



\*\*\* All present are expected to conduct themselves in accordance with our City's Core Values \*\*\*

## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of: **FINANCE COMMITTEE**  
Date/Time: **Tuesday, March 10, 2015 at 5:30 PM**  
Location: **City Hall, 2nd Floor Board Room**  
Members: Keene Winters (C), Karen Kellbach, Dave Nutting, David Oberbeck, Bill Nagle

### AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on matters appearing on the agenda.
- 2 Minutes of previous meetings. (2/10/15)
- 3 Approval of the 2015 Community Development Block Grant Program Budget
- 4 Discussion and possible action on proposal(s) to work with the Town of Maine and the Town of Texas on resolving the Brokaw solvency issue.
- 5 Discussion and possible action regarding the Wisconsin DNR Ready for Reuse Loan Application - Lenz
- 6 Discussion and possible action regarding modifications to the procurement policy to comply with Agreed Upon Procedures Report
- 7 Discussion and possible action regarding standardized fiscal impact communication on proposed council actions
- 8 Authorize the write off of certain uncollectible delinquent personal property tax accounts from the City's accounting records.
- 9 Discussion and possible action regarding report on 2014 Inspections Complaint Violation Report
- 10 Discussion and possible action regarding financing a 2015 Merit Bonus for Non-Represented Staff

Adjournment

Keene Winters, Chair

This notice was posted at City Hall and emailed to the Wausau Daily Herald newsroom on 3/06/15 at 10:15 am.

It is possible and likely that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk at (715) 261-6620.

Other Distribution: Media, (Alderspersons: Wagner, Neal, Gisselman, Rasmussen, Abitz, Mielke), \*Tipple, \*Jacobson, \*Groat, Rayala, Department Heads

## **FINANCE COMMITTEE**

Date and Time: Tuesday, February 10, 2015 @ 5:00 pm., Birch Room

Members Present: Winters, Kellbach, Nagle, Oberbeck, Nutting

Others Present: Tipple, Groat, Giese, Werth, Hite, Wesolowski, Hanson, Mohelnitzky, Lenz, Kujawa, Wagner, Neal, Rasmussen, Mielke, Gisselman, Goede, Joe Mella, Representatives of Enterprise Rental.

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Winters.

### **Public Comment on matters appearing on the agenda.**

None

### **Presentation and possible action regarding exploring the benefits of a leased vehicle fleet - Enterprise Rental - Mark Hanson**

Mark Hanson stated with a growing fleet, increasing technology and decreased staff has put a burden on them. He indicated they maintain approximately 430 total pieces of equipment, part of which is the light duty fleet. He indicated things are getting harder to maintain so they are looking at different ways to be creative as far as saving money while maintaining the fleet. We are losing ground in budgeting for replacements as the costs keep increasing. One of the ways considered was the possibility of leasing some of our light duty fleet.

Hanson introduced representatives of Enterprise Rental who presented their proposal. A light duty vehicle is any vehicle that does not require a CDL License, such as pickup trucks, sedans and SUVs. Some highlights of the 10 year model: replace all vehicles 10 years old or more with brand new vehicles with new technology; replace on a five-year cycle resulting in less maintenance required, more efficiency and safety; 68 vehicles eligible to be leased, 17 are over 10 years old; an estimated savings of \$94,000 per year for the city. Hanson indicated this will allow him the time to get his staff focused on other operations that he felt they were failing on due to being overburdened. Winters requested Hanson bring back information on the staff time savings and where it is going.

Motion by Nagle, second by Oberbeck to draft an RFP and bring it back. Motion carried 5-0.

### **Review, discussion and possible action on compiled list of low value tasks and activities – Winters**

The lists of low value tasks submitted by departments were reviewed and commented on. Winters suggested putting the suggestions into a spreadsheet to include whether they are realistic or unrealistic, whether there is an upfront investment, as well as the estimated annual savings and bring it back to the first meeting in March.

### **Review, discussion and possible action on 2015 tax increment five year projections – Groat**

Winters questioned if what the TIFs owe the fund balance could be added to the summary and asked Groat to also prepare a budget for the TIFs for 2016. He stated they were looking for a sense of what they will look like two years into the future and particularly interested what is going to happen with the debt service numbers. Groat indicated she could bring back this information for committee review in March.

### **Discuss and possible action on budget modification Tax Increment District Number Three Sidewalk Construction McClellan Street – Groat**

Groat explained in the TID #3's budget this year is a sidewalk overlay project on McClellan Street and approximately \$97,000 of the \$200,000 project costs will be funded by the state. She indicated Engineering has asked to expand the project to do some upgrading to the sidewalks due to their dire condition. The estimate for this is additional work is \$40,000 which would come from the TIF district.

Rasmussen questioned if the abutting property owners were being assessed for any of this sidewalk project. Groat stated if there is an assessment it would show up as revenue to the TID. Wesolowski explained a regular sidewalk project would normally be assessed, but in this case we plan on possibly reconstructing in 10 years, so if you assess them now, in 10 years you are going to assess them again. Rasmussen felt they should maybe consider waiting until reconstruction or assess something to property owners. Oberbeck commented he agreed with Engineering on the condition of the sidewalk as a dire need for safety and appearance.

Motion by Nagle, second by Oberbeck to approve the budget amendment to TID #3 for the sidewalk project for McClellan Street; and not to assess the property owners. Motion carried 5-0.

**Discussion and possible action on sole source purchase professional services - North Central Regional Planning - City of Wausau Comprehensive Plan – Lenz**

Brad Lenz stated the city's Comprehensive Plan is approximately 10 years old and needs to be updated every 7 – 10 years, so now is the time to get going on the plan. He noted the county is undertaking their Comprehensive Plan right now. He explained it is essentially a land use plan but there are many other elements in it. The proposal is from North Central Regional Planning which is a quasi-public organization. If we did go out for a private consultant we would probably still be working with Regional Planning because it provides a lot of the data and maps that we would be using for the plan. They also provide that link to Marathon County and one of the chapters in the plan will be Intergovernmental Coordination. Groat indicated money was budgeted for this in 2014 Capital Budget, so we will be requesting a carryover.

Motion by Nagle, second by Oberbeck to approve the sole source purchase for professional services (North Central Regional Planning – City of Wausau Comprehensive Plan). Motion carried 5-0.

**Discussion and possible action sole source purchase - amendment to the Contract with Stantec for Riverfront Engineering Services and Budget Modification Tax Increment District Number Three – Lenz**

Lenz stated we have been working with Stantec on our east riverfront project and the task order is for the same area. In 2012 we signed a master services agreement with Stantec to do any engineering work that came up along the riverfront and this is part of that master services agreement. He indicated it already has gone through Board of Public Works and ED. Groat stated she had \$120,000 budgeted, so a budget amendment of \$175,000 will be needed to bring it up to \$295,000.

Motion by Nagel, second by Nutting to approve the sole source for amendment to the contract with Stantec for riverfront engineering and the budget modification to TID #3. Motion carried 5-0.

**Discussion and possible action regarding establishing a non-lapsing account for Holtz Krause Fund - Mayor Tipple**

Mayor Tipple stated the Holtz Krause Steering Committee has contributed \$54,000 and has asked that we segregate it into a fund for the recurring maintenance costs at the Holtz Krause landfill.

Groat noted she reviewed the resolution with the committee and they asked that we strike out the last Whereas which states “Whereas the Holtz Krause Committee also expects the City of Wausau to complete the Kent and Curling Way Street project in the spring of 2015” because their donation of these funds is not contingent on that completion.

Motion by Kellbach, second by Oberbeck to approve establishing a non-lapsing account for Holtz Krause Fund. Motion carried 5-0.

**Discussion and possible action on potential purchase and lease agreements with the Catholic Diocese regarding the property located at the 600 block of North Second Street and related budget modification in Tax Increment District Number Three Fund - Attorney Mella**

Attorney Joe Mella stated there was the possibility of requesting a budget modification to the TID #3 budget for this year related to some ongoing negotiations with respect to a parcel of property within the City of Wausau. He requested they convene in closed session regarding those negotiations.

**CLOSED SESSION pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session - Discussion and possible action on potential purchase and lease agreement with the Catholic Diocese regarding the property located at the 600 block of North Second Street**

Motion by Nagle, second by Oberbeck to convene into closed session. Roll Call Vote: Ayes: Kellbach, Nagle, Nutting, Oberbeck, Winters. Noes: 0. Motion carried 5-0.

**RECONVENE into open session to take action on closed item: Discussion and possible action on purchase and lease agreements with the Catholic Diocese regarding the property located at the 600 block of North Second Street and the related budget modification of the Tax Increment Number Three Fund**

Motion by Nagle, second by Nutting to approve a budget amendment to TID #3 to incorporate the land purchase of the property located at the 600 block of North 2<sup>nd</sup> Street for \$950,000 and \$160,000 for site preparation. Motion carried 5-0.

**Discussion and possible action regarding staff directives for the City of Wausau Strategic Plan process - Tipple**

Oberbeck felt the Finance Committee should follow through with the GFOA contract. Winters questioned if there were any written reports of where the committees are currently at in the process. Groat stated the Blight Committee had concluded its work and had reported to the Strategic Planning Committee at the time. The Crime Committee had stalled, as the former HR Director who was in charge of that committee, was working on the Pay for Performance plan at the time. She indicated they have discussed reassigning that task to someone in the Police Department and could get it back up and running. The Jobs Committee had not started yet.

Motion by Nagle, second by Kellbach to reconvene the committees and have them report on their status and bring the report back in a month. Motion carried 5-0.

**Discussion and possible action on reports for monitoring the Animal Control Enterprise Fund - Groat**

Winters reviewed the budget in their packets and handouts he distributed. He suggested creating a report that shows direct revenues and direct costs; how much license revenue comes in for the program and how much are the direct sheltering costs and do these programs actually contribute to supporting the Humane Officer position or not.

**Discussion and possible action on fee structure for Animal Control - Winters**

Discussion took place regarding a memo from the City Clerk regarding the \$5.00 counter fee implemented for citizens getting their pet licenses at City Hall and the adverse reaction by the public and anger directed at the Customer Service staff. Winters questioned if we have the support in place or policy for abuse directed at employees. Mielke indicated he personally observed a customer mistreating an employee over the fee and noted staff has been threatened and has already called police a couple times. Oberbeck commented that he has been hearing complaints from citizens as well and felt the fee should be rescinded. Mielke agreed the \$5.00 is not worth it. Rasmussen pointed out it was meant to give incentive to use PetData online, however, she believed it has failed and the resulting nastiness is creating a dangerous work environment for Customer Service.

Motion by Kellbach, second by Nagle to remove the \$5.00 counter fee for pet licensing in 2016. Motion carried 3-2. (*Winters and Nutting were the dissenting votes.*)

**Adjournment**

Motion by Nutting, second by Oberbeck to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:00 p.m.

AGENDA ITEM

# 3

**MEMO**

**TO:** Finance Committee members  
**FROM:** Tammy Stratz, Community Development  
**DATE:** February 24, 2015  
**RE:** 2015 Community Development Block Grant Program

The Citizen's Advisory Committee for Community Development held two public hearings to receive comments on community needs, public performance and the proposed 2015 Community Development Block Grant (CDBG) program funds. On Monday, October 27<sup>th</sup>, the Committee held its first working session meeting to develop a proposed statement of objectives and use of projected funds for the 2015 Block Grant program. On February 17, 2015 the City of Wausau received its award letter from HUD with the actual allocation amount. The Citizens' Advisory Committee met again on Monday, February 23, 2015 to program these new figures.

Enclosed are the summary pages for all the applications we received for the 2015 funding. Also enclosed is the breakdown sheet of the proposed use of 2015 funds as recommended by the Citizen's Advisory Committee. If you would like a binder with the complete applications, please let me know and we will get you one right away. As you evaluate the recommendations and funding requests, there are a number of items to consider. This year we had funding requests totaling \$705,274. The City of Wausau's 2015 Block Grant allocation will be \$578,155. When reviewing the attached proposed program, please remember that public service activities cannot be funded for more than 15% of the \$578,155 – or a maximum of \$86,723.

The primary purpose of the Housing and Community Development Act is to develop a viable community by providing decent housing and suitable living environments, expanding economic opportunities primarily for low and moderate income persons, and provide a safe community. All activities must have been rated as a high priority in our 5-year Consolidated Plan in order to be considered for funding. All activities the Community Development Citizens Advisory Committee has recommended meet these criteria. In addition, each activity carried out with CDBG funds must meet one of the three broad national objectives:

- Benefit low and moderate income persons
- Aid in the prevention or elimination of slum and blight
- Meet other community development needs having a particular urgency because existing conditions pose a serious or immediate threat to health.

Also attached is our new 5-Year Consolidated Plan (covering years 2015 – 2019) which includes the 2015 Action Plan for spending the proposed funds. Please review it and let us know if you have any questions. This plan is due into HUD no later than April 10, 2015.

If you have any questions regarding the process, the proposals or funding recommendations, please call me at 261-6682. Thank you for your input and your continued support of this program.

**RESOLUTION OF THE FINANCE COMMITTEE**

Approving the 2015 Community Development Block Grant Program Budget

Committee Action: Pending

Fiscal Impact: Award of \$578,155 in Community Development Block Grant Funds to the City of Wausau

**File Number:** 03-1007

**Date Introduced:** March 10, 2015

**RESOLUTION**

**WHEREAS** the City is beginning its first year of their 5-Year Consolidated Plan, and

**WHEREAS** the Citizens Advisory Committee for Community Development held two public hearings, two working sessions and has prepared a proposed Block Grant program funding recommendation to the Finance Committee in which the Finance Committee has approved said plan, and

**BE IT RESOLVED**, by the Common Council of the City of Wausau that the proposed 2015 Action Plan in the amount of \$578,155 for the Community Development Block Grant (CDBG) Program be and the same is hereby approved and its filing with the appropriate agency is hereby authorized, and that the Common Council acknowledges all understandings, assurances and certifications contained in said 2015 Action Plan, and

**BE IT FURTHER RESOLVED**, that the Mayor is designated as the authorized representative of the City to act in connection with said plan, to provide any and all additional information or program reports as may be required, and that the Mayor is hereby authorized to execute any documents which are necessary for the implementation of the 2015 Community Development Block Grant Program.

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

## 2015 CDBG Program (Revised)

Activity Code	Applicant/Agency	Requested	Cit. Adv. Recommended	Finance Approved	Council Approved
A - 570.206	CD Administration	\$ 104,000	\$ 115,600		
ED - 570.201 (d)	Brownfield Revolving Loan	\$ 50,000	\$ 50,000		
ED - 570.203 (b)	Economic Development	\$ 50,000	\$ 35,000		
H - 570.202	Homeowner Rehabilitation	\$ 150,000	\$ 150,000		
H - 570.202	Ramp Up Marathon County	\$ 5,500	\$ -		
PF - 570.201 (c)	Neighborhood Revitalization	\$ 50,000	\$ 25,000		
PF - 570.201 (c)	Street Reconstruction	\$ 125,000	\$ 141,555		
PS - 570.201 (e)	Big Brothers Big Sisters	\$ 5,000	\$ 5,000		
PS - 570.201 (e)	Childrens Service - Start Right	\$ 27,274	\$ 15,000		
PS - 570.201 (e)	Project Step Up (Cath. Charities)	\$ 10,000	\$ 5,000		
PS - 570.201 (e)	Sal. Army - After School Program	\$ 25,000	\$ -		
PS - 570.201 (e)	Sal. Army - Transitional Living Center	\$ 30,000	\$ 15,000		
PS - 570.201 (e)	Sal. Army - Pathway of Hope	\$ 25,000	\$ -		
PS - 570.201 (e)	Warming Center (Cath. Charities)	\$ 10,000	\$ 5,000		
PS - 570.201 (e)	Wheels To Work	\$ 20,000	\$ -		
PS - 570.201 (e)	YWCA Child Care	\$ 18,500	\$ 16,000		
	<b>Total</b>	<b>\$ 705,274</b>	<b>\$ 578,155</b>	<b>\$ 578,155</b>	<b>\$ 578,155</b>

Note: Public Service funding cannot exceed 15% of grant amount \$ 86,723

P.S. - Public Service Cap 15%	Left to Fund	\$ -
Administration Cap 20%	PS Left to Fund	\$ 25,723

Code Definitions:

A	Administration/Planning
C	Clearance
ED	Economic Development
H	Housing
PF	Public Facility
PS	Public Service
SB	Slum & Blight

## COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE

Time and Place: The Community Development Citizens Advisory Committee met on Monday, February 23, 2015 at 4:00 pm, Birch Room at City Hall

Members Present: Chairman Bohlken, Freiberg, S. Ackerman, Kellbach, Thao, Olafsson and Bloomquist

Members Excused: Reif, Gumness, D. Ackerman, Campbell, Osborn, Hebert

Others Present: Tammy Stratz, staff

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the Daily Herald in the proper manner.

(1) **Call to Order**

Chairman Bruce Bohlken called the meeting to order at 4:00 pm and thanked everyone for attending.

(2) **Approval of minutes from October 27, 2014**

Motion by S. Ackerman. Second by Freiberg to approve the minutes as presented. Motion carried unanimously.

(3) **2015 Block Grant Program: Re-allocation of increased funding from U.S. Department of Housing and Urban Development (HUD)**

Stratz indicated that the City received notification from H.U.D. stating the City's 2015 allocation will be \$578,155 – which is \$58,155 more than originally planned for. According to the City's Citizens Participation Plan, if the final allocation is more or less than 10% that what the planned allocation is, the Citizens Advisory Committee would need to reconvene to reallocate the new amount. This amount is just over the 10% change.

Olafsson asked if there were higher priorities for the additional funds. Stratz mentioned that with the increase of funds, the administration portion could go up to \$115,600 and requested that increase. She also indicated that with the City budget being so tight again this year, awarding additional funds to the Streets Reconstruction project could free up city funds for other potential projects/expenses. Ackerman asked about additional funds for Economic Development and/or Neighborhood Revitalization. Bohlken reminded the committee that the Economic Development Manager position has been vacant so those funds have not been needed. Stratz agreed but did add that staff is interviewing for that position with hopes to have someone in place by the end of March. Stratz also indicated that without a definite project in place yet for Neighborhood Revitalization, additional funds may not be the best strategy. If funds cannot be expended quickly we would be forced to reprogram them later. If a big project does come to the surface, we can add more funding with next year's funding. Stratz then revealed the e-mails she received from Campbell, Gumness and D. Ackerman (who couldn't attend the meeting) with their suggestions.

Olafsson quested if they could just add \$25,000 to Homeowner Rehabilitation, increase the amount to Administration as requested and the rest to Streets. Bohlken agreed to this suggestion. After a little more discussion, the following changes were made:

Administration	-	\$115,600 - up from \$104,000
Homeowner Rehab	-	\$150,000 – up from \$125,000
Brownfields	-	\$ 50,000 – remained the same
Economic Development-	-	\$ 35,000 – remained the same
Street Reconstruction	-	\$141,555 – up from \$120,000
Neighborhood Revital.	-	\$ 25,000 – remained the same
Big Brothers/Big Sisters	-	\$ 5,000 – remained the same
Start Right Program	-	\$ 15,000 – remained the same
Project Step Up	-	\$ 5,000 - remained the same
Salvation Army	-	\$ 15,000 – remained the same
Warming Center	-	\$ 5,000 – remained the same
YWCA Child Care	-	\$ 16,000 - remained the same

This totals the new funding amount of \$578,155. Olafsson moved to approve the funding changes as discussed. Freiberg seconded. Motion passed unanimously.

(4) **HUD Updates Regarding Future Allocations and Program Changes**

Stratz indicated that at the National Community Development Association (NCDA) winter meeting this past January, federal Block Grant representatives were again fearful of more cuts to CDBG. She asked members to remember this in any interaction they may have with their state and federal representatives/congressmen/etc. and to let them know how important CDBG is to the City of Wausau. Werth and Stratz met with Congressman Duffy in January to discuss this and invited him to again tour projects the City is working on so he could see firsthand the impact these funds have.

(5) **Adjourn**

With no other business to come before the committee, S. Ackerman moved to adjourn the meeting, Bloomquist seconded. The meeting was adjourned.

Respectfully Submitted,

Bruce Bohlken  
Chairman



Community Development Department  
Community Development Authority

(Date Received by City)

Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: Big Brothers Big Sisters of Northcentral Wisconsin \_\_\_\_\_

Person(s) Speaking: Linda Koepke \_\_\_\_\_

Amount Requesting: \$5000.00 \_\_\_\_\_

Number of persons to be served: 850 (youth and adults) \_\_\_\_\_

**Brief summary of proposal:**

**Big Brothers Big Sisters of Northcentral Wisconsin is seeking funds to support its Community Based mentoring program. Community Based mentoring helps children foster positive life skills by witnessing and practicing healthy relationships, healthy choices, and practicing positive communication skills with others. Community Based mentoring provides children with one-to-one mentoring that not only helps improve their social and emotional well-being, but also increases their confidence levels which can lead to higher academic performance and positive life choices. Through positive relationship building, children are nurtured and grow in all aspects of life.**

**Public Hearing dates are:**

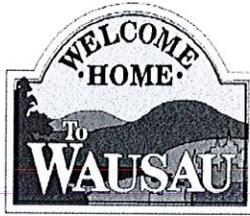
**October 9, 2014 at 4:00 PM in the Board Room at City Hall  
October 13, 2014 at 4:00 PM in the Council Chambers at City Hall**

**Presenting your proposal at one of these public hearings is mandatory.**

This summary page must be faxed or delivered to the Community Development Department, 407 Grant Street, Wausau, by 12:00 pm on October 9, 2014 in order to present your proposal at either of the public hearing dates. Fax number (715) 261-4192.

Any questions regarding the Block Grant program or process please call Tammy Stratz at 261-6682.

Community Development Department  
Community Development Authority



(Date Received by City)

Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: Catholic Charities

Person(s) Speaking: Bryan Hilts

Amount Requesting: \$ 10,000

Number of persons to be served: 30 families

Brief summary of proposal:



# Project Step Up

**Public Hearing dates are:**

October 9, 2014 at 4:00 PM in the Board Room at City Hall  
October 13, 2014 at 4:00 PM in the Council Chambers at City Hall

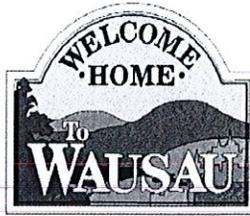
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Project Step Up provides assistance for families with children who are struggling to make ends meet so they can achieve a successful financial future.

Community Development Department  
Community Development Authority



(Date Received by City)

Ann M. Werth  
Director

2015 COMMUNITY DEVELOPMENT BLOCK GRANT

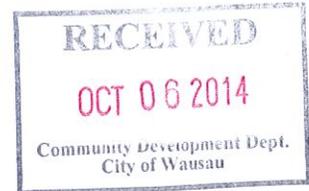
**PUBLIC HEARING  
SUMMARY PAGE**

Name of Organization: Catholic Charities

Person(s) Speaking: Bryan Hilts

Amount Requesting: \$ 10,000

Number of persons to be served: 150



Brief summary of proposal:

**Wausau Community Warming Center**

Public Hearing dates are:

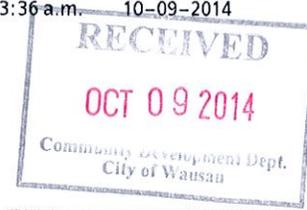
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The Wausau Community Warming Center provides a safe, clean place for adult men and women, regardless of their hopes or ambitions, to sleep overnight, shower, clean their clothing, and have breakfast, while ensuring our guests' personal dignity, respect, and safety.



(Date Received by City)

Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: Children's Service Society of Wisconsin d/b/a Children's Hospital of Wisconsin Community Services

Person(s) Speaking: Shelley Wojan and Maria Coakley

Amount Requesting: \$ 27,274

Number of persons to be served: 28 minimum

Brief summary of proposal:

Requested funds would support Start Right, a comprehensive program serving at-risk families with children from birth to age five.

**Public Hearing dates are:**

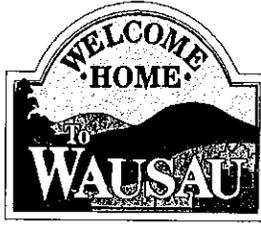
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Community Development Department  
Community Development Authority



(Date Received by City)

Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: City of Wausau – Brownfield Revolving Loan Fund

Person(s) Speaking: Ann Werth/Tammy Stratz

Amount Requesting: \$ 50,000

Number of persons to be served: N/A – approximately 1 – 2 properties

**Brief summary of proposal:**

Program funding would assist in clean-up/remediation of identified brownfields throughout the City. Funding can assist either for-profit, non-profit or city in projects whose goal is not only to clean up these sites, but to assist in the marketability of these sites.

**Public Hearing dates are:**

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Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: City of Wausau-Department of Public Works

Person(s) Speaking: Allen M. Wesolowski, P.E.

Amount Requesting: \$ \$125,000

Number of persons to be served: 26 Properties

Brief summary of proposal:

The city of Wausau is proposing to reconstruct 22nd Avenue from Nehring Street to the North

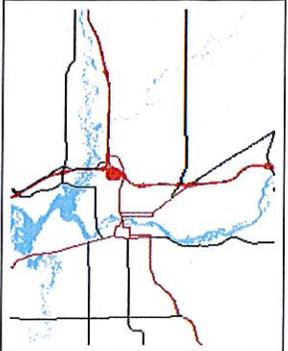
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Any questions regarding the Block Grant program or process please call Tammy Stratz at 261-6682.



- Legend**
- Parcels
  - Section Lines/Numbers
  - Railroad
  - Stream - River
  - Pond - Lake
  - Wausau Wetland

Map Created: 10/9/2014

50.00 0 50.00 Feet

User\_Defined\_Lambert\_Conformal\_Conic

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically administers and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: City of Wausau – Economic Development

Person(s) Speaking: Megan Lawrence

Amount Requesting: \$ 50,000

Number of persons to be served: N/A – approximately 4-5 businesses

**Brief summary of proposal:**

Program funding would assist in the form of loans or grants to promote job creation and or retention in new and existing businesses. This program promotes small business development through its Micro-Loan Program and Women and Minority Loan Program. Assistance will allow the creation of additional tax base as well as create/retain job opportunities for income qualifying individuals,

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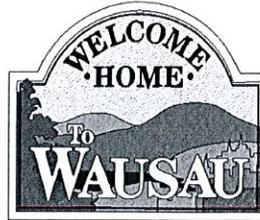
Any questions regarding the Block Grant program or process please call Tammy Stratz at 261-6682.

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City of Wausau  
(Date Received by City)

Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: City of Wausau – Homeowner Rehabilitation Loan Program

Person(s) Speaking: Tammy Stratz

Amount Requesting: \$ 150,000

Number of persons to be served: approx. 8 households

**Brief summary of proposal:**

Funding will allow the continuation of the Homeowner Rehabilitation Loan Program. This program assists income qualifying households with a low interest loan which funds the rehabilitation of their primary home. The loan charges 2% simple interest with monthly payments based on their ability to pay. Minimum monthly payments are \$50 after the work has been completed. Rehabilitation work can consist of roofing, electrical, plumbing, insulation, furnace replacement, siding, windows, and any non-code compliant items (to name a few).

**Public Hearing dates are:**

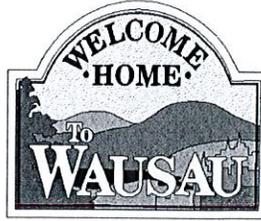
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Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: City of Wausau – Neighborhood Revitalization Program

Person(s) Speaking: Ann Werth/Tammy Stratz

Amount Requesting: \$ 50,000

Number of persons to be served: approx. 50 - 75 households

**Brief summary of proposal:**

Program funding assists with various neighborhood activities. Neighborhoods located in income qualifying census tracts can request funding for neighborhood enhancements. Such items could be public facility improvements, infrastructure improvements, crime reduction activities, etc. Proposed projects/programs must meet federal regulations and guidelines.

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Community Development Department  
Community Development Authority



(Date Received by City)

Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: Ramp Up Marathon County

Person(s) Speaking: Bill Pogge

Amount Requesting: **\$5,500** \_\_\_\_\_

Number of persons to be served: **2-4** \_\_\_\_\_

**Brief summary of proposal:**

Ramp Up Marathon County mobilizes community resources to fund, design, and construct ramps for adults in financial need. The \$5,500 grant will pay for the materials to construct two ramps in Wausau. All labor is done by volunteers, including design and construction. We build to code, we build smart, and we build and finish in a timely manner.

The Ramp Up Marathon County fund is a component fund of the Community Foundation of North Central Wisconsin, a 501(c)(3) tax exempt organization.

**Public Hearing dates are:**

**October 9, 2014 at 4:00 PM in the Board Room at City Hall**

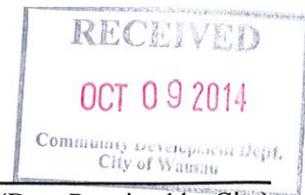
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Community Development Department  
Community Development Authority



(Date Received by City)

Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: The Salvation Army

Person(s) Speaking: Lt. Melinda Tripp and Ed Wilson

Amount Requesting: \$ 25,000.00

Number of persons to be served: 10 Families

**Brief summary of proposal:**

The Pathway of Hope program is designed to assist families who have found themselves either homeless or potentially homeless due to evictions, lack of employment or education. The program is designed to provide intense case management; the participant is required to meet with a case manager weekly by face to face meetings or phone calls to ensure that goals and action steps are being reached. The participant with the help of the case manager will develop short and long term goals that will address the barriers they are facing resulting in being homeless or potentially homeless. The participant will also develop action steps that will help them reach their short and long term goals.

The program focuses on helping the families improve their life situations through education, employment, budgeting classes and teaching of life skills.

**Public Hearing dates are:**

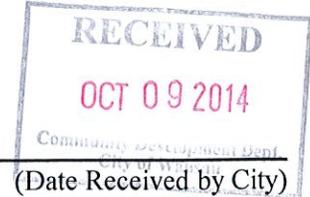
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Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: The Salvation Army

Person(s) Speaking: Lt. Melinda Tripp and Ed Wilson

Amount Requesting: \$ 25,000.00

Number of persons to be served: 30

**Brief summary of proposal:**

The Shield After-School program provides care of elementary and middle school aged children, providing an environment of learning and recreational activities. The program promotes academics through tutoring and homework help, music education, physical fitness, nutrition, self-esteem, team building and community involvement.

Children will be provided one on one mentoring and educational tutoring; the mentors will work directly with teachers and parents to ensure that the child's educational needs are being met.

The program will be operated Monday – Friday throughout the school year from 3:30 – 6:30pm. Transportation will be provided to the program for those children who are unable to be dropped off by either school bus program or a family member. Transportation to their homes will be provided by the program each evening.

**Public Hearing dates are:**

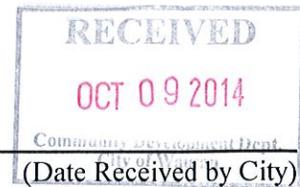
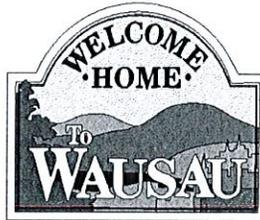
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Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: The Salvation Army

Person(s) Speaking: Lt. Melinda Tripp and Ed Wilson

Amount Requesting: \$ 30,000.00

Number of persons to be served: 275

**Brief summary of proposal:**

The Transitional Living Center program will provide intense case management to individuals who have found themselves homeless due to circumstances beyond their control or choices in life that have caused their homelessness.

The program will work closely with the client, providing weekly case management meetings, put together action plans that will address the circumstances they are facing and causing homelessness, provide access to financial assistance for educational, employment and housing needs.

The program is designed to address the individual's barriers with the goal of overcoming those barriers and improving their life circumstances and becoming more self-sufficient.

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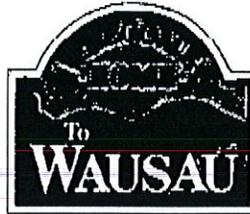
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Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

**PUBLIC HEARING  
SUMMARY PAGE**

Name of Organization: WATEA

Person(s) Speaking: Becky Zoromski

Amount Requesting: \$ 20,000

Number of persons to be served: 55-70 (total program), approx. 15-20 with amount requested

**Brief summary of proposal:**

Wheels to Work provides reliable and affordable transportation solutions to low-income job seekers and workers in Wausau. It provides no-interest, 12, 14, & 18-month term loans to income-eligible participants for vehicle repairs or donated vehicle. Each participant submits an application, attends a budgeting workshop, and then develops a household budget with the Mobility Manager. Each application is reviewed by the Mobility Manager and other staff. As workers in Wausau must be more mobile than ever to respond to any employment opportunity, Wheels to Work is a critical support system for some of our most vulnerable neighbors. Wheels to Work is novel for the community partnership that includes human services professionals, auto repair shops and dealers, parts shops, and finance and banking professionals together. The Wisconsin Automotive and Truck Education Association is a key component, repairing participant's vehicle at a substantial discount. They also take vehicles donated by community members, repair them to road-ready standards, and then provide them to participants with a no-interest loan.

**Public Hearing dates are:**

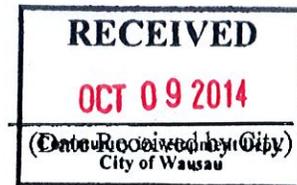
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Community Development Department  
Community Development Authority



Ann M. Werth  
Director

*2015 COMMUNITY DEVELOPMENT BLOCK GRANT*

***PUBLIC HEARING  
SUMMARY PAGE***

Name of Organization: YWCA Wausau

Person(s) Speaking: Ann Saris, Executive Director

Amount Requesting: \$ 18,500

Number of persons to be served: 399 directly; research also shows *significant* ROI for the entire community.

**Brief summary of proposal:**

The YWCA is seeking CDBG support for a collaborative, locally responsive system of early care & education to ensure that low income children and their families are school-ready *and* life-ready, for a more self-reliant future. The ROI of high-quality childcare programs for low-income children range from \$7 to \$16 for every \$1 spent. Of the families we currently serve, 90% are living at <80% of the poverty level; 82% of these are <50%, or "extremely low income". 58% of our kids live in single-parent households, primarily single moms. The minority ratio served by the YW also continues to increase, with 40% now of minority race/ethnicity, in a community that has a minority make-up of only 18%. And a majority of currently enrolled children rely on 'W2', or 'Wisconsin Shares' assistance. This demographic is unique to the YWCA, particularly among the few 5-Star, nationally accredited centers in town.

The YWCA's Child Development Center is 5-Star, nationally accredited, and licensed to serve 117 (FTE) children at two locations: downtown & NTC – with plans to expand in 2015 for 16 new infant/toddler spots. A number of families in our care struggle with multiple risk factors, so the children return home each night and weekend to 'toxic environments', including alcohol & drug use, mental health issues, abusive/unhealthy relationships, significant poverty and financial stress. These conditions, known as 'toxic stress', significantly hinder a child's ability to learn and likelihood to succeed in society. To combat this, the YWCA has designed an intensive child-focused, family-inclusive support system.

Our new business model relies heavily on community partnerships including Project Step Up, Family Resource Center, Start Right, Compass Counseling, Wausau School District, the Early Years Coalition, HeadStart, and more. The case management model will necessitate additional staffing, at a ratio higher than the norm required by licensing to best serve classrooms with multiple high-needs children.

In order to provide stability and consistency in these kids' lives, we must retain staff – a particularly challenging task in high-stress classrooms. Our teachers need extra training to properly address the learning and social/emotional needs of at-risk children, as well as extra hands in class. With salaries 25% below the \$12.67 rate that United Way stated as a 'living wage', retention is a challenge. For most centers, such increases in operational or salary costs get passed on to parents in increased tuition. The YW, serving low income families, needs assistance to subsidize the rates families pay.

At NTC, our customers are attending or returning to school to become self-reliant. To accommodate their needs, we offer FT and PT care on a flexible basis, with care until 10pm. The flexible scheduling is particularly important for families who are struggling financially, in a job search, single parents, or students. In order to continue to provide affordable, quality care for the children who are most in need, we respectfully request \$18,500 (\$139/ child) to support our work with low income families. The ROI for Wausau would be \$130,000-\$295,000, as high as 80% of the return directly to society.

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**CITY OF WAUSAU**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



**5 YEAR CONSOLIDATED PLAN**  
**2015 – 2019**

# TABLE OF CONTENTS

## CERTIFICATIONS

SF 424.....	1-2
All Certifications .....	3-13

## NARRATIVES

### EXECUTIVE SUMMARY

ES-05 Executive Summary.....	1
------------------------------	---

### THE PROCESS

PR-05 Lead & Responsible Agencies.....	4
PR-10 Consultation.....	5
PR-15 Citizens Participation.....	19

### NEEDS ASSESSMENT

NA-05 Overview .....	21
NA-10 Housing Needs Assessment.....	22
NA-15 Disproportionately Greater Need: Housing Problems.....	30
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	33
NA-25 Disproportionately Greater Need: Housing Cost Burdens.....	36
NA-30 Disproportionately Greater Need: Discussion.....	37
NA-35 Public Housing.....	38
NA-40 Homeless Needs Assessment.....	43
NA-45 Non-Homeless Special Needs Assessment.....	48
NA-50 Non-Housing Community Development Needs.....	50

### MARKET ANALYSIS

MA-05 Overview.....	53
MA-10 Number of Housing Units.....	54
MA-15 Cost of Housing.....	57
MA-20 Condition of Housing.....	60
MA-25 Public and Assisted Housing.....	64
MA-30 Homeless Facilities.....	68
MA-35 Special Needs Facilities and Services.....	71
MA-40 Barriers to Affordable Housing.....	74
MA-45 Non-Housing Community Development Assets.....	75
MA-50 Needs and Market Analysis Discussion.....	80

**STRATEGIC PLAN**

SP-05 Overview.....82  
SP-10 Geographic Priorities.....83  
SP-25 Priority Needs.....89  
SP-30 Influence of Market Conditions..... 98  
SP-35 Anticipated Resources..... 99  
SP-40 Institutional Delivery Structure.....104  
SP-45 Goals.....107  
SP-50 Public Housing Accessibility and Involvement.....113  
SP-55 Barriers to Affordable Housing.....115  
SP-60 Homelessness Strategy.....116  
SP-65 Lead Based Paint Hazards.....118  
SP-70 Anti-Poverty Strategy.....119  
SP-80 Monitoring.....121

**ANNUAL ACTION PLAN**

AP-15 Expected Resources.....122  
AP-20 Annual Goals and Objectives.....127  
AP-35 Projects.....132  
AP-38 Project Summary .....134  
AP-50 Geographic Distribution.....143  
AP-55 Affordable Housing.....144  
AP-60 Public Housing.....146  
AP-65 Homeless and Other Special Needs Activities.....148  
AP-75 Barriers to Affordable Housing.....151  
AP-85 Other Actions.....153  
AP-90 Program Specific Requirements.....156

**APPENDIX**

ES-05 Executive Summary Chart of Objectives and Outcomes.....159  
SP-45 Goals Summary Chart.....161

**MAPS**

- Low and Moderate Income Estimates
- 2008 – 2012 Free and Reduced Lunches at Wausau’s Public Elementary Schools
- Non-White Population locations
- 2010 – 2012 Foreclosures Map
- Property Violations throughout Wausau
- Areas of Crime throughout Wausau



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 04/11/15	Applicant Identifier	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Wausau		WI556980 WAUSAU	
407 Grant Street		Organizational DUNS 949732473	
		Organizational Unit	
Wausau	Wisconsin	Department	
54403	Country U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Marathon	
<b>39-6005648</b>		Program Year Start Date (MM/DD) 01/01/14	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		Specify Other Type	
		<b>U.S. Department of Housing and Urban Development</b>	
<b>Program Funding</b>			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount \$578,155	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$65,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount N/A	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount N/A	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount N/A	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of: Sean Duffy #7		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
James	E	Tipple
Mayor	751-261-6800	715-261-6808
<a href="mailto:jim.tipple@ci.wausau.wi.us">jim.tipple@ci.wausau.wi.us</a>		Other Contact
Signature of Authorized Representative		Date Signed



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

---

Signature/Authorized Official	Date

James E. Tipple

Name

Mayor, City of Wausau

Title

407 Grant Street

Address

Wausau, WI 54403

City/State/Zip

715-261-6800

Telephone Number

- |   |
|---|
| <input type="checkbox"/> This certification does not apply.           |
| <input checked="" type="checkbox"/> This certification is applicable. |

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016, 2017, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

---

Signature/Authorized Official

Date

James E. Tipple

Name

Mayor, City of Wausau

Title

407 Grant Street

Address

Wausau, WI 54403

City/State/Zip

715-261-6800

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

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Signature/Authorized Official  Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Wausau City Hall	407 Grant Street	Wausau	Marathon	WI	54403

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

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Signature/Authorized Official

Date

James E. Tipple

Name

Mayor, City of Wausau

Title

407 Grant Street

Address

Wausau, WI 54403

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715-261-6800

Telephone Number

# Executive Summary

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

### 1. Introduction

According to the 2010 Census information, the City of Wausau has a population of 39,040. Wausau is located right in the center of the State of Wisconsin and is known for its Olympic style kayak course, its beautiful parks, its vibrant downtown, and the symbolic “400 Block”. Like the rest of the nation, Wausau has experienced its ups and downs over the past five years with an economic development downturn and housing problems. The economy seems to be turning itself around slowly as we are seeing more business owners take a chance on growth. In addition, we are witnessing home prices increase slightly each year.

The Community Development Block Grant program is very much in demand and with the decreased funding over the past several years, program decisions are becoming more and more difficult to make. Our Citizen’s Advisory Committee has the daunting task of make those difficult decisions. These next few years, we expect, will be no different. However, we pride ourselves on the services that are offered to our citizens as well as the great comradery organizations/ agencies have with each other and the ability to work together instead of being territorial.

The following is a plan that was derived over many round table conversations with citizens, non-profit organizations, homeless organizations, educators, youth providers, health care professionals, special needs providers, business leaders, governmental agencies, etc. It is an in-depth look at the needs of our community.

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

#### Overview

The City of Wausau Community Development Department held several focus groups with non-profit agencies, health care provides, youth agencies, community leaders, financial institutions, government leaders, etc. to determine the needs of the community. The objectives and outcomes that were identified are listed on a chart in the Appendix.

### 3. Evaluation of past performance

In reviewing the previous 5 years Consolidated Plan it was very interesting to see what goals we had obtained and where we fell short. We were anticipating assisting 64 households with our Homeowner Rehabilitation Loan Program. We will fall a little short of that number. This is primarily due to the decrease of funding the overall Block Grant program has endured over the last five years.

The Downpayment Program’s numbers were “blown out of the water”. We anticipated assisting 52 new homeowners, but currently are on target to assist 90+. This is due to the newer, stricter banking laws and the need for additional downpayment in order to purchase a home in today’s housing market.

The Rental Rehabilitation Program surpassed our goal of 60 units. We are on task to assist 78 rental units. We equate this need to the new Rental Licensing Ordinance and landlords taking advantage of our low interest loans to make repairs before they are placed under orders to do so.

Unfortunately we have seen an increase of the number of beds utilized through our homeless shelters. Each year outdid the year before. As a community, we are on task to have over 10,000 more nights of shelter than anticipated.

In the previous two plans, the redevelopment of the Riverfront was a high priority. Finally, we are seeing results happen. The City has been the successful recipient of several brownfield grants through the DNR (Department of National Resources), EPA (Environmental Protection Agency), Marathon County and WEDC (Wisconsin Economic Development Corporation). Together with local TIF financing and proposed private dollars, we are seeing things happening along the riverfront. The environmental clean-up and daylighting of the Stinchfield Creek is underway and work on the riverfront trail will begin in the fall of 2015. There is excitement surrounding the possibilities of developments along this corridor and several private developers have expressed interest ranging from residential, entertainment, and shopping developments. We are very excited to see the transformation over the next five years.

#### **4. Summary of citizen participation process and consultation process**

Community Development staff hosted seven informational sessions/planned focus groups to identify and prioritize community needs. Staff also contacted individuals/groups that were unable to attend the meetings to collect their input. The topics covered were Neighborhood Needs, Youth/Education Needs, Diversity, Housing, Health Care, Economic Development, and Homelessness. All members of the Community Development Block Grant Citizen's Advisory Committee were asked to attend as many forums as possible to better educate themselves in areas other than what they are familiar with.

#### **5. Summary of public comments**

All meetings were very informative and, in some cases, depressing on the caliber of needs in the community. The following is an overview of each meeting:

1. Neighborhood concerns touched on additional funding to assist with the individual needs of each area since every neighborhood has different issues. They also discussed the increase of crime and drug use.
2. The Youth/Education meeting discussed the need for more in-depth programs for birth to child ready age groups not only for child education but family education and support. A high priority was to find a way that agencies can communicate together regarding individual families. But with HIPPA and no blanket release signed by the family, agencies cannot discuss those family needs with other agencies who are also working with the same family.
3. Diversity discussed the need to encourage minority groups to participate in community forums. Many times leaders of certain groups are invited to attend; however, they do not show up so their voices are not heard.

4. Housing discussed the need for additional funds to assist with rehabilitation costs for property owners. Better education for new homeowners is also a concern when it comes to the maintenance and care of their home.
5. Health Care discussed the rising number of heroin/prescription drug users in the area. Resources are also needed to reduce the increased number of unstable families and the ability to recruit psychologists to the area.
6. Economic Development discussed the ability to bring higher paying jobs to the area. In addition, the need to educate all the partners regarding the role of public/private partnerships. The pace of and type of development(s) of the riverfront was also a topic of concern.
7. Homelessness discussed the need for additional transitional housing and then affordable and safe housing for the long term. More funding is needed for in-depth case management that each client needs to successfully bring them out of homelessness.
8. There were several concerns that seemed to be brought up in almost every meeting – the need for reliable transportation, affordable/safe housing, and an increase in unstable families.

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

N/A – All comments were accepted during these forums

**7. Summary**

In summary, Community Development staff was surprised at the depth of the outcomes, the needs, concerns and voices at these meetings. Staff was educated in areas that they don't work with on a daily basis. These topics will assist staff and the Citizen's Advisory Committee to make better educated decisions when it comes to funding programs with Community Development Block Grant funds.

## The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WAUSAU	Ann Werth, Director of Community Development

Table 1 – Responsible Agencies

### Narrative

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

### Consolidated Plan Public Contact Information

Ann Werth, Director, Community Development Director

Tammy Stratz, Community Development Manager

407 Grant Street, Wausau, WI 54403

715-261-6680

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

### **1. Introduction**

In preparing for the 5-Year Consolidated Plan, Community Development Staff held several community forums where residents all throughout the community were asked for their input. This information is vital to stay on top of what the needs of the community are. Community Development staff strives to keep the communication lines open with all non-profit organizations; and in many cases, are able to work together to address whatever situation arises.

#### **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)).**

Community Development staff works closely with the Community Development Authority who manages the City's Public Housing and Housing Choice Voucher programs. Each department works with the other in the development of plans and services they offer. Community Development partners with Marathon County Health Department regarding Lead Based Paint projects/activities. The Health Department recently started a Housing and Hoarding Consortium. Community Development assists them and other housing providers throughout the county to get a handle on this disease and try to develop procedures when we work with clients in this situation. This is an on-going discussion with no easy answers. Community Development partners with Habitat for Humanity to coordinate HOME funds through the State of Wisconsin for the purchase of lots for their new home builds. Staff also partners with their Board to assist with the Family Selection Committee to approve applicants.

#### **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**

The Community Development Department assists with the newly created Homeless Coalition that was developed through United Way of Marathon County. All housing providers are members of this committee to discuss ways to address the increasing number of homeless families. Staff is working closely with Catholic Charities in their ability to assume the duties of a failing non-profit that works with homeless veterans. The Salvation Army and The Women's Community have identified that the increase numbers of homeless families with young children is staggering. Both shelters continue to be full and have a difficult time finding temporary shelter to those with children. There is a desperate need for safe, affordable housing as well as in-depth case management to bring these families out of homelessness and back into housing they can afford to keep for the long term.

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

This jurisdiction does not receive ESG funding.

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

See chart starting on next page.

DRAFT

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

1	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Children and Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was requested to be part of our Youth and Education round table regarding community needs.
2	<b>Agency/Group/Organization</b>	BIG BROTHERS BIG SISTERS
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Children/Educational needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was requested to be part of our Youth and Education round table regarding community needs.
3	<b>Agency/Group/Organization</b>	B.A.. Esther Greenheck Foundation
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A member of our Citizens Advisory committee as well as manages the B.A. Esther Greenheck Foundation. Committee members were requested to attend as many of the meetings as possible to include their input and to hear about the needs of the community.
4	<b>Agency/Group/Organization</b>	Wausau School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development Market Analysis Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was invited to discuss the concerns of youth, education and homelessness of families with children.
5	<b>Agency/Group/Organization</b>	United Way of Marathon County
	<b>Agency/Group/Organization Type</b>	United Way Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way was asked to come to all of our focus meetings to discuss all community needs. Their LIFE report typically matched our Consolidated Plans.

6	<b>Agency/Group/Organization</b>	THE NEIGHBORS PLACE
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighbors Place was part of our Diversity Focus Group and our Neighborhood Focus Group Sessions. They work with extremely-low income households and meeting their needs whether it is food, household goods, learning English, assisting with matching donations with families in need.
7	<b>Agency/Group/Organization</b>	Wisconsin Judicare
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis Diversity issues
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wisconsin Judicare was asked to join our Diversity Forum in which we discussed the legal issues for low income households - including fair housing and discrimination.
8	<b>Agency/Group/Organization</b>	Wausau Community Development Authority
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Members of the Community Development Authority were asked to sit on several of our focus groups - e.i. housing, diversity and homelessness. Since working with extremely low income clients, they are able to assist with their needs throughout the plan.
9	<b>Agency/Group/Organization</b>	UW Extension - Marathon County
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis Diversity/Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The UW Extension - Marathon County works with low income clientele on many levels. They were asked for their input during our Diversity and Homelessness focus groups. We also work with them on Financial Education and Budgeting classes.
10	<b>Agency/Group/Organization</b>	Wausau Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Crime
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Wausau Police Department was asked to sit on our Neighborhood Focus Groups. They work with us in low income neighborhoods and address neighborhood needs such as crime, drugs, etc.

11	<b>Agency/Group/Organization</b>	Longfellow Neighborhood Association
	<b>Agency/Group/Organization Type</b>	Neighborhood Association Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Neighborhood Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Members of the Neighborhood Associations were invited to attend the Neighborhood Needs roundtable. Their input was directed to what they saw happening in their individual neighborhoods and what their individual needs were and how they should be addressed.
12	<b>Agency/Group/Organization</b>	Wausau Inspection Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Inspections Department assisted with the needs of Neighborhood Associations and Housing Needs for Residents
13	<b>Agency/Group/Organization</b>	City of Wausau
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Elderly Persons Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lisa was asked to participate during the Housing Roundtable since her passion is safe and suitable housing. She also serves on our Economic Development committee and is very passionate about making Wausau a better place to live.

14	<b>Agency/Group/Organization</b>	CATHOLIC CHARITES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities works will all types of low income households for various needs. They provide emergency shelter, financial education, budgeting education, and mentoring programs which assist low income households learn to improve their earning power to enable them to rise out of poverty.
15	<b>Agency/Group/Organization</b>	North Central Health Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Health care needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	North Central Health Care operates many long-term housing units for disabled individuals. They were consulted for our Housing and Health Care Round tables.
16	<b>Agency/Group/Organization</b>	Abby Bank
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Abby Bank has been a partner with Community Development for many housing programs. They were asked to sit on our Housing Focus group to discuss the needs of low income as it relates to the possibility of obtaining loans for housing.
17	<b>Agency/Group/Organization</b>	Wisconsin Public Service
	<b>Agency/Group/Organization Type</b>	Services - Housing Utilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wisconsin Public Service joined us for our Housing Round Table. They are a great partner in working with low income households to find ways to help them maintain their housing.
18	<b>Agency/Group/Organization</b>	BMO Harris
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sat on our Housing Needs roundtable to address financial needs for low income homebuyers.
19	<b>Agency/Group/Organization</b>	Wausau Fire Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Wausau Fire Department was invited to our Housing Focus Groups to discuss the needs they see in the community. They provide inspections on the larger rental properties and know the condition of many housing and commercial buildings.

20	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army sat on our Homelessness Focus Group Roundtable and discussed the needs of the homeless. They run the Emergency Shelter located in Wausau and provide assistance to bring people out of homelessness.
21	<b>Agency/Group/Organization</b>	American Red Cross
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The American Red Cross was asked to participate in the Homelessness Focus Group to discuss the needs of homeless families due to natural disasters. They also work with the Homeless Collaboration to combat the growing numbers of homeless families.
22	<b>Agency/Group/Organization</b>	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	North Central Community Action was invited to the Homelessness Focus Group. They are a member of the Homelessness Coalition and work primarily with housing issues for very low income households. They operate several transitional housing units throughout the City. Through this focus group, we discovered the possibility of a partnership between Community Development and several non-profits for the addition of additional transitional housing units.
23	<b>Agency/Group/Organization</b>	Marathon County Health Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Health Care needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Marathon County Health Department was asked to participate in the Health Care Focus Group. They were able to discuss the needs of Lead Based Paint Hazards and people living with Aides as well as other Health Care issues.
24	<b>Agency/Group/Organization</b>	Bridge Community Health Clinic
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Health care needs for low income
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bridge Community Health Clinic provides health and dental needs for very low income clientele. They were asked to participate during the Health Care Needs Focus Group. They discussed a variety of needs including mental health, cost of health care, drug abuse, etc. and the need for housing for their clientele also.

25	<b>Agency/Group/Organization</b>	Aspirus Wausau Hospital
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Health care needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Aspirus was asked to participate in our Health Care Needs focus groups. They assisted with discussion of cost of health care, rising cases of drug abuse in Marathon County, other issues related to the health care.
26	<b>Agency/Group/Organization</b>	Marshfield Clinic
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Health Care needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Marshfield Clinic was asked to participate in our Health Care Needs focus groups. They assisted with discussion of cost of health care, rising cases of drug abuse in Marathon County, other issues related to the health care.
27	<b>Agency/Group/Organization</b>	McDevco
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	McDevco is the economic development arm of the Marathon County Chamber of Commerce. McDevco works with the City of Wausau on economic development activities and job creation.
28	<b>Agency/Group/Organization</b>	Women's Community
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Women's Community was consulted via phone and e-mail since they were not able to attend the Focus Group. They continue to assist with victims of domestic abuse - a number that continues to grow versus becoming less.
29	<b>Agency/Group/Organization</b>	Century 21 Contempo
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Foreclosure information
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Century 21 was consulted via phone since they could not attend the Focus Group. Century 21 deals with a lot of foreclosed properties so they were able to assist with the vacant/foreclosed properties information.
30	<b>Agency/Group/Organization</b>	Children's Hospital of Wisconsin Community Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Youth/Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was requested to participate at our Youth/Education Focus Groups. They assisted in topics of housing, education, youth, and transportation.

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

To the best of our knowledge, there were no groups that were not consulted in the preparation of this Consolidated Plan. We had invited several agencies that did not attend for one reason or another. Those agencies were Boys & Girls Club, First Weber Real Estate, Realty Executives, Ministry Health Care, First Impressions Dental, Marathon County D.A's office, Workforce Development, Wausau Hmong Mutual Association, plus other for-profit agencies and citizens at large.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	N/A	
The Life Report	United Way of Marathon County	The need for affordable housing, affordable child care, public health initiatives and need for family-sustainable jobs.
Public Housing 5-Year Plan	Wausau Community Development Authority	The need for affordable, safe housing.
5-Year Consolidated Plan	State of Wisconsin, Department of Administration	The need for affordable, safe housing.
Transit Development Plan	Wausau Metro Ride	The need for affordable, reliable transportation
Annual Plans	Marathon County Health Department	The need for safe housing, a community free of communicable diseases, need for immunizations.
Riverfront Development Plan	City of Wausau	Major brownfield clean up and redevelopment project of the underutilized riverfront.

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

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

The City of Wausau works with several public entities, not only in the preparation of this plan, but on a day-to-day basis. Staff works with the HUD’s Milwaukee Field office with the development of new proposed programs to make sure they meet HUD regulations. Staff works with the State of Wisconsin, Department of Administration in the implantation of HOME and NSP funding – which assists the City in meeting its homebuyer, rehabilitation, acquisition of blight properties goals, to name a few. Staff partners with Marathon County Health Department in identifying unsafe, lead homes. Together, we can eliminate lead based paint hazards which, in turn, will reduce the number of children with elevated lead blood levels. Staff partners with McDevco, the economic development arm of the Chamber of Commerce, to promote small and large businesses developments, business expansions, and the promotion of female and minority owned businesses. Staff works with the Marathon County Entrepreneurial and Education Center with their Boot Camp to provide education to individuals who are interested in starting their own business.

**Narrative (optional):**

See answer above.

## **PR-15 Citizen Participation**

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

In the preparation of this 5-year Consolidated Plan, Community Development staff hosted seven informational sessions/planned focus groups to identify and prioritize community needs. Community leaders for non-profits, for-profits, social services, governmental agencies, medical, education, etc. were requested to be in attendance. Staff contacted individuals/groups that were unable to attend the meetings to collect their input. The topics covered were Neighborhood Needs, Youth/Education needs, Diversity, Housing, Health Care, Economic Development, and Homelessness. All members of the Community Development Block Grant Citizen's Advisory Committee were asked to attend to gain insight in areas other than what they are familiar with. If additional names, of those that were not invited, were mentioned at these forums, staff contacted those persons directly for their input.

The Community Development's Citizens' Advisory Committee consists of thirteen citizens that are appointed by the Mayor. This committee plans the Block Grant application process. They host at least two public hearings a year to hear Community Development Block Grant and Public Hearing concerns. They are responsible for allocating the annual Block Grant funding towards eligible activities. Their recommendations are then forwarded on to the City of Wausau's Finance Committee and then on to the City's Common Council for its approval. After the Citizen's Advisory Committee had developed their plan and before Council approval, the proposed plan is advertised in the Wausau Daily Herald as well as posted on the City of Wausau's web page to accept comments. Any comments that are received are passed on to the appropriate body and added to the proposed Action Plan for that program year.

This 5-year process was very beneficial to have members of our Citizen's Advisory Committee attend. Many commented on how they learned so much from the agencies that work in each specific field and find out their struggles and needs. The information we collected at these meetings were distributed to all committee members so they knew what the specific needs were discussed through these meetings. This will assist committee members with making those tough choices in what programs to fund.

### 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	Public Meeting	Non-targeted/broad community	The need for more funding for non-profit - public service type activities	NONE	N/A	
2	Newspaper Ad	Non-targeted/broad community	NONE	NONE	NONE	
3	City's Newsletter	Non-targeted/broad community	NONE - Did receive phone calls to ask how to look at it - one resident picked up a hard copy. The other two phone calls were able to retrieve it off the City's web page.	NONE	NONE	
4	Internet Outreach	Non-targeted/broad community	NONE	NONE	NONE	

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

When reviewing the information provided by HUD, the following charts reflect that in 2000 the population for the City of Wausau was 38,426 and the number of households was 37,112 – that did not make sense to us. That would mean that the average household size was 1.03 persons. When we pulled the 2000 census information, the correct number of households was 16,668 – giving an average household size of 2.3 persons. That seemed more reasonable. Therefore, we changed the HUD provided chart to reflect the correct information. We then reviewed the HUD chart for 2011. In searching the Census web site, we could not find information specifically to 2011 but did find 2010 Census information. In 2010, the City of Wausau had a total population of 39,106 with the number of households at 18,154. The HUD chart originally stated a population of 39,136 and 16,600 housing units in 2011. This documents that the population information that was provided by HUD was pretty accurate when compared to the actual Census information; however, the number of housing units was not. Wausau did not lose over 1,500 housing units in one year. Therefore, we corrected the number of households in the chart. It is more accurate to state that the City of Wausau had *created* almost 1,500 additional housing units in 11 years. In the last several years, the City has been successful in receiving several WHEDA Low Income Tax Credit Projects to create old large buildings into beautiful mixed income households. In addition the private sector created several new apartment complexes on the northern edge of the City.

When analyzing the following information, we derived several things – over 49% of the City of Wausau’s population would qualify under HUD’s income limits. When we received the new census tract information from HUD a few months ago, we noted that more census tracts are now income eligible for assistance than with the 2000 census. The numbers reflect that 30% of the population is over 62 years of age. The charts also documents that the lower income residents tend to be renters and the renters tend to be the population that is living in substandard housing. The lower the income is, the higher the housing burden is, the higher the possibility that the housing is highly or even severely substandard. When meeting with stakeholders throughout the community, the need for AFFORDABLE and SAFE housing was discussed over and over. In addition, there is an increase in not only a need for the physical housing but the services that make occupants successful to maintain their housing. Approximately 85% of Wausau’s housing stock was built prior to 1978. Even though we are working diligently to eradicate lead based paint hazards in these homes, there isn’t enough funding to go around to each of these houses. Marathon County Health Department gets involved when there is a child with an elevated blood lead level of 5 ug/dL or greater. The State statutes regulate that orders are written at 10 ug/dL; however, our local health department is trying to be more proactive to address lead hazards before the child gets too exposed and sick.

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

### Summary of Housing Needs

The below demographics are a little incorrect compared to what numbers were provided through the City of Wausau's Assessor's office. The number of households were actually 16,668 in 2000 and 18,154 in 2011 which equates to a 9% increase. The rest of the numbers listed below were pretty accurate to what our local numbers reflect.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	38,426	39,136	2%
Households	15,743	16,600	5%
Median Income	\$36,831.00	\$41,168.00	12%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,070	2,490	3,620	1,825	6,595
Small Family Households *	450	595	1,205	490	3,705
Large Family Households *	190	155	175	180	430
Household contains at least one person 62-74 years of age	265	335	525	350	1,105
Household contains at least one person age 75 or older	470	625	585	275	415
Households with one or more children 6 years old or younger *	405	155	610	290	710

\* the highest income category for these family types is >80% HAMFI

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	20	50	25	115	10	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	45	30	0	115	0	0	10	15	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	10	75	30	235	10	0	25	55	90
Housing cost burden greater than 50% of income (and none of the above problems)	850	260	10	0	1,120	255	185	140	10	590
Housing cost burden greater than 30% of income (and none of the above problems)	255	830	400	0	1,485	145	280	510	200	1,135

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	15	0	0	0	15	65	0	0	0	65

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,025	340	165	55	1,585	275	185	170	80	710
Having none of four housing problems	490	1,295	1,675	590	4,050	200	670	1,605	1,100	3,575
Household has negative income, but none of the other housing problems	15	0	0	0	15	65	0	0	0	65

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	330	375	195	900	35	140	265	440
Large Related	160	60	10	230	20	70	20	110
Elderly	279	180	45	504	220	205	180	605

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	495	520	160	1,175	135	45	195	375
Total need by income	1,264	1,135	410	2,809	410	460	660	1,530

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	250	90	0	340	35	75	25	135
Large Related	160	0	0	160	10	0	0	10
Elderly	174	125	0	299	100	95	60	255
Other	430	50	10	490	120	15	55	190
Total need by income	1,014	265	10	1,289	265	185	140	590

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	130	10	105	0	245	10	0	35	65	110
Multiple, unrelated family households	30	45	0	30	105	0	0	0	4	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	160	55	105	30	350	10	0	35	69	114

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

The Salvation Army provides data that indicates their single person household in need still tend to be single males; however single females and families are on the rise which is making their shelter find other type of shelter for these individuals/families or turn them away to other agencies. In order to be in their shelter the client cannot be using drugs or alcohol. If they are using, they will be asked to leave. This gives them the options of going to the Warming Shelter (during the winter months only), going to the Health Care Center for detox, finding a friend to sleep on their couch, or living on the streets.

The Women’s Community numbers are decreasing when it comes to single person households. In most cases it is now women (or men) with children looking to escape an abusive situation.

Other single person households in need of housing assistance tend to be elderly or disabled persons whose only source of income is Social Security or SSI. With only receiving that type of income, their rent typically is over 50% of their monthly income – not leaving much available to pay for the high cost of utilities and food.

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

In 2013 the Wausau Police Department reported there were 272 domestic violence arrests, thirteen stalking and 28 adult sexual assaults. Through September, 2014 there have been 197 domestic violence arrests, 15 stalking and 12 adult sexual assaults. In conversations with the Women’s Community and the police department, it is difficult to know how many of these types of crimes also have housing related issues. Based on the number of reports and how many individuals/families seek housing assistance through the Women’s Community, the best guess would be about 1/3 of the reported cases contact the Women’s Community for help.

## **What are the most common housing problems?**

Through our focus groups the common housing problems that were heard throughout all the sessions was the need for additional AFFORDABLE and SAFE housing. The Housing Needs Summary Tables also reflects this by showing that there are over 2,620 households who have a housing cost burden of over 30% of their income and 1,710 households whose housing cost burden is over 50%. The City of Wausau has many rental properties; however for a low- or extremely-low income person/households cannot afford the rents. In addition, the Housing Problems 2 chart reflects that of the 5,650 rental units 1,585 have *severe* housing problems – which represent just over 28% of the rental market. This does not take into consideration other less severe but still unsafe conditions.

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

The populations that affected by this problem are the homeless who are trying to find long-term housing. Many are battling other issues – i.e., mental disorders, drug/alcohol abuse, physical challenges, etc. They need intense case management to overcome these challenges in order to secure a living wage job which will allow them to afford safe housing. Staff at Northcentral Community Action, The Salvation Army, The Women’s Community, and members of the United Way’s Homeless Coalition has determined that this population needs intense case management in order to place them into long-term housing. Also discussed was the increase of families with small children that are staying at both The Salvation Army and The Women’s Community. Both facilities have all their “family” units fully occupied year round and are struggling to find beds for them to stay in.

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

The extremely-low income clientele is constantly at imminent risk of becoming homeless. Through our focus groups, agencies discussed the increase in families that have mental illness and the inability of being properly diagnosed or being able to afford mental health services. Our medical community lacks psychiatrists that are able to assist low income household with the possibility of getting the necessary medications to combat their illness so they can work, take care of their families, and maintain housing for themselves and their families. This is a major concern that is not being properly addressed.

Our shelters, Salvation Army and The Women’s Community, are constantly full. They do not want to turn people away – leaving their only choice to house them in hotels for a period of time. Unfortunately, this is expensive and does not provide a family with the sense of belonging or security. Northcentral Community Action Program has six units that are considered rapid re-housing. In order to qualify for this program, the household has to be truly homeless – they are referred by the Salvation Army, the Women’s Community, or are clients of Northcentral Community Action. In most cases, the clients have little or no income and staff works with them so they can increase their total household income so they can afford permanent housing. In several cases the clients are disabled and have not been able to tap into SSI benefits. The process can be long and daunting which puts the client at risk of not being approved for SSI before they are terminated from the program. In many cases, the clients have never held a job for a long period of time, so it takes job and interviewing skills that

need to be learned so they can find a job that not only will pay the rent, but will be family sustaining. Drug and alcohol abuse is always a difficult issue to tackle. Clients need to want assistance in order to be successful. Sometimes clients cannot overcome these addictions which result in job loss, spending money on the wrong thing – leaving no funds for housing.

Several agencies throughout Wausau have a collaboration called EHAF (Emergency Housing Assistance Fund) which will work with clients who are on the verge of becoming evicted from their homes due to nonpayment of rent. This program assists with funds to pay to the landlord to stop the eviction process. However, the client has to show the ability to continue to pay rent so they do not find themselves in the same situation a month later. If the client has no income at all, they would not be eligible. Households can only receive this assistance once a year. Agencies work together to make sure that participants do not jump from one agency to another.

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

The City of Wausau does not have an operational definition of “at-risk” population; however, when meeting with agencies that work with young families, the term “trauma households” came up over and over. Agencies are having difficulties keeping employees who work with families of young children. In many cases, the children are living in difficult situations and when they go to child care or school, they often have disruptive outbursts – sometimes violent ones. In many cases, one or more parents are using drugs/alcohol, have a mental illness, have one or more parents in jail or are “couch surfing” between friends and relatives. Agencies are discussing whether to revamp their programs to create “whole family” programs complete with counseling and parenting skills or to teach coping mechanisms to the children for when they go home each night.

The high cost of housing versus income is always linked with the possibility of a family facing foreclosure or eviction – leaving them homeless. The foreclosure figures have decreased over the past year; however, that has not alleviated the problem totally. Not only does a household need to come up with their mortgage/rent payment each month, but other costs are consistently increasing – i.e. utility bills, food and clothing.

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

Wausau does not have a Continuum of Care to consult with.

**Discussion**

Wausau has seen an increase in homelessness over the past several years. Community members are not sure if it is actually true that the numbers are increasing or if we, as a City, are becoming more aware of the problem. The United Way's Homeless Coalition has been working hard to put a face to the problem and to develop a way to better assist and, in the long run, end homelessness. Agencies who work with this population are no longer just giving hand-outs. They are requiring in-depth counseling

with each individual client to identify the hurdles they are having and to assist in the development of a plan so they are no longer homeless - and not just for the short term. Agencies that are working with their clients one-on-one are seeing a higher success rate in their clients becoming self-sufficient and find permanent, long-term housing.

DRAFT

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

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

### Introduction

As the numbers reflect, Wausau is still a predominantly white population. Based on the 2010 census, the largest minority is Asian which represents approximately 11% of our population. The Hispanic population is increasing and is currently at 2.9%. The African American population represents 1.4%. Based on these statistics it makes sense that the white population is in the greatest need of safe housing. Interesting enough only the white population has “none of the four housing problems” that are listed under the charts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,735	330	69
White	1,535	330	19
Black / African American	0	0	0
Asian	125	0	0
American Indian, Alaska Native	35	0	55
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	1,230	0
White	1,315	1,120	0
Black / African American	40	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	190	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,210	2,510	0
White	1,030	2,275	0
Black / African American	0	0	0
Asian	135	165	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	10	60	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	210	1,600	0
White	180	1,575	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	0	0
Asian	30	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### Discussion

As these charts indicated, the lower household income a household makes the lower amount of rent/mortgage they can afford; therefore, the more housing issues they are going to have.

The 0% - 30% of Area Median Income are typically more renters than homeowners. If a single person makes minimum wage, it would calculate to be approximately \$1,200 a month (or less if on Social Security or SSI). Once his/her minimum deductions are taken out that would net him/her under \$1,000 a month. The fair market rents for a one-bedroom apartment for Marathon County is \$502 – that gives this typical single person household less than \$500 a month to keep up with his/her utilities, plus make any other monthly payments (student loans, car payments, credit card, phone bills) and put food on their table. This is almost impossible to do. Therefore, they are forced to rent less desirable units at a lower rent. As the income level goes up, the number of households that have housing problems decreases. Also, as the monthly cost burden decreases, the occupant has additional funds to be able to address issues with their house as they arise rather than ignore issues until it becomes out of hand and more costly to repair.

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

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

### Introduction

When reviewing these charts, the same can be derived as the previous charts. The less income a household makes, the less they have for rent/mortgage payment, the more housing issues they are going to have. The only difference is the number of occupants in a building and that their monthly housing cost burden is over 50% of their monthly income. The idea of having 1.5 persons per room does not always mean there is overcrowding happening. City code states that each bedroom must have 70 square feet to house one person, then an additional 50 square feet for each occupant thereafter. The bedroom sizes typically are large enough to house two people. Where we find more of an issue is with large Asian (and sometimes white) families who have several children. Finding homes that have enough bedrooms to meet the occupancy standards can be difficult – especially in renting.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,210	845	69
White	1,060	800	19
Black / African American	0	0	0
Asian	90	35	0
American Indian, Alaska Native	35	0	55
Pacific Islander	0	0	0
Hispanic	10	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	430	2,355	0
White	355	2,075	0
Black / African American	0	40	0
Asian	60	210	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330	3,390	0
White	165	3,140	0
Black / African American	0	0	0
Asian	135	165	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	10	60	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	1,715	0
White	65	1,685	0
Black / African American	0	0	0
Asian	30	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### Discussion

When the monthly house/rent payment is more than 50% of your monthly income, it is very difficult to make ends meet. In addition, the more people you have in your family, the higher the utility bills are going to be, which leaves less money to make the monthly housing payment. In some cases, a household has to decide which is more important – keeping a roof over their families head or having the utilities disconnected. Neither one is a good choice but families are finding themselves making these tough decisions. Wisconsin Public Service mentioned that each winter more and more families find themselves deciding not to pay their utility bills because they know they cannot be disconnected over the winter months. However, in doing so, their unpaid bills continue to build up to a point they will never be able to get caught up by the time spring comes and they find themselves about to be disconnected. If they cannot get caught back up in time by the following winter, they will not be reconnected – giving the family a huge housing issue to combat.

Interestingly enough, the charts reflect that under the 50% - 80% of Area Median Income, the Asian population is at 40% and the white population is at 50% for the category that has one or more of the four housing problems. Then again under the 80% - 100% of Area Median, the white population is at 65% and the Asian population is at 30% for housing problems. This would represent the overcrowding aspect when large Asian families purchase homes. Many times there are 8, 10 or more persons in their household but there are not many houses that are in their affordability range that has 4, 5 or more bedrooms. Therefore, there will be 3 – 4 children in each bedroom – which creates an overcrowding issue.

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

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

### Introduction:

The following chart indicates that the only ethnic group that has a higher disproportionately greater need is the American Indian/Alaska Native population with no/negative income. They represent 79% of the jurisdiction as a whole. Wausau is predominately white and it showed in all other brackets they have the highest percentage compared to other race/ethnic group. The Asian population represents between 4.5% and 7.8% of the three categories (7.8% falls under the 30 – 50% cost burden).

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,920	2,890	1,640	69
White	11,030	2,600	1,495	19
Black / African American	25	40	0	0
Asian	645	225	75	0
American Indian, Alaska Native	25	0	35	55
Pacific Islander	0	0	0	0
Hispanic	115	10	10	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

This above chart represents the American Indian/Alaska Native population statistically has a higher number of households that have no/negative income. This category is very interesting since the 2010 Census documents that there are 304 American Indian/Alaska Natives in Wausau – which represents .8% of our population. Therefore 18% of their total population has no/negative income.

The other categories of the chart indicate that the white population has the greatest need in proportion to the rest of the racial/ethnic groups. This is due to Wausau’s population being primarily white.

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

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

As indicated above, the only racial group that is disproportionately greater than any other group is the no/negative income category for the American Indian, Alaska Native population. They represent 79% of the total population with no/negative income – which computes to 18% of their total income.

In prior plans the Asian population represented a greater need in many categories. However, this population has really become a contributing factor to our community. Many households have received higher education degrees and are working in higher paying jobs. Many have become small business owners. It is exciting to see their population become strong and vibrant citizens in our community.

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

The chart above indicates that 69 households have no/negative income of which 55 (or 79.7%) are American Indian or Alaska Native. This shows a great disproportionate need for this group. Most American Indian populations do receive tribal benefits from their respective tribe. When calculating income for a client who receives tribal earnings, these funds are not counted per HUD guidelines when a client is being qualified for Housing Choice Voucher program or any other federal assisted program. Therefore, this number of no/negative income is deceiving.

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

There are no specific areas or neighborhoods in which the American Indian, Alaska Native or any other population tends to want to live in.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The Wausau Community Development Authority (CDA) manages the Public Housing arm of Community Development Department. Their office is located at 550 E. Thomas Street, Wausau. They own and operate 195 public housing units – of which 46 are Scattered Site Units and 149 units located at Riverview Terrace, a high rise apartment building available to elderly and disabled persons. The Community Development Authority Board recently dropped the minimum age requirement to 55 years (near elderly). Riverview Towers has five fully handicapped accessible units with 4 additional semi-accessible units per floor. This past year the CDA finalized their \$11 Million WHEDA tax credit project of totally renovating all 149 units. The units are beautiful and are more energy efficient. The building also has a computer room and a gym for the residents to use. A lunch meal is available to those who wish to participate. This meal program is available to anyone in the community who would like to partake in a warm meal for a small fee. All they need to do is sign up for it. All the residents are thrilled with the improvements – and more importantly are glad the project is over with! Currently there is a waiting list of 21 people.

Riverview Terrace is a 35-unit assisted living building. All units are single bedrooms with provided services. Each client signs up for the type of service they need – assistance with meal preparation, grocery shopping, cleaning their apartment, laundry and/or bathing. A noon meals is also provided for the tenants as well as a nurse that can assist with medication reminders, and to check on them twice a week. Riverview Towers is the only assisted living facility in which the rents are based on the tenants' income – making it affordable. Currently there are 4 people on the waiting list.

The CDA opened up the Housing Choice Voucher program waiting list for the first time in many years. They had completely exhausted the old waiting list so they could start new. It was open for one week - from July 14, 2014 – July 18, 2014. During this one week period, 276 applications were received of which 59 were ineligible – creating a total of 217 that were placed on the list. This shows the high need for rental assistance in the area. The hurdle staff finds is that a client makes an application and by the time their name comes to the top of the waiting list, the client has moved and cannot be reached. Another big challenge is for the additional assistance each tenant needs from the Housing Choice Vouchers in regards to the rent. The tenants' incomes have decreased over the past few years and the rents have increased, giving a higher burden on the program. The number of baseline vouchers for Wausau has stayed the same (at 435); however, based on the need for each client, the number of clients the CDA is able to assist each year has been reduced (244 are currently being utilized).

The Wausau Community Development Authority does NOT maintain the Veterans Affairs Supportive Housing (VASH) vouchers. This program is operated directly out of the VA's office located in Wausau but has a program radius of 50 miles around Wausau. They manage 20 vouchers of which only 7 residents are located in the City of Wausau; therefore, we do not have income/tenant information as a part of our data base.

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	179	259	30	229	0	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	13,488	12,564	16,226	12,084	0	0	
Average length of stay	0	0	3	6	2	6	0	0	
Average Household size	0	0	1	2	1	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	85	76	30	46	0	0	
# of Disabled Families	0	0	55	99	0	99	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	179	259	30	229	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	153	209	30	179	0	0	0
Black/African American	0	0	2	3	0	3	0	0	0
Asian	0	0	22	43	0	43	0	0	0
American Indian/Alaska Native	0	0	2	4	0	4	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	4	0	4	0	0	0
Not Hispanic	0	0	179	255	30	225	0	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

The need for accessible units is not very high with the public housing waiting list. The units at Riverview Towers all have handicapped accessible qualities to them. All the units on the first floor are 100% handicapped accessible. Each floor has another four units that are handicapped accessible. Typically, when a potential client's name comes up to the top of the waiting list, the unit that is available has many features that can assist a handicapped tenant. If some modifications need to be made, staff and the new tenant develop a plan to make it work for both the Community Development Authority and the new tenant.

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

The most immediate need for those on the Public Housing and Housing Choice voucher waiting list is affordable/safe housing. Just by completing an application documents that the household needs affordable housing. Many applicants are staying in units that are less than desirable just because they cannot afford anything else. The ability to save up for both the security deposit and the first month's rent is difficult – making the applicant stuck in their existing unsafe environment.

Unfortunately, the waiting lists for both the Public Housing Units and the Housing Choice Vouchers are very long – several years long. By the time an applicant's name gets to the top of the waiting list, they may have moved several times and have not updated their information with the CDA as to how to contact them. If the CDA is unable to contact them, the applicant loses out on the possible benefits.

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

During our discussion groups, the topic of safe and affordable housing came up over and over again. It doesn't matter if their name is on a waiting list for public assistance or not, the need is out there. The City of Wausau was fortunate in having private developers received WHEDA Low Income Tax Credits for projects that turned old commercial type buildings into income qualifying rentals; however, there is still a great need for more. There are affordable rental units in the City; however, most would not pass a Housing Voucher Inspection to be determined safe and sanitary. In addition, there are many safe and sanitary rental units throughout the City; however, a very-low income person/household would not be able to afford the rent in addition to the other monthly expenses households have. This translates down to why the utility company has seen an increase of customers getting behind on their utility payments and why the local Food Banks are seeing more and more new clients on a monthly basis. Low income households need to make some tough choices as to how to stretch their monthly income out and survive.

### **Discussion**

The need for Housing Choice Voucher is ever growing as is the need for Public Housing. With the housing costs increasing, it is difficult for families on a small budget to pay for housing and have money left over for all other expenses. We continue to see the waiting lists for both program increase.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Salvation Army reported to us that during the first half on 2014, they provided 4,292 nights of shelter for 173 households. All of these households fall under the extremely-low income category. Fifteen of the households are two parents with children, eleven are single females with children and 49 were considered handicapped. A majority still are white (117) but they also assisted 31 African American, 9 Asian, 3 American Indian, 3 Pacific Islander and 11 that fell under the “other” category. Of these, six were veterans and a few were considered chronic homeless. With the required case management of each client, the number of days the clients stay at the shelter is very seldom the maximum of 90 days. But, they have seen less and less of the clients return that 2nd or 3rd time - which is a success in itself! However, when they do come back that second or third time it is typically because of alcohol or drug abuse issues. Once an individual with these issues is earning money, it is very easy to slip back into bad habits. The Salvation Army tries to work with these clients and often moves them to another agency outside of the City so the client can get away from those triggers – typically the friends they associate with.

The Women’s Community reported that for the first half of 2014, they provided 3,769 nights of shelter for 106 households. The breakdown for these households is as follows: 61 households were white, 4 – African American, 16 – Asian, 1 – American Indian, and 25 fell under the “other” category. Of them, 28 were single females, 77 were single females with children, 2 were handicapped and two were elderly female. The term “chronic homelessness” really doesn’t fit their clientele. Unfortunately, after a client leaves the facility, the victim may go back to their abuser. The Women’s Community staff can only hope that they made that client feel comfortable enough that when the time comes that they want to get out of the abusive situation again they will come back to The Women’s Community. It is not uncommon that a victim will come back two or three times before they are become successful in leaving the abuse situation and become self-sufficient.

The Warming Shelter, which is operated by Catholic Charities of La Crosse, has clients that won’t qualify for assistance through any other shelter – typically because they have drug or alcohol in their system when they arrive. This past season (fall of 2013 – spring of 2014) assistance was provided for a total of 2,464 nights of shelter for 138 individuals. Of the 138, 35 were women and 103 were men – of which 17 were veterans. To break it down more, 10 indicated they received Social Security, eight received SSI benefits, 20 indicated they had income from a job, and 67 received Food Share benefits. However, the amount that they made on a monthly basis was not enough to afford housing. Staff tries to work with each individual to see how they can increase their monthly income, obtain better services, or determine their situational needs so they can afford permanent housing. They have had several success stories and try to maintain communication with these clients to make sure they continue to succeed.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	1	11	100	150	50	60
Persons in Households with Only Children	0	10	25	25	20	10
Persons in Households with Only Adults	10	74	210	250	190	90
Chronically Homeless Individuals	10	20	30	30	20	30
Chronically Homeless Families	0	5	5	2	5	30
Veterans	5	20	25	25	20	90
Unaccompanied Child	0	10	25	25	20	10
Persons with HIV	1	0	1	1	1	30

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** These are estimates based on conversations with The Salvation Army, The Women's Community, Catholic Charities with The Warming Shelter, and North Central Community Action Program.

Indicate if the homeless population is:  Has No Rural Homeless

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

There is no way to obtain statistics for the “number of persons becoming homelessness each year”. One could keep track of the foreclosures that are occurring; however, that does not mean that the family becomes homeless. They could potentially find affordable rental units that meet their needs. Through our focus groups, agencies talked about families that consistently “couch surf” from relative to relative or friends to friends and there is no way to count those individuals/families.

The “number of days that a person experiences homelessness” is another difficult category to track. It is easier when it comes to those individuals/families that enter Emergency Shelters since they keep track of all those statistics. As mentioned earlier, the shelters are working with their clients with more in-depth case management to break the cycle of “chronic homelessness”. Both the Salvation Army and the Warming Shelter concur that the individuals that would fall under the chronic category typically have either drug or alcohol issues. They might be successful in finding a living-wage job but without having assistance in breaking that addictive habit, they many times find themselves without the funds to pay for housing and will be out on the streets again.

As mentioned previously, the number of homeless families with children has been on the rise. This is more due to loss of income, running from an abusive situation, divorce or other life-altering catastrophes. The Women’s Community has seen a rise of a domestic violence victims coming to the shelter bringing their children with. This may be because of their new family-friendly facility which better accommodates families than their previous location or this may be because a victim is no longer willing to leave without bringing their children with.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	258	138
Black or African American	38	8
Asian	27	2
American Indian or Alaska Native	4	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	15	0
Not Hispanic	312	0

**Data Source:** This information came from the Point in Time count, clients of the Salvation Army, Women's Community, Warming Shelter and North Central Community Action Program.  
**Comments:**

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

Estimating the homeless veteran population in Wausau is difficult. The local Veteran's Affairs office has indicated that they have only dealt with a handful of homeless veterans in the area; however, the Warming Center staff indicated that they had 17 veterans use their facility this past winter and the Salvation Army indicated that they had 6 veterans stay at their shelter and enroll in their programs.

There are no programs in the City of Wausau that are able to house unaccompanied youth. If a minor comes to The Women's Community, the Salvation Army or the Warming Center, they are required to turn them over to Social Services to get them into foster care. The Wausau School District has estimated that there are 240 children who were or experienced homelessness during the 2013-2014 school year. This number is disturbing and unacceptable for our community.

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

As the numbers in the chart above reflect, the majority of households that are in the need of housing assistance are still primarily White. The African American population is growing in Wausau - as it is in our homeless community. The Asian community still takes care of their family and, in most cases, will have families stay with each other in times of need. However, the Asian women are finally coming forward and coming to The Women's Community in domestic violence situations. Of the numbers reflected above, a majority of the Asian homeless number is from The Women's Community. The Hispanic population also tends to help each other out instead of having to ask for assistance. Of the reported 327 homeless households only 15 are of the Hispanic descent.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

It is hard to report the “Unsheltered” population. During the last Point in Time Count, ten homeless individuals were reported. Since this Point in Time Count was during the summer months, the number seems high for the Wausau area. The Wausau community still likes to view itself as a community that does not have a homeless problem. However, with the development of the Homeless Coalition through the United Way of Marathon County, many housing providers have come together to get a better handle on the homeless population and better educate the community as to this growing problem. Key players are working together to address the unmet needs and to educate the community that “we do have a homeless problem”.

### **Discussion:**

The needs of the sheltered homeless are starting to be met with more and more in-depth case management. The Salvation Army recently changed its programing and now requires each client to work with a case manager to develop skills necessary to overcome homelessness. This has increased the number of nights stay for the average client; however, they don’t see the client come back a second or third or more time because they became homeless again. This program has become so successful they have started a waiting list for those that are “couch surfing” or living with family until they are able to take advantage of this service.

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

### **Introduction:**

Community Development met with many agencies to discuss the needs of our special needs population. This area seems to be ever growing as the identifying and understanding of illnesses becomes more and more. Many clients go undetected and many fall through the cracks. The need for additional case workers is necessary to assist these clients so they don't become homeless and lost and; therefore, keep repeating the processes.

### **Describe the characteristics of special needs populations in your community:**

Through our focus groups we found that there is an increase of mental illness in our community – both diagnosed and undiagnosed. The Marathon County Jail has a large number of offenders come through that in need of mental health assistance. The difficulty is in identifying the disease and finding clients the necessary assistance including case management and, in some cases, medication management. There is a need for more licensed psychologists that are able to prescribe medicine. The only affordable solutions for low-income patients are Bridge Community Health Care Center and Northcentral Health Care Center – both of which are overbooked.

There is a higher demand of affordable assisted living units. With the aging population, assisted living complexes seem to be on the rise for new construction. However, these new facilities come with a hefty price tag. The Community Development Authority offers an assisted living facility with the rents based on their adjusted gross incomes. There are no other facilities like it around the greater Wausau area.

Northcentral Health Care works with the severely handicapped clientele. Their need for affordable and accessible housing is great. The City of Wausau works with their clientele through two buildings Northcentral Health Care rents from us specifically for their clients as well as renting several of the units from the Community Development Authority. In all these cases, staff from NCHC is on location 24/7 to assist with their everyday needs. Staff has requested more accessible units from Community Development.

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

Staff from Northcentral Health Care works with their clients to determine their individual needs – whether it is housing with 24/7 supportive services or it is a lesser degree. They manage several different types of homes for all their clients. Some facilities are for severely handicapped individuals that need assistance with everything from getting dressed in the morning, eating and bathing. Some facilities are able to give their clients a little more space to learn how to live a little more independent, but staff is available 24/7 to assist with meal making, grocery shopping, laundry, cleaning, etc. Staff must be able to work with each client to develop individual plans. In some cases, clients do so well they are able to move out of supportive housing and into more of an independent type facility.

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

The City of Wausau does not receive HOPWA (Housing Opportunities for Persons With Aids) funds and tracking this population is not available. When working with the Marathon County Health Department they disclosed that they do receive notification as to when there is a new case reported, but they have no tracking system as to what happens later. They did report that in 2013 there were 4 new cases in the County of HIV. However, their housing needs are no different than any other population. HIV cases have a wide range of incomes, from poverty on up. Access to healthcare is a widespread concern for those with HIV as well as others with chronic diseases. Those that are income eligible or cannot obtain Health Insurance are able to access Bridge Clinic for assistance and are trying to get coverage on the health care exchange.

**Discussion:**

As with all programs when funding gets cut, clients suffer. These focus groups brought to light that there is a gap for resources for the City's special needs clientele. The biggest gap is in the identification of special needs and then how they can fit into the system and get the assistance they need to thrive.

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

### **Describe the jurisdiction's need for Public Facilities:**

The City of Wausau works with its Neighborhood Associations located in low to moderate income census tracts. Each neighborhood has different needs. The needs that have arisen through these associations are tot lots, public resting/gathering areas, and community gardens. Staff has assisted with two Community Gardens in income qualifying neighborhoods and the results have been terrific! Not only can families who manage their gardens benefit from their produce, the City of Wausau's local food banks also benefit from the extra fruits and vegetables that have been reaped throughout the growing season. The high priorities for these neighborhoods are tot lots and gathering areas. Block Grant funds have been committed towards these projects but more funding is always needed.

### **How were these needs determined?**

Community Development staff works closely with each Neighborhood Association that requests assistance. We facilitate discussions as to their needs and wants for their areas during their monthly meetings. These meetings are always citizen driven with their own ideas. This creates buy-in from the neighborhood as well as generates excitement and comradery amongst themselves. Staff works with the block grant regulations to make sure these projects qualify.

### **Describe the jurisdiction's need for Public Improvements:**

Community Development works closely with the City of Wausau's Engineering Department. They determine which streets are distressed, which areas need sewer and water lateral replacements, and where sidewalk installation is needed. The need for low-level street lighting is also a popular request in low income neighborhoods to assist with lightening a neighborhood up and for crime reduction.

### **How were these needs determined?**

During the needs assessment of any public improvements, the Engineering Department determines which ones fall in predominate residential areas. They then work with Community Development to determine whether the proposed projects are in an income qualified census tract area. The same holds true with the addition of low level streets lights. Community Development works with the Neighborhood Association and the Engineering Department to determine whether the area income qualifies. Staff also tries to match up the street lighting installation to the same time the streets are being rebuilt. This saves time and money of the Engineering Department and the construction company when they are able to tackle both projects at the same time.

## **Describe the jurisdiction's need for Public Services:**

The need for Public Services in the City of Wausau is very high. Every year many non-profits attend our public hearings requesting Community Development Block Grant Funds. Unfortunately with the dwindling federal funding and the ability to only designate up to 15% means a smaller set aside for public services. The City of Wausau has great organizations that work with extremely and very-low income households in obtaining assistance for basic needs.

The Neighbor's Place offers a Donation Program which allows extremely-low clients to find basic needs items for their families – ie, beds, tables, refrigerators, stoves, etc. They are able to obtain these items at no cost to the family. In addition, The Neighbor's Place is the collection and distribution hub for all the local Food Pantries.

The Women's Community operates a shelter for domestic abuse women/men and their families. They recently were able to build a new much larger state of the art facility. As the saying goes "Build it and they will come" has proven itself with this project – they are constantly full. They are seeing an increase in families looking for services, not just individuals. As the director of the Women's Community says, "Everyone likes to fund a building but it is difficult to get continued funding for the services to operate such a facility". Therefore, they struggle to meet the ever growing needs of the shelter.

The Salvation Army, our homeless shelter, is also bursting at the seams, indicating that they also are seeing a larger influx of homeless families looking for shelter. The current facility only has one family room, so they are consistently seeking other sources to find emergency housing for families. Staff at the Salvation Army has relayed to us that they find more and more homeless clients in need of in-depth case management in order to get these families out of their continuing cycle of becoming homeless.

St. Vincent de Paul just opened a thrift store in a low income area. They are very successful in not only selling second hand merchandise, but are able to become a training ground for people that are lacking employment skills. They also provide outreach to families in need. Again, they mention the need for the in depth case management to determine all the dynamics of the family and to try to help them become self-sufficient again.

Catholic Charities offers many programs to assist the very-low income population. They run the Warming Shelter that offers a free place to stay overnight to keep warm in the winter months. This shelter also provides two warm meals, the ability to shower and wash their clothes. Staff is working with their clients (those that are willing to accept guidance) to identify the challenges the client is facing that is keeping them from having permanent housing. In many cases, they are able to connect the client with services to overcome these hurdles. Catholic Charities also offers financial counseling, foreclosure prevention counseling, and emergency assistance, just to name a few. In all cases, clients receive in depth counseling before there is any financial assistance.

These are just a few of the many great non-profit organizations that work with Wausau's citizens. Wausau is successful because all the non-profits work together to assist as many citizens as they can. Together they are able to help in a more dynamic way with results with more success stories. However, there is always a need for funding to keep these programs in operation.

### **How were these needs determined?**

These needs were determined through the annual Public Hearings that are held in which these organizations request funding for their specific programs. They discuss their programs, goals, success stories and funding request to our Citizens' Advisory Committee. During our public forums, staff gathered information from all non-profits, school districts, health care providers, and government entities as to the overwhelming need for public services in our area. The Homelessness Coalition provides statistics showing that our homeless population has been growing over the past several years. Community Development works with all these organizations to collaborate in finding ways to conquer the needs of the community.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Wausau consists of approximately 18,300 residential properties, of which, just over 6,800 are rental properties. Just over 70% of the residential housing units were built prior to 1980. This represents a large older housing stock.

The 2008 Market Crash affected everyone in Wausau. Many lost their homes due to the adjustable rate mortgage payments increasing. The crash affected everyone's home values. The values of *all* properties declined, making it difficult for homeowners to refinance out of adjustable rate or balloon mortgages. If you needed to sell, you couldn't get the selling price you needed so not to lose money.

Believe it or not, some good came from the crash. Lenders began to understand the importance of homebuyer education and started requiring it more. Lenders started requiring buyers to have downpayment – “some skin in the game”. This should deter a homeowner to just walk away from the mortgage when times get tough. It also made home prices lower so new homeowners didn't need such large mortgages when buying a home. With the real estate market becoming such a “buyer's market”, sellers could no longer sell deteriorated properties. Buyers were requiring the properties to be in better shape than previously.

Rather than selling, homeowner's started to refurbish their existing homes. This helped contractors stay in business since new construction was at a standstill. Rehabilitation costs are still high so not every homeowner is able to do all the repairs that they need. The Homeowner Rehabilitation Loan Program saw that homeowners were no longer able to qualify for assistance. Not because of their income, but because they didn't have enough equity in their home to allow a second mortgage, or the cost of all the necessary repairs were too great that it significantly exceeds the maximum loan amount, or the homeowner who was on the waiting list for two years, no longer wanted the burden of an additional mortgage. Staff started seeing homeowners who received Block Grant assistance 15+ years ago want to turn the property over to the City in Lieu of Foreclosure because they cannot maintain the property anymore.

The City Council, recently instructed the Inspection's Department to get “tough” on property owners who have property violations. This has caused many properties to be repaired as well as many more properties going to court for repairs because they cannot afford to make in a timely manner. The Homeowner and Rental Rehabilitation Loan Programs have seen a huge increase in the applications looking for loan assistance. However, with the decrease of federal funding over the years, this only increases the wait time on both of these lists.

After six years, we are starting to see home prices start to rise again – just by a few percentage points, but they are rising. The City of Wausau's Downpayment and Housing Counseling Programs are more active than ever. We are seeing fewer foreclosures come through and are optimistic that this trend will continue and the housing market will flourish again.

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

### Introduction

The City of Wausau has over 18,000 residential properties. Most of these properties were built prior to 1978 - which indicates an older housing stock. As the number reflects below, just over 53% are owners and 47% are renters. As the housing stock gets older, the needs for rehabilitation funding is greater - for both owner-occupied households and for landlords.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,230	61%
1-unit, attached structure	542	3%
2-4 units	3,258	18%
5-19 units	1,904	10%
20 or more units	1,213	7%
Mobile Home, boat, RV, van, etc	215	1%
<b>Total</b>	<b>18,362</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	74	1%
1 bedroom	125	1%	1,990	29%
2 bedrooms	2,021	21%	3,180	47%
3 or more bedrooms	7,651	78%	1,559	23%
<b>Total</b>	<b>9,797</b>	<b>100%</b>	<b>6,803</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

The programs that are offered through the Community Development Department are made available to any household under 80% of County Median Income. Our programs are offered on a first-come, first-serve basis unless they are deemed to be an emergency. The majority of the units served are single-family houses.

\* The Downpayment Assistance Program utilizes HOME funds to assist with the downpayment and/or closing costs of an income qualifying household to purchase a home located within the City of Wausau limits. We do not target specific types of households – just single family homes that can be purchased. We typically assist approximately 15 households a year.

\* The Homeowner Rehabilitation Loan Program is funded through Block Grant funds. Again, we do not target any type of homeowner – they just need to income-qualify and own a home within the City of Wausau’s corporate limits. This program is offered on a first-come, first-serve basis and consists of a waiting list that is approximately 1 ½ years long. We typically assist 10 – 12 households a year.

\* The Neighborhood Stabilization Program purchases foreclosed, vacant homes located within approved census tracts of the City of Wausau using the NSP program income funds. These homes have been either single family homes or duplexes in which we either rehabilitate back into single family homes or demolish and rebuild a single family home which is then made available to an income qualifying household. We have successfully closed on 7 single family homes within the past few years with the goal of closing on 1 – 2 new projects every year until the program income has been exhausted.

\* The Officer in the Neighborhood Program assists with the Downpayment and/or closing costs for a police officer to purchase a home within a targeted area in the City of Wausau. The Judd S. Alexander Foundation has been funding this program for several years. We anticipate closing on one loan a year.

\* The Rental Rehabilitation Loan Program utilizes HOME funds to assist with local landlords with the renovations of their rental units located within the City of Wausau’s limits. This low interest loan assists with deferred maintenance renovations and creates a safe and sanitary rental unit for tenants whose income levels fall at or below 60% of the County Median Income. Landlords must certify that they will maintain low rents and make the units available to income qualifying tenants for five years after the renovations are complete. Since we are operating off of program income, we can only assist 3 – 4 projects a year.

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

The City of Wausau has enacted a Rental Licensing Program. Through this program inspectors will get to inspect each rental unit so a license can be given. The Inspection Department will plan to have all rental units inspected within a three year period. Through this inspection process, we believe there will be several units that will not pass inspection and may be so deteriorated that the landlord cannot/will not afford the funding needed to bring it back to code. We anticipate approximately a 10% loss in rental units due to the inspection process. Because of the inspections and repair requirements that will be enacted, landlords will increase their rents. We anticipate this will create the loss of another 10 – 15% of lower rents units.

The foreclosure situation in Marathon County has started to slow down but is still hitting families. Some families leave the property in such disarray when they leave, that the bank will not be able to salvage the property. In the past several years, we have seen owners walk away from their properties so that either the bank or Marathon County will foreclose on the property or take the property back on Tax Deed. These properties remain blighted until the bank/County is able to find a buyer that is able to make the necessary repairs. In many cases, these properties sit vacant and blighted for several years.

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

No, there are not enough affordable houses that meet the needs of low income households. Even though the City has had several developers successful in receiving WHEDA Low Income Tax Credits to assist with the renovations of blighted buildings and turning them into affordable housing units, there is still a huge need for affordable/safe housing.

### **Describe the need for specific types of housing:**

As mentioned throughout all the focus groups, the need for affordable/safe housing is always in high demand. When the rents are low and affordable for extremely low income households, there tends to be some housing issues with the property. Even in the case of homeownership, a very-low income homeowner finds it difficult to afford the high cost of repairs when it comes to replacing a roof or a furnace or water/sewerage lateral repairs. These can make homes unfit for human occupancy and no way to be able to rectify the situation.

The Asian population in Wausau is at 11%. Many of their families are larger in comparison and the need for rental units or even houses with four or more bedrooms is very difficult to find. In many cases they will need to rent (or purchase) an upper and lower duplex so there is enough space to house their family.

### **Discussion**

As indicated above, the housing stock is older within the City of Wausau and the needs for rehabilitation funding will continue to grow. The increasing regulations as to how a property needs to be renovated only increases the costs for property owners. The past several years we have seen where the renovation costs are so high that a property owner cannot afford to do such repairs. They are then forced to try to sell or just walk away from the property. When that happens, nobody wins - especially the mortgage holder when they must foreclose or the county when the taxes are not paid.

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

### Introduction

The median purchase price for a home in the Wausau area has increased approximately 35% within the last eleven years. The median rent for a tenant has increased approximately 26% in the last eleven years. The median income; however, has increased just under 13.5% in the past eleven years. This documents how the cost of housing has increased at a far higher pace than what the average household makes. This, in turn, documents the need for affordable housing.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	84,700	114,700	35%
Median Contract Rent	419	528	26%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,062	45.0%
\$500-999	3,679	54.1%
\$1,000-1,499	46	0.7%
\$1,500-1,999	0	0.0%
\$2,000 or more	16	0.2%
<b>Total</b>	<b>6,803</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	505	No Data
50% HAMFI	2,500	1,025
80% HAMFI	5,250	3,265
100% HAMFI	No Data	4,500
<b>Total</b>	<b>8,255</b>	<b>8,790</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	477	495	646	912	989
High HOME Rent	477	502	646	912	989
Low HOME Rent	477	502	646	900	989

**Table 32 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

The charts document that there are only 505 units (of a total of 8,255) available to those renters that make less than 30% of the County Median Income. There is no data available for homeowners that are under the 30% because typically a homeowner would not be able to afford a mortgage when their income is extremely-low. The number of people on the waiting list for Public Housing and Housing Choice Vouchers also documents that the need for affordable housing is quite large. As a household income increases, the availability of affordable housing increases. The chart documents that those households at 80% have the best choice of rental units. In order to obtain homeownership and qualify for a mortgage, a typical family must have an income of at least 50% of County Median Income in which to qualify for a lower end home. Again, their availability increases significantly once their income increases to 80 – 100% of Median Income.

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

With the initiation of the Rental Licensing Ordinance, staff does anticipate that there will be less affordable housing units available to lower income tenants. When landlords are faced with making improvements to their units in order to obtain a license, staff is aware that the landlord will pass that cost on to the tenants. This will increase the need for Public Housing/ Housing Choice Vouchers and/or Low-Income Tax Credit projects to create additional affordable housing units.

The decrease of home values and the increase of foreclosed properties have increased the ability for current renters to become homeowners. The real estate professionals have indicated that the sales prices have increased just a little bit this last year – which is good news for property values. However, there are still many foreclosed properties on the market in which banks are selling at reduced prices. Also, buyers are more educated as to what type of property is acceptable and what repairs sellers may need to make in order to sell their property. Lending practices are also making it more difficult for sellers to sell their properties as is because it will not pass the inspection/appraisal portion of the loan approval.

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

The Fair Market Rents are pretty much the same as the HOME High/Low Rents. The rents that local landlords/property owners charge in the City of Wausau are typically lower than what HUD states the maximum rents can be. A typical one bedroom apartment has a range of rents from \$350 - \$450, a two-bedroom ranges from \$450 - \$575, a three-bedroom would range from \$550 - \$700. Obviously these rents are based on what type of property it is – a duplex/triplex versus a single family home. If it is a single family home, the rents would be right in line with the maximum rents HUD allows these projects to rent.

“Affordable rents” is a relative term. Even though the going rent rates in Wausau are lower than what the HUD rents state a landlord could charge, this does not necessarily make it affordable. A one-bedroom apartment charging \$502 does not leave a single person on a fixed income a lot of money left over to pay for utilities, food and any other monthly expenses they might have. City staff will still promote the ability to create/retain affordable and safe rental units. With the institution of the rental licensing ordinance, all available units need to be deemed safe. Unfortunately, this might equate to lesser affordable units. Only the larger developments, that have mixed rent rates, will have the ability to cash flow when they have a few lower rent charging units. The higher rental units can make up the difference from the lower charging units.

### **Discussion**

As the rents continue to go up at a rate faster than an average tenant's income, a tenant's housing burden becomes more and more difficult. The need for affordable choices for tenants is greater. With higher needs and reduced federal funding, the homeless population will continue to rise.

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

### Introduction

The City of Wausau comprised that 70% of the housing units were built prior to 1980. This causes maintenance issues and possible lead based paint hazards with these homes. The cost of maintaining a home is more expensive than ever – just replacing a roof can be as expensive as \$10,000. Community Development has seen an increase of asking for rehabilitation assistance due to insurance companies threatening to cancel their insurance due to roof deterioration, required electrical upgrades, siding deterioration, etc. The City’s Inspection Department (by the direction of the City’s Common Council) has been harder on property owners (rentals and homeowners) that have had the exterior of their properties deteriorate over the years. They are now required to have their properties in compliance quickly or will be faced with going to court over violations and facing possible fines.

Since 2000, there were 1,654 new units built – of which 56% of those units were rental. The City of Wausau’s new construction rates are down for several reasons: 1) the economy has changed that it is not easy to afford a new construction home, 2) the banking laws have changed so it is not as easy to get a new construction loan, 3) the values of properties do not justify the expense of building a new home versus what the property will appraise out at.

### Definitions

Substandard condition is defined as a unit which has several housing code violations that are detriments to the health and safety of the occupant. Such violations can consist of electrical hazards, plumbing defects, HVAC defects, gaps in doors and windows that allow the elements and insects into a property, etc. Wausau uses the 1975 BOCA (Basic Housing Property Maintenance Code) when working with existing residential properties. In most cases, all of the above listed items are suitable for rehabilitation. The problem arises when there are so many code violations and deferred maintenance on a property that the cost to correct would be more than 50% of the properties current value. The Inspection’s Department and Community Development Department has to look closely at when it is economically feasible to rehabilitate a property and when there are too many violations versus the costs, that it is no longer a viable project.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,174	22%	2,824	42%
With two selected Conditions	24	0%	307	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,599	78%	3,672	54%
<b>Total</b>	<b>9,797</b>	<b>100%</b>	<b>6,803</b>	<b>101%</b>

**Table 33 - Condition of Units**

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	713	7%	941	14%
1980-1999	1,300	13%	903	13%
1950-1979	4,057	41%	2,360	35%
Before 1950	3,727	38%	2,599	38%
<b>Total</b>	<b>9,797</b>	<b>99%</b>	<b>6,803</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,784	79%	4,959	73%
Housing Units build before 1980 with children present	320	3%	300	4%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

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

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Vacant Units

These numbers are difficult to report. Just because a building is vacant, does not mean it is abandoned. Unless you are able to enter each "vacant" property, there is no way of knowing if it is in need of rehabilitation.

When discussing the foreclosed properties with local realtors, they all have different opinions. The multiple listing sheets may not accurately indicate whether a property is for sale by a bank or not. As of the date of completing this report, there were only 7 banked-owned properties with the MLS. That number seems very low, but again, it is only as good as how the listings are entered.

The City of Wausau's Inspections' Department currently has orders for "non-compliant exterior violations" on 19 bank owned properties. Most of the local lenders who own these properties will work with the Inspections' Department to correct the violations - the larger, non-local lenders, are less likely to cooperate.

Marathon County's policy is that a property has to be tax delinquent for five years before they will go after it by Tax Deed. Again, just because the taxes are not paid, does it mean that the property is vacant or abandoned.

The condition of the properties and the ability to rehabilitate versus those not suitable for rehabilitation cannot be known without being able to physically enter each property. Most local lenders are quick to list their foreclosures. Many larger mortgage companies take quite a while to go through their legal department before a listing can occur.

### **Need for Owner and Rental Rehabilitation**

As mentioned in the Introduction, Community Development Department staff has seen an increase of assistance requests for both rental and owner-occupied properties. Insurance Companies are tougher on property owners in maintaining their properties, threatening to cancel their insurance if potential hazards or defects are not taken care of quickly. The City's Inspection Department has been ordered by the City Council to "write up" properties that have exterior code violations and require the necessary repairs are taken care of quickly or risk being taken to court and face possible fines and/or judgments. Since both of these cases are not considered emergencies under the either the Homeowner Rehabilitation Loan Program nor the Rental Rehabilitation Loan Program, the property owner will be placed on the waiting list once the application and supporting documentation has been completed and submitted.

Currently there is a waiting list for the Homeowner Rehabilitation Loan Program. That waiting list is approximately 1 ½ years long. The wait period is just an approximation as time has been as long as 2 ½ years to as short as six months. Staff has seen an increase in the amount of funding that is needed for each property due to Lead Based Paint regulations and the increase cost of the rehabilitation work that is needed to bring a property up to code. The average loan amount is around \$20,000. With the decrease of Community Development Block Grant funding, the number of households that are able to be assisted decreases.

The City of Wausau recently passed a Rental Licensing ordinance for rental properties. In order to receive a license to rent their units, a landlord must have their property inspected of which it must pass. Landlords are reaching out to Community Development for loan assistance. Since the City of Wausau is not receiving any new HOME funds for rental rehabilitation, the program exists on program income. This program has just started a waiting list – the first time ever with these funds.

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

The City of Wausau has just over 70% of its housing units built prior to 1980. Therefore, there is a good possibility that most low and/or moderate income families live in homes with potential lead hazards. Just because a home was built prior to 1978 does not mean it is a lead hazard – as long as it is maintained properly. With all their loan programs, the City of Wausau Community Development Department either has a lead hazard risk assessment performed on a property so they know where there are lead hazards and where there are not, or it is assumed that all painted surfaces are lead and contractors will work accordingly. In all situations, if the property was built prior to 1978 all contractors that are hired must be, at a minimum, a State of Wisconsin Certified Lead Safe Renovator and all projects must pass a clearance test before the contractor receives final payment.

Community Development works closely with Marathon County Health Department in the reduction of Lead Based Paint hazards and the reduction/elimination of Elevated Blood Lead Poisoned children. As soon as the Health Department has been notified that a child has been diagnosed with an EBL of 5 ug/dl or more, a Public Health Nurse and a Sanitarian calls to make an appointment to talk with the property occupant for education and to perform a risk assessment to determine where the lead hazards are present and where the child could be getting the exposure from. Once those risks are identified and the property is located within the City of Wausau, the property owner is given Community Development's number for a possible lending source. In the case of an EBL child, staff can consider the project as an emergency and the owner will be assisted as soon as possible – but only if the property owner qualifies for assistance.

### **Discussion**

The need for funding to assist income qualifying homeowners is constantly growing. The cost of rehabilitation work is high and the banking laws are more stringent than ever. In many cases, a homeowner will have no other choice than to walk away from their home if they cannot find a way to finance repairs. The City of Wausau's Homeowner Rehabilitation List is always long which frustrates homeowner's who believe they need the repairs "right now".

Funding for purchase, rehabilitation and/or demolition and rebuilding is also high. The number of foreclosures seems to finally hit a plateau but there are still many properties that need assistance. City staff continues to receive calls from property owners that can no longer maintain their properties and want the City to purchase them. We have been turning property owners away due to insufficient funding. These properties, unfortunately, will either go back to the first lender or to the County for unpaid taxes. In the meantime, the property will be a detriment to the neighborhood.

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

### Introduction

The Wausau Community Development Authority (CDA) operates the Public Housing and Housing Choice Voucher programs for the City of Wausau. The Veterans Affairs office operates the Special Purposes Voucher for the veterans. Therefore, we are not privy to all the statistical information of the VASH vouchers.

The Wausau CDA has 46 scattered sites of public housing units which consist of 1, 2, 3 and 4 bedroom units. The CDA owns and operates Riverview Towers, LLC and Riverview Terrance. Riverview Towers is a high rise building which is available to near-elder, elderly and disabled individuals. Riverview Terrace is a supportive living facility which consists of 35 one bedroom units.

The Wausau CDA operates the Housing Choice Voucher program. This past year they exhausted their previous waiting list and opened up a new one taking applications for a one-week period. During that time, they received 276 applications - 59 were ineligible, placing 217 new applicants on the waiting list. This past year, the Community Development Authority Board enacted a lottery system for taking applicants off of the waiting list. Since the close of the waiting list (7/18/14) 30 applicants were sent letters requesting them to make a formal application. However, only 4 to date have followed through and have been leased up.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			195	435			0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

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

The Wausau Community Development Authority operates 46 scattered site, 149 public housing units at Riverview Towers LLC and 35 units at Riverview Terrace. Based on the waiting lists for each program, the need for these units is high. Currently, there are 175 households on the waiting lists for the scattered site units – these range from 1, 2, 3 and 4 bedroom units. There are 56 on the waiting list for the 1-bedroom units, 54 for the 2-bedroom units, 11 for the 3-bedroom units and 54 for the 4-bedroom units. Since the majority of the CDA’s scattered sites consist of 3 and 4 bedroom units, it shows that the need for the larger bedroom units is the greatest. Riverview Towers has 21 on their waiting list with only 4 on the Riverview Terrace waiting list. Both Riverview Towers and Riverview Terrace have one-bedroom units. Obviously all these waiting lists are a moving target and will fluctuate daily.

All of the public housing units are participating in an approved Public Housing Agency Plan. Riverview Towers just completed a total renovation project utilizing WHEDA Low Income Tax Credits. The project took one year to complete. The renovations consisted of remodeling and updating the kitchens, updating the plumbing, electrical, HVAC, insulation, and flooring. The project also consisted of the construction of a new computer room and exercise room. The tenants were good sports about being relocated as each floor was being remodeled but all of them were excited to get back into their newly renovated units.

The Scattered Sites units consist of 18 single family homes, 11 duplexes and one 6-unit complex. Each year, through the Capital Fund Program, the CDA identifies the needs of these units in order to keep them in compliance and to be a comfortable place for their tenants to live. They are current with their Plan and are deemed a “High Performer” under HUDs Public Housing Assessment Sub-System.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Riverview Towers	82%
Scattered Sites	91%

Table 38 - Public Housing Condition

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

Prior to 2013, the City of Wausau's public housing scattered sites and Riverview Towers units were considered under the same REAC score. This past year Riverview Towers just completed a major rehabilitation project with the assistance of WHEDA Low Income Tax Credit and was not inspected. In 2014 the developments were split. The Scattered Sites are considered one project and was inspected this year. Riverview Towers has not had an inspection this year so we cannot report what we do not have yet.

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

Wausau Community Development Authority has developed their 5-Year Annual Plan. That plan consists of the planned renovations/upgrades to their public housing units for the next five years. Those restoration/revitalization plans consist of window replacements, brick and siding repairs, gutter installation, landscaping improvements, concrete and driveway repairs, kitchen and bath upgrades, deck and closet repairs, appliance replacement, and fence repairs.

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

- \* Follow through on the planned repairs/renovations to the public housing units.
- \* Increase resident participation through a Resident Advisory Board and regular resident meetings
- \* Continue working cooperatively with the Wausau Police and Fire Departments for the purpose of reporting, tracking and preventing crime and improve resident safety.
- \* Continue to link residents to community services by focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies in assisted housing.
- \* Follow the Violence Against Women Act policies related to eligibility, program participation and program termination.

**Discussion:**

The need for affordable housing is greater than ever before. The waiting lists for both the Housing Choice Voucher program and the Scattered Sites program are long. Low income households are forced to find ways to keep a roof over their head while they are waiting for assistance. In some cases, they couch surf which makes it difficult to find them when their names finally come to the top of the waiting list. This, in turn, makes them lose out on the ability to get assistance. The amount of rents that are being charged have increased over the years; however, the amount of federal assistance for the City of Wausau has not. This has caused the number of clients that are approved for assistance to decrease since the amount of assistance each client receives has increased over the years. We don't see this trend slowing down any time soon.

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

### Introduction

The Salvation Army and The Women’s Community are the two organizations that have emergency shelter for their clients. This “emergency” shelter is also considered temporary housing and their clients can stay up to 90 days to get back on their feet, find a job, secure supportive services, etc. that will enable them to transition into permanent housing. In some cases, if the 90 days is not enough, they are able to work with Northcentral Community Action for their Transitional or Rapid Re-Housing programs. Randlin Homes is another non-profit which can assist with transitional or long-term housing for clients that need a little extra time to be able to afford long term housing. The numbers reflect the ability to house either families or individuals since the Women’s Community has rooms – not just beds. The Salvation Army has one “family” room but can also be used for a single person if needed. The City of Wausau does not have a shelter designated specifically for veterans who can utilize either facility just like any other client can. The City of Wausau does not have emergency shelter for minors. They would get assistance with Children’s Services and placed into foster care. The numbers below do not take into effect The Warming Center as they are not considered an Emergency Shelter.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	29	0	6	0	0
Households with Only Adults	35	0	22	0	0
Chronically Homeless Households	64	0	22	0	0
Veterans	64	0	22	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** This information came from The Salvation Army’s Emergency Shelter, Catholic Charities’ Warming Shelter, and Northcentral Community Action’s Transitional Housing Program.

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

The Salvation Army, The Women's Community and The Warming Shelter all work with many providers to assist their clients with their various needs to combat homelessness. They collaborate with the following:

- \* Marathon County Department of Social Services to assist clients with potential SSI or SSDI application to the state.
- \* Marathon County Job Services to assist with resume preparation and job searches.
- \* North Central Health Care Center for alcohol and/or drug addictions.
- \* North Central Community Action Program for Transitional and Rapid Re-Housing programs.
- \* North Central Technical College for educational needs whether it is the client getting back on track to obtain their G.E.D. or to get additional vocational education.
- \* Bridge Community Clinic to assist with any medical, dental and/or mental health issues.
- \* Aspirus Hospital and Marshfield Clinic to assist with any medical issues.
- \* Randlin Homes to assist with Transitional and/or permanent housing choices.
- \* Aging and Disability Resource Center to assist with any services the clients may be able to tap into
- \* CFAC (Clothing for a Cause), The Neighbor's Place, Goodwill, St. Vincent de Paul – all for household and clothing needs.
- \* Wisconsin Judicare to assist with any legal assistance.
- \* Children's Service Society of Wisconsin to assist with family strengthening programs.

All these programs can assist homeless persons to better succeed in bringing them out of homelessness and into permanent housing. One organization cannot do it themselves. It takes many working together for better and longer success stories.

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

The Women's Community works specifically with domestic violence victims – women, men and families. The Wausau Police Department works closely with The Women's Community to develop DART (Domestic Abuse Reduction Team). This program sends both an officer and an advocate to the home of the victim following a domestic-related arrest. The Women's Community has a Children's Advocate that works specifically with the children of domestic violence. The Women's Community offers shelter for those clients that need it. The goal is to have the client stay no longer than 90 days, in which time they hope to find more permanent housing while continuing to work with the client's needs to permanently take them out of a violent situation.

The Salvation Army provides shelter for women, men and families. In turn, the client must agree to work with a case manager to identify the reason behind homelessness and develop a plan to eventually find permanent housing – and succeed. Recently the shelter hours have changed from being closed during the day to being open 24/7. This allowed clients to be able to obtain jobs during the 2nd and 3rd shifts and give them a place to sleep afterwards.

The Warming Shelter provides a warm place to stay overnight during the winter months. The goal is to provide a warm place for those that cannot go to The Salvation Army or The Women's Community due to various reasons. They are allowed to come to the shelter with alcohol or drugs in their system; however, they are not allowed to use while on site and are not allowed to be disruptive. All clients are offered two hot meals – one in the evening and one in the morning, and offered the use of showers and/or laundry facilities. Staff has been offering more case management – however, it can be difficult to gain the trust of the client when just seeing them at night. Mentors are able to assist to develop goals and match them with necessary services/organizations that can assist them getting back on their feet and working their way to more permanent housing – or, at least, qualify to stay at the other facilities.

Northcentral Community Action Program operates six transitional housing units that are available to homeless clients. The units are two-bedrooms and are available to individual men, women, veterans, and families. Clients are referred by The Salvation Army, The Women's Community, The Warming Shelter or are current clients of Northcentral Community Action. Like the other programs, clients must agree to work with a case manager to identify obstacles that have prevented them from housing. The overall goal is to increase their total household income so they can afford permanent housing. A client can stay up to 24-months, but the average stay is one year. Their clients tend to be chronic homeless or clients with disabilities.

Randlin Homes, a non-profit, developed their primary goal to assist homeless veterans. They own two buildings that represent 30 individual beds. They work with local landlords for rentals for families with children. Like the other programs, they provide case management to identify obstacles that prevent their clients from keeping their housing. In many cases those obstacles are drug and/or alcohol abuse. Staff connects them with programs to address these addictions and ways to beat the habit(s). Staff provides transportation to appointments – AA meetings, medical appointments, employment opportunities even to their jobs. Within the past couple of years, Randlin opened their doors to any homeless person that needs help but has downsized their program to the homes that they own.

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

### **Introduction**

In the City of Wausau there are several facilities that work with the special needs population.

Many of these facilities not only provide housing for their clientele, they offer services to better their quality of life. Unfortunately many of the privately-owned facilities are not affordable to low – to moderate-income persons. The demand for affordable units is high.

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

North Central Health Care works with all sorts of clients – from persons with disabilities to persons with alcohol and drug additions for adults and youth. They operate a CBRFs (Community-Based Residential Facility) throughout the community, operate a Nursing Home and Rehabilitation Center for income qualified persons, operate a crisis center that can house both adults and minors, to name a few. All of these programs not only provide a roof over a client’s head, but it also matches up their individual needs with additional services throughout the community.

Community Development Authority (CDA) manages a 149-unit high rise building (Riverview Towers) that provides affordable housing for income-qualified near-elderly, elderly and persons with disability. The CDA also manages a 35-unit assisted living facility for income qualifying frail elderly. Both of these facilities offer services for their tenants.

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

Persons returning from mental and physical health institutions are provided a list of rental units that charge lower rents. Many of these individuals are or have been clients of North Central Health Care (NCHC). NCHC maintains a list of affordable housing units and landlords that offer units that charge lower rents. They also work with agencies that provide emergency shelters and transitional housing units. Unfortunately, many affordable housing units have waiting lists and they may not be able to find permanent housing immediately.

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

The Community Development Department owns two buildings that North Central Health Care (NCHC) rents to assist their clients. One building is located on Bissell Street which houses 6 – 7 severely physically and/or mentally handicapped men. The other building is located on Fulton Street which is a six-unit apartment complex that houses eight tenants that are clients of NCHC, with cognitive disabilities. These tenants have their own apartment units (some have roommates) so they are learning how to be more independent. North Central Health Care offers supportive services to all of their clients so they can live as normal of a life as possible but have the care necessary when needed. North Central Health Care rents additional units throughout the community and has asked Community Development to build more units like we currently have. Staff is seriously looking for options of how and where these types of developments can happen and plans on having another development within the next five years.

The Community Development Authority provides many services for their tenants at Riverview Towers and Riverview Terrace.

- \* The County Store, which is open on site once a week, offers a wide variety of groceries for sale so tenants don't have to run to the grocery store for basic items like milk, bread, juice and other staples.
- \* The Assisted Living building has a facility for a local beauty salon operator to come in to provide on-site hair assistance on a weekly basis.
- \* Social gatherings for tenants are offered weekly. Events include bingo, arts & crafts, movie night, music, pancake breakfasts, pizza parties, chili dinners, annual Christmas party and Summer Picnics, to name a few.
- \* Weekly exercise programs are offered.
- \* Free Blood Pressure Screening is provided once a month through the American Red Cross.
- \* Tax aides come to the building during the month of February to assist with free tax information and preparation of their tax returns.
- \* A Women's meeting is held monthly (sponsored by the Salvation Army).
- \* Every Wednesday a city bus picks up residents and takes them to and from a local grocery store, free of charge.

- \* Books and magazines and provided for residents to “check out” in the tenant library.
- \* Annual flu shots are offered.
- \* An on-site, hot, noon meal is provided to tenants that wish to participate – for a nominal donation.
- \* North Central Health Care educates tenants on alcohol and other drug preventions and treatments.
- \* Marathon County Job Center provides vocational counseling, job search services and resume/application assistance.
- \* Aging and Disability Resource Center offers nutritional education classes.
- \* Marathon County Health Department offers various health initiatives: Fall Protection and Prevention, Blood Pressure and Diabetes Screening, Heart Health, Eye Health, Healthy eating Habits, Foot Care, Stretching and Exercise classes.

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

The City of Wausau plans to undertake the following:

- \* Continue to own and rent Bissell Street home to North Central Health Care to assist six to seven severely disabled men.
- \* Continue to own and rent Fulton Street apartment complex to North Central Health Care to assist with eight disabled men and women.
- \* Continue to own and operate Riverview Towers which provides housing and supportive services to 149 income qualifying elderly or disabled households.
- \* Continue to own and operate Riverview Terrace which provides housing and services to 35 income qualifying frail, elderly.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive the cost of rehabilitation and new construction up. The regulation on the lead based paint law for renovations significantly add to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's license in addition to their Contractor's Licenses. Since continuing education is required for all contractors to maintain their Contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times the zoning request for a new construction, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating it in other areas of the City.

The banking crisis has created a new barrier to affordable housing. With the additional banking laws, it is more and more difficult for very-low and extremely-low income home buyers to obtain a mortgage to purchase a home.

The new Rental Licensing Ordinance will impact the number of affordable rental units. Landlords have already stated that they will pass all fees associated to this ordinance on to the tenants. Even though the annual fee per unit is nominal, landlords state that they will be required to make repairs to their properties which will then negatively impact their net proceeds.

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

### Introduction

The City of Wausau is very diverse in its type of employment opportunities. This is a benefit that when one business area may be low in production, another area may be thriving. As the chart below indicates, there are many different type of employment opportunities for our residents to work in.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	111	45	1	0	-1
Arts, Entertainment, Accommodations	1,603	2,453	11	8	-3
Construction	361	611	3	2	-1
Education and Health Care Services	2,741	6,575	19	23	4
Finance, Insurance, and Real Estate	1,322	4,045	9	14	5
Information	184	366	1	1	0
Manufacturing	2,926	4,935	20	17	-3
Other Services	677	1,291	5	4	-1
Professional, Scientific, Management Services	724	1,358	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,196	5,059	15	17	2
Transportation and Warehousing	561	721	4	2	-2
Wholesale Trade	931	1,500	6	5	-1
Total	14,337	28,959	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	21,148
Civilian Employed Population 16 years and over	19,064
Unemployment Rate	9.85
Unemployment Rate for Ages 16-24	27.14
Unemployment Rate for Ages 25-65	6.26

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	3,810
Farming, fisheries and forestry occupations	748
Service	2,068
Sales and office	4,243
Construction, extraction, maintenance and repair	1,192
Production, transportation and material moving	1,283

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,395	91%
30-59 Minutes	1,296	7%
60 or More Minutes	400	2%
<b>Total</b>	<b>18,091</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,041	144	714
High school graduate (includes equivalency)	4,119	491	1,395
Some college or Associate's degree	5,412	441	823

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,521	174	675

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	49	83	163	410	1,102
9th to 12th grade, no diploma	290	471	220	552	572
High school graduate, GED, or alternative	1,807	1,784	1,135	3,106	2,510
Some college, no degree	1,340	1,245	1,077	2,021	822
Associate's degree	172	860	513	960	297
Bachelor's degree	252	916	965	1,679	453
Graduate or professional degree	0	245	329	1,236	381

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,799
High school graduate (includes equivalency)	25,477
Some college or Associate's degree	30,164
Bachelor's degree	41,431
Graduate or professional degree	63,669

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

Based on the table above, the major employment sectors in the “City of Wausau” consist of manufacturing, service industry and medical.

**Describe the workforce and infrastructure needs of the business community:**

Work force needs over the next five years will become a major issue. The Economic Development sectors of the City, County and Chamber are well aware of the looming lag in workforce for our area and are seeking ways to change this and meet the rising needs of our business community.

Needs consist of more workers entering the workforce with an associate degree or certificate including welders, computer technicians and programmers, mechanical and architectural draftspersons, certified nursing assistants and nurses, x-ray technicians, dental hygienists and construction trades training to name a few. Industrial employers are looking for basic blue print reading skills coupled with computer skills to operate sophisticated equipment in today's manufacturing workplace.

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

A major change that has an economic impact on the community is our technical college that provides programs to meet the needs of the business community in all three sectors. Businesses are looking for financial assistance from the City to train the workforce and provide workers a better opportunity in the future.

As referenced previously we have needs for workforce development, business support and the infrastructure in place to create changes and provide employment opportunities that pay living wages and more.

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

We are lacking in our current workforce to meet the needs of the employers as described above.

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

We as a community and region have come together to address the workforce needs in Wausau. Northcentral Technical College has met with the City and business leaders to learn of the changing needs for various industries and have adjusted their curriculums, created specialized training, and have opened their doors to serve more students both full and part time.

The Northcentral Workforce Development Board's mission is to cultivate a skilled and competitive workforce which meets the demands of employers in the region. They continually engage and connect local employers, educators, and community organizations to more effectively align our workforce resources. Their goal is to build a future pipeline of workers to meet the regional demands.

The local Job Center of Wisconsin is located in Wausau. Funded through the Wisconsin Department of Workforce Development it is a state agency charged with building and strengthening Wisconsin's workforce in the 21st century and beyond. Their mission is advancing Wisconsin's economy and business climate by empowering and supporting the workforce. Currently they are assisting residents of the Community Development Authority with job searches and potential training. They work with the business community to provide training for the unemployed that will meet the needs of our local employers and has served as a local asset to match unemployed persons to available jobs in the community. Through their assistance they have made a major impact on filling jobs with our Asian minority population and continue to address this need in the community.

Other local initiatives that are working to put people to work include the "Wheels to Work" program that provides a car (with a zero percent interest loan) to individuals that have taken the appropriate budgeting classes. We are in a semi-rural area with no public transportation to major business campuses leaving a portion of the workforce unable to take jobs that need privately owned vehicles. This program strives to meet this need in the community.

Project Step-Up" is another program started to put people on track for self-sufficiency and includes securing employment. This program teams a mentor with an at-risk family to identify their individual needs as a family and work together to meet their goals.

All of these efforts support the Consolidated Plan.

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

No

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

**Discussion**

The need for trained, skilled workers is on the rise. High school kids are being pushed into getting a college degree - which is good. However, that leaves a gap in the work force that may not need a college degree - making it difficult for employers to find workers that want to work in labor-type jobs. The community is starting to reach out to kids to promote these type of jobs as well as providing technical education to assist thriving in these positions. With the work force ever changing, communities are forced to stay up to date with their changing needs and the ability to be flexible to assist businesses is a must.

## **MA-50 Needs and Market Analysis Discussion**

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

Concentration would be defined as an area in which a high number of specific items/people occur/reside.

When the Mayor's Housing Task Force worked together to develop plans on how to address blight within the City of Wausau, maps were developed showing where the "high" area of crimes are and where the most housing violations were located. Staff was amazed to find that these areas went hand in hand and overlapped one another. These areas are also located in lower-income census tracts. (See attached maps in Appendix)

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

When reviewing census maps that show where all races reside, there are no areas in the City of Wausau where there are large concentrations of specific minority groups. The only race that the census breaks out and maps where they live is the Asian population. However, there is no area of the City that they concentrate on living - they are comfortable living anywhere in the community.

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

The areas that were considered "high" in crime and housing violations consisted in Census Tracts 1, 7, 5, 6.02 and 6.01. Most of these areas have 51% or lower to moderate income households – all would qualify to receive Community Development Block Grant Funds. All four of these census tracts contain a high number of rental units – with Census Tract No. 1 consisting of almost 75% rentals.

### **Are there any community assets in these areas/neighborhoods?**

The City of Wausau has a Neighbor to Neighbor Program which consists of citizens and leaders of Neighborhood Associations. The East Towne Neighborhood Association is located in Census Tract 1; the Longfellow Neighborhood Association is located in Census Tract 7; the Werle Neighborhood Association and the Southwest Jones Neighborhood Association are located in Census Tract 6.02; and the Westies Neighborhood Association is located in Census Tract 1 – on the West side of the City. All these Neighborhood Associations are excellent at working together as residents in their neighborhoods to tackle their individual neighborhood needs. The East Towne Neighborhood Association consists of mainly landlords that own properties in that neighborhood. While the rest of the neighborhood associations consist of homeowners. Each neighborhood has different "hot topics". But all of them have a common goal – to combat crime and drugs in their neighborhoods. Each association has a neighborhood police officer that is assigned to their district. That police officer comes to every monthly neighborhood meeting to update them on what is going on (criminally) as well as the residents have a contact person at the police department that they can call to report things. This creates a great communication outlet for both the police department and the citizens in each of these associations.

### **Are there other strategic opportunities in any of these areas?**

Community Development Block Grant funds have been utilized for Neighborhood Revitalization projects in which Neighborhood Associations have requested funds to assist with potential neighborhood projects. Staff works with each Association to develop their individual neighborhood goals. In some neighborhoods it is just creating a better communication link between citizens and the police department. The Longfellow Neighborhood Association has been working with the Community Development Department to develop a Tot Lot. This proposed project has been “in the works” for the last ten year – with hopes that it will be completed in 2015. The East Towne Neighborhood Association has requested low level street lighting for a busy street in their neighborhood to combat crime and to light up the sidewalks during the night – making it safer to walk. These lights will be installed during the spring/summer of 2015. These are examples of opportunities Neighborhood Associations have been able to enact on. Community Development will continue to work with each income-qualifying neighborhoods to develop projects to assist with the needs of their neighborhoods.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Wausau's Mission Statement is: In response to our citizens, we will provide services in the most effective and efficient manner and in order to promote and enhance our living environment we will:

- \* Plan and encourage positive growth; and
- \* Promote a positive community image by encouraging citizen involvement and civic pride.

The Community Development Department and Wausau Community Development Authority are committed to working with established social service providers by increasing our interaction with different citizens throughout the year and to keep in touch with the ever changing needs of the community. The Department tracks the successes of social service providers, the housing programs and project and investigates any gaps in services that exist. Based on the consultations with the community, the Community Development Department formulates an effective method to reach out to the community, to respond to its ever changing needs, to create/sustain viable neighborhoods, promote housing opportunities and increase economic development opportunities for the City of Wausau's residents.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	East Towne Neighborhood Association
	<b>Area Type:</b>	Neighborhood Revitalization
	<b>Other Target Area Description:</b>	East Towne Neighborhood Association
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The East Towne Neighborhood Association's boundaries are from Franklin Street on the North to Forest Street on the South and N. 6th Street on the West to LaSalle Street on the East.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This neighborhood consists of over 85% of rental properties and many commercial properties - leaving a very low percentage of homeownership. This neighborhood is located within a low income census tract (Census Tract #1) of which 50 - 70% of its residents' are low income. Block Group 3 of this Census Tract has over 71% of their residents fall under HUD's low income category.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The East Towne Neighborhood Association developed their own boundaries and work together to identify and develop their own goals. Staff works with each of the income-qualifying neighborhood associations with possible funding sources to address their needs.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>* Increase of homeownership</li> <li>* Upkeep of the properties</li> <li>* Reduction of crime and drug use</li> <li>* Increase of street lighting</li> <li>* Increase of landlord/tenant pride of their properties</li> </ul>	

	<b>What are the opportunities for improvement in this target area?</b>	Same as above... * Increase of homeownership * Upkeep of the properties * Reduction of crime and drug use * Increase of street lighting * Increase of landlord/tenant pride of their properties
	<b>Are there barriers to improvement in this target area?</b>	The barriers include the number of rental properties in this area - several of them are Temporary Living Properties for when parolees are released from Marathon County jail. This area is the highest in crime and drug activity.
2	<b>Area Name:</b>	Homeowner Rehabilitation
	<b>Area Type:</b>	Citywide
	<b>Other Target Area Description:</b>	Citywide
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This activity is available to all income-qualifying homeowner's residing in the City of Wausau's corporate limits.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The Homeowner Rehabilitation Loan Program assists with the individual rehabilitation needs of each house and homeowner.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	N/A
	<b>Identify the needs in this target area.</b>	N/A
	<b>What are the opportunities for improvement in this target area?</b>	N/A
<b>Are there barriers to improvement in this target area?</b>	N/A	

<b>3</b>	<b>Area Name:</b>	Longfellow Neighborhood Association
	<b>Area Type:</b>	Neighborhood Revitalization
	<b>Other Target Area Description:</b>	Neighborhood Revitalization
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for the Longfellow Neighborhood Association are as follows:  Forest Street on the North to Townline Road on the South, Grand Avenue on the West to the railroad tracks on the West.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This Neighborhood Association is primarily residential properties with a small percentage of commercial properties. This neighborhood has a high percentage of rental units - approximately 50% are homeowner's and 50% are renters.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This Neighborhood Association is the longest running neighborhood association with the City of Wausau. Staff has worked with them throughout the years to develop their specific goals. This association is very citizen driven - staff is there only to guide them through the political process -- not in telling them what their goals should be.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>* Reduction in crime.</li> <li>* Increase in homeownership.</li> <li>* Neighborhood clean-ups of garbage and debris.</li> <li>* Neighborhood tot lot</li> <li>* Clean up of blighted properties</li> </ul>	
<b>What are the opportunities for improvement in this target area?</b>	<ul style="list-style-type: none"> <li>* Development of a neighborhood tot lot</li> <li>* Clean up of blighted, foreclosed properties</li> <li>* Increase homeownership</li> </ul>	

	<b>Are there barriers to improvement in this target area?</b>	The biggest barrier is the decrease of funding for these type of projects. Longfellow Neighborhood Association is strong and works well together. They are patient in obtaining their goals but frustrated with the decreasing amount of funding and the increased political process.
<b>4</b>	<b>Area Name:</b>	Werle Park
	<b>Area Type:</b>	Neighborhood Revitalization
	<b>Other Target Area Description:</b>	Neighborhood Revitalization
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for this neighborhood association are Stewart Avenue on the North and West Street on the South, S. 9th Avenue on the West and S. 3rd Avenue on the East.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This neighborhood is primarily residential properties with Marathon Park and the UW of Marathon County abutting them to the West. This neighborhood also has a high percentage of rental units vs. owner occupied properties.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This neighborhood association is a spin off of the very first neighborhood association - Lincoln Neighborhood. Community Development worked with both associations to assist with them to develop their desired goals for their neighborhood.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>* Additional homeownership</li> <li>* Decrease of crime</li> <li>* Additional street lighting</li> <li>* Clean up of blighted properties</li> </ul>	
<b>What are the opportunities for improvement in this target area?</b>	<ul style="list-style-type: none"> <li>* Increase of homeownership</li> <li>* Clean up of blighted properties</li> <li>* Additional street lighting</li> </ul>	
<b>Are there barriers to improvement in this target area?</b>	<ul style="list-style-type: none"> <li>* Lack of funding to assist all the associations for their goals.</li> <li>* Decrease in association membership</li> </ul>	

5	<b>Area Name:</b>	Westies Neighborhood Association
	<b>Area Type:</b>	Neighborhood Revitalization
	<b>Other Target Area Description:</b>	Neighborhood Revitalization
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Westies Neighborhood Association's boundaries are: W. Bridge Street on the North, Stewart Avenue on the South, N. 7th Avenue on the West and the Wisconsin River on the East.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This neighborhood consists of mainly residential properties with several blighted commercial properties located in the Southeast corner of their boundaries. This neighborhood also consists of a high number of rental units vs. owner occupied properties.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	When this association first started, Community Development worked with them to develop their neighborhood goals and rank their priorities.
	<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>* Decrease blighted properties - several identified commercial properties</li> <li>* Decrease of crime</li> <li>* Increase homeownership</li> <li>* Additional street lighting</li> </ul>
<b>What are the opportunities for improvement in this target area?</b>	<ul style="list-style-type: none"> <li>* Rehabilitation of blighted, commercial properties</li> <li>* Increase homeownership</li> <li>* Decrease crime</li> <li>* Increase the number of street lighting</li> </ul>	
<b>Are there barriers to improvement in this target area?</b>	Like all the neighborhood associations, the amount of funding to go around is limited. Also, the number of citizens that have been attending their meetings has decreased over the years .	

## **General Allocation Priorities**

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

The programs the City of Wausau offers through its Community Development Block Grant funds are available to clients citywide – as long as they meet the income requirements. In the case of a public facility (street reconstruction, tot lot, street lighting, etc.) the project must fall under a low/moderate income census tract/block group.

(The City of Wausau does not receive HOPWA funding.)

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

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Homeless Concerns
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans
	<b>Geographic Areas Affected</b>	East Towne Neighborhood Association Neighborhood Revitalization Neighborhood Revitalization Neighborhood Revitalization
	<b>Associated Goals</b>	Support of Homeless Shelters Supportive Housing for Special Needs Rental Assistance Public Service Activities
	<b>Description</b>	<ul style="list-style-type: none"> <li>* The need for more AFFORDABLE, SAFE housing</li> <li>* More funding for in-depth case management</li> <li>* Need for LOCAL drug/alcohol rehabilitation programs</li> <li>* Need for reliable/accessible transportation</li> </ul>

	<b>Basis for Relative Priority</b>	<p>The need for affordable, safe housing is a high priority for the City of Wausau. With over 80% of the housing stock being built prior to 1978, the need for repairs is constant. The need for safe, affordable housing for our tenants is also very high. In many cases, the newer, renovated properties' rents are too high so low to moderate income households cannot afford the high rents.</p> <p>The need for additional family beds at the Salvation Army's Emergency Shelter is also high. Currently, they only have one room and end up giving hotel vouchers to families in need. These vouchers end up costing the agency a lot of money throughout the year. They have been working towards obtaining a better building so they could house more families on site.</p>
<b>2</b>	<b>Priority Need Name</b>	Diversity Concerns
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Public Housing Residents  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  Veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>

	<b>Geographic Areas Affected</b>	Citywide East Towne Neighborhood Association Neighborhood Revitalization Neighborhood Revitalization Neighborhood Revitalization
	<b>Associated Goals</b>	Public Service Activities
	<b>Description</b>	<ul style="list-style-type: none"> <li>* To empower/encourage minority groups in how important their voices are and how their input is very valuable.</li> <li>* Need for reliable transportation</li> <li>* Need to feel welcome and “not alone” or isolated</li> </ul>
	<b>Basis for Relative Priority</b>	Fair Housing and Discrimination education is always a priority when working with income qualifying households.
<b>3</b>	<b>Priority Need Name</b>	Neighborhood Concerns
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide East Towne Neighborhood Association Neighborhood Revitalization Neighborhood Revitalization Neighborhood Revitalization

	<b>Associated Goals</b>	HOMEOWNER REHABILITATION Supportive Housing for Special Needs Job Creation Blight Elimination Rental Rehabilitation Housing Counseling Rental Assistance Homebuyer Downpayment Street Reconstruction Neighborhood Revitalization Public Service Activities
	<b>Description</b>	<ul style="list-style-type: none"> <li>* Funds to assist neighborhood needs in designated areas</li> <li>* Tenant outreach to hear their voices regarding their neighborhood needs</li> <li>* Additional lighting to deter crime</li> <li>* Additional youth activities/options</li> </ul>
	<b>Basis for Relative Priority</b>	The City of Wausau currently has five Neighborhood Associations throughout its corporate limits. Each neighborhood association has different priorities. Four of these associations fall in low income census tracts. Staff is working with all the associations as to their needs to better their living environments. Federal funding can assist in many ways - additional street lighting for crime prevention, neighborhood parks, homeowner and/or rental rehabilitation loans, etc.
<b>4</b>	<b>Priority Need Name</b>	Youth/Education Concerns
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Families with Children Chronic Substance Abuse Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	East Towne Neighborhood Association
	<b>Associated Goals</b>	Job Creation Neighborhood Revitalization Public Service Activities
	<b>Description</b>	<ul style="list-style-type: none"> <li>* Provide additional birth to 18-month programs</li> <li>* Provide additional home visit programs for all age kids and their families</li> <li>* Strengthen networking systems so agencies can better communicate amongst each other to work together regarding family needs (blanket releases)</li> <li>* Enhance parenting educational programs</li> </ul>
	<b>Basis for Relative Priority</b>	The needs for decent education/day care facilities is high in the City of Wausau. Many of our very low income families are not equipped with the parenting skills necessary to provide a stable home environment. In some cases the day care the child is exposed to is the only safe environment they know. Federal regulations have made it even harder for child care facilities that support very low income families and to keep good teachers. These centers cannot pay the salaries necessary to keep good teachers. Many of these facilities charge on a sliding pay scale - not having the cash flow to pay their support staff competitively.
5	<b>Priority Need Name</b>	Housing Concerns
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Veterans
<b>Geographic Areas Affected</b>	Citywide East Towne Neighborhood Association
<b>Associated Goals</b>	HOMEOWNER REHABILITATION Supportive Housing for Special Needs Blight Elimination Rental Rehabilitation Housing Counseling Rental Assistance Homebuyer Downpayment Street Reconstruction Neighborhood Revitalization Public Service Activities
<b>Description</b>	<ul style="list-style-type: none"> <li>* Better screening of potential tenants to try to keep problem tenants from moving in</li> <li>* Additional funding to assist with rehabilitation costs – affordable housing</li> <li>* Additional education as to how to properly maintain a home</li> <li>* High taxes in Wausau</li> </ul>
<b>Basis for Relative Priority</b>	Housing is a high priority for everyone. It could range from finding affordable and safe housing, to purchasing their first home, or the ability to keep and maintain their present housing. With funding sources being reduced annually, more and more families are facing homelessness every day. The need for funding to assist with rental assistance, new home purchase, rehabilitation for both homeowner's and landlords, etc. should be a priority so it doesn't cost municipalities more money in the long run trying to rehouse a large homeless population.

<b>6</b>	<b>Priority Need Name</b>	Health Care Concerns
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	East Towne Neighborhood Association
<b>Associated Goals</b>	Support of Homeless Shelters Supportive Housing for Special Needs Neighborhood Revitalization Public Service Activities	

	<b>Description</b>	<ul style="list-style-type: none"> <li>* Resources to reduce the increasing number of “unstable housing” families</li> <li>* Rising number of heroin/prescription drug users</li> <li>* Need for additional psychological resources – more psychologists vs. counselors</li> <li>* Additional affordable dental services</li> </ul>
	<b>Basis for Relative Priority</b>	<p>Health care issues are high priority for the entire nation. The cost of health care is very high and almost impossible for very-low income families. The ability to find a good provider at an affordable price is non-existent. Also, transportation to health care facilities has become an issue recently with the City of Wausau's Public Transportation system only runs during the weekdays. All runs to the outlining areas have been discontinued so if anyone lives outside a certain parameter, they will not have reliable public transportation to get them to any appointments. This causes low-income households to call for ambulance service whenever they are not feeling well - rather than going to their doctor or to a walk-in type facility.</p>
7	<b>Priority Need Name</b>	Economic Development Concerns
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  veterans  Victims of Domestic Violence  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>

<b>Geographic Areas Affected</b>	East Towne Neighborhood Association
<b>Associated Goals</b>	Supportive Housing for Special Needs Job Creation Brownfield Remediation Blight Elimination Public Service Activities
<b>Description</b>	<ul style="list-style-type: none"> <li>* Increase the number of higher paying jobs</li> <li>* Educate the roles of the public/private partnerships <ul style="list-style-type: none"> <li>- media</li> <li>- all partners</li> </ul> </li> <li>* Development of the Riverfront to attract all</li> </ul>
<b>Basis for Relative Priority</b>	Economic Development is a very high priority for the City of Wausau. The development of new and expanding businesses with the creation of additional jobs is always a priority.

**Narrative (Optional)**

As previously discussed, Community Development held several focus groups to discuss the needs of the community. The attendees were then given the opportunity to pick their top three priority needs. The charts above discussed what the highest concerns were from each of the focus groups.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The need for Tenant Based Rental Assistance (TBRA) is great in the Wausau area. The agency that offers this type of service is Northcentral Community Action. They have six temporary housing units to assist their clients who are living in their transitional housing units.
TBRA for Non-Homeless Special Needs	The need for Tenant Based Rental Assistance (TBRA) is great in the Wausau area. The agency that offers this type of service is Northcentral Community Action. They have six temporary housing units to assist their clients who are living in their transitional housing units.
New Unit Production	New Construction can be tricky when it comes to selling it to an income-qualified household. The cost of new construction is high equating in a higher sales price and higher real estate taxes. Households that fall under HUD’s approved income limits may not be able to afford the monthly payment once the tax escrow is added to the principal and interest payment.
Rehabilitation	The rehabilitation of properties is key to turning the housing market around. There are several blighted properties on the market that could be great properties after the repairs are completed. Federal funds assist with these types of repairs so that a property owner can afford to have their house renovated so it is safe and livable for that family. This type of assistance allows the homeowner to makes payments back on the loan at a rate that will not be burdensome to their budget.
Acquisition, including preservation	Acquisition of blighted properties is a strategic plan for the City of Wausau when a property is too far gone for the private sector to purchase and renovate. Bank foreclosures are still happening and there are many sitting waiting for a new life. Federal funds can be utilized to assist with such acquisitions of which plans can be made as to whether the property can be rehabilitated and resold or if it isn’t economically feasible to do so and it must be demolished. NSP and/or HOME funds can then be utilized to build a new home to be resold to an income qualifying household.

**Table 49 – Influence of Market Conditions**

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

### **Introduction**

The City of Wausau applies for HOME funds through the State of Wisconsin when available. Typically the funds are granted on a two-year cycle. The City is the lead organization in the collaboration with Habitat for Humanity, Wausau Fresh Start Program and Catholic Charities and shares in the contract to promote the City's Homebuyer Downpayment Assistance Program, Habitat for Humanity new construction programs, and Wausau Fresh Start's Homeowner Rehabilitation Loan Program. Catholic Charities applies to the City of Wausau for HCRI funds to assist with Catholic Charities' Foreclosure Prevention program.

The City of Wausau was the beneficiary of a \$30,000 grant to assist police officers in purchasing a home within the City of Wausau's corporate limits. \$10,000 has been set aside for three police officers to purchase homes within a targeted area. With police officers purchasing a home, statistics show that the crime rate is reduced in that neighborhood. To date two police officers have taken advantage of this program this year. If the program is successful, staff will apply for additional funding to keep the program going.

The City of Wausau has been the recipient of several Brownfield Remediation grants to assist with the clean up along the Wisconsin River located in Downtown Wausau. Once the clean-up is completed, the City will solicit Requests for Proposals for businesses/developer/etc. to start development along the river front. Remediation work has begun this past year creating a buzz throughout the City. Many developers have stepped forward indicating their interest in partnering with the City. It is exciting to imagine what this area will look like in the next five years.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	520,000	75,000	580,731	1,175,731	750,000	Annual allocation for Community Development Block Grant Funds
Tax Increment Financing	public - local	Admin and Planning Economic Development Housing Public Improvements Other	6,325,300	0	0	6,325,300	0	Funds available for site improvement costs, redevelopment, misc. costs for redevelopment of Riverfront District
Other	private	Other	30,000	0	0	30,000	10,000	City received a grant for \$30,000 for this program. No guarantee they will continue funding the program

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	85,000	0	0	85,000	150,000	Recycled Neighborhood Revitalization Program funds that assists in the purchase, demolition and rebuild OR renovation and resale of properties in low income census tract areas.
Other	public - state	Other	1,816,000	0	0	1,816,000	40,000	Funds available for brownfield remediation along the Riverfront Redevelopment District
Other	public - local	Other	470,000	0	0	470,000	0	Funds available for brownfield remediation along the Riverfront Redevelopment District

Table 50 - Anticipated Resources

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

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising.

The City of Wausau must match 25% of the HOME funding we receive. This is easily achieved through the Downpayment Program with the Federal Home Loan Bank's Downpayment Plus program and local lenders individual downpayment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer's contribution into purchasing the home. Matching funds also come through the partnership with Habitat for Humanity's donated goods, volunteer hours, and owner's sweat equity.

CDBG does not require matching funds, but through fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects.

**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 of Wausau has purchased several properties for different reasons – blight elimination, redevelopment of property, and/or economic development opportunities. This past year private organizations have offered to donate properties to the City due to the economic burden they were causing that organization/individual. Community Development utilizes Neighborhood Stabilization Program (NSP) program income to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition, rehabilitating/rebuilding, and selling to an income qualified household. Currently the following properties are city owned:

2408 Gowen Street – blighted property to be razed and a new single family home to be built.

906 S. 7th Avenue – vacant lot from where a house burned down. Single family home to be built.

901 Stark Street –blighted, foreclosed property, donated to City by Wells Fargo. Single family home to be built.

1019 W. Bridge Street – vacant lot from where a house burned down. Single family home to be built

402 Short Street – donated blighted duplex to the City by owner who could no longer manage it. Demo property and repurpose lot

101-103 Short Street – City foreclosed four-unit rental property. Community Development working with non-profit agencies to use for additional transitional housing/rapid re-housing type of programs to assist the homeless

1418 N. 1st Street – blighted warehouse facility. Request for Proposals were submitted with the project being awarded to a developer for a WHEDA low-income tax credit project to create new affordable rental housing. After citizen outcry, Wausau’s Common Council directed staff to re-advertise the RFP to see if a better development would arise. These proposals are due in spring of 2015.

The City has purchase several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the City is working on to be redeveloped within the several years.

Riverfront properties – City purchased to clean up the contaminated soils and redevelop into mixed use properties and economic development opportunities.

309 McClellan Street – donated historic building. RFPs were submitted to return this property to its historic value and promote economic development opportunities

401 S. 1st Avenue – vacant commercial building located in the entering corridor into Wausau’s downtown. Revitalization of this property is for economic development opportunities.

1500 Grand Avenue – donated gas station to be revitalized for economic development opportunities.

### **Discussion**

The City of Wausau, as much as possible, lends funding to sub-grantees so the loans will be repaid and recycled. This allows programs to assist additional clientele throughout the years versus once the funding is disbursed, it is gone. Staff is constantly looking for additional funding sources to make projects successful. Matching federal funds with state and local funds assist projects to go farther and to be completed faster.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Wausau	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

By utilizing Community Development staff to carry out the goals of the Consolidation Plan and annual CDBG funding, staff is able to know where the funding is going at all time to ensure the proper regulations are followed. Staff knows exactly what funding is available and what funding has been expended or committed. The gap is that the Community Development Department is a small department and not having enough manpower to carry out the plan quickly can sometimes be burdensome. Since the City of Wausau has a January 1st program start date and with the federal government’s inability to have annual funding ready by that timeline, staff is “under the gun” every year in order to meet its timeliness factor. When the funding doesn’t come through until early to mid-summer, it only gives the jurisdiction a few months to expend funding according to federal regulations.

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

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

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

Table 52 - Homeless Prevention Services Summary

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

The organizations that work with the homeless population are working together to combat homelessness. Through the United Way of Marathon County, a Homelessness Coalition has been developed which meets monthly to discuss pending issues and how to work more effectively together. All shelters now require clients to work with case managers/mentors to determine the root of the problem for each client individually which, in turn, can develop a course of action for the client. All the above services are available to Wausau’s residents and connecting those in need with organizations that can provide necessary services to their clients is a great way to start. Without the case management, clients may not know what services may be available to them let alone understand why they continue to be homeless.

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

The overall strength of the organizations working together with case management is gaining the trust of a client so they are open with that mentor. Together the client and mentor can work together to identify the needs and the hurdles facing the client. The mentor is familiar with the available local services and how a client can benefit from each service. That mentor will assist the client with transportation issues, assistance with completing applications for services and providing support when everything seems overwhelming. Working together has proven very successful in assisting homeless clients out of their situation and into permanent housing.

The major gap between services is the lack of reliable transportation. The City of Wausau does have a transit system; however, the buses only run during the weekdays and only to certain areas around the City and the surrounding areas. Through the focus groups, the lack of reliable transportation came up across the board. Without transportation, a client cannot get to necessary appointments – job interviews, health care appointments, educational programs, or even to a job that is located in the outlying areas or is a 2nd, 3rd or weekend shift. This obstacle is huge when it comes to obtaining or maintaining a long-term, family supporting job.

Another gap that was revealed was working with underprivileged kids who are assisted through several agencies. Unfortunately, due to HIPPA regulations, organizations cannot speak to one another regarding the children. Therefore, if an incident occurs at one agency, the other agencies will not be aware of it unless the child happens to share what happened. This does not help the child learn appropriate behavior or obtain the necessary assistance in certain situations if all the organizations do not work together for the benefit of that child.

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

A huge strategy is to come together as a community to overcome the transportation issue. As mentioned above, reliable public transportation is available during the week days to a majority of the City of Wausau and to some outlying areas. It does not go out to the City of Wausau's Business Campus – where there are many job opportunities. There is a great concern that the bus service will be cut to the outlying areas. Lack of funding is a huge problem which caused the Saturday bus service to be cut several years ago and it is rumored that the bus service to the outlying areas will be cut this next year. Organizations must work together to show the importance of this service for those who cannot afford a vehicle. A non-profit organization, Wheels to Work, offers assistance to income qualifying persons with a zero percent loan to purchase a used vehicle – if they can pass the necessary trainings and budgetary requirements. This has allowed many households the opportunity to maintain or obtain a better paying job to bring them out of poverty. However, there is such a long waiting list of those in need versus the number of donated vehicles.

The other strategy is to have organizations work with the parents of the kids that are enrolled in their programs to obtain a “blanket release”. This would result in allowing all the agencies and schools to talk to each other about a child's situation. This would then assist the agencies in adapting to the child's day to day needs. With a better way to communicate, a child has a better chance of overcoming his/her obstacles to succeed throughout life.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOMEOWNER REHABILITATION	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	CDBG: \$500,000 HOME: \$50,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Support of Homeless Shelters	2015	2019	Homeless		Homeless Concerns Health Care Concerns	CDBG: \$50,000	Homeless Person Overnight Shelter: 7500 Persons Assisted  Homelessness Prevention: 50 Persons Assisted
3	Supportive Housing for Special Needs	2015	2019	Affordable Housing Non-Homeless Special Needs		Homeless Concerns Neighborhood Concerns Housing Concerns Health Care Concerns Economic Development Concerns		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Job Creation	2015	2019	Economic Development		Neighborhood Concerns Youth/Education Concerns Economic Development Concerns	CDBG: \$175,000	Jobs created/retained: 7 Jobs  Businesses assisted: 3 Businesses Assisted
5	Brownfield Remediation	2015	2019	Economic Development		Economic Development Concerns	CDBG: \$125,000	Brownfield acres remediated: 7 Acres
6	Blight Elimination	2015	2019	Blight		Neighborhood Concerns Housing Concerns Economic Development Concerns	CDBG: \$125,000	Buildings Demolished: 5 Buildings  Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit
7	Rental Rehabilitation	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	HOME: \$375,000	Rental units rehabilitated: 60 Household Housing Unit
8	Housing Counseling	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
9	Rental Assistance	2015	2019	Affordable Housing Public Housing		Homeless Concerns Neighborhood Concerns Housing Concerns	NSP program income: \$15,000	Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Homebuyer Downpayment	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
11	Street Reconstruction	2015	2019	Affordable Housing Public Facility		Neighborhood Concerns Housing Concerns	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
12	Neighborhood Revitalization	2015	2019	Public Facilities		Neighborhood Concerns Youth/Education Concerns Housing Concerns Health Care Concerns	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted  Homeowner Housing Rehabilitated: 10 Household Housing Unit
13	Public Service Activities	2015	2019	Public Service		Homeless Concerns Diversity Concerns Neighborhood Concerns Youth/Education Concerns Housing Concerns Health Care Concerns Economic Development Concerns	CDBG: \$400,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted  Homelessness Prevention: 12000 Persons Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	HOMEOWNER REHABILITATION
	<b>Goal Description</b>	HOMEOWNER REHABILITATION - Low interest loan to assist income-qualifying households with funding for rehabilitation work on their primary residence. Rehabilitation will consist of correcting code violations, increase energy efficiencies and make necessary repairs to maintain a property's value.
2	<b>Goal Name</b>	Support of Homeless Shelters
	<b>Goal Description</b>	Support of Homeless Shelters - Support of the local Salvation Army's Emergency Shelter, the Women's Community Emergency Shelter and/or Catholic Charities Warming Center. All provide assistance to those that have found themselves homeless. Provide 3 - 4 transitional housing units for the clients of Northcentral Community Action in which they will receive in depth counseling so they can bring themselves out of homelessness and maintain permanent housing.
3	<b>Goal Name</b>	Supportive Housing for Special Needs
	<b>Goal Description</b>	Supportive Housing for Special Needs - continue to manage two supportive housing buildings for handicapped individuals. One located on Bissell Street the other on Fulton Street.
4	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	Funding to be used towards financial assistance to new or existing businesses to locate or expand in the Wausau area.
5	<b>Goal Name</b>	Brownfield Remediation
	<b>Goal Description</b>	Assistance in low interest loans or grants for clean up of contaminated sites so properties can be redeveloped and repurposed.
6	<b>Goal Name</b>	Blight Elimination
	<b>Goal Description</b>	Funding to assist in the purchase and demolition of blighted buildings located throughout City of Wausau. Properties are then offered for redevelopment.

7	<b>Goal Name</b>	Rental Rehabilitation
	<b>Goal Description</b>	Funding in the form of a low interest loan to assist with the rehabilitation of rental units throughout the City of Wausau. Rental units will then be made available to low-income households for five years after completion of the rehabilitation project.
8	<b>Goal Name</b>	Housing Counseling
	<b>Goal Description</b>	Provide housing counseling to clients who are interested in purchasing their first home.
9	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Funding to assist with rental payments for very low income tenants through the Community Development Authority and through the Community Development Department.
10	<b>Goal Name</b>	Homebuyer Downpayment
	<b>Goal Description</b>	Funding to assist with downpayment/closing costs of an income qualifying households to purchase a new home.
11	<b>Goal Name</b>	Street Reconstruction
	<b>Goal Description</b>	Funding to assist with the special assessment costs in street reconstruction projects on residential properties in low income census tracts.
12	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Funding to assist with public facility type needs for rehabilitation needs in low income neighborhoods.
13	<b>Goal Name</b>	Public Service Activities
	<b>Goal Description</b>	To assist non-profits with their programs that assist moderate - to extremely-low income households.

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

The estimated number of families broken down by income levels the City of Wausau hopes to assist the next five years per housing activity is provided in a chart that is located in the appendix.

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

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

The Wausau CDA just completed a multi-million dollar WHEDA low income tax credit project at Riverview Towers – their 149 income qualifying apartment complex that provides housing to near-elderly, elderly and disabled tenants. Of these renovations, the first floor units are 100% handicapped accessible units. The remaining units are accessible by elevator and have features that can assist handicapped individuals. Four units per floor fall under the WHEDA guidelines and are considered handicapped units. With ten floors, that equates to 40 handicapped accessible units.

### **Activities to Increase Resident Involvements**

The Wausau CDA encourages resident participation through its Resident Advisory Board and the regular resident meetings. They are asked for their input on ways to make the living environment better. One resident sits on the Community Development Authority Board and is active in the decision making of the Board.

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

N/A

### **Plan to remove the ‘troubled’ designation**

N/A – The Wausau Community Development Authority is considered a “high-performing” Housing Authority.

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

### **Barriers to Affordable Housing**

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive the cost of rehabilitation and new construction up. The regulations on the lead based paint law for renovations significantly add to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's license in addition to their Contractor's Licenses. Since continuing education is required for all contractors to maintain their Contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times the zoning request for a new construction, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating it in other areas of the City.

The banking crisis has created a new barrier to affordable housing. With the additional banking laws, it is more and more difficult for very-low and extremely-low income home buyers to obtain a mortgage to purchase a home.

The new Rental Licensing Ordinance will impact the number of affordable rental units. Landlords have already stated that they will pass all fees associated to this ordinance on to the tenants. Even though the annual fee per unit is nominal, landlords state that they will be required to make repairs to their properties which will then negatively impact their net proceeds.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Wausau, through its Community Development Department, offers programs that assist to remove barriers to affordable housing. Staff worked with local lenders to develop new guidelines to its Downpayment Assistance Program that would be approved through Fannie Mae and Freddie Mac. Through these changes, lower income households are able to access downpayment assistance to help them achieve the American Dream. The Downpayment Assistance loan charges a low interest rate and the term is amortized out so the monthly payments are low enough not to be a burden to the new homebuyer.

Community Development will continue to utilize their Neighborhood Stabilization Program income funds to purchase vacant, foreclosed properties. Once these properties have been revitalized, they are made available to income qualifying households. These properties are deemed Energy Star properties which equates to low energy bills. So, the homeowner gets a completely renovated home at a discounted price that will have also low energy bills.

The Community Development Department will work with local contractors to assist in the cost of becoming Lead Certified through the State of Wisconsin. This will increase the number of Lead Certified Contractors that are available to bid projects, which equates to more competitive bids, which equates to lower renovation costs to the homeowner.

The Community Development Department will continue its Rental Rehabilitation Loan Program to assist landlords with necessary renovations so they can keep their units rented. The low interest loan payments are calculated out so they are affordable to the landlord – which allows them not to increase the rents in a way that makes the units unaffordable to low income households.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Community Development Block Grant funds assisted with Catholic Charities Warming Center. This center is open to all adults who don't have a warm place to stay overnight in the winter months. Staff at the Warming Shelter tries to get to know their clientele in hopes they will open up to them and can develop a trusting relationship. From there, staff can assess what the client's individual needs are so they can develop a plan together which will bring them out of homelessness.

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

Both The Salvation Army and The Women's Community's emergency shelters require persons/families staying at the shelter to work with case managers. These mentors work with the clients closely to determine why the client is homeless and what obstacles they have to overcome. They then develop reachable goals and timeframes and work together to achieve these goals. This has proven very effective with many success stories.

**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.**

Both the Salvation Army and The Women's Community work closely with their clients (whether individuals or families) to develop achievable goals to get them into permanent housing. Some clients need extra help. North Central Community Action Program offers transitional housing units for such clients. Here clients can take up to 24 months to achieve their goals (going back to school so they can get a better job, maintaining a job, etc.) so they can be successful in permanent housing. Randlin Homes also offers assistance with longer term housing to assist those clients who have bigger hurdles to jump, i.e., conquering alcohol or drug dependence.

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

Catholic Charities, in partnership with the City of Wausau, was a recipient of a HCI grant through the State of Wisconsin to assist with foreclosure preventions. This assistance helps income qualifying households with keeping their home in times of need. This program can assist with catching up on past due utilities, past due taxes or even past due mortgage payments. Unfortunately, some homeowners do not seek assistance until they are so underwater that they cannot get caught up – or the amount of assistance is too great that Catholic Charities cannot help them. Community Development staff refers clients to Catholic Charities if they believe there is hope for them to keep their home.

The Community Development Authority operates the Housing Choice Voucher program and owns 46 Public Housing units. These programs assist very- and extremely-low income households with the payment of their monthly rent so they can stay in their homes. These both are wonderful programs, but unfortunately, there is not enough funding to go around and the waiting lists for both programs are long.

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

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

Through the City of Wausau’s Homeowner Rehabilitation and Rental Rehabilitation Loan Programs, all lead hazards are addressed whether there are children present in the home or not. If the property was built prior to 1978, either a Lead Risk Assessment is performed on the property or all painted surfaces are assumed to contain Lead Based Paint. Bid specifications include lead hazards and where lead based paint has been identified. Only State of Wisconsin Lead Safe Renovators are allowed to work on any home that was built prior to 1978. After all the work has been performed, a Lead Clearance test is performed and passing results must be received before the final payment is made to the contractor. If the clearance test fails, the contractor must re-clean and another clearance test (at the contractor’s expense) is performed. This will continue until passing results are received.

The City’s Downpayment Assistance Program educates new homeowners on the potential of lead based paint and its potential hazards in older homes. When the inspection is performed on a potential home (after the client has secured an accepted offer to purchase) staff looks for peeling paint. If there is peeling paint, the hazard must be treated as lead based paint and must be taken care of before closing.

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

Through the Community Development housing programs, we treat all project the same – whether there is an EBL diagnosed child or not. The only difference would be if there is an EBL diagnosed child, the project now becomes a “Lead Abatement” project and only a State of Wisconsin Lead Abatement Contractor can be used. That contractor must follow the abatement rules as far as notifying the state and preparing all the necessary paperwork.

Once a child has been diagnosed with elevated blood lead levels, Marathon County Health Department is notified. A Public Health Nurse and a Lead Risk Assessor visit the property and occupant to educate and identify lead hazards and to give the owner Community Development’s contact information for possible renovation assistance. The Health Department forwards any orders to Community Development in case the owner contacts them for assistance.

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

As mentioned above, the lead based paint regulations have been a part of the Downpayment Assistance Program, the Homeowner Rehabilitation Loan Program, and the Rental Rehabilitation Loan Program since the law was enacted in 2000.

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

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

The Community Development Department and the Wausau Community Development Authority are part of the same division and under the same director. This has resulted in better use of resources to meet the shared goals of reduction of poverty.

Local agencies, organizations, governmental, foundations, and non-profits share the same goal to provide decent, safe and affordable housing to low and moderate income households. Through shared resources and continued dialogue between agencies the number of people living in poverty will be reduced one person at a time.

The Housing Choice Voucher Program continues to be the strongest tool for affordable housing for low to extremely low income households. This program coordinates with The Salvation Army to place clients residing in the homeless shelter on the waiting list. The Marathon Job Center will coordinate job training skills for these clients. Northcentral Technical College provides educational tools for clients to earn their G.E.D. and/or additional vocational skills so they become more employable. The overall community goal is to provide decent, safe, affordable housing, employment and self-sufficiency.

The County and City will work with the private sector to promote economic development opportunities in the form of recruiting and retaining jobs that offer decent living wages. By increasing living wage jobs, the number of persons living in poverty is decreased.

The Community Development Department and the City of Wausau will continue to work with affordable housing developers and assist with incentives to locate and build units within the City that offer housing opportunities to families in poverty.

The Community Development Department will continue to work with the Get Smart Wausau coalition that provides financial education to individuals/families throughout the community. With a better knowledge of how to manage their money, persons in poverty can make better decisions that will, in the long run, assist to bring them out of poverty.

Provide reliable transportation opportunities so people in poverty have the opportunity to obtain and retain jobs that they may not be able to get to on their own. Having reliable transportation to and from a job brings people out of poverty and reduces the stress level of families who may not be able to keep a job if they have transportation issues.

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

When a client is offered in-depth case management, financial education and budget planning, the client can develop reachable goals that will bring them out of poverty – or at least keep them housed. Community Development will continue to work with these agencies that assist the very low income households. When agencies work together with clients, the client is more likely to stay on task to achieve their goals.

## **SP-80 Monitoring – 91.230**

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

The Community Development Department monitors its sub-recipients by requiring signed agreements that detail their expenditures, goals and activities. Quarterly reports are required by each sub-recipient for the first year – or until their grant funding is expended. Then the sub-recipient must report bi-annually for three years verifying that the program is continuing to assist the community. Staff will perform on-site monitoring reviewing accounting ledgers, financial reports, client reports, details of activities and credentials of staff. Expenditures are tracked to their contracted intent, sub-recipients are interviewed and testimonies from their clients are received. All this information is kept in their individual files and made available for audits and/or monitoring. Community Development staff provides technical assistance in the areas of reporting and timeliness of expenditures.

Community Development staff also monitors properties that had received rehabilitation assistance during the life of the loan. If a property is not kept to standards, staff will notify the owner with the required maintenance to bring the property back up to code. If the property owner does not comply, the property will be turned over to the City's Inspection Department for official orders and possible court action if they do not comply. In addition, staff may seek legal assistance in calling their mortgage due and payable for not following the terms of the mortgage and note with the City.

## Expected Resources

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

#### Introduction

The City of Wausau applies for HOME funds through the State of Wisconsin when available. Typically the funds are on a two-year grant cycle. The City is the lead organization in the collaboration with Habitat for Humanity, Wausau Fresh Start Program and Catholic Charities and shares the contract to promote the City's Homebuyer Downpayment Assistance Program, Habitat for Humanity new construction programs, and Wausau Fresh Start's Homeowner Rehabilitation Loan Program. Catholic Charities applies to the City of Wausau for HCRI funds to assist with Catholic Charities Foreclosure Prevention program.

The City of Wausau was the beneficiary of a \$30,000 grant to assist police officers to purchase a home within the City of Wausau's corporate limits. \$10,000 has been set aside for three police officers to purchase homes within a targeted area. With police officers purchasing a home, statistics show that the crime rate is reduced in that neighborhood. To date two police officers have taken advantage of this program this year. If the program is successful, staff will apply for additional funding to keep the program going.

The City of Wausau has been the recipient of several Brownfield Remediation grants to assist with the clean up along the Wisconsin River located in Downtown Wausau. Once the clean-up is completed, the City can solicit Requests for Proposals for businesses/ developer/etc. to start development along the river front. Remediation work has begun this past year creating a buzz throughout the City. Many developers have stepped forward indicating their interest in partnering with the City. It will be exciting to see what develops within the next five years.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	520,000	75,000	580,731	1,175,731	750,000	Annual allocation for Community Development Block Grant Funds
Tax Increment Financing	public - local	Admin and Planning Economic Development Housing Public Improvements Other	6,325,300	0	0	6,325,300	0	Funds available for site improvement costs, redevelopment, misc. costs for redevelopment of Riverfront District
Other	private	Other	30,000	0	0	30,000	10,000	City received a grant for \$30,000 for this program. No guarantee they will continue funding the program

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	85,000	0	0	85,000	150,000	Recycled Neighborhood Revitalization Program funds that assists in the purchase, demolition and rebuild OR renovation and resale of properties in low income census tract areas.
Other	public - state	Other	1,816,000	0	0	1,816,000	40,000	Funds available for brownfield remediation along the Riverfront Redevelopment District
Other	public - local	Other	470,000	0	0	470,000	0	Funds available for brownfield remediation along the Riverfront Redevelopment District

**Table 54 - Expected Resources – Priority Table**

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

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising.

The City of Wausau must match 25% of the HOME funding we receive. This is easily achieved through the Downpayment Program with the Federal Home Loan Bank’s Downpayment Plus program and local lenders individual downpayment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer’s contribution into purchasing the home. Matching funds also come through the partnership with Habitat for Humanity’s donated goods, volunteer hours, and owner’s sweat equity.

CDBG does not require matching funds, but through the fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects.

**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 of Wausau has purchased several properties for different reasons – for blight elimination, redevelopment of property or economic development opportunities. This past year private organizations have offered to donate properties to the City due to the economic burden they were causing that organization/individual. Community Development utilizes Neighborhood Stabilization Program (NSP) program income to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition, rehabilitating/rebuilding, and selling to an income qualified household. Currently the following properties are city owned:

2408 Gowen Street – blighted property to be razed and a new single family home to be built.

906 S. 7th Avenue – vacant lot from where a house burned down. Single family home to be built.

901 Stark Street –blighted, foreclosed property, donated to City by Wells Fargo. Single family home to be built.

1019 W. Bridge Street – vacant lot from where a house burned down. Single family home to be built

402 Short Street – donated blighted duplex to the City by owner who no longer could manage it. Demo property and repurpose lot

101-103 Short Street – City foreclosed four-unit rental property. Community Development working with non-profit agencies to use for additional transitional housing/rapid re-housing type of programs to assist the homeless

1418 N. 1st Street – blighted warehouse facility. Request for Proposals were submitted with the project being awarded to a developer for a WHEDA low-income tax credit project to create new affordable rental housing. After a loud outcry from the Community, Wausau’s City Council elected to re-advertise the Request for Proposals. The RFP deadline is spring of 2015.

The City has purchase several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the City is working on to be redeveloped within the several years.

Riverfront properties – City purchased to clean up the contaminated soils and redevelop into mixed use properties and economic development opportunities.

309 McClellan Street – donated historic building. RFPs were submitted to return this property to its historic value and promote economic development opportunities.

401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization of this property is for economic development opportunities.

1500 Grand Avenue – donated gas station to be revitalized for economic development opportunities.

### **Discussion**

The City of Wausau, as much as possible, lends out funding to sub-grantees so the money will be repaid and recycled. This allows programs to assist additional clientele throughout the years versus once the funding is disbursed, it is gone. Staff is constantly looking for additional funding sources to make projects successful. Matching federal funds with state and local funds assist projects to go farther and to be completed faster.

## 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	HOMEOWNER REHABILITATION	2015	2019	Affordable Housing	Homeowner Rehabilitation	Neighborhood Concerns Housing Concerns	CDBG: \$125,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Support of Homeless Shelters	2015	2019	Homeless		Homeless Concerns	CDBG: \$20,000	Homeless Person Overnight Shelter: 425 Persons Assisted
3	Job Creation	2015	2019	Economic Development		Economic Development Concerns	CDBG: \$35,000	Businesses assisted: 3 Businesses Assisted
4	Rental Rehabilitation	2015	2019	Affordable Housing		Housing Concerns	HOME: \$75,000	Rental units rehabilitated: 6 Household Housing Unit
5	Housing Counseling	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	HOME: \$15,000	Other: 30 Homebuyers
6	Supportive Housing for Special Needs	2015	2019	Affordable Housing Non-Homeless Special Needs		Homeless Concerns Housing Concerns		Homelessness Prevention: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Brownfield Remediation	2015	2019	Economic Development		Neighborhood Concerns Housing Concerns Economic Development Concerns	CDBG: \$50,000	Brownfield acres remediated: 4 Acre
8	Blight Elimination	2015	2019	Blight		Neighborhood Concerns Housing Concerns	CDBG: \$25,000	Buildings Demolished: 1 Buildings
9	Rental Assistance	2015	2019	Affordable Housing Public Housing		Homeless Concerns Neighborhood Concerns Housing Concerns		Homelessness Prevention: 75 Persons Assisted
10	Homebuyer Downpayment	2015	2019	Affordable Housing		Neighborhood Concerns Housing Concerns	HOME: \$60,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
11	Street Reconstruction	2015	2019	Affordable Housing Public Facility		Neighborhood Concerns Housing Concerns	CDBG: \$120,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 26 Households Assisted
12	Neighborhood Revitalization	2015	2019	Public Facilities	Neighborhood Revitalization	Neighborhood Concerns Housing Concerns	CDBG: \$25,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Household Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Service Activities	2015	2019	Public Service		Homeless Concerns Diversity Concerns Neighborhood Concerns Youth/Education Concerns Housing Concerns Health Care Concerns Economic Development Concerns	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Homeless Person Overnight Shelter: 1200 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	HOMEOWNER REHABILITATION
	<b>Goal Description</b>	Funds to assist in the form of a low interest loan for income qualifying households who own their primary homes within the City of Wausau's corporate limits. Rehabilitation work consists of electrical, plumbing, heating, weatherization upgrades, siding, roofing, window replacement - any non-code compliant issues. Assistance is offered on a first-come, first-serve basis.
2	<b>Goal Name</b>	Support of Homeless Shelters
	<b>Goal Description</b>	To assist in the funding of both The Salvation Army's Emergency Shelter facility and Catholic Charities Warming Shelter

3	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	Economic Development - to assist businesses with start up costs or expansion costs that will create jobs in the City of Wausau.
4	<b>Goal Name</b>	Rental Rehabilitation
	<b>Goal Description</b>	Low interest loan to assist landlords to rehabilitate their rental units located within the City of Wausau. These units are made available to income-qualifying tenants and will charge no more than HUD's Fair Market Rents.
5	<b>Goal Name</b>	Housing Counseling
	<b>Goal Description</b>	Provide counseling to perspective homebuyers before they purchase a home so they will be successful homeowners.
6	<b>Goal Name</b>	Supportive Housing for Special Needs
	<b>Goal Description</b>	Continue to own and operate two rental units for special needs clients. The first one is for severely handicapped males located on Bissell Street. The second is for mentally handicapped men and women who provide 24/7 supportive services. This building is located on Fulton Street.
7	<b>Goal Name</b>	Brownfield Remediation
	<b>Goal Description</b>	Funding to assist with either a loan or grant to assist with the clean-up of identified contaminated properties.
8	<b>Goal Name</b>	Blight Elimination
	<b>Goal Description</b>	Funds to assist with the acquisition and demolition of blighted properties. These properties will be repurposed after demolition.
9	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Assistance to public housing tenants and assistance to our Fulton Street apartments to assist with keeping the rents low and affordable.

<b>10</b>	<b>Goal Name</b>	Homebuyer Downpayment
	<b>Goal Description</b>	Funding to assist in the form of a low interest loan to be used by income qualified household to be used towards the downpayment and/or closing costs of purchasing a home in the City of Wausau.
<b>11</b>	<b>Goal Name</b>	Street Reconstruction
	<b>Goal Description</b>	Funding will assist residential properties with the special assessment costs associated with street reconstructions. Assistance will be utilized in only income-qualifying neighborhoods/census tracts.
<b>12</b>	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Funding will assist with public facility type activities or homeowner purchase and/or rehabilitation type activities to further enhance neighborhood associations within income-qualifying census tracts.
<b>13</b>	<b>Goal Name</b>	Public Service Activities
	<b>Goal Description</b>	To assist funding of Public Service Activities that assist income-qualifying households. Such non-profits could be The Salvation Army, Catholic Charities, Big Brother, Big Sisters, The Neighbor's Place, The Women's Community, Children's Service Society, Wheels to Work, the YWCA. These are a few of the non-profits that we have assisted in the past - it is not a complete list of those agencies that can apply.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Wausau utilizes its Block Grant allocations for the following projects per year. All projects fall under the goals and objectives set for in this Consolidated Plan and will get approved through the City of Wausau’s Common Council each year before the Annual Plans will be submitted to our local HUD field office.

### Projects

#	Project Name
1	CD ADMINISTRATION
2	HOMEOWNER REHABILITATION
3	BROWNFIELD REVOLVING LOAN
4	ECONOMIC DEVELOPMENT
6	STREET RECONSTRUCTION
7	NEIGHBORHOOD REVITALIZATION
8	Big Brothers Big Sisters
9	Start Right Program
10	Project Step Up
11	Salvation Army
12	Warming Shelter
13	YWCA Child Care

**Table 56 – Project Information**

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

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is discouraging to the homeowner because they do not want to have to take out a larger loan to do the repairs they may not have originally wanted to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they decide to sell within the next couple of years. Staff discusses this with the homeowner in great length so they understand all the loan guidelines and possible ramifications of following through with the program.

Brownfield Revolving Loan Fund - The Brownfield Revolving Loan Fund is vital in the ability to clean up contaminated sites so they can be redeveloped into vibrant properties again. The cost to clean up these types of sites is very high and finding the funding is not very easy. The high cost of clean-up can deter the private sector in redeveloping these sites that can turn into an economic development project and create jobs.

Economic Development – The Economic Development funds assists new and existing businesses develop and/or grow. The emphasis is job creation which assists low and moderate income persons find employment. The Block Grant regulations and reporting are obstacles for both businesses and the City. The regulations make it very difficult for a small business to do what is expected for the little amount of funding that they might qualify for.

Blight Elimination – This project assists in funding the purchase and demolition of blighted properties. Again, the regulations and need to redevelop a property quickly can be an obstacle if it will take time to find the right type of development to take the place of the blighted property.

Street Reconstruction – This project assists with the costs of street reconstruction, replacement of water/sewerage/storm sewage pipes, curb and gutter installation, sidewalk installation in an income qualifying neighborhood. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines. The reporting for both of these programs is burdensome on both the business and the City.

Neighborhood Revitalization – These funds assist an income qualifying neighborhood in projects that will enhance the wellbeing and safety of a neighborhood. Obstacles are working with neighborhood associations that disagree with what their needs are. Working through the regulations can be frustrating which may result in a Neighborhood Association not willing to follow through with a project. This could hinder a neighborhood from reaching their goals which would create a better living environment for the residents.

## **AP-38 Project Summary**

### **Project Summary Information**

See the chart on the following pages:

1	<b>Project Name</b>	CD ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$104,000
	<b>Description</b>	STAFF COSTS ASSOCIATED WITH RUNNING PROGRAM TO INCLUDE BUT NOT LIMITED TO SALARIES, TRAVEL, SUPPLIES, ETC.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Administration activity
	<b>Location Description</b>	N/A - Administration activity
	<b>Planned Activities</b>	Administration type activities.
2	<b>Project Name</b>	HOMEOWNER REHABILITATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	HOMEOWNER REHABILITATION
	<b>Needs Addressed</b>	Housing Concerns
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	HOMEOWNER REHABILITATION DESIGNED TO ASSIST EXTREMELY LOW TO MODERATE INCOME HOUSEHOLDS WITH NECESSARY REPAIRS, DEFERRED MAINTENANCE ITEMS AND/OR CODE VIOLATIONS.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding for 2015 is proposed to assist 8 income qualifying households.
	<b>Location Description</b>	This activity is open to any income-qualified homeowner as long as they own and live a home in the City of Wausau's corporate limit.

	<b>Planned Activities</b>	Rehabilitation activities for owner-occupied households, such as electrical, plumbing, heating, weatherization upgrades. As well as roofing, siding, windows replacements and any other non-code compliant issues the property may have.
<b>3</b>	<b>Project Name</b>	BROWNFIELD REVOLVING LOAN
	<b>Target Area</b>	
	<b>Goals Supported</b>	Brownfield Remediation
	<b>Needs Addressed</b>	Neighborhood Concerns Economic Development Concerns
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	PROVIDE LOW INTEREST LOANS TO BUSINESSES LOCATED WITHIN THE BROWNFIELD REDEVELOPMENT AREA WITHIN THE CITY OF WAUSAU.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - The activity will benefit the community as a whole when remediating contaminated sites.
	<b>Location Description</b>	N/A - This activity is open to any contaminated site located within the City of Wausau's corporate limits. However, in 2015 the funding is targeting to assist the clean up of the contamination along the Riverside frontage in Census Tract 1 - Downtown Wausau.
	<b>Planned Activities</b>	To assist in the clean up of contaminated sites located within the City of Wausau.
<b>4</b>	<b>Project Name</b>	ECONOMIC DEVELOPMENT
	<b>Target Area</b>	
	<b>Goals Supported</b>	Job Creation
	<b>Needs Addressed</b>	Economic Development Concerns
	<b>Funding</b>	CDBG: \$35,000 Tax Increment Financing: \$25,000

	<b>Description</b>	INCLUDES ACQUISITION, CONSTRUCTION, REHABILITATION, INSTALLATION OF COMMERCIAL OR INDUSTRIAL IMPROVEMENTS; FINANCIAL ASSISTANCE FOR BUSINESS EXPANSION, RETENTION IN NEIGHBORHOODS AND ECONOMIC DEVELOPMENT SERVICES, TO INCLUDE PROVIDING TECHNICAL ASSISTANCE FOR MARKETING, WORKSHOPS, REFERRALS, FORMAL ED TECHNICAL ASSISTANCE AND OTHER RELATED ACTIVITIES.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - estimated number of businesses assisted is 2. Number of estimated jobs created is 5
	<b>Location Description</b>	N/A - Assistance is open to any businesses that will create job opportunities to low to moderate income persons.
	<b>Planned Activities</b>	Loans/grant to businesses looking to start up or expand in the City of Wausau.
<b>5</b>	<b>Project Name</b>	STREET RECONSTRUCTION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Street Reconstruction
	<b>Needs Addressed</b>	Neighborhood Concerns
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	INSTALLATION OF CURB, GUTTER, AND PAVEMENT ON EAST UNION AVENUE FROM 5TH STREET TO 7TH STREET; SOUTH 6TH AVENUE FROM CHELLIS STREET TO ROSECRANS STREET.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 residential properties will be assisted with the 2015 allocation
	<b>Location Description</b>	The street that will be reconstructed is S. 22nd Avenue starting from Nehring Street and going North until the end of the street. - Census Tract 6.01
	<b>Planned Activities</b>	Reconstruction of street, and installation of curb, gutter and sidewalks on S. 22nd Avenue.

6	<b>Project Name</b>	NEIGHBORHOOD REVITALIZATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Concerns
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	THIS PROGRAM SEEKS TO REVITALIZE NEIGHBORHOODS WITHIN THE CITY THAT ARE PREDOMINANTLY LOW AND MODERATE INCOME AND HAVE EXPERIENCE AN INCREASE IN DETERIORATION, CRIME AND/OR BLIGHT. FUNDS MAY BE USED, BUT NOT LIMITED FOR CRIME PREVENTION, PROPERTY ACQUISITION, RELOCATION, PUBLIC FACILITIES AND IMPROVEMENTS, STREETScape AND/OR RECONSTRUCTION, SPECIAL ECONOMIC ACTIVITIES, CLEARANCE AND OTHER ELIGIBLE USES.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate assisting approximately 20 - 25 households in a given neighborhood association.
	<b>Location Description</b>	Neighborhood Revitalization funds are open to any income-qualifying neighborhoods. Projects will be funded on a first-come, first-serve basis.
	<b>Planned Activities</b>	Activities can consist of street lights for crime prevention, a neighborhood tot lot, community garden, any approved activity to better assist a low-income neighborhood.
7	<b>Project Name</b>	Big Brothers Big Sisters
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Youth/Education Concerns
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Funds to assist Big Brothers/Big Sisters Community Based mentoring program which matches "bigs" to children to foster positive life skills.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding will assist approximately 850 youth in the Wausau area.
	<b>Location Description</b>	Any income-qualifying family located within the City of Wausau that meets the qualifications of Big Brothers Big Sisters is eligible.
	<b>Planned Activities</b>	Funding to assist non-profit to match "bigs" with "littles" to foster children in learning positive life skills.
<b>8</b>	<b>Project Name</b>	Start Right Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Youth/Education Concerns
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funding will assist the Children's Service Society of Wisconsin with a comprehensive program serving at-risk families with children from birth to age five.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 28 low income, at risk families will be assisted through this program.
	<b>Location Description</b>	N/A - this program is open to any income qualifying family living in the City of Wausau.
	<b>Planned Activities</b>	Activities include in-home visits to at risk families who have children from birth to the age of five. Parents are taught parenting skills as well as children as taught school readiness activities.
<b>9</b>	<b>Project Name</b>	Project Step Up
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service Activities

	<b>Needs Addressed</b>	Homeless Concerns Diversity Concerns Youth/Education Concerns Housing Concerns Economic Development Concerns
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Activity consists of funding Catholic Charities to enhance their Project Step Up program which matches mentors to at-risk families.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 extremely-low income families will be assisted through this program.
	<b>Location Description</b>	N/A - Any income-qualifying City of Wausau resident that meets Catholic Charities guidelines can be assisted through this program.
	<b>Planned Activities</b>	Activities include financial education, goal setting, matching each extremely-low income family with a mentor so they can develop goals and work together to achieve a successful financial future.
<b>10</b>	<b>Project Name</b>	Salvation Army
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support of Homeless Shelters
	<b>Needs Addressed</b>	Homeless Concerns Housing Concerns
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Funding will assist the Salvation Army's Emergency Shelter clients with intense case management to enable the clients to find long term housing and not return to homelessness.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 275 homeless individuals will be assisted through this program.
	<b>Location Description</b>	The Salvation Army's Emergency Shelter is located at 113 S. 2nd Avenue in Wausau.

	<b>Planned Activities</b>	Activities include intense case management to individuals who found themselves homeless. This program works closely with the client, provides weekly case management, develop action plans that will address those circumstances that created them homeless.
<b>11</b>	<b>Project Name</b>	Warming Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support of Homeless Shelters
	<b>Needs Addressed</b>	Homeless Concerns Neighborhood Concerns Housing Concerns
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The Warming Shelter is operated through Catholic Charities. The shelter is open during the winter months during the evenings so persons that are homeless can come to stay overnight and receive two warm meals. These clients typically are those that are not allowed at the Salvation Army's Emergency Shelter.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150 homeless individuals will be assisted.
	<b>Location Description</b>	The Warming Shelter is located at 540 S. 3rd Avenue, Wausau
	<b>Planned Activities</b>	Activities consist of funding a Warming Shelter where homeless individuals can stay overnight to protect them from the winter elements. Clients are also provided with two meals, the opportunity to wash their clothes and take a shower. Clients can also work with a counselor for case management to work their way out of homelessness.
<b>12</b>	<b>Project Name</b>	YWCA Child Care
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service Activities
	<b>Needs Addressed</b>	Diversity Concerns Youth/Education Concerns
	<b>Funding</b>	CDBG: \$16,000

<b>Description</b>	Funding to assist the YWCA child care centers to teach low-income families' children and provide them with a safe place to be while their parents are going to school, searching for a job or working.
<b>Target Date</b>	12/31/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 children will be served throughout the year at the YWCA's child care center.
<b>Location Description</b>	The YWCA is located at 613 N. 5th Street, Wausau.
<b>Planned Activities</b>	The YWCA teaches school-ready and life-ready activities to the children they serve. In many cases, the children come from at-risk families and this is the only safe place they have to go while their parent(s) are working, looking for a job, going to school, etc.

## **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 geographic area for the entitlement is the City of Wausau’s corporate limit. There are no "targeted areas associated with any of the programs that have been set up.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Homeowner Rehabilitation	
Neighborhood Revitalization	
Longfellow Neighborhood Association	
Werle Park	
Westies Neighborhood Association	

**Table 57 - Geographic Distribution**

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

Community Development does not “target” areas for funding. Community Development Block Grant funds assists all resident citywide. There are no priorities that we use to judge projects – as long as they meet the income and all other requirements set for by HUD, projects are evaluated based on availability of funding and the needs of the community.

### **Discussion**

As indicated above, there are no targeted areas for Community Development Block Grant funds. Funding is open to all eligible City of Wausau residents and agencies.

## Affordable Housing

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

#### Introduction

The City of Wausau offers many programs that assist with affordable housing. Those programs are the Housing Counseling Program, Downpayment Assistance program, the Homeowner Rehabilitation Loan Program, the Rental Rehabilitation Loan Program, and Lead Based Paint Reduction Program. Staff is able to continue purchasing foreclosed, vacant properties for demolition and new construction or rehabilitation. Once the home is completed, it is then sold to an income qualifying household.

The Wausau Community Development Authority owns and operates 149-unit for elderly and/or disabled persons, 35 assisted living units, and 46 public housing units. They also operate the Housing Choice Voucher program. All of these program assist with make housing affordable to moderate – to extremely-low income households.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	10,000
Non-Homeless	103
Special-Needs	15
Total	10,118

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	444
The Production of New Units	2
Rehab of Existing Units	14
Acquisition of Existing Units	2
Total	462

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

## Discussion

As mentioned above, the Community Development Department offers many programs to assist with Affordable Housing. These programs are as follows:

Housing Counseling – Choices are discussed as to whether a client is ready to purchase a home or needs some time as a tenant until they are ready for homeownership. All the aspects of homeownership are discussed through this one-on-one counseling.

Downpayment Assistance – Low interest loan to assist income qualified homebuyers with the downpayment and/or closing costs of purchasing a home. Loan amount is between \$2,000 - \$6,000. Loan amount is determined by the lender as to how much gap financing is needed to make the home purchase come together. Clients must purchase the home within the City of Wausau's limits.

Homeowner Rehabilitation Program – assistance in the form of a low interest loan to assist with deferred maintenance items. Client must fall under HUD's income guidelines and the home must be located within the City of Wausau's corporate limits.

Rental Rehabilitation Loan Program – low interest loan to assist landlords make necessary repairs to rental properties located within the City of Wausau. The landlord guarantees they will make the rental units available to income qualifying households and charge no more than HUD's determined "fair market rents".

Lead Based Paint Reduction Program – works in conjunction with all rehabilitation loan programs. Lead based paint hazards are identified and repaired so the property is lead safe for its occupants. Lead based paint education is provided to the occupants to ensure the safety of all possible children coming to the home.

Neighborhood Revitalization Program – federal funds are used towards the purchase of vacant, foreclosed properties in approved census tracts throughout the city. The property is then either demolished and rebuilt or rehabilitated. After the home is complete, it is placed for sale to an income qualifying household.

Rental Assistance is provided through the Wausau Community Development Authority. All public housing units' rents are calculated so approved tenants only pay 30% of their adjusted gross income towards rent. The Housing Choice Voucher program assists approved tenants with rents for a privately-owned unit they find. The rental unit must pass inspection in order to receive assistance.

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

### **Introduction**

The Wausau Community Development Authority owns and operates Riverview Towers which is a 149-unit apartment complex that is available to income qualifying near-elderly, elderly and handicapped persons. They also own and operate Riverview Terrace which is 35 units of supportive housing for income qualifying frail elderly. The CDA owns and operates 46 units of public housing in addition to operating the Housing Choice Voucher program. The Wausau CDA just completed their 5-year Capital Improvement Plan. They are in the process of implementing that plan.

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

The 5-Year Capital Improvement Plan outlines the funding that is needed to upgrade their 46 units of public housing. Those improvements include renovations of the bathrooms and kitchens, upgrades in the boiler systems, landscaping, concrete and driveway repairs, as well as brick and siding repairs.

The CDA will continue to reach out to new landlords to educate how their units may be eligible to Housing Choice Voucher tenants. This will provide additional affordable housing units within the City of Wausau.

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

The CDA educates their public housing residents on the Downpayment Assistance Program the Community Development Department (CDD) offers. The residents are encouraged to speak with CDD staff to discuss homeownership and homebuyer education. The CDA also offers budgeting classes for their tenants during which they are encouraged to develop financial goals. With the assistance of a budget, we hope there will be more successful tenants becoming homeowners in the future.

The CDA encourages tenants to become more involved and are encouraged to attend regular resident meetings as well as ask to participate through the Resident Advisory Board. A resident of Riverview Terrace currently sits on the Community Development Authority Board. This allows the voice of the tenants to be heard at the monthly board meetings.

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

N/A – The Wausau Community Development Authority is considered a “high-performing” Housing Authority.

**Discussion**

The access to affordable, safe housing is a high priority for the City of Wausau. Riverview Towers, Riverview Terrace, the Scattered Sites and Housing Choice Voucher programs are essential for Wausau's citizens who cannot afford market rents. If these programs are eliminated, these families will not be able to afford safe housing and may end up homeless - which creates another problem.

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

### **Introduction**

As mentioned previously, staff from Community Development is a part of the United Way of Marathon County's Homeless Coalition. This coalition consists of all housing agencies that work with the homeless and with housing issues. In working together, agencies better understand what each other does and how their clients can be better assisted. Staff will continue to work with this coalition to help develop a plan to end homelessness.

### **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 Salvation Army's homeless shelter is constantly full. Their current facility has two dorm-like rooms – one for males and one for females. They have one room to house families. These past few years, the need for additional family rooms has increased. Clients are being housed at local motels due to not having room at the shelter. The support services they offer are held at another building down the block. Community Development will work with the Salvation Army to find a new location and build a better shelter with all their needs under one roof.

The Women's Community, a sub-recipient of Block Grant funding, recently opened up their new home which provides a more safe and friendly environment to their clients. Each room has their own bathroom and provides more privacy for the individuals/families. Even though this new facility can house many more clients than their previous location, it is also filled to capacity.

With all of these programs that assist the homeless population, it is the in-depth case management that makes a client succeed. The need for additional transitional housing is great for those that need extra time to develop and meet their goals. Community Development is working with these agencies to develop additional transitional housing units that will be available to these clients.

Community Development works with Catholic Charities to secure funding to assist with foreclosure prevention counseling and assistance. In order to succeed, a client needs to start working out a plan with a lender early on – not waiting until they are so far behind they will never get caught up. Staff will continue to work with Catholic Charities to continue this service so clients will not lose their homes and face homelessness.

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

The Warming Shelter, a sub-recipient of Block Grant funding, will be open for the second year at their new facility. This new facility not only provides a warm place to stay overnight, it provides two hot meals, the ability to take a shower and to do one's laundry. Staff works on gaining the client's trust so they will be more open to case management. The ability to provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing.

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

As mentioned above, the shelters are working very well with in-depth case management with each of their clients. They are able to connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, etc. All of these obstacles take time to overcome. It is imperative that the shelters work with the transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish.

### **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**

Working with the client with in-depth case management is key to a client's success. The sooner goals are developed and worked on together, the sooner the client can be successful. However, they have to buy into the program 100% in order to stay successful. All facilities that work with the homeless and provide in-depth case management have seen an increase in success stories and a decrease in the number of clients that come back a second or third time.

**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**

Public Housing units and Housing Choice Voucher programs must continue to receive federal funding to assist these very-low and extremely-low income households. Affordable housing units are in great demand and connecting these clients to them can be very difficult.

Foreclosure prevention is another program where additional funds are needed to assist those households who face losing their home due to loss of income, divorce, death in the family, medical reasons, etc. that have caused them to fall behind on their mortgage. The sooner these clients are able to be reached and assisted, the better chance they have to succeed.

Wheels to Work and Project Step Up are two agencies that assist low income clients. Both programs require budget and financial counseling. Wheels to Work assists with the ability (after successfully completing the financial counseling portion) to receive an automobile at a zero percent loan. This will allow the client to obtain or keep a job which will keep employed and able to afford housing. Project Step Up is a mentoring program that works with a family to better their financial stability.

## **Discussion**

Marathon County's Homeless Coalition is a strong coalition that is working together to fight homelessness. This initiative is all the housing providers working together instead of against one another. Marathon County has great non-profits that continue to work together to better their community rather than having to worry about "stepping on each other toes". All of the homeless providers have been changing their programs to require their clients go through in-depth counseling and develop plans that will enhance their ability to find and maintain permanent housing. Each agency has had several success stories and hope to continue to be successful with this change in programing. Of course, the additional counseling costs money for each of the agencies and funding is always an issue.

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

### **Introduction:**

Barriers to affordable housing still continue. New and more stringent code changes are added and continue to drive the cost of rehabilitation and new construction up. The regulation on the lead based paint law for renovations significantly add to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's license in addition to their Contractor's Licenses. Since continuing education is required for all contractors to maintain their Contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times the zoning request for a new construction, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating in other areas of the city.

The banking crisis has created a new barrier to affordable housing. With the additional banking laws, it is more and more difficult for very-low and extremely-low income home buyers to obtain a mortgage to purchase a home.

The new Rental Licensing Ordinance will impact the number of affordable rental units. Landlords have already stated that they will pass all fees associated to this ordinance on to the tenants. Even though the annual fee per unit is nominal, landlords state that they will be required to make repairs to their properties which will then negatively impact their net proceeds.

### **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**

With the Rental Licensing Ordinance being so new, we will watch to see if it has an adverse effect on low-income persons as the Landlord Association has claimed. If we find that it does negatively affect that clientele, we will relook at the Ordinance to see what can be done.

We will continue to be proponents of Tax Credit projects and try to educate not only "Joe Public" but our alderpersons who fall into the "not in my backyard" mentality.

**Discussion:**

The City of Wausau prides itself on promoting affordable housing throughout the City. We will continue to listen to our constituents to see where we might be falling short and to educate those that feel that low-income housing is not a priority in Wausau.

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

### **Introduction:**

Community Development Block Grant funds continue to see decreases every year. Even though they may be small cuts from year to year, the overall impact is great. In the past five years, the City of Wausau has lost over \$200,000 in Block Grant Funding. Five years ago, our funding was well over \$700,000 – now it is hovering around the \$550,000 mark. This decrease impacts the amount of funding non-profits are able to utilize to assist the very-low income population. It makes a municipality make tough decisions as to which programs can no longer get funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households.

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

The Community Development Department will continue to work with local non-profit agencies to identify the needs of the community. See below for a list of the programs that are currently offered to maintain affordable, safe housing and work with low-income families. Community Development will evaluate each program as they come to the forefront and assist as regulations allow.

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

\*Continue to offer the Downpayment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable.

\* Continue the Homeowner Rehabilitation Loan program which offers a low interest loan to income qualifying households for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in.

\* Continue to purchase vacant, foreclosed properties with recycled Neighborhood Revitalization Program funds. These properties will be revitalized using energy efficient standards which will make the property more affordable to live in once a new homeowner takes over ownership.

\* Continue to offer the Rental Rehabilitation Loan Program for landlords so they can make the necessary improvements that will allow them keep their units rentable. With the low interest loan, the monthly payments should not create a burden on the landlord that they would need to increase the rents to a level that would make them unaffordable.

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

\*Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation Loan Program and the Rental Rehabilitation Loan Program.

\*Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978.

\* Continue to work with the Marathon County Health Department and address Lead Hazard Reduction needs in the community.

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

\* Continue to collaborate with Get Smart Wausau Coalition to provide financial education.

\*Continue homebuyer education classes to educate clients in making wise choices on when it is the right time to purchase a home.

\* Continue to work with agencies who assist very-low income households with case management, financial education, budgeting classes, etc., that assist with goal setting so they can become self-sustaining.

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

Community Development staff will work together to make sure the plan is carried out according to the needs of the community. Staff will continue to work with community agencies and leaders to identify the ever changing needs and to adapt accordingly.

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

The City of Wausau (and Marathon County as a whole) has great organizations. They all work together to address the needs of their clients. There are no agencies that “step on others toes” or try to “outdo” other agencies. We have been told that our community agencies are like no other within the state. We pride ourselves to working together – that way the clients succeed with less duplication of services.

**Discussion:**

As mentioned above, as the funding goes down, the ability to assist income-qualifying families also goes down. Many more families are "falling through the cracks" or have to wait a long time before they can receive assistance. Long waiting lists or not even having the ability to apply for funding due to shortages only adds to the stress level of families in poverty.

## Program Specific Requirements

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

#### Introduction:

The City of Wausau allocates funding amounts each year according to federal regulations. Revolving loan funds are committed to additional projects as soon as the funds come in - there are no accounts with unprogrammed balances. The City of Wausau does not have a Section 108 loan nor does it participate in float-funded activities.

#### 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.	85.00%

**Discussion:**

By the start of this coming program year, the City of Wausau does will not have any program income that has not been reprogrammed and expended. The City does have a revolving loan fund for its Homeowner Rehabilitation Loan Program in which these funds continue to be recycled for additional rehabilitation projects.

The City does not have a Section 108 loan guarantee, any urban renewal settlements, unused drawn funds or any float-funded activities. The City also did not have any funding allocated towards a specified “urgent need”.

## Attachments

**Grantee Unique Appendices**

**ES-05 Executive Summary – Chart summarizing the objectives and outcomes identified in the Plan Needs Assessment**

<b><u>OBJECTIVES</u></b>	<b><u>OUTCOMES</u></b>
Affordable/Safe Housing	Increase in affordable housing unit – both owner occupied and rental
Crime Reduction	Increase of safer neighborhoods (reduction in calls to the Police Department)
Job Creation	Increase of training and job opportunities for individuals to obtain long-term employment
Homeownership	Increase of residents who are able to purchase a home and pay no more than 30% of their income towards housing
Decrease Homelessness	Increase services to assist homeless population to transition into permanent housing
Reliable Transportation	Increase routes of public transportation to serve major employment and health care centers
Minority Businesses	Increase opportunities through training and funding for minorities to successfully become business owners
Historic Preservation	Whenever feasible, work in conjunction with other agencies and funding sources to preserve historic landmarks
Environmental Clean – Up	Assist with brownfield funds to clean up major and minor contaminated sites for repurposing and re-use.
Further Fair Housing	Promote fair housing practices through education
Neighborhood Revitalization	Improve the safety and livability of our older neighborhoods through infrastructure improvements, housing code enforcement, housing rehabilitation programs and blight elimination

Blight Elimination	Use of funds to purchase and repurpose or demolish blighted properties throughout the City
Special Needs Population	Provide services and housing to meeting various special needs populations, i.e. veterans, disabled, elderly, etc.

## Appendix - Alternate/Local Data Sources

SP-45 Goals Summary – Chart indicating estimated number of families that will be assisted broken down by income levels and by housing activity:

<b>Program</b>	<b>Year</b>	<b>Total Benefit</b>	<b>Low</b>	<b>Very Low</b>	<b>Extremely Low</b>
<b>Homeowner Rehab</b>	<b>5 yr goal</b>	<b>55</b>	<b>29</b>	<b>15</b>	<b>11</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Homebuyer Downpayment Program</b>	<b>5 yr goal</b>	<b>75</b>	<b>60</b>	<b>9</b>	<b>6</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Rental Rehabilitation</b>	<b>5 yr goal</b>	<b>60</b>	<b>10</b>	<b>28</b>	<b>22</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				

CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Support of Homeless Shelters</b>	<b>5 yr goal</b>	<b>50,000</b>			<b>50,000</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Housing Counseling</b>	<b>5 yr goal</b>	<b>150</b>	<b>120</b>	<b>20</b>	<b>10</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Lead Paint Reduction</b>	<b>5 yr goal</b>	<b>110</b>	<b>70</b>	<b>20</b>	<b>20</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					
<b>Additional Rental Assistance</b>	<b>5 yr goal</b>	<b>75</b>		<b>20</b>	<b>55</b>
CAPER year 1 accomplishment	2015				

CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments		3			
<b>Supportive Housing for Special Needs</b>	<b>5 yr goal</b>	<b>75</b>	<b>0</b>	<b>20</b>	<b>55</b>
CAPER year 1 accomplishment	2015				
CAPER year 2 accomplishment	2016				
CAPER year 3 accomplishment	2017				
CAPER year 4 accomplishment	2018				
CAPER year 5 accomplishment	2019				
5 year totals of accomplishments					

# Legend

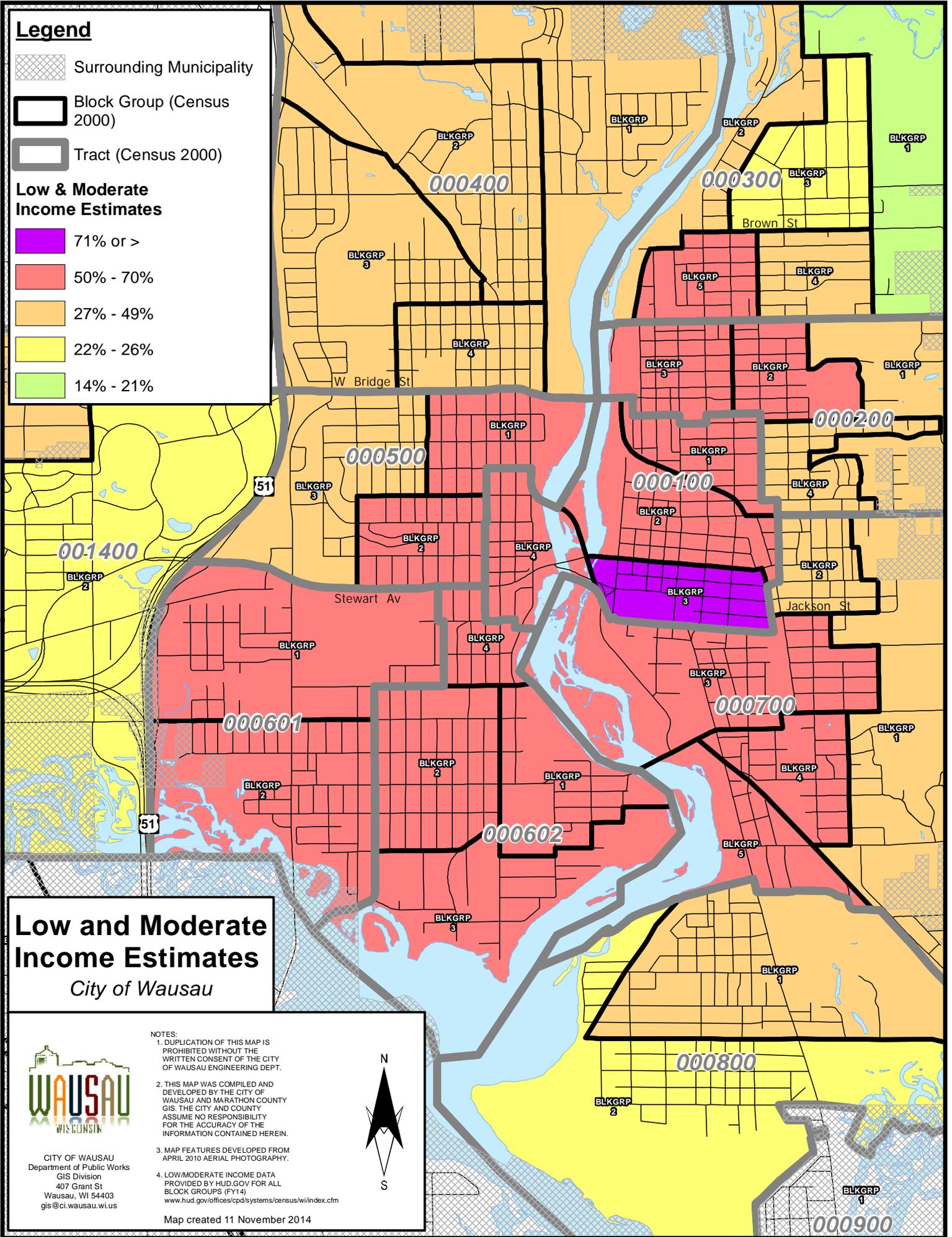
 Surrounding Municipality

 Block Group (Census 2000)

 Tract (Census 2000)

## Low & Moderate Income Estimates

-  71% or >
-  50% - 70%
-  27% - 49%
-  22% - 26%
-  14% - 21%



# Low and Moderate Income Estimates

City of Wausau



CITY OF WAUSAU  
 Department of Public Works  
 GIS Division  
 407 Grant St  
 Wausau, WI 54403  
 gis@ci.wausau.wi.us

- NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
  2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.
  4. LOW/MODERATE INCOME DATA PROVIDED BY HUD.GOV FOR ALL BLOCK GROUPS (FY14) [www.hud.gov/offices/cpd/systems/census/wi/index.cfm](http://www.hud.gov/offices/cpd/systems/census/wi/index.cfm)



Map created 11 November 2014

# 2008 - 2012

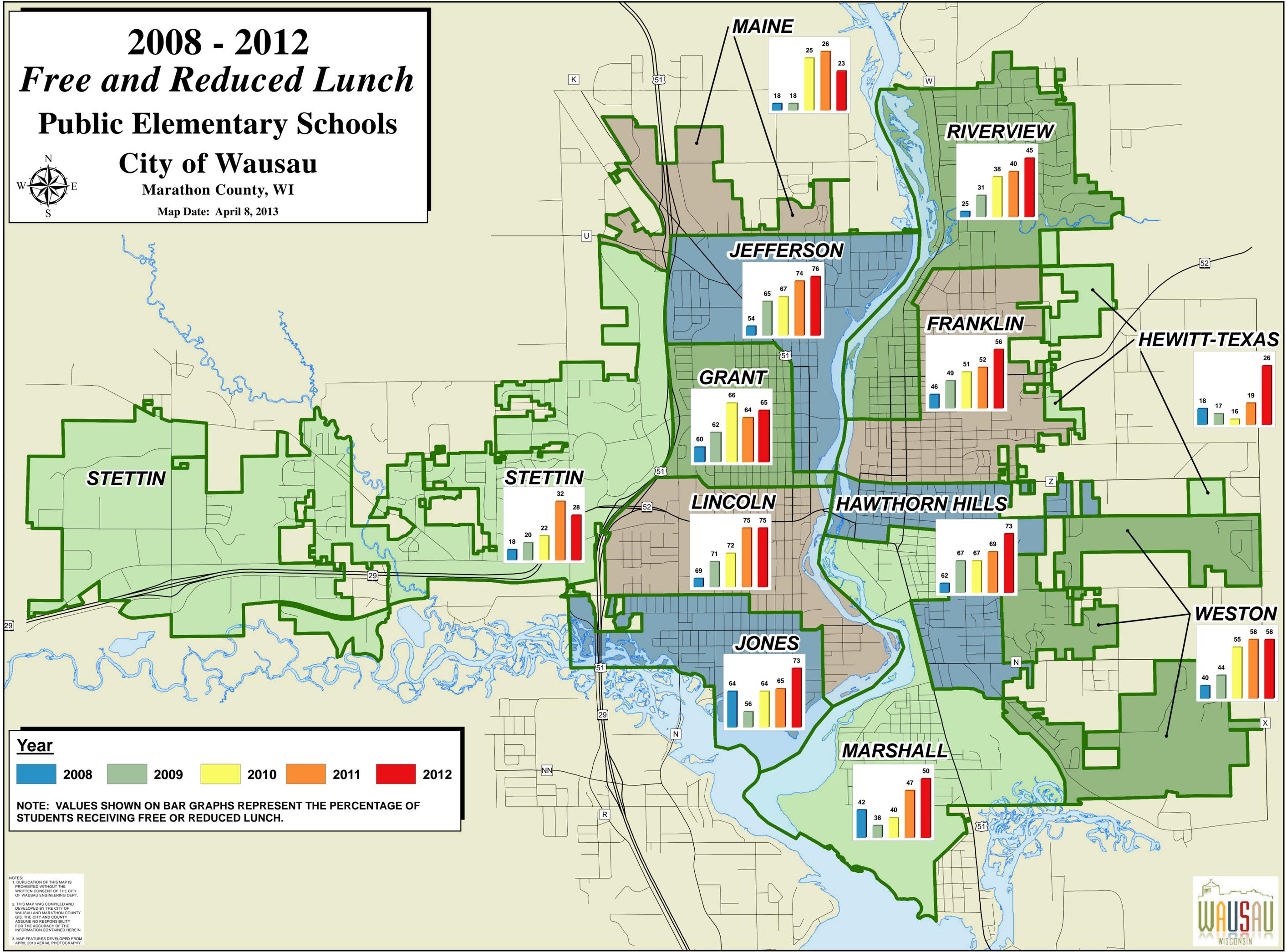
## Free and Reduced Lunch

### Public Elementary Schools

#### City of Wausau

Marathon County, WI

Map Date: April 8, 2013



**Year**

2008 2009 2010 2011 2012

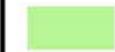
**NOTE: VALUES SHOWN ON BAR GRAPHS REPRESENT THE PERCENTAGE OF STUDENTS RECEIVING FREE OR REDUCED LUNCH.**

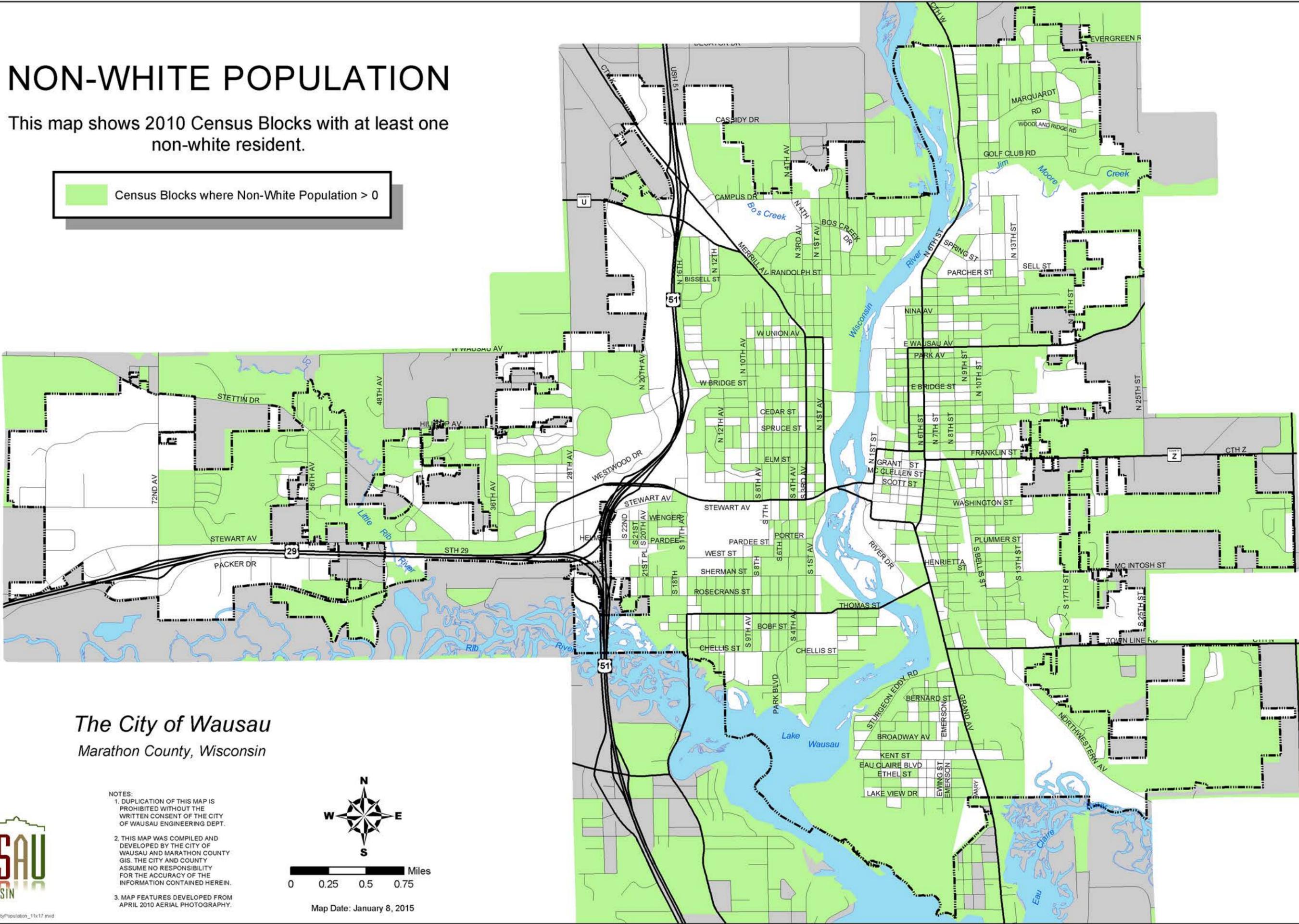
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 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



# NON-WHITE POPULATION

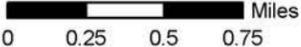
This map shows 2010 Census Blocks with at least one non-white resident.

 Census Blocks where Non-White Population > 0



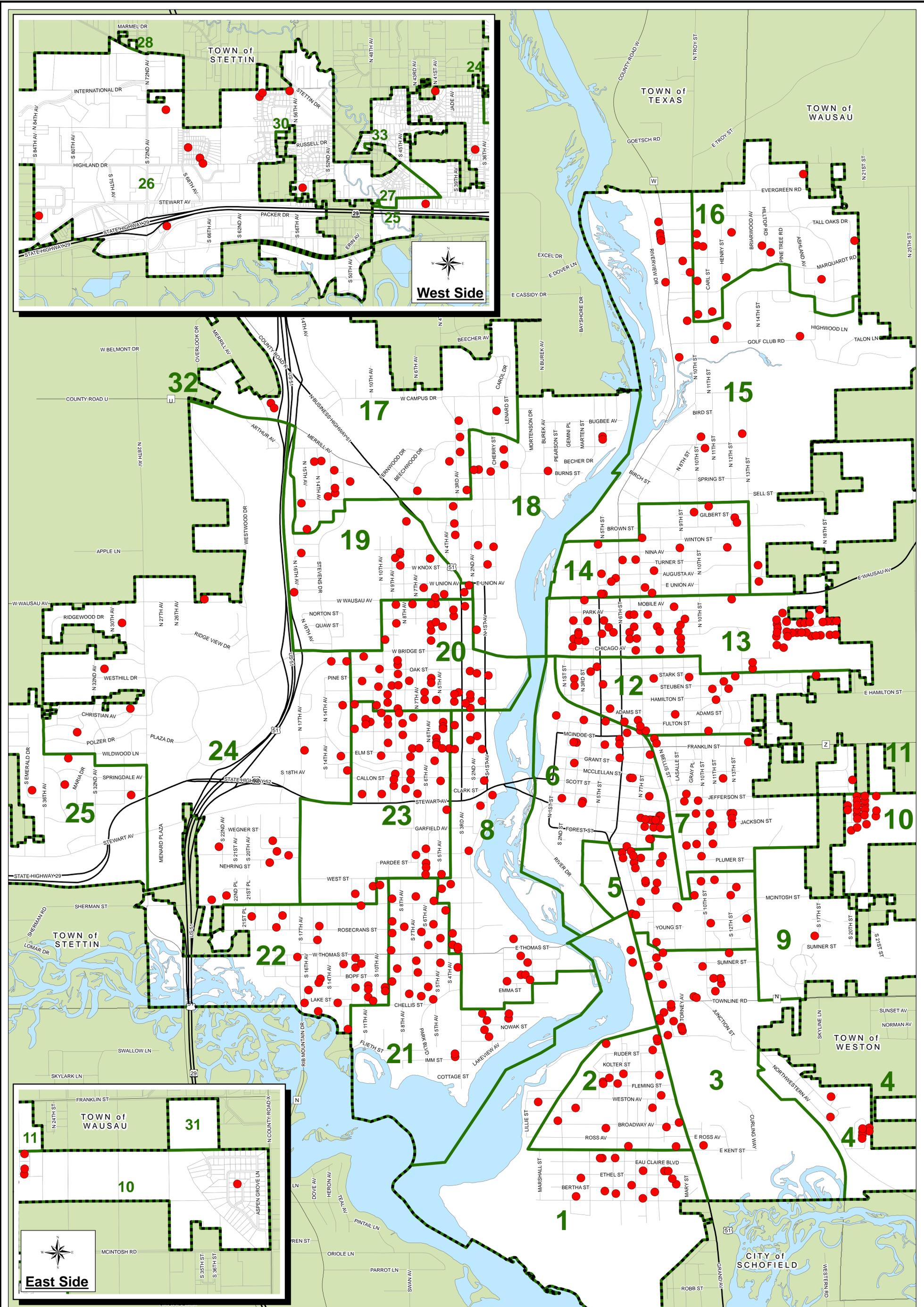
*The City of Wausau*  
Marathon County, Wisconsin

- NOTES:
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  3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



Map Date: January 8, 2015





# City of Wausau

Marathon County, Wisconsin

## 2010 - 2012 Foreclosures

### Legend

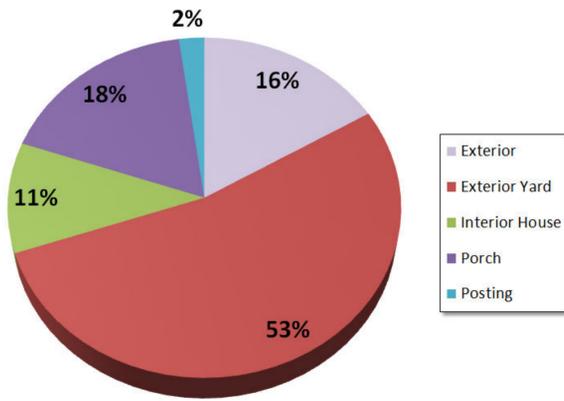
- Deed Types LF, SD, or TX (551 Total)
- Wards
- City Limits

NOTES:  
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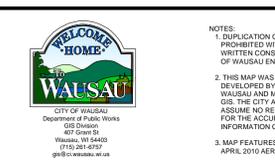
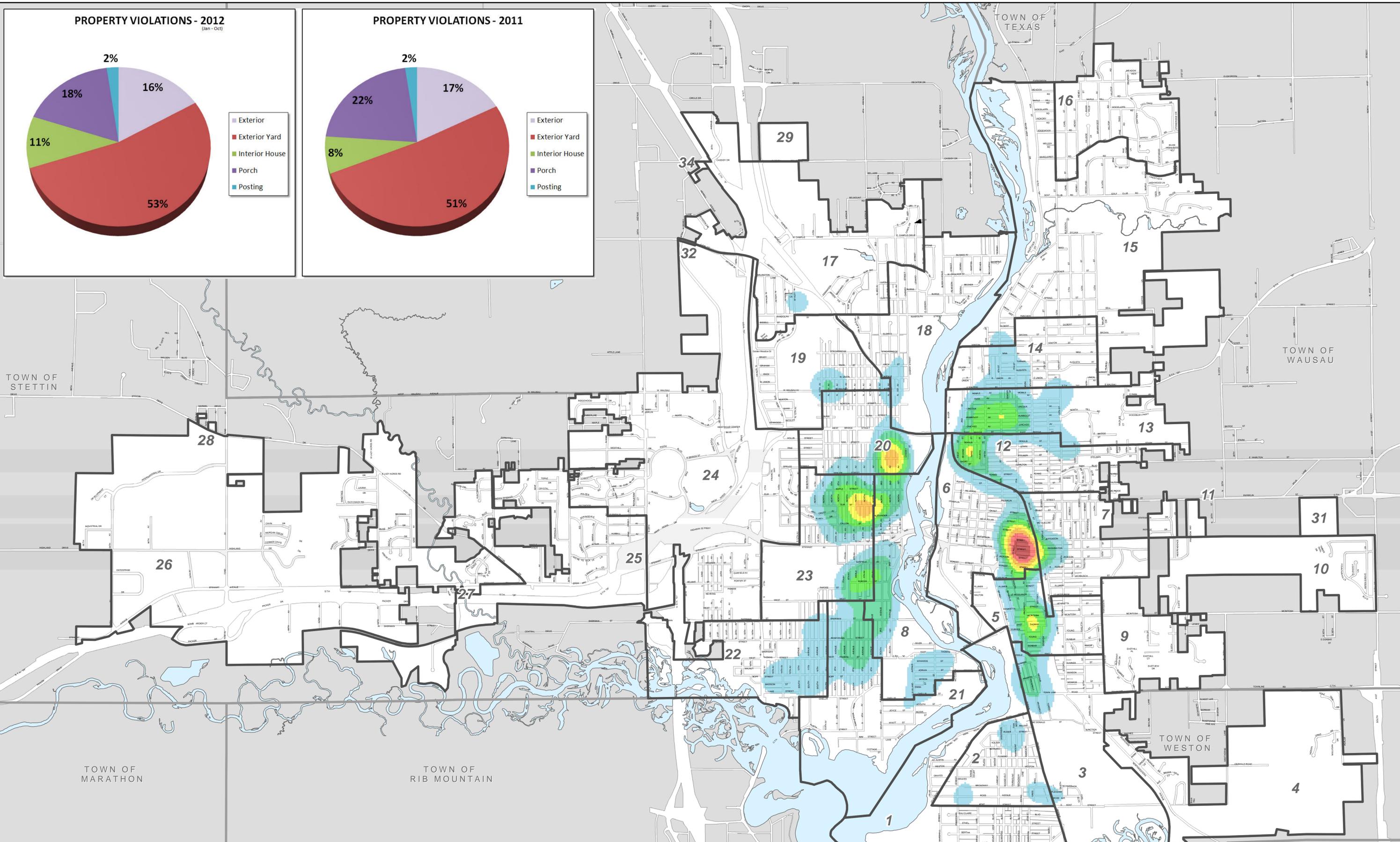
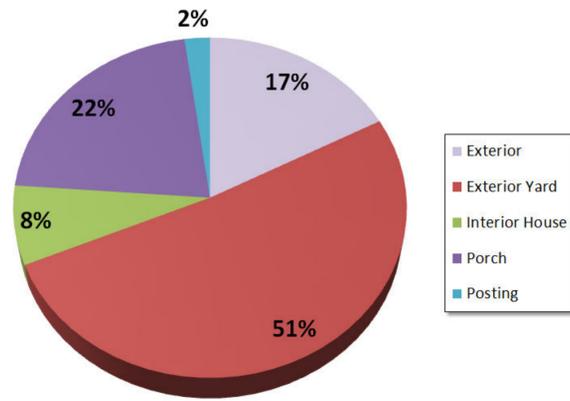


Map Date: April 9, 2013

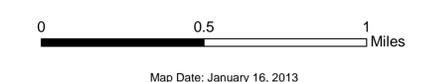
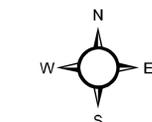
**PROPERTY VIOLATIONS - 2012**  
(Jan - Oct)



**PROPERTY VIOLATIONS - 2011**



NOTES:  
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.  
2. THIS MAP HAS BEEN COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.

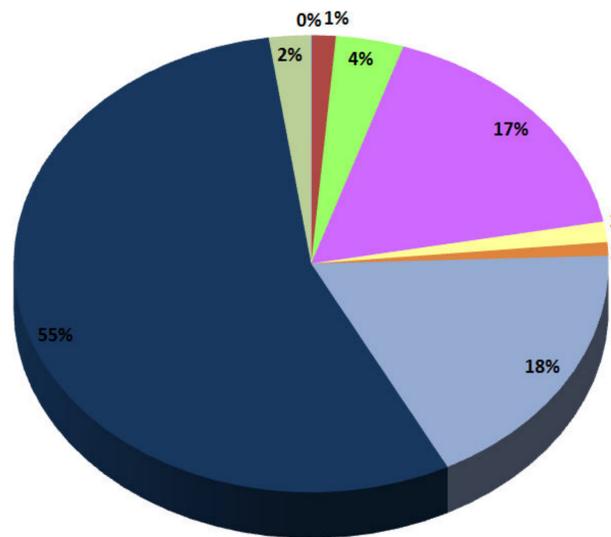


Map Date: January 16, 2013

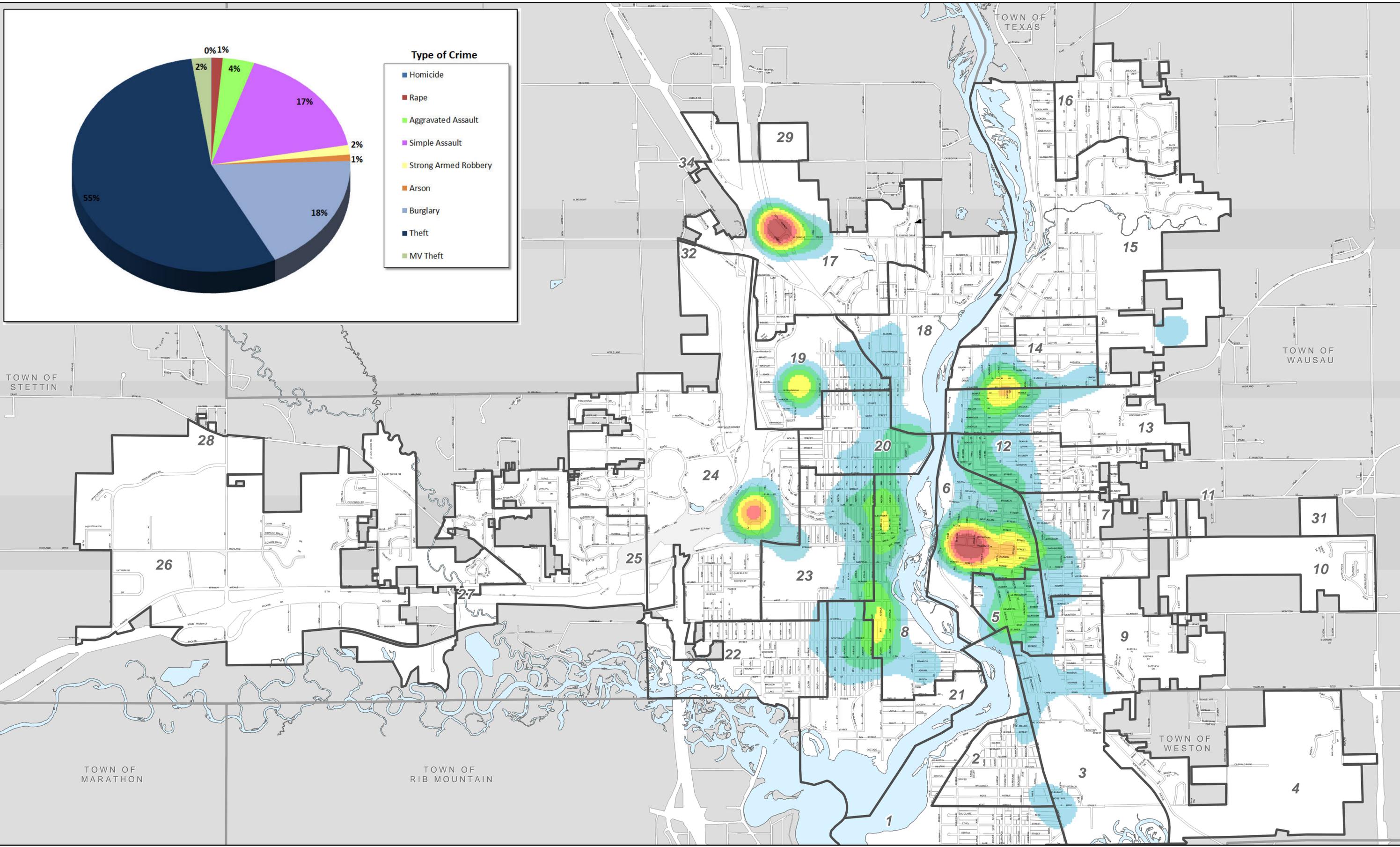
**CITY OF WAUSAU**  
**PROPERTY VIOLATIONS**  
January 2011 - October 2012

Ward

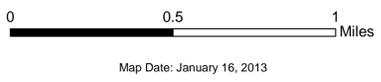
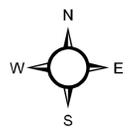




- Type of Crime**
- Homicide
  - Rape
  - Aggravated Assault
  - Simple Assault
  - Strong Armed Robbery
  - Arson
  - Burglary
  - Theft
  - MV Theft



**WELCOME HOME WAUSAU**  
 CITY OF WAUSAU  
 Department of Public Works  
 407 Green St.  
 Wausau, WI 54983  
 (715) 281-4757  
 www.ci.wausau.wi.us

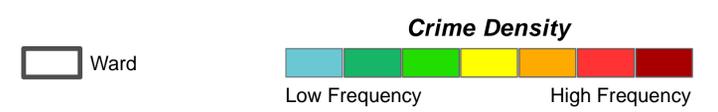


Map Date: January 16, 2013

# CITY OF WAUSAU

## Areas of Crime

January 2011 - October 2012



Path: P:\citybase\projects\inspection\mst\stations\_CityWide\_Crime\_Ward\_2012.mxd

# **OUTLINE OF PRINCIPLES FOR CONCLUDING A COORDINATED PLAN FOR ECONOMIC DEVELOPMENT WITH THE TOWN OF MAINE, THE VILLAGE OF BROKAW, THE TOWN OF TEXAS AND MARATHON COUNTY**

**Background:** Shortly, the Town of Maine has promised a proposal to help solve the Brokaw debt crisis. With proposals on the horizon, now would be a good time for us to give some thought to what kind of deals we can and cannot be a part of. Laying out a list of principles may help us all narrow the focus to an agreement that is possible more quickly. A draft list of suggested principles follows:

## **Draft List**

1. The Wausau Common Council has a fiduciary responsibility to the citizens of the City of Wausau, requiring us to act exclusively for the benefit of those citizens.
2. The Wausau Common Council has no compelling interest in providing economic aid or loan assistance to other communities.
3. The Wausau Common Council has no compelling interest in purchasing the Village of Brokaw's water utility or wastewater utility unless there is a mutually agreed upon plan to expand the service area or generate sufficient revenue by other means to cover the costs of the utility operations now and into the future.
4. The Wausau Common Council is interested in working with its neighboring communities to increase development that will bring new tax base and new jobs to the region.
5. The Wausau Common Council is interested in making investments that will produce a positive rate of return sufficient to compensate Wausau taxpayers for the any risk involved in the venture.

**Possible Action Items:** Reject the outline of principles, adopt the outline of principles, or adopt the outline of principles with modification.

Prepared by: Keene Winters  
March 5, 2015



**TO:** FINANCE COMMITTEE MEMBERS

**FROM:** MARYANNE GROAT

**DATE:** March 4, 2015 4, 2015

**SUBJECT: Ready for Reuse - Interest Free Loan**

Purpose:

To obtain authorization to apply for a Ready for Reuse Interest Free Loan

Facts:

City staff have been seeking grant assistance to defray costs of the riverfront redevelopment project. In 2014 the City obtained a DNR Ready for Reuse Grant in the amount of \$151,171. We sought additional assistance from the DNR for the 2015 riverbank remediation project. The DNR indicated that the City would be eligible for an interest free loan in the amount of \$236,730. The loan program requires the City adopt the attached resolution. The DNR has reviewed our attached application and has provided preliminary approval. Based upon our existing borrowing rate an interest free loan will save the City approximately \$35,000 over the life of the loan.

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

**RESOLUTION OF THE FINANCE COMMITTEE**

Authorizing the submittal of a loan application for the properties at 920-1000 North 1<sup>st</sup> Street and 1202 North 1<sup>st</sup> Street and the subsequent appropriation of City of Wausau funds for a Wisconsin Ready for Reuse Hazardous Substance Loan.

Committee Action:

Fiscal Impact:           \$236,730

**File Number:**           11-1214

**Date Introduced:**

**WHEREAS**, City of Wausau recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources; and

**WHEREAS**, in this action the City of Wausau Common Council has declared its intent to complete the Ready for Reuse Loan activities described in the application if awarded funds; and

**WHEREAS**, the City of Wausau will maintain records documenting all expenditures made during the Ready for Reuse Loan period; and

**WHEREAS**, the City of Wausau will allow employees from the Department of Natural Resources access to inspect the site or facility and review records; and

**WHEREAS**, the City of Wausau will submit a final report to the Department which will accompany the final payment request; now therefore

**BE IT RESOLVED** that the City of Wausau Common Council requests funds and assistance from the Wisconsin Department of Natural Resources under the Ready for Reuse Program and will comply with state rules for the program; and

**BE IT FUTHER RESOLVED** that Ann Werth is hereby authorized to act on behalf of the City of Wausau to: submit an application to the State of Wisconsin for financial aid for Ready for Reuse Grant purposes, sign documents, and take necessary action to undertake, direct, and complete approved loan activities.

Approved:

---

James E. Tipple, Mayor

**Notice:** Use of this form is required by the DNR for any application filed pursuant to s. 292.72, Wis. Stats. Personally identifiable information collected will be used for loan and grant administration and will also be accessible by request under Wisconsin's Open Records law. [ss. 19.31 – 19.69, Wis. Stats.]. Applications must be complete in order to be processed. This form may not be altered in any way. If the Department receives an altered form, the form will be returned to the applicant without being processed.

DNR Use Only		
Application No.	Region	Project Notes
Project Manager	PM Phone Number	
EPA Contact Date		
Eligible? <input type="checkbox"/> Yes <input type="checkbox"/> No	Loan or Grant Awarded? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Instructions:** Please complete the following information in order to receive an eligibility and award determination for a Hazardous Substance Ready for Reuse loan or grant for the brownfield site. Final determination is done in partnership between DNR and US EPA. Submit one hard copy of the application and all its attachments. Large reports may be submitted on a CD. For additional information about this program, visit us on the DNR's web site at: [dnr.wi.gov/org/aw/rr/rif/](http://dnr.wi.gov/org/aw/rr/rif/).

<input checked="" type="checkbox"/> <b>Loan Request</b>	<input type="checkbox"/> <b>Grant Request</b>
<b>Amount of Request</b>	<b>\$ 236,730</b>

<b>Cleanup Start Date:</b>	<b>March 1, 2015</b>
<b>Cleanup End Date:</b>	<b>December 1, 2015</b>

**This is a request to clean up:**

- Hazardous substances only**     **Both hazardous substances and petroleum, co-mingled**  
 **Both hazardous substances and petroleum, not co-mingled but in distinct areas of the property**

**In order to be eligible for the Ready for Reuse Program and receive priority funding, all the following criteria must be met:**

- The site must meet the federal definition of an "eligible brownfield site."** The project "site" may be made up of separate legal properties, or part of one property. See the Ready for Reuse web site for additional information.
- Grants: The applicant must be an eligible governmental entity, tribe (or other eligible tribal entity) or an eligible non-profit organization. Loans: The applicant must be an eligible governmental entity.**
- If applying for a grant, the applicant must own the site.**
- The applicant must have no CERCLA liability for the site.**
- Cleanup is for hazardous substance contamination only.** For cleanup of both hazardous substances and petroleum products which are co-mingled, the hazardous substances must be the main contaminants of concern. For cleanup of petroleum substances, use the Ready for Reuse Petroleum Loan and Grant Application (Form 4400-239).
- The ch. NR 716 Site Investigation, Wis. Admin., Code, for the site is complete, and has been at least submitted to the DNR.** Higher preference is given to those that DNR has approved.
- The applicant has secured financing in place to complete the cleanup and redevelopment.**
- A municipal resolution authorizing the governmental entity to apply for and receive Ready for Reuse funding has been passed (not applicable to non-profits).** (Submit as Attachment F)

**Section 1: Applicant Information**

<b>Type of Eligible Applicant</b> (see the Ready for Reuse Fact Sheet (RR-753) for additional information)		
<input type="checkbox"/> County	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Town
<input type="checkbox"/> Other eligible governmental agency*: Please specify:	<input type="checkbox"/> Village	<input type="checkbox"/> Tribe
<input type="checkbox"/> Other eligible tribal entity *: Please specify:		
<input type="checkbox"/> Non-Profit Organization [e.g. 501(c)(3)]*	* Submit proof of applicant eligibility in <b>Attachment G.</b>	
<b>Applicant Name</b> City of Wausau		<b>County</b> Marathon
<b>Address</b> 407 Grant Street		
<b>City</b> Wausau	<b>State</b> WI	<b>Zip Code</b> 54403

Web Site (if applicable) <a href="http://www.ci.wausau.wi.us">www.ci.wausau.wi.us</a>	Population 39,106
State Assembly District 85	State Senate District 29

## Section 2: Contact Information for Applicant

<b>Authorized Representative</b> <i>Ms. Ann Werth</i>	<b>Title</b> <i>Community Development Director</i>
Mailing address <i>407 Grant Street, Wausau, Wisconsin 54403</i>	
Phone <i>(715) 261-6686</i>	Fax <i>(715) 261-6808</i>
Email <i>ann.werth@ci.wausau.wi.us</i>	

<b>Contact Person</b> <i>Mr. Brad Lenz, AICP</i>	<b>Title</b> <i>City Planner</i>
Mailing address (if different from above)	
Phone <i>(715) 261-6753</i>	Fax <i>(715) 261-6759</i>
Email <i>brad.lenz@ci.wausau.wi.us</i>	

<b>Environmental Consultant or Contractor (if applicable)</b> <i>Richard J. Binder, PG, CPG</i>	<b>Title</b> <i>Associate</i>	
Address <i>Stantec Consulting Services Inc., 12075 Corporate Parkway, Suite 200</i>		
City <i>Mequon</i>	State <i>Wisconsin</i>	Zip code <i>53092</i>
Phone <i>(262) 643-9010</i>	Fax <i>(262) 241-4901</i>	
Email <i>rick.binder@stantec.com</i>		

## Section 3: Project Information

1. What is the project name?  
*Riverfront Redevelopment Area Remediation*
2. Is the project composed of multiple contiguous properties?  Yes  No

If yes, how many separate properties are included in the project? 2

- *920-1000 N. 1<sup>st</sup> Street Property*
- *1202 N. 1<sup>st</sup> Street Property*

Sections 4, 5, 6, 7 and 8 on pages 3-6 of this application must be filled out and submitted for each individual property included in the funding request.

3. Briefly describe the entire project. (e.g. Cleanup of a former tannery in the city's downtown redevelopment zone. Will be redeveloped as a pharmacy.)

*The Properties are part of six contiguous former industrial riverfront properties totaling 17 acres located adjacent to the Wisconsin River that are planned for commercial, residential and/or recreational mixed use redevelopment (Riverfront Redevelopment Area). The area is contained within the East Riverfront District. The project includes cleanup of hazardous substances as required to obtain case closure from the Wisconsin Department of Natural Resources and facilitate site redevelopment.*

*Redevelopment will include construction of a bicycle/pedestrian trail adjacent to the Wisconsin River and associated green space. The redevelopment plan also includes a wharf and riverbank treatment/modifications, removing/"day lighting" the buried storm-sewer pipe at the property and restoring the stream to provide public access to the Wisconsin River. Infrastructure upgrades including street construction, storm sewer, sanitary sewer, water, electrical and telecommunications service will also be installed. Residential and commercial mixed-use is planned for non-greenspace areas. Based on area-wide planning and market studies, redevelopment is expected to include 6 buildings within the larger 17 acre project area; including 105,000 ft<sup>2</sup> of office space, 30,000 ft<sup>2</sup> of retail space, 30,000 ft<sup>2</sup> of restaurant space, and 319,000 ft<sup>2</sup> of residential space comprising 340 housing units.*

**SECTIONS 4a THROUGH 8a BELOW REFER TO THE 920-100 N. 1<sup>st</sup> STREET PROPERTY**

Section 4a: Property Information- 920-1000 N. 1 <sup>st</sup> Street Property			
Property Name 920-1000 N. 1 <sup>st</sup> Street Property			
Property Address(es) 920-1000 N. 1 <sup>st</sup> Street			
City Wausau		State Wisconsin	Zip code 54403
Size (acres) 4.76		DNR BRRTS # 02-37-000608	
Tax Parcel #s 291-2907-253-0188 (PIN); 59-7040-00F-001-00-00 (Parcel No.)			

**Section 5a: Applicant & Property Eligibility-920-1000 N. 1<sup>st</sup> Street Property**

If the applicant owns the property, complete Section 5, Part A. If the applicant does not own the property, complete Section 5, Part B.

**Section 5a – Part A: Applicant Ownership & CERCLA Liability-920-1000 N. 1<sup>st</sup> Street Property**

If the applicant owns the property, please complete all the questions in this section.

- When did the applicant acquire the property?  
The site was acquired from Marathon County Development Corporation (MCDEVCO) in June 15, 2011. The type of ownership is fee simple.
- Was the property acquired by one of the following “involuntary” methods?  Yes  No  
If yes, check the appropriate method.
  - tax deed/foreclosure
  - escheat
  - DNR stewardship funds
  - condemnation or other proceedings under ch. 32, Wis. Stats.
  - bankruptcy order
  - slum or blight proceeding under state statutes, such as ch. 66, Wis. Stats.
  - other: \_\_\_\_\_
- Did the applicant conduct a Phase 1 environmental site assessment (or other due diligence) within 180 days prior to acquiring the property?  Yes - Date: June 3, 2011  
 No
  - If no, did the applicant review and rely on an existing Phase 1 site assessment prior to purchasing the property?  
 Yes  No
    - If yes -- Date of Phase 1: \_\_\_\_\_ If applicable, ASTM standard referenced in the Phase 1: \_\_\_\_\_
    - If no – Please attach a summary of the environmental due diligence that was used at the time of acquisition, and how you believe it was “standard practice” at the time of acquisition, in **Attachment E**.
- Describe whether or not the original hazardous substance discharges occurred prior to ownership, after ownership, or both?  
The original hazardous substance discharges occurred prior to the City taking ownership as documented in reports dated prior to property acquisition.
- What “due care” activities, if any, did the applicant perform after taking ownership?  
  
*Potential sources of releases (i.e. drums/tanks/etc) were removed prior to the City taking ownership of the Site. In addition, prior to the City taking ownership, previously identified releases were closed to industrial standards by the WDNR and known residual contaminant areas were capped with building foundations and asphalt pavement. Site access was generally restricted by the Wisconsin River and dense foliage on the river bank (west), fencing and the Bridge Street Bridge (north), elevated portions of 1<sup>st</sup> Street (east) and landscaping to the south. Currently, the majority of the site is capped, minimizing the potential for direct contact with site contaminants. Remedial planning and implementation required to remediate the site to non-industrial standards is ongoing. In addition, City police department patrol officers continue to perform periodic Site visits to prevent illicit dumping.*
- Has the applicant ever leased the property to another party?  Yes  No  
If yes, to whom was it leased, for how long, and did the lessee handle any potentially hazardous substances at the property?
- Did the applicant cause or contribute to the contamination on the property?  Yes  No

- If yes, provide details.
- If no, describe the possible causers of contamination, and their ability to clean it up.

*There are no known viable causers of the contamination. Identified releases on the properties directly north and south of the site were also contributed by insolvent entities.*

8. Is the applicant affiliated or related in any way with any former owner or operator of the property, or with any person who may have generated hazardous substances located at or near the property, or with any person who may have transported or arranged for the transportation of hazardous substances located at or near the property?  Yes  No
- If yes, explain the affiliation or relationship.

9. In order to be eligible for these funds, the applicant must not have CERCLA s. 107 liability.

- a. Please mark which CERCLA s. 107 defense you are claiming for this property.
- Bona Fide Prospective Purchaser** – For property acquired after January 11, 2002, where environmental due diligence was conducted in accordance with the federal All Appropriate Inquiry (AAI) standard.
  - Involuntary Acquisition or Transfer** – Only generally available to governmental entities.
  - Standard Practice for Due Diligence** – For property acquired prior to January 11, 2002.
- b. Describe why you believe you meet the defense you checked. If claiming Bona Fide Prospective Purchaser, also include information on how you have met AAI continuing obligations. Submit all formal statements and other pertinent documentation in **Attachment E**. (See the [Ready for Reuse web page](#) for additional guidance.)

*The city completed a Phase I ESA within 180 days of property acquisition and is currently completing remedial planning and implementation activities. Please see response to Question 5 above and Attachment E for information regarding AAI continuing obligations.*

**Section 5a – Part B: Other Entity Ownership-920-1000 N. 1<sup>st</sup> Street Property (Not Applicable)**

*If the applicant does not own the property, please complete all the questions in this section.*

1. Who currently owns this property:
- Another local unit of government (name \_\_\_\_\_)
  - Non-profit Organization (name \_\_\_\_\_)
  - Other (name and contact information \_\_\_\_\_)
2. If the applicant does not own the property, does the applicant plan to acquire it?  Yes  No
- If yes, when and by what means?
  - If no, does the applicant have legal access to 100% of the property?  Yes  No
    - If yes, please attach access agreements.
    - If no, how does the applicant plan to conduct cleanup on the property?
3. Did the owner cause the discharge of a hazardous substance on the property?  Yes  No
- If yes, please explain the discharge.
4. Who was the immediate past owner of the site, and when did the current owner purchase the property?

**Section 6a: Site Eligibility-920-1000 N. 1<sup>st</sup> Street Property**

1. Does the site meet the federal definition of a “brownfield?” (see the [Ready for Reuse web page](#) for a definition)
- Yes  No
2. Check all that apply.
- The site is a facility subject to planned or ongoing CERCLA removal actions.
  - The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).

- The site is a facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
- The site is a facility that is a disposal units that has filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit.
- The site is a facility where there has been a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA.
- The site is a facility listed (or proposed for listing) on the National Priorities List (NPL).
- The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree issued to or entered into by parties under CERCLA.
- The site is a facility subject to the jurisdiction, custody or control of the United States government. (This does not include land held in trust by the United States government for an Indian tribe.)

**Section 7a: Property History-920-1000 N. 1<sup>st</sup> Street Property**

1. Provide a brief, written history of the property. Submit as an additional page, if necessary.

*The City of Wausau acquired the approximately 4.76-acre property (located at 920-1000 1<sup>st</sup> Street) from Marathon County Economic Development Corporation during June 2011 for the purpose of blight elimination. The Property was developed in the late 1800s and first used for lumber storage (Wausau Lumber Company) due to its location adjacent to the Wisconsin River. By 1923, the Property was occupied by Danielson Tool Company and Ford Auto Assembly and Repairing. The businesses were replaced by the Hammerblow Tool Company in the 1930s (and its successor, Cequent Trailer Products) and utilized to manufacture trailer jacks. The Property has remained vacant since 2005. All buildings have been razed from the Property.*

2. Past Land Uses (select all that apply):

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> agricultural co-op | <input type="checkbox"/> coal gas manufacturer    | <input type="checkbox"/> dry cleaner          | <input type="checkbox"/> electroplater |
| <input type="checkbox"/> landfill           | <input checked="" type="checkbox"/> manufacturing | <input type="checkbox"/> petroleum bulk plant | <input type="checkbox"/> pipeline      |
| <input type="checkbox"/> salvage yard       | <input type="checkbox"/> service station          | <input type="checkbox"/> tannery              | <input type="checkbox"/> unknown       |
| <input type="checkbox"/> other:             |   |   |  |

3. What is the current use of the property?

- |                                       |                                      |                                     |  |
|---------------------------------------|--------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial  | <input type="checkbox"/> industrial | <input checked="" type="checkbox"/> public use |
| <input type="checkbox"/> recreational | <input type="checkbox"/> residential | <input type="checkbox"/> other:     |  |

- Is the property currently vacant?  Yes  No

- What is the current zoning for the property?

*Commercial*

4. Describe the existing site conditions, including existing buildings.

*Previous Site buildings were razed in 2005 and the Site is currently vacant. Approximately two acres of concrete building foundations and asphalt pavement were removed and recycled offsite in September 2014. In addition, previous site utilities including storm and sanitary sewers were also removed in 2014 and the majority of the site was capped in October 2014 with 18 inches of clean soil and topsoil to minimize the potential for direct contact with widespread sporadic impacts to soil. Maintenance of erosion control features is ongoing. Additional remediation is planned in two solvent "hot spot" areas and the river bank during 2015. The western river bank is densely vegetated.*

5. What types of hazardous substances are known to be present at the site or facility? If possible, provide chemical names and the media contaminated (e.g. lead in soil).

*Trichloroethene (TCE) and polynuclear aromatic hydrocarbons (PAHs) are present in soil at concentrations greater than applicable Chapter NR 720 Wisconsin Administrative Code (NR 720) Residual Contaminant Levels (RCLs). TCE, arsenic and several PAHs were detected in select groundwater samples at concentrations greater than respective Chapter NR 140 Wisconsin Administrative Code (NR 140) Enforcement Standards (ES). TCE, vinyl chloride and 2-butanone were detected at concentrations greater than WDNR residential target sub-slab values in vapor samples collected in one area of the site. The PAH impacts appear to be widespread and sporadic and related to area foundry activities and related fill quality. The TCE impacts are related to surface spills.*

6. Known or suspected sources/wastes (select all that apply):

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> aboveground pipeline or tank  | <input type="checkbox"/> burning of materials      | <input type="checkbox"/> contaminated building | <input type="checkbox"/> dumping or buried drums      |
| <input type="checkbox"/> fly ash                       | <input checked="" type="checkbox"/> foundry sand   | <input type="checkbox"/> industrial accident   | <input type="checkbox"/> lagoon                       |
| <input type="checkbox"/> routine industrial operations | <input checked="" type="checkbox"/> surface spills | <input type="checkbox"/> transformer           | <input type="checkbox"/> underground pipeline or tank |

other(s):

7. Has the State of Wisconsin ever been notified of the discharge of hazardous substance(s) at the site or facility?  Yes  No
- If yes, when?

*Phased site investigations and limited remedial actions were performed at the Property by previous owners during the 1990's and early 2000's. Additional investigation and remedial activities were performed in 2014. The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) number is 02-37-000608.*

**Section 8a: Cleanup Information-920-1000 N. 1<sup>st</sup> Street Property**

1. Has a ch. NR 716 Site Investigation been submitted to the State of Wisconsin?  
 Yes: Submittal Date 1990s, 2000's and Supplemental Site Investigation for Non-industrial Standards on August 26, 2014  
 No: Anticipated date of submittal \_\_\_\_\_ State Agency \_\_\_\_\_
2. Has a ch. NR 716 Site Investigation been approved by the State of Wisconsin for this site?  
 Yes: Approval Date \_\_\_\_\_ Project Manager Lisa Gutknecht  
 No: Anticipated date of approval January 30 Approval Agency WDNR (Amendment to existing Investigation)
3. Is a cleanup action required by the DNR at this property?  Yes  No
4. Has a ch. NR 722 Remedial Actions Option Report been submitted to the DNR for review and approval?  
 Yes: Date of Submittal August 26, 2014 Approval Date (if approved) \_\_\_\_\_  
 No: Anticipated date of submittal \_\_\_\_\_ (Amendment to Existing RAOR)
5. Briefly describe the preferred cleanup plan, including the estimated cost.

*Ready for Reuse funding will be utilized to address remedial components related to the river bank area of the property. River bank stabilization/slope layback is required to minimize erosion of contaminated soil to the Wisconsin River and minimize direct contact with contaminants. Soil in this area primarily contains PAHs at concentrations greater than direct contact RCLs. TCE is also present in one area.*

*An estimated 800 cubic yards (CY) of PAH and TCE -impacted soils generated as part of shoreline stabilization enhancements/slope layback will be excavated and disposed offsite as a special waste (\$56,800). An engineered barrier consisting of a geotextile liner (\$9,600) and rip rap (cost not included) will be utilized on approximately 400 feet of the riverbank to protect the public from direct contact. An additional engineered barrier consisting of 14 inches of clean soil, 4 inches of topsoil and native plantings will be utilized on approximately 400 feet of additional shoreline (\$5,000).*

*This work will also include predesign/waste characterization sampling and analysis (\$5,000), finalization of the Remedial Action Plan (\$5,000), public participation [Public Notice, Quality Assurance Project Plan, etc. (\$2,000)], bid Specifications and contractor selection (\$5,000), field oversight (\$8,000), confirmation sampling, as required (\$5,000), survey (\$3,000), Remedial Documentation Report (\$5,000), WDNR Geographic Information System (GIS) Registry of Closed Remediation Sites and Cap Maintenance Plan Documents (\$5,000) and WDNR fees (\$3,100; RAP, Remedial Documentation Report, Closure request and GIS Registry Packets, and Cap Maintenance Plan).*

*The total estimated remedial cost is \$117,500. Estimated costs are further detailed in the project budget section provided in Attachment A.*

6. Has this site received closure from DNR or another state agency?  Yes  No

If yes, complete answer the following questions:

- a. When did the site receive closure? December 22, 2004
- b. Which state agency gave the site closure? WDNR
- c. Why does the site need additional cleanup funding? The previous closure was for industrial standards. The site will be redeveloped for non-industrial use. Additional release areas were also identified during 2014 site investigations.
- d. Was the site closure conditioned on a structural impediment?  Yes  No
- If yes, has an additional Site Investigation been completed beneath the impediment?  Yes  No

**SECTIONS 4b THROUGH 8b BELOW REFER TO THE 1202 N. 1<sup>st</sup> STREET PROPERTY**

**Section 4b: Property Information- 1202 N. 1<sup>st</sup> Street Property**

Property Name  
1202 N. 1<sup>st</sup> Street Property

Property Address(es) 1202 N. 1 <sup>st</sup> Street		
City Wausau	State Wisconsin	Zip code 54403
Size (acres) 7.01	DNR BRRTS # 03-37-000624	
Tax Parcel #s 291-2907-252-0992 (PIN); 59-262907-0GL-005-02-00 (Parcel No.)		

**Section 5b: Applicant & Property Eligibility- 1202 N. 1<sup>st</sup> Street Property**

*If the applicant owns the property, complete Section 5, Part A. If the applicant does not own the property, complete Section 5, Part B.*

**Section 5b – Part A: Applicant Ownership & CERCLA Liability- 1202 N. 1<sup>st</sup> Street Property**

*If the applicant owns the property, please complete all the questions in this section.*

10. When did the applicant acquire the property?

*The site was acquired from Marathon County Development Corporation (MCDEVCO) on June 15, 2011. The type of ownership is fee simple.*

11. Was the property acquired by one of the following “involuntary” methods?  Yes  No

If yes, check the appropriate method.

- tax deed/foreclosure
- escheat
- DNR stewardship funds
- condemnation or other proceedings under ch. 32, Wis. Stats.
- bankruptcy order
- slum or blight proceeding under state statutes, such as ch. 66, Wis. Stats.
- other: \_\_\_\_\_

12. Did the applicant conduct a Phase 1 environmental site assessment (or other due diligence) within 180 days prior to acquiring the property?  Yes - Date: June 3, 2011  
 No

- If no, did the applicant review and rely on an existing Phase 1 site assessment prior to purchasing the property?  
 Yes  No
  - If yes -- Date of Phase 1: \_\_\_\_\_ If applicable, ASTM standard referenced in the Phase 1: \_\_\_\_\_
  - If no – Please attach a summary of the environmental due diligence that was used at the time of acquisition, and how you believe it was “standard practice” at the time of acquisition, in **Attachment E**.

13. Describe whether or not the original hazardous substance discharges occurred prior to ownership, after ownership, or both?

*The original hazardous substance discharges occurred prior to the City taking ownership as documented in reports dated prior to property acquisition.*

14. What “due care” activities, if any, did the applicant perform after taking ownership?

*Potential sources of releases (i.e. drums/tanks/etc) were removed prior to the City taking ownership of the Site. In addition, prior to the City taking ownership, previously identified releases were closed to industrial standards by the WDNR and known residual contaminant areas were capped with building foundations and asphalt pavement. Site access was generally restricted by the Wisconsin River and dense foliage on the river bank (west), fencing and the Bridge Street Bridge (north), elevated portions of 1st Street (east ) and landscaping to the south. Currently, the majority of the site is capped, minimizing the potential for direct contact with site contaminants. Remedial planning and implementation required to remediate the site to non-industrial standards is ongoing. In addition, City police department patrol officers continue to perform periodic Site visits to prevent illicit dumping.*

15. Has the applicant ever leased the property to another party?  Yes  No  
If yes, to whom was it leased, for how long, and did the lessee handle any potentially hazardous substances at the property?

16. Did the applicant cause or contribute to the contamination on the property?  Yes  No

- If yes, provide details.
- If no, describe the possible causers of contamination, and their ability to clean it up.

*There are no known viable causers of the contamination. Identified releases on the properties directly south of the site were also contributed by insolvent entities.*

17. Is the applicant affiliated or related in any way with any former owner or operator of the property, or with any person who may have generated hazardous substances located at or near the property, or with any person who may have transported or arranged for the transportation of hazardous substances located at or near the property?  Yes  No
- If yes, explain the affiliation or relationship.

18. In order to be eligible for these funds, the applicant must not have CERCLA s. 107 liability.

- c. Please mark which CERCLA s. 107 defense you are claiming for this property.
- Bona Fide Prospective Purchaser** – For property acquired after January 11, 2002, where environmental due diligence was conducted in accordance with the federal All Appropriate Inquiry (AAI) standard.
  - Involuntary Acquisition or Transfer** – Only generally available to governmental entities.
  - Standard Practice for Due Diligence** – For property acquired prior to January 11, 2002.
- d. Describe why you believe you meet the defense you checked. If claiming Bona Fide Prospective Purchaser, also include information on how you have met AAI continuing obligations. Submit all formal statements and other pertinent documentation in **Attachment E**. (See the [Ready for Reuse web page](#) for additional guidance.)

*The city completed a Phase I ESA within 180 days of property acquisition and is currently completing remedial planning and implementation activities. Please see response to Question 5 above and Attachment E for information regarding AAI continuing obligations.*

**Section 5b – Part B: Other Entity Ownership- 1202 N. 1<sup>st</sup> Street Property (Not Applicable)**

*If the applicant does not own the property, please complete all the questions in this section.*

3. Who currently owns this property:
- Another local unit of government (name \_\_\_\_\_)
  - Non-profit Organization (name \_\_\_\_\_)
  - Other (name and contact information \_\_\_\_\_)
4. If the applicant does not own the property, does the applicant plan to acquire it?  Yes  No
- If yes, when and by what means?
  - If no, does the applicant have legal access to 100% of the property?  Yes  No
    - If yes, please attach access agreements.
    - If no, how does the applicant plan to conduct cleanup on the property?
5. Did the owner cause the discharge of a hazardous substance on the property?  Yes  No
- If yes, please explain the discharge.
6. Who was the immediate past owner of the site, and when did the current owner purchase the property?

**Section 6b: Site Eligibility- 1202 N. 1<sup>st</sup> Street Property**

1. Does the site meet the federal definition of a "brownfield?" (see the [Ready for Reuse web page](#) for a definition)
- Yes  No
2. Check all that apply.
- The site is a facility subject to planned or ongoing CERCLA removal actions.
  - The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).
  - The site is a facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
  - The site is a facility that is a disposal units that has filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit.

- The site is a facility where there has been a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA.
- The site is a facility listed (or proposed for listing) on the National Priorities List (NPL).
- The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree issued to or entered into by parties under CERCLA.
- The site is a facility subject to the jurisdiction, custody or control of the United States government. (This does not include land held in trust by the United States government for an Indian tribe.)

**Section 7b: Property History- 1202 N. 1<sup>st</sup> Street Property**

8. Provide a brief, written history of the property. Submit as an additional page, if necessary.

*The City of Wausau acquired the approximately 7.01-acre property (located at 1202 1<sup>st</sup> Street) from Marathon County Economic Development Corporation during June 2011 for the purpose of blight elimination. The property was developed in the late 1800's and first used for lumber storage due to its location adjacent to the Wisconsin River. In the mid 1900's the property was used as a Cooperative, which included the former Cloverbelt Cooperative Services and Tomorrow Valley Cooperative Services. The site was utilized for bulk storage of coal, petroleum and other goods during that time. The entire property appears to contain approximately six to eight feet of fill materials of varying consistency and quality. A creek formerly extended east-west across the southern end of the Property. During historic development of the area surrounding the Property, the creek was contained to a concrete storm-sewer culvert and buried approximately eight feet below the existing grade. Railroad tracks were also present in this area of the site.*

9. Past Land Uses (select all that apply):

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> agricultural co-op | <input type="checkbox"/> coal gas manufacturer | <input type="checkbox"/> dry cleaner          | <input type="checkbox"/> electroplater |
| <input type="checkbox"/> landfill                      | <input type="checkbox"/> manufacturing         | <input type="checkbox"/> petroleum bulk plant | <input type="checkbox"/> pipeline      |
| <input type="checkbox"/> salvage yard                  | <input type="checkbox"/> service station       | <input type="checkbox"/> tannery              | <input type="checkbox"/> unknown       |
| <input type="checkbox"/> other:                        |  |   |  |

10. What is the current use of the property?

- |                                       |                                      |                                     |  |
|---------------------------------------|--------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial  | <input type="checkbox"/> industrial | <input checked="" type="checkbox"/> public use |
| <input type="checkbox"/> recreational | <input type="checkbox"/> residential | <input type="checkbox"/> other:     |  |

- Is the property currently vacant?  Yes  No
- What is the current zoning for the property?

*Commercial*

11. Describe the existing site conditions, including existing buildings.

*The site is vacant. No buildings have been present since approximately 2013. Concrete foundation removal and contaminated soil management associated with sewer and water extensions were completed in the southern portion of the site in fall of 2013. Contaminated soil management related to stream daylighting, storm sewer installation and bridge construction were performed in fall 2014. Soil was managed in designated soil management areas per the approved Remedial Action Plan. The 1<sup>st</sup> Street bridge was constructed and waterfall/water circulation electrical and piping components were installed. Storm sewer outfall modifications were also completed. Stream restoration/storm sewer daylighting and final grading were completed in October 2014. The work included installation of a geotextile liner in the stream. The southern portion of the site was then capped with 18 inches of clean soil and topsoil. The geotextile liner and soil cap were placed to minimize the potential for direct contact with petroleum and widespread sporadic PAH and metals impacts to soil. Site seeding was completed in November 2014. Maintenance of erosion control features is ongoing. The western riverbank contains dense vegetation; the northern portion of the site is sparsely vegetated. Remedial activities are required for the riverbank and northern portions of the site and are planned for completion in 2015.*

12. What types of hazardous substances are known to be present at the site or facility? If possible, provide chemical names and the media contaminated (e.g. lead in soil).

*Lead, arsenic, PAHs and petroleum volatile organic compounds (PVOCs) are present in soil at concentrations greater than applicable NR 720 RCLs and several PAHs and PVOCs were detected in select groundwater samples at concentrations greater than respective NR 140 ESs. The PAHs are apparently related to foundry/coal burning activities. The PAH impacts appear to be widespread and sporadic and related to area foundry activities and related fill quality. Arsenic and lead impacts appear localized to the western riverbank areas and one localized area in the east-central portion of the property. Petroleum impacts are confined to the south-central portion of the property.*

13. Known or suspected sources/wastes (select all that apply):

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> aboveground pipeline or tank | <input type="checkbox"/> burning of materials | <input type="checkbox"/> contaminated building | <input type="checkbox"/> dumping or buried drums |
|---|---|--|--|

- fly ash                       foundry sand                       industrial accident                       lagoon  
 routine industrial operations                       surface spills                       transformer                       underground pipeline or tank  
 other(s): Placement of fill

14. Has the State of Wisconsin ever been notified of the discharge of hazardous substance(s) at the site or facility?  Yes  No  
 • If yes, when?

*Phased site investigations and remedial actions were performed at the Property by previous owners during the 1990's and early 2000's. Additional investigation and remedial activities were performed in 2014. The WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) number is 03-37-000624.*

**Section 8b: Cleanup Information-- 1202 N. 1<sup>st</sup> Street Property**

7. Has a ch. NR 716 Site Investigation been submitted to the State of Wisconsin?  
 Yes: Submittal Date 1990s, 2000's and Supplemental Site Investigation for Non-industrial Standards submitted April 4, 2013. Additional investigation was performed in the river bank and proposed bi-modal trail area in 2014. Results were provided to the WDNR via e-mail. However, a formal report will be submitted in January 2015.  
 No: Anticipated date of submittal January 30 State Agency WDNR (Amendment to existing Investigation)
8. Has a ch. NR 716 Site Investigation been approved by the State of Wisconsin for this site?  
 Yes: Approval Date 1990s, 2003 and April 4, 2013 Project Manager Lisa Gutknecht  
 No: Anticipated date of approval January 30 Approval Agency WDNR (an amendment to existing Investigation will be provided including the recent 2014 data)
9. Is a cleanup action required by the DNR at this property?  Yes  No
10. Has a ch. NR 722 Remedial Actions Option Report been submitted to the DNR for review and approval?  
 Yes: Date of Submittal April 4, 2013 Approval Date (if approved) June 27, 2013 *However, an amendment for the river bank area will be submitted in January 2015.*  
 No: Anticipated date of submittal January 30 (Amendment to Existing RAOR)
11. Briefly describe the preferred cleanup plan, including the estimated cost.

*Ready for Reuse funding will be utilized to address remedial components related to the river bank area of the property. River bank stabilization/slope layback is required to minimize erosion of contaminated soil to the Wisconsin River and minimize direct contact with contaminants. Soil in this area primarily contains PAHs at concentrations above direct contact standards. Lead and arsenic is also present in one "Hot Spot" area.*

*The proposed cleanup plan includes excavation and offsite disposal of 850 CY of lead and arsenic -impacted soil located at the identified hotspot location as a special waste at the Marathon County landfill (\$ 60,000) and backfilling the excavation with 1000 CY of clean soil (cost not included). An estimated 900 CY of PAH and metals -impacted soils generated as part of shoreline stabilization enhancements/slope layback will also be excavated and disposed offsite as a special waste (\$63,900). Construction of an engineered barrier with a geotextile liner (\$12,000) and rip rap (cost not included) will be utilized on approximately 500 feet of the river bank to protect the public from direct contact. An additional engineered barrier consisting of 14 inches of clean soil, 4 inches of topsoil and native plantings will be utilized on approximately 300 feet of additional shoreline (\$4,000).*

*This work will also include predesign/waste characterization sampling and analysis (\$5,000), finalization of the Remedial Action Plan (\$5,000), public participation [Public Notice, Quality Assurance Project Plan, etc.; (\$2,000)], bid specifications and contractor selection (\$5,000), field oversight (\$8,000), confirmation sampling, as required (\$5,000), survey (\$3,000), Remedial Documentation Report (\$5,000), GIS Registry and Cap Maintenance Plan Documents (\$5,000) and WDNR Fees \$3,100 (Remedial Action Plan, Remedial Documentation Report, Closure request and GIS Registry documents, Cap Maintenance Plan).*

*The total estimated remedial cost is \$186,000. Estimated costs are further detailed in the project budget section provided in Attachment A.*

12. Has this site received closure from DNR or another state agency?  Yes  No

If yes, complete answer the following questions:

- a. When did the site receive closure? *2009 (petroleum release); 2011 (lead and arsenic in east-central portion of the site).*

- b. Which state agency gave the site closure? *WDNR*
- c. Why does the site need additional cleanup funding? *The previous closure was for industrial standards. The site will be redeveloped for non-industrial use. Additional release areas were also identified during 2014 site investigations.*
- d. Was the site closure conditioned on a structural impediment?  Yes  No
  - If yes, has an additional Site Investigation been completed beneath the impediment?  Yes  No

**Section 9: Redevelopment Information**

1. What is the proposed use of the property after remediation?
- |  |   |                                     |                                     |
|--|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> agricultural            | <input checked="" type="checkbox"/> commercial  | <input type="checkbox"/> industrial | <input type="checkbox"/> public use |
| <input checked="" type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> other:     | <input type="checkbox"/> unknown    |

2. Briefly describe any proposed redevelopment plan.

*The Properties are part of six contiguous former industrial riverfront properties totaling 17 acres located adjacent to the Wisconsin River that are planned for commercial, residential and/or recreational mixed use redevelopment (Riverfront Redevelopment Area). The area is contained within the East Riverfront District. Redevelopment will include construction of a bicycle/pedestrian trail adjacent to the Wisconsin River and associated green space. The redevelopment plan also includes a wharf and riverbank treatment/modifications, removing "day lighting" the buried storm-sewer culvert at the property and restoring the stream to provide public access to the Wisconsin River. Infrastructure upgrades including street construction, storm sewer, sanitary sewer, water, electrical and telecommunications service will also be installed. Residential and commercial mixed-use is planned for non-greenspace areas. Based on area-wide planning and market studies redevelopment is expected to include 10 buildings within the larger 17 acre project area; including 105,000 ft<sup>2</sup> of office space, 30,000 ft<sup>2</sup> of retail space, 30,000 ft<sup>2</sup> of restaurant space and 319,000 ft<sup>2</sup> of residential space comprising 340 housing units.*

*The 920-1000 N 1<sup>st</sup> street property is expected to include two office buildings totaling 33,000 square feet and green space including bi-modal trails and a river overlook area. The 1202 N. 1<sup>st</sup> Street property is expected to contain two restaurants totaling 10,000 square feet, green space and parking.*

3. What are the estimated total redevelopment costs?

*The City anticipates that complete redevelopment will cost approximately \$60 million, leveraging approximately \$50 million in private investment. To achieve redevelopment goals, the City anticipates approximately \$8 million in remediation, greenspace and infrastructure upgrades.*

*Particular to the target parcels, remediation and infrastructure/greenspace upgrades at the 920-1000 N 1<sup>st</sup> Street property is expected to cost approximately \$3 million and leverage \$7 million in private construction. Remediation and infrastructure/greenspace upgrades at the 1202 N. 1<sup>st</sup> Street property is expected to cost approximately \$3 million and leverage \$3 million in private construction.*

4. What is the estimated increase in the property's value?

*At minimum, the property value is anticipated to increase by the amount of private investment (~ \$50 million) for the Riverfront Redevelopment Area. The 920-1000 N 1<sup>st</sup> street property is expected to include \$7 million in private construction. The 1202 N. 1<sup>st</sup> Street property is expected to include \$3 million in private construction. However, the addition of riverfront property, bimodal trail and green space access and other infrastructure upgrades immediately adjacent to downtown is expected greatly enhance property values. In addition, these projects are expected to result in creation or retention of 610 permanent full-time equivalent jobs and approximately \$1.8 million per year in additional property tax revenue on annual basis.*

5. What are the start and end dates of the redevelopment?

Redevelopment Start Date: August 2013 Redevelopment End Date: December 2015

*The end date includes work that will be completed as part of this loan application. Please note that additional mixed use redevelopment is anticipated over the next 5 years.*

6. Is there a development agreement in place, or conditional upon funding?  Yes  No
- If yes, describe the agreement.

*However, the City has entered into a redevelopment agreement with Wausau on the Water (WOW) to redevelop an adjacent property located at 1212 North 1<sup>st</sup> Street. Redevelopment of the adjacent parcel will include conversion of the existing 13,500-square-foot, single-story, commercial building to a waterfront restaurant and family entertainment center. The building will include an arcade, video games, pool tables, shuffle board and other entertainment options. The complex also will feature a full-service restaurant and bar, with seating for up to 200, including a riverfront patio. The City will also construct a wharf and*

bicycle/pedestrian trail adjacent to the Wisconsin River, provide riverbank improvements and associated green space as well as conduct soil and groundwater remediation. Development of the adjacent 1212 North 1<sup>st</sup> Street parcel include the northern 50-feet of the planned 100-ft long wharf, a 400-ft section of a total of 2,800 feet of bi-modal trail to be constructed bordering the Wisconsin River, and restoration/naturalization of 400-ft of river bank with native landscaping. Construction is scheduled for 2015. The adjacent property is considered a catalyst project and will enhance the success of the proposed project.

7. Briefly describe the community benefits of the redevelopment. Include information on the ability of the community to draw on other sources of funding for environmental remediation and subsequent redevelopment.

*Community benefits of the overall redevelopment include the following:*

- *Increased green space and recreational areas*
- *Increased tax base due to buildable areas*
- *Restoration of an historic stream and additional water feature along the Wisconsin River*

*The project will provide economic benefits to the residents of the City and allow the City to coordinate policies and leverage investment. The project is located adjacent to and directly north of two of the most successful brownfield redevelopment projects in the City; the Wausau First (Dudley) Tower and the Eye Clinic of Wisconsin with over 300 jobs retained, 125 new living wage jobs created and a total increase of assessed values of over \$30 million dollars. The site is located ¼-mile upstream of the newly created Whitewater Park, which is located on the two former brownfield sites and is now used for qualifying for the U.S. national and junior national kayaking teams. This Brownfield redevelopment has been a tremendous boost to the local economy drawing thousands of international and national visitors to the area during qualifying events. In an attempt to capitalize on the market a portion of this redevelopment will include a canoe/kayak launch and “beginner” type course. Developing brownfields sites for recreational purposes will indirectly have economic benefits by making the area more attractive to tourists for the increased recreational opportunities, such as the development of Whitewater Park kayaking course. The development of additional biking/walking trails as part of this project will bring additional tourists to the area as the existing trails are one of the top reasons visitors give for frequenting the greater Wausau area.*

*The City is a member of the Wausau Area Metropolitan Planning Organization (MPO). This group, through its Long Range Planning efforts, focuses on multi-modal transportation, storm water management and sewer service planning and has identified development areas that will help communities facilitate planned growth that prevents sprawl into the region’s greenfield areas. This project will enhance and support these efforts for responsible growth and encourage redevelopment in the urban core riverfront area of the City.*

*The Community has implemented a Tax Incremental District (TID No. 3) for the area. TID No.3 (East Riverfront) has generally performed in the black, although the purchase of and clean-up of properties within the East Riverfront District has resulted in some accumulated debt of approximately \$1,300,000. The TID No. 3 expenditure period was set to expire in 2016 with the mandated termination in 2021. Based on the significant riverfront projects still uncompleted, the City obtained special State Legislation 66.1105(6)(am)2.fm which allows TID No. 3 expenditure period to extend 10 years to 2026, providing the City with the ability to borrow additional funding as needed to support the redevelopment of this site, including all necessary infrastructure improvements and modifications.*

*The City has demonstrated ability to draw on other sources of funding for environmental remediation and subsequent redevelopment. Examples relevant to the site and area are provided below.*

*The late Jane and Lawrence Sternberg have entrusted the Community Foundation of North Central Wisconsin with a significant estate gift that is earmarked for completing the Rivers Edge bimodal trail loop which will traverse all of the Riverfront Redevelopment Area properties along the water front. The paved portion of the trail will partly serve as an engineered cap.*

*The City committed \$110,000 of Department of Commerce Small Communities Community Development Block Grant (CDBG) funding in November 2012 to facilitate navigable stream restoration and remediation on the property and has committed \$106,000 of City funds above the required match (\$40,000) for a \$200,000 U.S. EPA Brownfield Cleanup grant awarded to the City in 2012 for the former Cloverbelt Co-op property located adjacent to the property to the north and a \$200,000 U.S. EPA Brownfield Cleanup grant awarded to the City in 2013 for the former Hammerblow property located directly to the south.*

*To date, the City has spent in excess of \$5 million dollars on acquiring this and the adjoining properties for redevelopment purposes. This vision for redevelopment along this section of Wisconsin River has been part of River Edge Master Plan, North Downtown Area Master Plan, City of Wausau Comprehensive Plan and Comprehensive Outdoor Recreation Plan. About one half of these plans specific to this area have been successfully implemented on the adjacent properties to the south which were initially evaluated using a pilot U.S. EPA site assessment grant. Projects on these properties including construction of the Wausau First (Dudley) Tower and the Eye Clinic of Wisconsin resulted in the retention of more than 300 jobs, the creation of an additional 125 moderate to high living wage jobs, and an over \$30 million increase in assessed values. **The Project Area received the Brownfield Renewal National 2013 Economic Impact Award.***

*The City also recently spent \$24,000 on a conceptual plan for the neighborhood and \$4,500 for design charrettes and preliminary design concepts for the Riverfront Redevelopment Area. The City was also awarded a \$200,000 U.S. EPA Brownfields Area-wide Planning Grant in 2013 for the area.*

*The City applied for and was awarded a WDNR Ready for Reuse Grant in the amount of \$151,000 in September 2013 to address contamination of the adjacent parcel located at 1010 North 1<sup>st</sup> Street.*

*The City performed due diligence activities and purchased the adjacent parcel located at 1010 North 1<sup>st</sup> Street for \$750,000 on August 16, 2013.*

*The Project Area received a Wisconsin Economic Development Corporation (WEDC) Idle Sites Grant for \$1,000,000 in December 2013.*

*Marathon County announced the contribution of \$470,000 from their Environmental Impact Fund for environmental remediation in the Project Area in November 2013.*

*The City applied for a \$1,000,000 U.S. EPA Brownfields Revolving Loan Fund to address redevelopment in the Riverfront Redevelopment Area and throughout the City in January 2014. The grant was not successful. The City is evaluating resubmittal.*

*The City applied for a \$400,000 U.S. EPA Brownfields Community-wide Assessment grant for hazardous substances and petroleum to address other properties within the East Riverfront District and throughout the City in January 2014. The grant was not successful. The City is evaluating resubmittal.*

*Another source of funding available to support redevelopment on brownfields sites are additional Revolving Loan Fund (RLF) programs. All of the incorporated municipalities in Marathon County merged their individual RLF's into one fund. The Marathon County Consolidated Fund portfolio was capitalized using CDBG funds for economic development. Since 1988, over \$52,000,000 in CDBG public funds has been loaned to over 300 local businesses. Over the past 24 years, these loans have leveraged over \$400,000,000 in private investment throughout the County. It should be noted that Marathon County's Consolidated RLF is one of the highest performing RLF funds in Wisconsin with a loan loss rate of less than 0.5%. These funding sources will be utilized as necessary to support cleanup and redevelopment of parcels adjacent to the property, or to complete the project in the event that unforeseen subsurface conditions or other difficulties increase project costs. The previous U.S. EPA assessment grant awarded to the City was used as an "initial step" to complete several significant redevelopment projects along the Wisconsin River near the current project site (Dudley Tower and the Eye Clinic of Wisconsin). Based on the past successes along this Rivers Edge corridor, successful redevelopment of the current redevelopment area is considered to have a significant likelihood of achieving the desired economic, environmental, and job creation benefits.*

8. Briefly describe how the project will facilitate the creation of, preservation of, or addition to a park, greenway, undeveloped property, recreational property or other property used for nonprofit purposes.

*As described above, redevelopment will include construction of a bicycle/pedestrian trail adjacent to the Wisconsin River and associated green space. The trail will complete the Rivers Edge bimodal trail loop which will traverse the Riverfront Redevelopment Area properties along the water front. The redevelopment plan also includes removing "day lighting" the buried storm-sewer pipe at the property and restoring the stream. The stream will be used to provide public access to the Wisconsin River. Non-green space areas will be developed for retail and commercial mixed-use.*

9. Briefly describe how the project will facilitate the use or reuse of existing infrastructure.

*This project will help the City move forward with their overall long term plan for resource conservation and responsible development. The site is currently serviced by existing infrastructure municipal water, sanitary sewer, storm sewer, three phase power (electricity), natural gas, and roads sufficient to support their redevelopment and reuse. Therefore, redevelopment of brownfields parcels within this area for recreational, residential and mixed use commercial provides a tremendous environmental benefit as additional utility infrastructure is not required. This grant will allow the redevelopment of this targeted site, which will reduce costs to the City and the community at large versus new construction and sprawl type development. In addition, the area chosen for redevelopment adjacent to the Wisconsin River is very favorably located relative to the regional community based transportation systems, bike trails, bus lines, parks, rivers and recreational areas, providing additional environmental benefits through redevelopment at this location. The City has a Comprehensive Plan which provides a framework whereby any new development occurring on brownfields properties will fit within the desired long term vision for the City and incorporate sustainable design practices.*

*The City of Wausau has been the local leader for green and sustainable redevelopment initiatives with the creation of the Greener Tomorrow Commission. The City tries to lead by example through evaluating various internal green and sustainable practices. The Community is dedicated to the promotion of sustainable development, particularly in the reuse of brownfields, as a primary approach for protecting and enhancing surface and ground water.*

## Section 10: Project Readiness

1. Complete Table B below.

**Table B. Total Cleanup Costs at Project/Site**

<b>Total Cleanup Cost at Project/Site</b>	\$303,500
<i>Ready for Reuse Amount Requested</i>	\$236,730
<b>Remaining Project Costs</b>	\$66,770

2. What is your proposed match percentage? (must be at least 22%)

22%

3. Fill in Table C Below. Identify the secured sources of revenue to pay for the Remaining Project Costs listed in Table A above. Provide documentation of the secured Sources of Revenue in **Attachment H**.

**Table C. Secured Sources of Revenue**

<b>Source of Revenue</b>	<b>Amount</b>	<b>Secured?</b>
1. TID No. 3 Funding	\$ 66,770	yes
2.	\$	
3.	\$	
4.	\$	

4. Has the applicant applied for or formally requested any other financial assistance to offset the environmental cleanup costs?
  - Yes  No
  - If yes, list the sources and amounts.
5. Are any environmental costs eligible for reimbursement by the Dry Cleaner Environmental Response Fund (DERP) or the Agricultural Chemical Cleanup Program (ACCP)  Yes  No
  - If yes, describe the reimbursement source, the costs and the amounts.

## Section 11: Required Attachments

Include the following attachments at the end of your completed application form.

<input checked="" type="checkbox"/>	A. Project Budget (include a justification if including grant or loan costs for demolition and/or asbestos abatement)
<input checked="" type="checkbox"/>	B. Compliance with Federal Requirements
<input checked="" type="checkbox"/>	C. Map (plat map preferred) – Note location of the Brownfield Project Site
<input checked="" type="checkbox"/>	D. Current photographs of site and surrounding area
<input checked="" type="checkbox"/>	E. CERCLA Liability Defense statement and documentation (Phase I and II Environmental Site Assessments or other available documentation)
<input checked="" type="checkbox"/>	F. Copy of an ordinance or resolution authorizing the applicant to enter into a financial assistance agreement with DNR.
<input checked="" type="checkbox"/>	G. Proof of applicant eligibility, if applicable.
<input checked="" type="checkbox"/>	H. Proof of secured financing to complete the cleanup project.
<input checked="" type="checkbox"/>	I. Loan documentation, if applicable
<input checked="" type="checkbox"/>	J. Loan repayment schedule, if applicable

**Section 13: Self-Certification**

- I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.
- I certify that to the best of knowledge and belief that neither the entity applying for a Ready for Reuse loan or grant, nor any individual, partnership, company or corporation related to the applicant through common ownership or control:
  - (a) has violated any provision of the Federal, state or local environmental laws or regulations relating to the proposed brownfield project site;
  - (b) has caused or contributed to the release of hazardous substances at the proposed brownfield project site, nor arranged for the disposal or treatment of hazardous substances from the site; nor
  - (c) has been suspended, debarred or otherwise declared ineligible to receive federal funds.
- I certify that the entity applying for a Ready for Reuse loan or grant does not have CERCLA s. 107 liability at the proposed project site.
- I certify that funds are available to commence and complete the cleanup activities associated with this project, and to finish the project within the loan or grant time period.
- I agree to comply with all reporting requirements, on forms supplied by the DNR.

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Print Name of Authorized Representative

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Signature of Authorized Representative

Date

**Attachment A: Project Budget**

Fill in the Project Budget below for your preferred remediation option. All costs should be for the time period starting after signing the financial agreement with DNR.

Activity or Expense	A1. Ready for Reuse Loan or Grant Amount 920-1000 N. 1 <sup>st</sup> Street	A2. Ready for Reuse Loan or Grant Amount 1202 N. 1 <sup>st</sup> Street	B. Match Amount	C. Match Source
1. Pre-design Sampling	\$5,000	\$5,000	\$	
2. Finalization of RAP	\$5,000	\$5,000		
3. Public Participation costs	\$2,000	\$2,000	\$	
4. Remedial Specs, Env. Oversight	\$13,000	\$13,000	\$	
5. Soil Transport/Disposal	\$30,950	\$82,980	\$66,770	TIF No.3
6. Soil Confirmation Testing/survey	\$8,000	\$8,000	\$	
7. Site Capping	\$14,600	\$16,000	\$	
8. Remedial Action Completion Report/ Closure Request	\$5,000	\$5,000	\$	
9. GIS Registry of Closed Remediation Sites- Consultant Preparation Cost (Soil, Cap Maintenance Plan)	\$5,000	\$5,000	\$	
10. DNR fees (\$500, \$750, \$200, \$250)	\$3,100	\$3,100	\$	
11. Other Eligible Costs**:	\$		\$	
<b>12. TOTALS</b>	<b>\$91,650</b>	<b>\$145,080</b>	<b>\$66,770</b>	

\*Demolition and associated asbestos abatement costs must be necessary to perform environmental remediation activities, and must be pre-approved by the DNR and EPA.

\*\* Other eligible costs must be pre-approved by the DNR and EPA. Provide a brief description next to Number 17, or on an attached sheet.

## Attachment B: Compliance with Federal Requirements

I have read and am familiar with all federal terms and conditions associated with the Ready for Reuse loan and grant program, which are listed below. By signing this statement, I hereby certify that the entity applying for the program, and any individual, partnership, company or corporation related to the applicant through common ownership or control, agrees to comply with all of these conditions during loan or grant work if this application is approved. The conditions include, but are not limited to, the following terms:

1. Lobbying and Litigation
  - Federal funds may not be used to lobby or litigate against the federal government.
  - References: OMB Circular A-21, A-87 or A-122
2. Fair Share in Contracting
  - Small, minority and women's business enterprise goals
  - References: Women's and Minority Business Enterprise, Executive Orders 11625, 12138 and 12432, EPA form 5700-52-A, MBE/WBE Utilization under Federal Grants
3. Public Accommodation
  - Conference and meeting facilities
  - References: Hotel and Motel Fire Safety Act of 1990
4. Small Business in Rural Areas
  - Affirmative steps regarding small businesses in rural areas
  - References: Section 129 of Public Law 100-590
5. Procurement of Recycled Products
  - Preference for purchase of recycled materials
  - References: 40 CFR 246-254
6. National Historic Preservation Act
  - Contact EPA regarding any potential for impacts to historic properties
7. Debarment and Suspension
  - Do not use loan or grant funds for contracts with those debarred or suspended
  - References: Subpart C of 40 CFR Part 32, Executive Order 12549
8. Recycled Paper
  - Use of recycled paper for federal reporting
  - References: EPA Order 1000.25 and Executive Order 13101
9. Worker Protection
  - Davis-Bacon Prevailing wage rates for construction projects
  - References: Davis-Bacon Act of 1931
  - Contract Work Hours and Safety Standards
  - References: 40 USC327-333, OSHA Standard 29, CFR 1910.120
10. Uniform Relocation Act
  - References: Uniform Relocation and Real Property Acquisition Policies Act of 1970, Pub. L. 91-646, as amended
11. Reporting
  - Monthly or quarterly reporting, as listed in the final financial agreement with DNR

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Print Name of Authorized Representative

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Signature of Authorized Representative

---

Date

**Attachment I: Loan Documentation**

1. Does your municipality agree to issue an obligation authorized under Chapter 67, Wis. Stats., as security for the Ready for Reuse loan?
  - Yes – Continue to Question 2
  - No – **Stop.** Contact the DNR to discuss this loan application.
  
2. Which type of obligation will your municipality use as security for the Ready for Reuse loan?
  - Promissory Note under s. 67.12(12), Wis. Stats.
  - A Note Anticipation Note under s.67.12(1)(b)2, Wis. Stats.
  - Other municipal obligation under ch. 67, Wis. Stats.
  
3. When will the governing body approve the resolution which will approve the application for a Ready for Reuse loan?
  
4. Other than the Wisconsin constitutional debt limits, are there any other restrictions on borrowing by your municipality?
  - Yes  No
  - If yes, please describe.
  
5. Is there any litigation pending or threatened which may materially impact the financial condition of the municipality?
  - Yes  No
  - If yes, please provide background information regarding the litigation or factors and the current status.
  
6. Describe the plan for financing any project costs that are not eligible for Ready for Reuse loan financing, but necessary to ensure success of the project (i.e., asbestos removal, lead paint removal, legal fees, demolition not necessitated by remediation, infrastructure upgrade, etc.).
 

*The City will utilize TID No. 3 funding. TID No. 3 (East Riverfront) has generally performed in the black, although the purchase of and clean-up of properties within the East Riverfront District has resulted in some accumulated debt of approximately \$1,300,000. The TID No. 3 expenditure period was set to expire in 2016 with the mandated termination in 2021. Based on the significant riverfront projects still uncompleted, the City obtained special State Legislation 66.1105(6)(am)2.fm which allows TID No. 3 expenditure period to extend 10 years to 2026, providing the City with the ability to borrow additional funding as needed to support the redevelopment of this site, including all necessary infrastructure improvements and modifications.*
  
7. Is anybody in your local governmental unit directly benefiting from the cleanup and/or redevelopment of this site?  Yes  No
  - If yes, please provide details.
  
8. Bond Counsel Information  
*Please Note: Bond Counsel will assist in the preparation of the municipal obligation required to secure the Ready for Reuse loan.*

Firm or Organization <a href="#">Quarles &amp; Brady, LLP</a>		Attorney Name <a href="#">Rebecca Speckhard</a>	
Address <a href="#">411 E. Wisconsin Ave</a>			
City <a href="#">Milwaukee</a>		State <a href="#">WI</a>	ZIP code <a href="#">53202</a>
Phone <a href="#">414-277-5124</a>		Fax <a href="#">414-271-3552</a>	
Email <a href="mailto:Rebecca.speckhard@quarles.com">Rebecca.speckhard@quarles.com</a>			



Agenda Item #6



**TO:** FINANCE COMMITTEE MEMBERS

**FROM:** MARYANNE GROAT

**DATE:** March 4, 2015

**SUBJECT:** Modification of the Procurement Policy

Purpose: To institute the necessary procurement policy modifications to allow for tracking of purchase orders.

Background Information: Two changes to the procurement policy are necessary to facilitate the purchase tracking desired by the Finance Committee and respond to recommendations to the Agreed Upon Procedures Audit.

- 1. The current procurement policy does not require purchase orders for transactions supported by an agreement or contract. To have a complete listing of the purchases over \$5,000 change the procurement policy to require purchase orders for any purchases over \$5,000 and establish the coversheet as a mandatory document. Proposed modifications attached.*
- 2. Modify the policy to include a definition of a sole source purchase.*

The changes are shown on the attached procurement policy.

# CITY OF WAUSAU, WISCONSIN

## PROCUREMENT POLICY

### POLICY OBJECTIVE

The City of Wausau has adopted this procurement policy in order to provide City employees with uniform guidance in the purchase of supplies, equipment, services and property. The controls and procedures set forth are intended to provide reasonable assurance that the lowest cost, highest quality good or service is obtained, while balancing the need for flexibility and efficiency in departmental operations.

### COVERAGE

This policy applies to the purchases of all departments and divisions of the City of Wausau. The provisions of Wisconsin Statutes s 62.15 and Wausau Municipal Code 12.08 apply to the procurement of public construction and take precedence over any portion of this policy that may conflict with that statute. Procurement activities for MetroRide are subject to the provisions of the Federal Transit Administration and take precedence over any portion of this policy which may conflict with their guidelines. More restrictive procurement procedures required by grants, aids, statutes or other external requirements or funding sources will take precedence.

### GOALS

1. To encourage open and free competition to the greatest extent possible.
2. To receive maximum value and benefits for each public dollar spent.
3. To ensure that all purchases are made in compliance with federal, state and local laws.
4. To prevent potential waste, fraud, abuse and conflicts of interest in the procurement process.
5. To assure proper approvals are secured prior to the purchase and disbursement of public funds.

### ETHICAL STANDARDS

1. All procurement shall comply with applicable federal, state and local laws, regulations, policies and procedures. Municipal Code 2.03 Code of Ethics for Public Officials and Employees provides general ethical standards and conduct expectations.
2. In general, employees are not to engage in any procurement related activities that would actually or potentially create a conflict of interest, or which might reasonably be expected to contribute to the appearance of such a conflict.
3. No employee shall participate in the selection, award or administration of a contract if a conflict of interest would be involved. Such a conflict would arise when the employee, any member of his immediate family, business partner or any organization that employs, or is about to employ, any of the above, has a financial interest or other interest in the firm selected for award.
4. To promote free and open competition, technical specifications shall be prepared to meet the minimum legitimate need of the City and to the extent possible, will not exclude or discriminate against any qualified contractors.
5. No employee shall solicit or accept favors, gratuities, or gifts of monetary value from actual or potential contractors or subcontractors.
6. Employees must maintain strict confidentiality in the procurement process and shall not impart privileged information to any contractors that would give them advantage over other potential contractors.

7. Personal purchases for employees by the City are prohibited. City employees are also prohibited from using the City's name or the employee's position to obtain special consideration in personal purchases. Employee purchase programs may be established with vendors with prior approval from the Mayor, provided that the vendor provides similar programs to employees of other private entities.

### **GENERAL GUIDELINES**

These general guidelines shall be adhered to as closely as possible by all departments in the procurement of goods and services.

1. Procurements are classified into the following two major categories:
  - Purchasing Goods is defined as equipment, furnishings, supplies, materials and vehicles or other rolling stock. The rental, leasing of these items is also considered to fall within this category and the cost shall be determined by considering the maximum total expenditure over the term of the agreement.
  - Purchase of Services is classified into additional categories of professional services, contractor services, construction services and combined goods and service contracts.
2. Buy Local - It is the desire of the City to purchase locally when possible. This can be accomplished by ensuring that local vendors who have goods or services available are included in the competitive solicitation process that will precede major purchases. It is also the desire of the City to purchase from disadvantaged enterprise businesses whenever possible as defined by Wisconsin Statute 84.06(1).
3. Cooperative Procurement Programs – Departments are encouraged to use cooperative purchasing programs sponsored by the State of Wisconsin or other jurisdictions. Purchases of goods and services secured through these programs are considered to have met the requirements of competitive procurement outlined in this policy. Additionally, if identical products can be obtained at a lower price than current cooperative purchasing contracts, no additional quotes are required.
4. Purchasing Oversight – Department heads have the responsibility for procurement issues in their individual departments. A department head is defined as the City employee having responsibility for the department on behalf of which moneys were appropriated in the City budget for purchases.
5. Emergencies – When an emergency situation does not permit the use of the competitive process outlined in the policy, the applicable department head, Finance Director and Mayor may determine the procurement methodology most appropriate to the situation. Appropriate documentation of the basis for the emergency should be maintained and filed with the City Clerk. All emergency purchases exceeding \$50,000 shall require the Department Head to provide written notice to the Common Council.
6. Identical Quotes or Bids – If two or more qualified bids/quotes are for the same total amount or unit price, and quality or service is considered equal the contract shall be awarded to the local bidder. Where this is not practical the contract will be awarded by drawing lots in public.
7. Serial Contracting – No contract or purchase shall be subdivided to avoid the requirements of this policy. Serial contracting is the practice of issuing multiple purchase order to the same vendor for the same good or service in any 90 day period in order to avoid the requirements of the procurement policy.
8. Purchase Orders and Purchase Order Cover Sheet – Shall be issued for all purchases of goods and services in excess of \$5,000, ~~unless such payment is authorized by a written contract or agreement.~~
9. Policy Review – This policy will be reviewed by the Finance Committee every two years or sooner at the discretion of the Common Council.
10. Protest Procedures – Any interested party who wishes to protest at any point in the procurement process, evaluation, award, or post-award, may do so. An “interested party” must, however, be an actual or prospective bidder or offeror whose direct economic interest would be affected by the award of the contract or by failure to award the contract. Protests must be submitted timely, in writing to the City Clerk, 407 Grant Street, Wausau

WI 54403 but no later than five (5) working days following the City's procurement decision. The protest must contain a detailed statement of the grounds for the protest and any supporting documentation. Upon the receipt of the written protest, the City Clerk will notify the City Attorney and Finance Director who will work to resolve the matter within five (5) working days. If the protester is not satisfied and indicates the intention to appeal to the next step the award will be temporarily suspended unless it is determined that: 1) the item to be procured is urgently required; 2) delivery or performance will be unduly delayed by failure to make the award promptly; 3) Failure to make the prompt award will otherwise cause harm to the City; or 4) The protest has no merit. If the protester wishes to appeal the decision of the City Attorney and Finance Director the matter will be forwarded to the City of Wausau Finance Committee and the Common Council for the ultimate local disposition.

### **PURCHASE OF GOODS**

1. Purchase of Goods under \$5,000 – may be made based on the best judgment of the department head or division director. However, it is recommended that competitive quotes be obtained. Specific procurement documentation is not required.
2. Purchase of Goods \$5,000 to \$25,000 – requires department head approval PRIOR to placing the order and the issuance of a purchase order. The cost of the purchase must have been included within the approved department budget. The department **MUST** obtain (3) three written quotations, if possible. Quote summary, request for quote documentation and written quotes must be submitted to the Finance Department with the purchase order request. Purchase orders will not be processed without the proper documentation.
3. Purchase of Goods in excess of \$25,000 – a formal bid process is required.
  - a. Requests for such bids shall be formally noticed. All notices and solicitations of bids shall state the time and place of the bid opening.
  - b. All bids shall be submitted sealed to the City Official designated in the bid packet and shall have the bid name and date identified on the envelope.
  - c. All sealed bids shall be opened and recorded by the Board of Public Works. The department head shall be responsible for the preparation of all plans, bid specifications, notices and advertising. Prequalification of bidders may be done at the discretion of the department head. A tabulation of bids received shall be available for public inspection. The Board of Public Works shall have the authority to award the contract when the costs of the purchase have been included within the approved City budget. Purchases that do not meet this criteria and are not otherwise authorized by law, rule or regulation, shall be authorized separately by the Common Council. All bid documentation shall be placed on file with the City Clerk.
  - d. In general, the contract shall be awarded to the lowest priced responsible bid, taking into consideration the following factors: the qualities of the goods supplied, conformity with specifications, product compatibility, maintenance costs, vendor support and delivery terms. Written documentation or explanation shall be required if the contract is awarded to other than the lowest responsible bidder. This documentation will include a justification as to why it was in the City's best interest to award the contract to other than the lowest responsible bidder.
4. Commodities \$5,000-\$50,000 – commodities subject volatile pricing such as fuel may through via written quotes. These purchases require department head approval prior to placing the order and the issuance of a purchase order. The cost of the purchase must have been included within the approved department budget. The department must obtain (3) written quotations, if possible. Quote summary, written quotes and any other available documentation must be submitted to the Finance Department with the purchase order request.
5. The department head shall administer the purchase.
6. The following items must be purchased using a centralized purchasing process:
  - a. Copiers - coordinated by the CCITC.
  - b. Computer hardware/software - coordinated by CCITC.
  - c. Cellular telephone, telephones, security cameras and similar communication and technology equipment – coordinated by CCITC.
  - d. Furniture – coordinated by Department of Public Works.
  - e. Office Supplies – coordinated by the Finance Department.
  - f. Janitorial Services – coordinated by Department of Public Works.

- g. Vehicles and other rolling Stock – coordinated by Department of Public Works.
- h. Facility Maintenance, Repair and Improvement – coordinated by Department of Public Works.
- i. Procurement of Legal Services – coordinated by the City Attorney’s office.

**PURCHASE OF SERVICES**

Whenever practical the purchase of services should be conducted based upon a competitive process:

- Contractor services is defined as the furnishing of labor, time or effort by a contractor, usually not involving the delivery of specific goods or products other than those that are the end result of and incidental to the required performance. Examples of contractor service include: refuse and recycling collection, snow removal, EMS billing services, janitorial, elevator maintenance, mailing, or delivery services. Contractor services shall follow the competitive procurement policy for the Purchase of Goods subject to the same spending guidelines. The cost shall be determined by considering the maximum total expenditure over the term of the contract.
- Construction services is defined as substantial repair, remodeling, enhancement construction or other changes to any City owned land, building or infrastructure. Procedures found with in State of Wisconsin Statute 62.15 and Wausau Municipal Code 12.08 shall take precedence. In absence of guidance in these areas, construction services shall follow the competitive procurement policy for the Purchase of Goods subject to the same spending guidelines.
- Combined Goods and Services in situations where the purchase combines goods and services (exclusive of construction and contractor services), such as many technology projects, the purchase shall be treated as a purchase of professional services.
- Professional services is defined as consulting and expert services provided by a company, organization or individual. Examples of professional services include: attorneys, certified public accountants, appraiser, financial and economic advisors, engineers, architect, planning and design. Professional services are generally measured by the professional competence and expertise of the provider rather than cost alone.
  - a) If it is estimated that the service being solicited has a total cost of over \$25,000 a formal Request for Proposal shall be used to solicit vendor responses. The department head shall be responsible for the preparation of all Requests for Proposal specifications, notices and advertising. Prequalification of proposers may be done at the discretion of the department head. A formal RFP will not be required to solicit legal services for representation in a specific matter, regardless of cost. The City Attorney will consult with the Finance Committee if it is anticipated that expenses (fees and costs) in excess of \$25,000 for a single matter will be incurred. When retention of legal services to perform ongoing services in one type of matter, such as bond counsel or prosecution services, is required, the procurement policy, for professional services shall be followed.
  - b) The Purpose of an RFP is to solicit proposals with specific information on the proposer and the service offered which will allow the City to select the best proposal. The best proposal is not necessarily the proposal with the lowest cost.
  - c) Based upon the services or project and the magnitude of the outcome a selection committee may be advisable.
  - d) Requests for proposals shall be formally noticed. All notices and solicitations of proposals shall state the time and place of the proposal opening.
  - e) Information to be requested of the proposer should include: Years of experience in the area desired services, financial strength of the company, examples of similar services/projects completed, resumes of staff associated with the project/service, list of references, insurance information, In addition the proposal should provide information about the City, scope of

services requested and desired outcomes or deliverables. The proposal should also identify evaluation factors and relative importance.

- f) Establish selection criteria and include this information with the RFP. It is generally advisable to establish a numeric ranking matrix. This reduces the subjective nature of the rating process.
- g) Proposals should be solicited from an adequate number of qualified sources. Requests for proposal should be formally noticed. All notices and solicitations should provide the issue date, response due date, date and time of opening responses and a contact person.
- h) Proposals shall be opened and recorded by the Board of Public Works. A tabulation of proposals received shall be available for public inspection. All proposal documentation shall be placed on file with the City Clerk. The Department Head and selection committee (if applicable) will then review the proposals and make a selection.

- Service contracts or agreements should be reviewed by the City Attorney and placed on file with the City Clerk.

### **SOLE SOURCE**

Sole source purchasing allows for the procurement of goods and services from a single source without soliciting quotes or bids from multiple sources. Sole source procurement cannot be used to avoid competition, rather it is used in certain situations when it can be documented that a vendor or contractor holds a unique set of skills or expertise, that the services are highly specialized or unique in character or when alternate products are unavailable or unsuitable from any other source. Purchase of goods or services under \$25,000 may be made without competition when it is agreed in advance between the Department Head and Finance Director. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. In advance of the purchase, the Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, legal services provided by an attorney, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or economical operation, aesthetic purposes or compatibility is an overriding consideration, the purchase is from another governmental body, continuity achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$5,000 shall be evaluated and determined by the Department Head.
2. Sole source purchase of \$5,000 to \$25,000 a formal written justification shall be forwarded to the Finance Director in advance of the purchase, who will concur with the sole source or assist in locating additional competitive sources.
3. Sole source purchase exceeding \$25,000 must be approved by the Finance Committee.

### **BUDGET**

All purchases shall be made in accordance with the budget approved by the Common Council. The department head has the responsibility for managing departmental spending to ensure the line item budget is not overspent and for initiating Transfer of Funds Requests when appropriate.

### **CONTRACT AUTHORIZATION**

The Mayor is authorized to enter into contracts on behalf of the City of Wausau if the contracts meet the following criteria:

1. Purchase of Goods – The City may purchase equipment, furnishings, goods, supplies materials and rolling when the costs of the same have been included in the approved City Budget.
2. Purchase of Services – The City may contract for the purchase of services without Council resolution when ALL of the following conditions have been met:

- a) The funds for services are included in the approved City budget.
  - b) The procurement for services complies with the procurement policy.
  - c) The City Attorney has reviewed and approved the form of the contract.
  - d) The contract complies with other laws, resolutions and ordinances.
  - e) The contract is for a period of one year or less, or the contract is for a period of not more than three years and the annual average cost of the services does not exceed \$25,000.
3. The following contracts require council approval:
- (a) Collective Bargaining Agreements – Any contract between the City of Wausau and any collective bargaining unit representing City employees.
  - (b) Real Estate Purchases – Contracts for the sale or purchase of real estate where the City of Wausau is the proposed seller or purchaser. Council approval is **not** required for commencement of foreclosure action to collect a loan or other debt owed to the City when the debtor has failed to cure any default in payment of the loan or other obligation.
  - (c) Leases – Contracts for lease of real estate where the City is either a proposed landlord or a proposed tenant exclusive of airport hangar, parking stall rentals and short term park facilities rentals.
  - (d) Easements and Land Use Restrictions – Contracts for easements, restrictive covenants or other limitations which may be placed upon the use of any City-owned property.
  - (e) Intergovernmental Contracts– Contracts between the City of Wausau and other local, state or federal governments or agencies except, cooperative purchasing agreements.
  - (f) Development Agreements – Contracts for the provision of infrastructure, financial assistance or other incentives by the City for the benefit of a developer or business venture.
  - (g) City Services – Contracts whereby the City of Wausau agrees to provide services to another party.
  - (h) Managed competition, outsourcing contracts – Contracts for labor or personal services to be performed by persons who are not city employees for work that has been performed by city employees within the past five (5) years and the contract will result in the elimination of positions and the layoff of personnel.
4. The common council delegates contract approval to the department level for the following:
- (a) Community Development Housing and Commercial Development Loans and Grants issued from grants and related program income.

Contracts shall be signed by the Mayor and counter-signed by the City Clerk, City Finance Director and City Attorney. The City Finance Director shall certify that funds have been provided by the Council to pay the liability that may be incurred under the contract. The City Attorney shall approve the contract as to form and the City Clerk shall attest to the Mayor's signature. Contract change orders may be signed by the Board of Public Works as long as the change order does not materially change the work performed and funds are available within the budget.

H:\fwcommon\financialpolicies\procurementpolicy.wpd

**CITY OF WAUSAU  
PURCHASE ORDER COVER SHEET**



DEPARTMENT:	CONTACT NAME:
VENDOR:	COST:
PURCHASE DESCRIPTION:	

**COMPETITIVE PURCHASING PROCESS DOCUMENTATION**

***PLEASE INDICATE YOUR QUOTE AND BID EFFORTS BELOW. THIS IS A MANDATORY FORM FOR ANY PURCHASES IN EXCESS OF \$5,000 AND SHOULD ACCOMPANY THE PURCHASE ORDER DOCUMENTATION AND BE REMITTED TO FINANCE***

GOODS OR SERVICES REQUIRING CENTRALIZED PURCHASING INCLUDE: COPIERS, COMPUTER HARDWARE/SOFTWARE, INTERNET SERVICES, CELL PHONES, SECURITY CAMERAS, FURNITURE, PLOWING SERVICES, VEHICLES AND ROLLING STOCK, FACILITY MAINTENANCE

- PURCHASE OF GOODS OR CONTRACT SERVICES \$5,000 TO \$25,000 – WRITTEN QUOTES REQUIRED**
  - QUOTE SUMMARY AND AT LEAST 3 QUOTES (ATTACHED)
  - SOLE SOURCE JUSTIFICATION – APPROVED BY DEPT HEAD AND FINANCE DIRECTOR (ATTACHED)
  
- PURCHASE OF GOODS OR CONTRACT SERVICES GREATER THAN \$25,000 - FORMAL BID PROCESS REQUIRED**
  - PUBLIC CONSTRUCTION – FOLLOW STATE STATUTES
  - BIDS FORMALLY NOTICED
  - SEALED BIDS RECEIVED
  - BIDS OPENED AT BOARD OF PUBLIC WORKS
  - BID SUMMARY AND BIDS (ATTACHED)
  - SOLE SOURCE JUSTIFICATION APPROVED BY FINANCE COMMITTEE (ATTACHED)
  
- PURCHASE OF VOLATILE PRICING COMMODITIES \$5,000 TO \$50,000 – REQUIRES WRITTEN QUOTES**
  - QUOTE SUMMARY AND QUOTES (ATTACHED)
  - APPROVED SOLE SOURCE JUSTIFICATION (ATTACHED)
  
- PURCHASE OF COMBINED GOODS AND SERVICES OR PROFESSIONAL SERVICES UNDER \$25,000 - COMPETITIVE PROCESS ENCOURAGED**
  - QUOTE SUMMARY (ATTACHED)
  - QUOTES (ATTACHED)
  - OTHER PROCUREMENT DESCRIBE \_\_\_\_\_
  
- PURCHASE OF COMBINED GOODS AND SERVICES OR PROFESSIONAL SERVICES OVER \$25,000 – FORMAL RFP PROCESS REQUIRED**
  - FORMAL RFP (ATTACHED)
  - RFP FORMALLY NOTICED
  - PROPOSALS OPENED AT BOARD OF PUBLIC WORKS
  - PROPOSAL SUMMARY AND PROPOSALS (ATTACHED)
  - SOLE SOURCE JUSTIFICATION APPROVED BY FINANCE COMMITTEE (ATTACHED)

ADDTL INFO:



**TO:** FINANCE COMMITTEE MEMBERS

**FROM:** MARYANNE GROAT

**DATE:** March 4, 2015 4, 2015

**SUBJECT: Fiscal Impact Policy**

Purpose: To respond to the Finance Committee's request for expanded fiscal impact information

Facts:

At the February 24, 2015 meeting the Finance Committee considered expanding the fiscal impact policy to ensure sufficient information is available to the council as they deliberate on resolutions or actions.

Attached is a Fiscal Impact Summary that could be incorporated into our resolution template and/or staff analysis.

## FISCAL IMPACT POLICY

**Background:** In any decision, policy makers must weigh the costs and benefits on taking a particular action. The fiscal impact section of any staff analysis is one of the key places council member look to understand the costs. Consequently, it would be helpful to policy makers to have as complete information about costs as possible.

Complete fiscal impact information could include information like the following:

- The dollar cost of an action.
- Whether the cost is one-time or re-occurring.
- What source of funds is being used.
- If debt is being used, what is the amount of the debt required and what will be the resulting annual debt service costs until the debt is retired.
- If TID financing is being used, what is the source of TID funds:
  - Is it incremental revenues?
  - Is it bonds that we plan to issue or have issued already?
  - Is it a “loan” from the city's fund balance?

**Possible Action:** The Finance Committee could establish a policy or give direction to staff about what information should be in the fiscal impact section of any staff analysis or resolution.

Prepared by: Keene Winters  
February 17, 2015

**RESOLUTION OF THE FINANCE COMMITTEE**

Approving creation of a Holtz Krause Maintenance Non Lapsing Fund

Committee Action:   Approved 5-0

**File Number:**       12-0207

**Date Introduced:**   February 10, 2015

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Reoccurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$54,000</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

**RESOLUTION**

**WHEREAS**, the City, County and Holtz Krause Steering Committee have been working collaboratively to redevelop the Holtz Krause property into a soccer complex; and

**WHEREAS**, the City of Wausau has made a significant financial contribution to the project in the way of land acquisition, street construction; relocation and other costs and administrative time necessary to complete the project; and

**WHEREAS**, the City of Wausau Common Council entered into an agreement titled, "Holtz and Krause Landfill Agreement on September 25, 2012 which obligated the city with future maintenance and repairs including maintaining the landfill cap, exclusive of the playing fields, and operating and monitoring the reconstructed gas extraction system; and

**WHEREAS**, the Holtz Krause Committee has expressed a desire to contribute \$54,000 to the City for the purpose of defraying future costs of this maintenance obligation; and

**WHEREAS**, the Holtz Krause Committee has indicated that the contribution is contingent upon the City depositing the \$54,000 in a newly established a non-lapsing fund and restricting use of the funds to the city's maintenance obligations outlined in the "Holtz and Krause Landfill Agreement dated September 25, 2012; and

**NOW THEREFORE BE IT RESOLVED**, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to establish a non-lapsing account with the \$54,000 contribution provided by the Holtz Krause Steering Committee; and

**BE IT FURTHER RESOLVED** these funds are considered restricted to fund the City's maintenance obligations outlined in the "Holtz and Krause Landfill Agreement" including the maintenance of the landfill cap and new extraction system.

Approved:

---

James E. Tipple, Mayor

EXAMPLE

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

**RESOLUTION OF THE FINANCE COMMITTEE**

Authorizing the write off of certain uncollectible delinquent personal property tax accounts from the City's accounting records

Committee Action:

Fiscal Impact:

**File Number:** 03-0306

**Date Introduced:** March 24, 2015

**WHEREAS** the City of Wausau has an ongoing program for the collection of delinquent personal property taxes, however there are always some personal property taxes which are uncollectible due to various reasons (death of the taxpayer, bankruptcy, court settlement, etc.), and

**WHEREAS**, there is always a continuous effort to recover delinquent personal property taxes, and

**WHEREAS**, the Finance Committee has reviewed the list of 2013 delinquent personal property taxes on Attachment A and recommends the write off and charge back of these taxes as provided within the State of Wisconsin Statutes, Now Therefore

**BE IT RESOLVED** by the Common Council of the City of Wausau that the proper City Official(s) be and are hereby authorized and directed to write off the delinquent personal property taxes as outlined on Attachment A, from the Tax Adjustment account #110-25097410, a total of \$5,312.92 (the City's portion) in personal property taxes and \$8,266.91 from account #110-11145 in order to provide sound financial management.

**BE IT FURTHER RESOLVED**, by the Common Council of the City of Wausau that the proper City Official(s) be and are hereby authorized and directed to charge back to the appropriate governmental entities their share of these delinquent personal property taxes as outlined on Attachment A.

**BE IT FURTHER RESOLVED**, by the Common Council of the City of Wausau that the list of delinquent personal property taxes be entered into the minutes and published in the newspaper.

Approved:

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James E. Tipple, Mayor

Exhibit A

**2013 DELINQUENT PERSONAL PROPERTY TAX CHARGEBACKS**

Acceleration LLC (Hudson's Classic Grill)	B	\$ 1,742.67
Albee Property Mgmt LLC	U	115.70
Asian Star Market	O	257.91
Preowned Superstore	I	33.74
Budget Auto Plus	O	465.19
Burger's Taxidermy (Kenneth Burger)	O	38.57
Cabin Pizza	O	361.55
Cadillac Guitars String Instruments & Amplifier	O	77.13
Country Coin/Collectible	U	60.26
CPI Images LLC	B	103.64
Crooks Associated Service/B &B Movers	U	800.23
D & H Systems Inc.	U	132.57
Expressions Ink	U	98.82
Michael T. Foley (Computer E Store)	O	77.13
Grandma's Corner Café (Rebecca Jones)	O	65.08
Tresses Salon (Yvonne Wittek)	O	72.31
Legacy Bar & Grill	B	658.02
In-Home Care of Wausau (Thomas Yang)	O	50.62
Johnnie's Service Inc	O	670.07
Krishna LLC	I	12.05
Kustom Auto & Repair	U	231.39
Ryan D Lister	U	515.81
McClay Enterprises Wausau LLC	O	130.16
McClay Enterprises (Thomas St Laundromat)	O	257.91
Opportunity Realty	O	115.70
Perspektive Media Group	C	257.91
Philly's Subs & Gyros	O	2,306.69
Quality Auto Body & Custom	U	231.39
RS Investments of Wausau (Breakaway)	O	645.97
Salzman Trucking	U	937.62
Riverview Café & Bakery (Schroeder)	O	130.16
Valley Construction Co/Badger Roofing of WI	C	773.72
City Bike Works	U	566.43
Wausau Mfg Corp	U	69.90
Wausau Music Center Inc	B	<u>515.81</u>
		<u>\$ 13,579.83</u>

O - Out of Business/no response

B - Bankruptcy

C - Current/Pending court action

U - Unsatisfied Judgment

I - Immaterial amount

Breakdown for resolution -

City of Wausau	\$ 5,312.92
State of Wisconsin	84.07
Marathon County	2,379.47
Wausau School District	4,847.41
NTC	<u>955.96</u>
	<u>\$ 13,579.83</u>

Table 1

## 2015 Categorized Monthly Complaint Violation Breakdown

	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Accessory Buildings	10	0	0	0	0	0	0	0	0	0	0	0	10
Animal Sanitation	1	0	0	0	0	0	0	0	0	0	0	0	1
Boulevards	3	0	0	0	0	0	0	0	0	0	0	0	3
Bushes/Hedges/Shrubs	0	0	0	0	0	0	0	0	0	0	0	0	0
Equipment Storage	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior of Buildings	12	0	0	0	0	0	0	0	0	0	0	0	12
Exterior Yards	10	0	0	0	0	0	0	0	0	0	0	0	10
Fences, Walls, Etc.	1	0	0	0	0	0	0	0	0	0	0	0	1
House Numbers	3	0	0	0	0	0	0	0	0	0	0	0	3
Interior Housing	15	0	0	0	0	0	0	0	0	0	0	0	15
Porches	7	0	0	0	0	0	0	0	0	0	0	0	7
Unfit Postings	1	0	0	0	0	0	0	0	0	0	0	0	1
Rental Licensing	430	0	0	0	0	0	0	0	0	0	0	0	430
Signs	1	0	0	0	0	0	0	0	0	0	0	0	1
Trash Containers	32	0	0	0	0	0	0	0	0	0	0	0	32
Vehicles	14	0	0	0	0	0	0	0	0	0	0	0	14
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>540</b>							

## 2014 Categorized Monthly Complaint Violation Breakdown

	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Accessory Buildings	0	0	6	53	93	78	81	31	64	30	24	44	504
Animal Sanitation	0	4	8	7	7	0	0	0	4	0	2	1	33
Boulevards	11	3	9	59	80	23	26	26	11	4	4	12	268
Bushes/Hedges/Shrubs	0	0	0	0	0	0	5	2	0	2	0	0	9
Equipment Storage	0	1	0	7	19	7	22	16	4	2	4	4	86
Exterior of Buildings	2	5	17	70	82	86	68	33	61	50	24	48	546
Exterior Yards	6	5	24	104	174	85	90	49	59	45	17	26	684
Fences, Walls, Etc.	0	0	0	6	15	6	11	6	10	2	0	5	61
House Numbers	1	0	0	8	11	12	2	6	1	2	0	4	47
Interior Housing	15	23	8	18	10	13	67	3	35	75	29	16	312
Porches	5	7	6	22	19	9	16	5	3	2	3	11	108
Unfit Postings	0	2	1	5	0	0	6	4	2	4	0	2	26
Signs	1	0	1	0	2	2	3	3	1	3	1	3	20
Trash Containers	6	5	18	55	66	16	11	15	2	3	1	78	276
Vehicles	28	14	19	93	118	58	79	46	27	38	23	43	586
Other	0	0	0	1	0	1	0	2	0	3	0	0	7
<b>Total</b>	<b>75</b>	<b>69</b>	<b>117</b>	<b>508</b>	<b>696</b>	<b>396</b>	<b>487</b>	<b>247</b>	<b>284</b>	<b>265</b>	<b>132</b>	<b>297</b>	<b>3573</b>

### 2013 Categorized Monthly Complaint Violation Breakdown

	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Accessory Buildings	1	1	4	9	19	29	47	22	22	46	12	4	216
Animal Sanitation	4	0	7	7	1	2	0	1	2	0	0	0	24
Boulevards	8	13	8	26	62	17	22	18	23	27	16	17	257
Bushes/Hedges/Shrubs	0	0	0	0	0	1	1	2	0	2	1	0	7
Equipment Storage	6	2	5	8	3	7	7	13	13	17	8	4	93
Exterior of Buildings	3	6	13	18	19	18	66	39	38	59	19	9	307
Exterior Yards	41	9	19	50	44	56	42	55	51	56	40	18	481
Fences, Walls, Etc.	1	1	0	2	3	2	1	5	2	5	3	0	25
House Numbers	2	0	4	1	1	2	3	3	0	6	3	2	27
Interior Housing	2	60	5	3	3	29	60	2	0	1	9	8	182
Porches	9	9	7	8	8	8	6	11	8	12	9	9	104
Unft Postings	0	0	1	1	1	1	3	4	3	0	3	1	18
Signs	0	0	2	0	0	0	0	0	0	0	0	0	5
Trash Containers	3	1	1	7	7	15	9	8	8	14	7	3	83
Vehicles	88	34	41	63	35	30	42	49	45	59	62	46	594
Other	1	1	3	1	3	0	8	4	4	1	0	1	27
<b>Total</b>	<b>169</b>	<b>137</b>	<b>120</b>	<b>204</b>	<b>209</b>	<b>217</b>	<b>317</b>	<b>236</b>	<b>221</b>	<b>306</b>	<b>192</b>	<b>122</b>	<b>2450</b>

### 2012 Categorized Monthly Complaint Violation Breakdown

	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Accessory Buildings	0	4	2	5	11	8	5	18	9	24	12	6	104
Animal Sanitation	0	7	2	0	0	0	1	1	0	1	1	1	14
Boulevards	29	13	18	51	23	27	21	31	25	18	18	19	293
Bushes/Hedges/Shrubs	1	0	0	0	9	2	3	4	4	1	0	0	24
Equipment Storage	6	1	3	14	11	12	7	5	7	15	2	3	86
Exterior of Buildings	5	9	14	11	22	11	11	15	6	36	18	5	163
Exterior Yards	23	30	55	70	50	34	46	42	34	39	33	21	477
Fences, Walls, Etc.	1	1	1	3	4	1	2	1	1	3	5	1	24
House Numbers	1	5	3	6	2	2	8	4	3	0	2	0	36
Interior Housing	0	9	12	15	21	14	1	0	0	13	19	24	128
Porches	11	12	17	15	15	10	11	23	15	10	16	8	163
Unft Postings	0	0	0	0	2	4	4	5	1	1	2	3	22
Signs	2	1	0	0	1	2	0	0	0	1	2	0	9
Trash Containers	44	56	31	38	39	26	47	36	41	4	3	3	368
Vehicles	53	42	59	69	62	55	59	53	53	68	68	47	688
Other	2	1	2	4	1	2	1	3	1	1	3	2	23
<b>Total</b>	<b>178</b>	<b>191</b>	<b>219</b>	<b>301</b>	<b>273</b>	<b>210</b>	<b>227</b>	<b>241</b>	<b>200</b>	<b>235</b>	<b>204</b>	<b>143</b>	<b>2622</b>