

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This represents the first year of the City of Wausau's new 5-Year Consolidated Plan. We are excited that we were able to meet many of our goals for most of our programs (Brownfield Remediation, Homeowner Rehabilitation, Housing Counseling). Some activities well overpassing (Blight Elimination, Homeless Shelters and number of beds utilized) our anticipated goals. Of course there were a few we fell a little short – but it just makes us try harder next year.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Blight Elimination	Blight	CDBG: \$	Buildings Demolished	Buildings	5	3	60.00%	1	3	300.00%
Blight Elimination	Blight	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5	5	100.00%			
Brownfield Remediation	Economic Development	CDBG: \$	Brownfield acres remediated	Acre	7	7	100.00%	4	7	175.00%
Homebuyer Downpayment	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	75	10	13.33%	15	10	66.67%

HOMEOWNER REHABILITATION	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	8	16.00%	8	8	100.00%
Housing Counseling	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Housing Counseling	Affordable Housing	HOME: \$	Other	Other	75	35	46.67%	30	35	116.67%
Job Creation	Economic Development	CDBG: \$	Jobs created/retained	Jobs	7	2	28.57%			
Job Creation	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	3	4	133.33%	3	4	133.33%
Neighborhood Revitalization	Public Facilites	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	21	105.00%	1	0	0.00%
Neighborhood Revitalization	Public Facilites	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
Public Service Activities	Public Service	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	305	30.50%	500	305	61.00%
Public Service Activities	Public Service	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	335	67.00%			
Public Service Activities	Public Service	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	2500	471	18.84%	100	335	335.00%

Public Service Activities	Public Service	CDBG: \$	Homelessness Prevention	Persons Assisted	150	176	117.33%			
Rental Assistance	Affordable Housing Public Housing	NSP program income: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	9	25.71%			
Rental Assistance	Affordable Housing Public Housing	NSP program income: \$	Homelessness Prevention	Persons Assisted	40	8	20.00%	75	8	10.67%
Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	60	7	11.67%	6	7	116.67%
Street Reconstruction	Affordable Housing Public Facility	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	26	26.00%	26	26	100.00%
Support of Homeless Shelters	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	172	114.67%	0	172	
Support of Homeless Shelters	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	2500	471	18.84%	425	471	110.82%
Support of Homeless Shelters	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	75000	16134	21.51%	15000	16134	107.56%

Support of Homeless Shelters	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	50	0	0.00%			
Supportive Housing for Special Needs	Affordable Housing Non-Homeless Special Needs		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	75	15	20.00%			
Supportive Housing for Special Needs	Affordable Housing Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	75	15	20.00%	15	15	100.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

\*CDBG is the main funding source for the Homeowner Rehabilitation Loan Program. This program assists income-qualifying homeowners to make necessary repairs/code-violations in an affordable way. Funding assists energy-efficiency upgrades (furnaces, insulation, doors, windows, etc), replaces deteriorated roofs, fixes electrical & plumbing issues, and reduces lead-based paint hazards. Cost of home repairs increases every year and many homeowners have a difficult time saving. This program assists them with an affordable loan option.

\*CDBG provided funding for the clean up of the brownfield properties along the riverfront. This project consisted of many acres of contaminated soil and took many different funding sources to get it properly cleaned up and ready for development. In many cases, the use of CDBG funds opens the doors for other funding sources.

\*Street Reconstruction – every year the City’s Engineering Department rates the city streets to determine which are in the greatest need of reconstruction as well as replacement of old lead water lines. Fortunately CDBG funds can assist in income-qualifying neighborhoods to offset costs which decreases the amount of special assessments to homeowners. This allows a lesser financial burden on low-income households as well as removing a potential lead hazard and repairing their neighborhood roads.

\*Assisting the homeless population is a very high priority. CDBG funds assist the Salvation Army, The Warming Shelter, and Project Step Up to stay open. All agencies work with clients with case management to develop a plan so the client can overcome the obstacles that landed them homeless – or keeps them one step away from homelessness. This case management is time consuming and expensive so all funding sources are very important. The number of success stories are impressive but there is always another person/family to take their place.

\*CDBG has been able to assist the City’s war on blighted properties. In many cases, the properties have been extremely deteriorated, vacant properties. This past year CDBG was able to assist to purchase a blighted rental property and a deteriorated single family home in which the elderly property owner had moved onto assisted living and could no longer maintain the house. In both cases, the properties were razed, making room for new income-qualifying developments.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	376
Black or African American	27
Asian	20
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	1
<b>Total</b>	<b>434</b>
Hispanic	10
Not Hispanic	424

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		750,000	115,048
Other	DNR grant		1,852,605
Other	EPA grant		1,852,605
Other	HOME	40,000	1,852,605
Other	Local Foundation	10,000	1,852,605
Other	Marathon County Environmental Grant		1,852,605
Other	NSP program income	150,000	1,852,605
Other	WEDA grant		1,852,605

**Table 3 – Resources Made Available**

### Narrative

As indicated above, the City was successful in receiving several grants to assist with the clean up of the contaminated riverfront properties. Those grants consisted of two clean up grants and one planning grant through the EPA, (Environmental Protection Agency) a “Ready for Reuse” DNR (Department of Natural Resources) grant, an Environmental Grant through Marathon County, and an Idle Sites grant through WEDC (Wisconsin Economic Development Corporation). These funds, with the assistance of CDBG funds, made the clean up of these super sites possible.

Community Development offers low-interest deferred loans to clients whenever possible. This is true with both our Homeowner Rehabilitation Loan Program, Downpayment Assistance Program and Rental Rehabilitation Loan Program. HOME funds make the Downpayment Loan and the Rental Rehabilitation Loan possible. Both programs are operating off of program income that was generated through paid off loans and both programs would not continue to exist if it was not for that program income

Neighborhood Revitalization Program (NSP) program income allows staff to continue to purchase foreclosed, vacant properties in identified census tracts. These funds then are used to either demolish and rebuild or renovate existing properties. Those properties are then made available for sale to income-qualifying households. The monies that are paid back through those sales are then recycled to purchase additional properties.

**Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
Homeowner Rehabilitation	25	100	Citywide
Longfellow Neighborhood Association		0	Neighborhood Revitalization
Neighborhood Revitalization	8	0	East Towne Neighborhood Association
Werle Park		0	Neighborhood Revitalization
Westies Neighborhood Association		0	Neighborhood Revitalization

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The programs the City of Wausau offers are primarily opened citywide. There are no targeted areas for these programs.

The neighborhood associations develop their own neighborhood boundaries. Staff then works with each agency that is willing to develop goals. If CDBG funds can assist to meet their goals, staff works with them to develop a plan to meet these goals. Such projects that were completed in the past were the re-development of a former industrial site into a Tot Lot and four new single-family homes. That project was located in the Werle Park Neighborhood. Werle Park, Longfellow and East Towne Neighborhood Associations were able to receive low-level street lighting on main streets in their neighborhood to deter crime and make their streets more walkable. All the associations have held neighborhood clean up days in which volunteers go around the neighborhood and collect garbage and debris to throw away. Local refuse and recycle companies have donated their time and equipment to assist with these events.

Currently we are working with the Longfellow Neighborhood to develop their long awaited Tot Lot. After many obstacles throughout the years, we are hopeful 2016 will be the year to see this project become reality.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

CDBG does not require matching funds. However funds are matched through the non-profits that receive funding. 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 HOME funding. This is achieved through the Federal Home Loan Bank's Downpayment Plus program and local lenders' incentives for low-income homebuyers. Funding is also leveraged by the first mortgage and homebuyer's contribution. Matching funds come through Habitat for Humanity's donated goods, volunteer hours, and owner's sweat equity.

The City of Wausau purchases properties for different reasons – blight elimination, redevelopment, or economic development. Private organizations have donated properties to the City due to the economic burden it was causing that organization/individual. NSP program income is utilized to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition, rehabilitating/rebuilding, then selling to an income qualified household. Please see the attachment that lists the properties and the goals for those parcels.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10,000	7
Number of Non-Homeless households to be provided affordable housing units	103	534
Number of Special-Needs households to be provided affordable housing units	15	34
<b>Total</b>	<b>10,118</b>	<b>575</b>

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	444	483
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	14	16
Number of households supported through Acquisition of Existing Units	2	36
<b>Total</b>	<b>462</b>	<b>535</b>

Table 6 - Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Our goals and outcomes were pretty much in line with what we anticipated. Community Development's strong suit is working with Affordable Housing. The hard part is coming up with the financial component to make programs operational and to see their continued success.

The number of homeless to be provided affordable housing shows a very high number - not sure where the plan pulled that number from. We are working through our Pilot Transitional Housing Program to assist approximately 8 families each year to come from homelessness to finding and affording permanent housing.

We did not meet our goal of building a new housing unit due to the fact that Northcentral Technical College’s Residential Building Program was not able to build a home with our department this year. They had received a donated lot in which they wanted to build on this year with not knowing if their program will continue or not. We will look into another avenue to build a single family house on the lot we were holding for this program in 2016.

**Discuss how these outcomes will impact future annual action plans.**

We will continue to operate our housing programs. Without them, many more households would find themselves homeless. We are hoping the Transitional Housing Program will be more successful this next year. We had some learning curves during this first year and are hopeful the clients will be more successful in the years to come. Once we have a good case management program to utilize, more and more clients will succeed.

As discussed above, we were hopeful to be able to create additional housing units this past year, but was not able to meet that goal. We did put into place a couple of new programs and are hopeful will help generate additional units.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	285	6
Low-income	39	4
Moderate-income	41	12
<b>Total</b>	<b>365</b>	<b>22</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

The above chart reflects the number of clients that fell into each income category. It is interesting to see that there are so many Extremely-Low income households that depend on housing programs that receive CDBG funding. This reflects how CDBG touches so many individuals.

The City of Wausau is not a participating jurisdiction for HOME funds. We do apply for funding through the State of Wisconsin and have been successful in receiving funding in the past. This is the first year we could not apply for funding due to a larger amount of program income we need to expend before we can apply for new funding. Since almost all of the programs the City operates with HOME funds are loans, we do generate a lot of program income throughout the year. This allows our programs to continue even when funding at the National level is tight.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Both the Salvation Army and The Warming Shelter get to know their clients and try to earn their trust so they can feel comfortable in discussing their situation. Both have intense case management programs to work one-on-one with each individual/family to discover their obstacles and how to overcome them to make the family successful in finding permanent housing. When there is any addiction involved, overcoming those obstacles are even more daunting.

The Housing and Homelessness Coalition oversees the homeless count in both January and July each year. Through these counts, anyone found on the streets is asked a series of questions to see what kind of assistance they need and try to get them to the correct agency. Unfortunately, many living on the streets do not wish to answer such questions and may actually prefer their current living arrangements.

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

The City of Wausau does not have enough transitional housing units to assist those that are coming to the end of their ability to stay at the Salvation Army or the Women's Community. That is how the pilot Short Street Transitional Housing program came into existence. This program allows a stay of up to 6-months(after the maximum of 90 days at the other shelters) to work on their hurdles and develop a plan so they can overcome those hurdles in order to find and keep long-term housing. This is just one solution and once all the bugs are worked out of the program, we can solicit other landlords to provide this type of housing.

The current Salvation Army building is only equipped to house one homeless family. This has become a burden since the need is growing. In some cases, families may qualify for a hotel voucher – but this is only a very short solution. The Salvation Army has been working on developing a plan for a new facility that will better meet the needs of their clients and offer additional choices for homeless families. Unfortunately, this takes time and no long term solution has not been agreed upon as of this plan date.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Lack of transportation continues to be high priority for Wausau and its surrounding communities. Many families who do not have their own transportation are forced to use public transportation. However, that limits them to finding employment with working hours during the time the buses run – and never on weekends, nights or in the surrounding communities. The Housing and Homeless Coalition did a study on where the available jobs were located and how many were available by public transportation. Of the 386 job openings, only 94 were available by bus and during the timeframe that the bus operates – that is only 24%! This documents that if a household has an automobile breakdown, they may not be able to get to their job, and/or may not be able to keep their job which could result in not being able to afford rent and becoming homeless.

Project Step Up is a mentoring program that works with families for up to a year in personal finance and goal development. By working with families with their individual needs, they develop plans and work on their budget so they are able to become and stay financially solvent. This, in turn, makes the odds against becoming homeless in favor of the client. Sometimes guidance and accountability goes a long way!

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 as well as the waiting lists are typically very long.

**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.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The 5-Year Capital Improvement Plan outlines the funding that is needed to upgrade the Community Development Housing Authority's (CDA) 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 for Housing Choice Voucher tenants. This will provide additional affordable housing units within the City of Wausau.

### **Actions taken 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.

### **Actions taken to provide assistance to troubled PHAs**

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

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Community Development will continue to work with local non-profit agencies to identify the needs of the community. Staff will continue to offer housing programs that maintain affordable, safe housing and work with low-income families. Those programs are as follows:

\*The Downpayment Assistance Program -reduces new homebuyer's first mortgage, lowers their monthly mortgage payments, and makes the home affordable.

\* The Homeowner Rehabilitation Loan program -a low interest loan for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in.

\* 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.

\* The Rental Rehabilitation Loan Program for landlords to make necessary improvements that will allow them keep their units rentable. With the low interest loan, the monthly payments does not create a burden on the landlord that they would need to increase the rents to a level that would make them unaffordable for the tenant.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

\*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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

\* 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 taken to develop institutional structure. 91.220(k); 91.320(j)**

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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

We will continue to educate the community and public officials when it comes to Low-Income Tax Credit Projects. The stigma of “low-income” households is deemed as dirty, drug-dealing residences. In reality, income-qualifying tenants could be you and me – hard working households that are struggling to make ends meet. We did a survey of the current tenants at the last Tax Credit project and some were school teachers, clerks at the local grocery store, employees of the mall, etc.

We are also working on making our Housing Discrimination Ordinance less cumbersome. Once a complaint has been received, it should not take months and months to resolve and our current ordinance is too cumbersome to allow a quick resolution.

Reaching out and educating our Hmong-speaking community is sometimes difficult. We found in preparing our Housing Discrimination/Tenant's Rights brochures that there isn't an easy format for translations. In addition many non-English speaking Hmong residents don't read the written Hmong language. Therefore it is difficult to reach out and promote fair housing rights. We will continue to work on finding the right avenues to reach them.

Staff is involved with Wausau's Get Smart Coalition which promotes financial and housing education as their main goal. All seminars/educational materials are printed in English, Hmong and Spanish. Outreach still has been difficult in regards to having the Hmong and/or Spanish clientele attend these seminars. Translators are available; however, in most cases, are not needed. We are struggling with finding ways to have this population attend these educational seminars.

With the banking laws becoming more stringent, disabled and very-low income households are finding it more and more difficult to be able to qualify for a home loan. This is an impediment to fair housing choices for low-income persons to become or continue to be homeowners.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 full 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. This past year staff performed on-site monitoring which consisted of 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. This past year staff monitored five public service activities. Of those activities, none received any finding. Staff did have to follow up with two agencies to provide additional information. Both did so in a timely manner and their monitoring file was closed out. 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.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Two public hearings were held this past year and were well attended. Many comments regarding the needs of the community were received. Comments received at the public hearings range from affordable housing, public services, street reconstruction, and crime prevention. They discuss the trends needs of the community and how funding would better assist.

Once the Consolidated Annual Plan and Performance Report is completed, it is available for public comment. The draft plan is advertised on the City's web page and a written plan is available to be read. Our Citizens Advisory Committee is offered a copy as well as our Alderpersons. The only comments we have received so far were a couple of thank you cards.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Wausau did not have any major changes in our program objectives during 2015. All programs and activities were performed as agreed up – deeming no adverse changes are necessary at this time.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

# Attachments

## Success Stories

Big Brothers Big Sisters  
2015 Success story

### Destinee B. & Tiphany D. Success Story

Success can be defined in many ways. For some, success can be measure in terms of wealth or amounts of possessions. Here at Big Brothers Big Sisters, we define success in seeing a child that was once struggling, thriving due to the help of a mentor. Although we have many success stories we could choose from, this particular one stands out. Four school years ago, Big Sister, Tara, met with her Little Sister, Danielle, in a local elementary school library. That was when Danielle was a fifth grader and felt like she was on top of the elementary school food chain. Their connection was pretty strong even from the beginning. Although Danielle has been in the program for a while prior, no Big Sister would ever compare to Tara. Danielle has since transitioned up to Middle and to the Junior High all while having Tara in her life. They have become part of one another's family, so much so that each year their families come together and participate in Bowl for Kids' Sake all as one team. This summer Tara will marry her longtime boyfriend and Danielle will not only be watching them unite in marriage, but she will be right up at the alter with them serving as a bridesmaid. This is a friendship that lasted far beyond the stacks of books; and knowing Tara and Danielle will last long beyond when Danielle someday speaks her wedding vows.

## **Rick's Success Story**

Rick is homeless and is staying at our Warming Center. He is a sick individual with a feeding tube requiring 7 bags of food to be delivered and stored in a refrigerator. No organization would assist Rick because of the food. He would also require 12 hours a day to be hooked up to actually feed. I was turned down from everyone. We had Rick stay with us, but he quit feeding. We have now placed Rick in an apartment where he can order his food and start to have a life again.

## Three Success Stories

A young family of 6 has worked very hard to dispute errors on their credit report, and pay off bad debt to repair their credit report. Their credit score increased, and they were able to purchase their first home. We are continuing to work together to establish their new budget.

A mother of 4 joined PSU not knowing what to do about her finances. There was a family tragedy that caused her to have a financial hardship, and she did not know how to get out of it. With financial counseling, and education she is now on her way to getting back on track.

A young mother who did not know how to cook was spending a lot of her budget on unhealthy food and was not able to make her food dollar last until the end of the month. She attended a class at Catholic Charities that was put on by the UW Ext. (Cook Once, Eat Twice), and two more classes at the UW Ext. (Stretching Your Food Dollar and Healthy Eating on a Budget). She now is able to cook healthy meals and make her food dollar last until the end of the month. She is always excited to tell me about the new recipes she is trying.

# City of Wausau Properties

2015 City of Wausau  
Consolidated Annual Plan and Performance Review

## CR-15 – Leveraging/City Owned Properties

Here is a list of all the city-owned properties that have been acquired to address the needs of the 5-Year Consolidated Plan:

2408 Gowen St; 906 S. 7<sup>th</sup> Ave; 901 Stark St; 1019 W. Bridge St – all blighted properties purchased and razed. Lots for sale for single family construction.

101-103 Short St – City foreclosed 4-unit. City teamed up with non-profit agencies to use as transitional housing to assist homeless families.

1418 N. 1st St – blighted warehouse. Request for Proposals were submitted. Project awarded to developer for a WHEDA low-income tax credit project to create new affordable rental housing.

Bridge Street, Short Street, 3rd Street – 1st Street corridor -properties were vacant rental properties the owners no longer wished to maintain. Request for Proposals will be submitted for proposed construction of “Brownstone” type homes . Development should start in 2016.

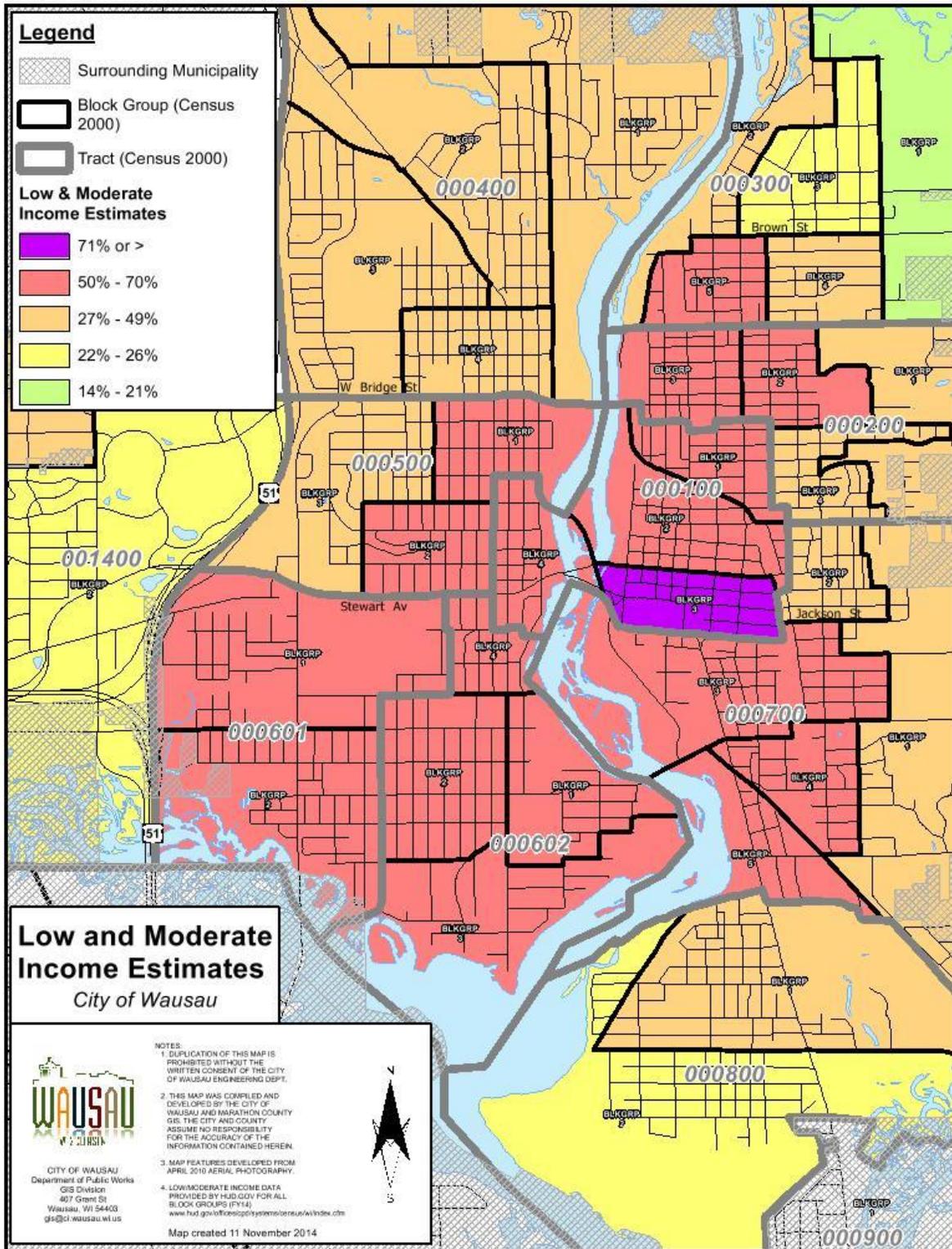
Riverfront properties – City purchased and cleaned up contaminated acres to be redeveloped into mixed use properties and economic opportunities.

309 McClellan Street – donated historic building. RFPs were submitted and developer was awarded the property to return it to its historic value and promote economic development opportunities.

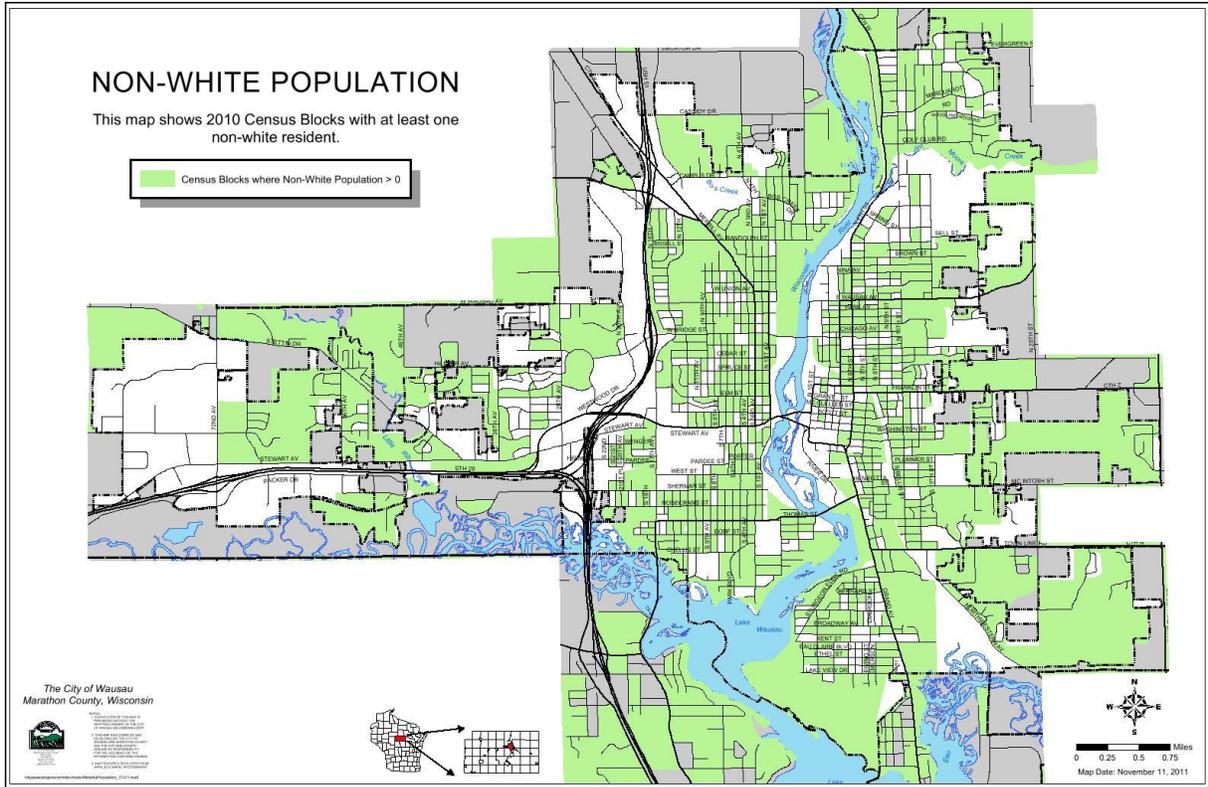
401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization is for economic development opportunities.

1500 Grand Avenue – donated gas station. RFPs were submitted - Winning development was an insurance company on one side of the redeveloped building with a commercial rental component on the other side. Sale of the property will be the beginning of 2016

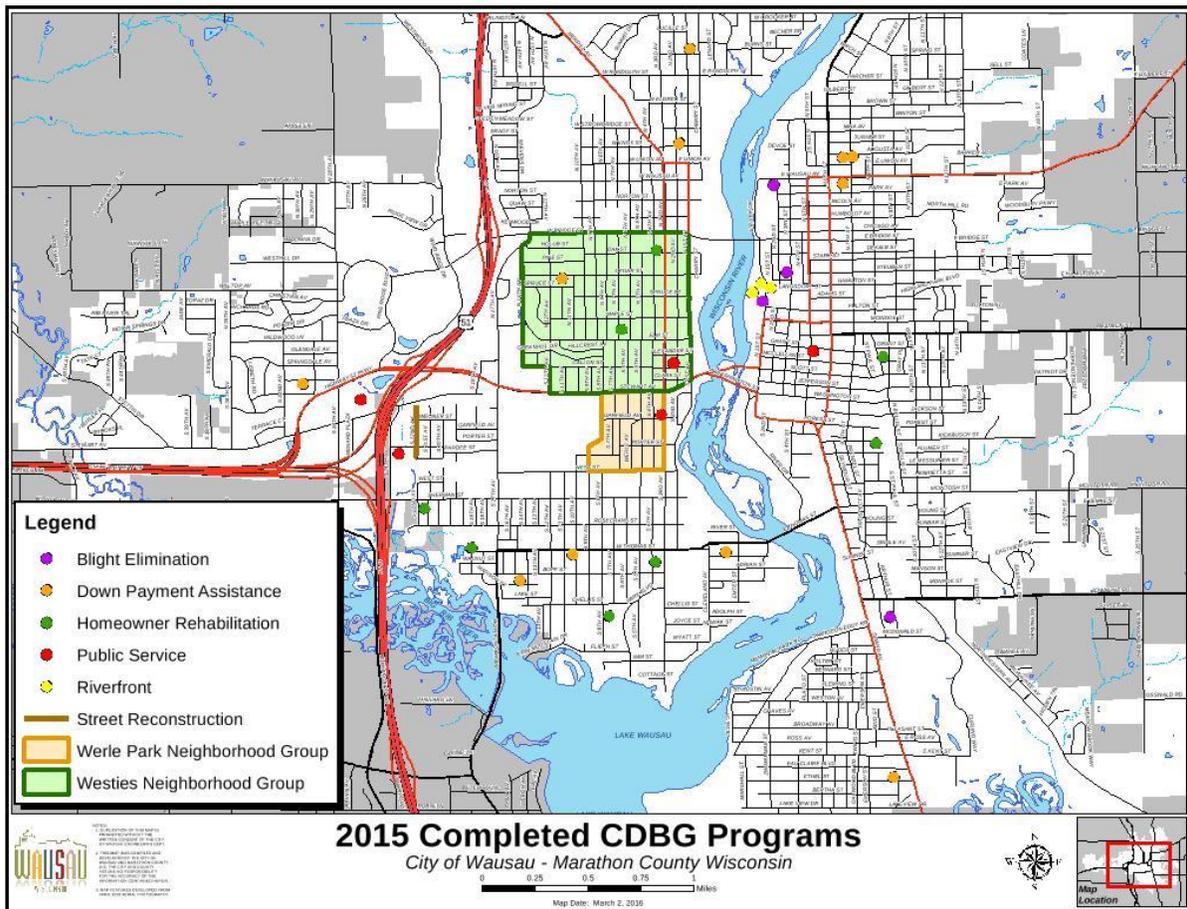
# LMI map



# Minority population map



# 2015 Completed Projects Map



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