygan

They receive an allocation of funds directly from the U.S. Dept. of Housing and Urban Development. For projects in these communities, they should be contacted directly.

Northeastern Wisconsin Housing Rehabilitation Loan Program



**Serving the Counties of Brown, Calumet, Door, Fond du Lac, Kewaunee,
Manitowoc, Marinette, Outagamie, Sheboygan, and Winnebago*

Homeowners - If your home is in need of repairs, you may qualify for home rehabilitation assistance through the Northeastern Wisconsin Housing Rehabilitation Loan Program:

- Minimum loan amount of \$1,000.
- Maximum loan amount of \$24,999
- Loans are offered at 0% interest.
- No loan payments are required until the home is sold, refinanced, is no longer the primary residence of the applicant, or 30 years, whichever comes first.
- The loan is secured by a mortgage on the property.
- Activities generally may include:
 - Private septic system replacement
 - Private well replacement
 - Roof repair/replacement
 - Lead paint and asbestos remediation
 - Door/window replacement
 - Plumbing/electrical repairs
 - Siding repair/replacement
 - Accessibility improvements for individuals with disabilities
 - Other general improvements

Landlords - Installment loans are available for rental unit repairs provided the unit is/will be rented to tenants who are low or moderate income. Contact the program administrator for more details.

Door County Renters - 0% interest, deferred payment loans are available to assist with purchasing a home, including down payment and closing costs.

General Homeowner Eligibility Requirements

- Gross household income must be at or below 80% of the median county income. Income limits may be found here: <http://doa.wi.gov/docview.asp?docid=9114&locid=173>
- Applicant must own the home being repaired.
- Applicant must live in the home as the primary residence.
- Home must meet Housing Quality Standards (HQS) after the work is completed.



Contact Information

For additional information on the program, please contact:

Aaron Schuette, Principal Planner
Brown County Planning Commission
305 E. Walnut Street, 3rd Floor, Green Bay, WI 54301
schuette_am@co.brown.wi.us (920) 448-6480

*** Residents of the Cities of Appleton, Fond du Lac, Green Bay, Neenah, Oshkosh, and Sheboygan should contact their respective cities for information on similar programs.**

The Community Development Block Program is an equal opportunity program. Women and minorities are encouraged to apply.
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Division of Housing and U.S. Department of Housing and Urban Development, and prepared by the Brown County Planning
Commission. REVISED 10/2013



State of Wisconsin - Department of
ADMINISTRATION