



City of Wausau

Community Development Department

CONSOLIDATED ANNUAL PERFORMANCE

AND

EVALUATION REPORT

PROGRAM YEAR

2016

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report represents the second year of the City of Wausau's 2015-2020 5-Year Consolidated Plan. We are excited that we were able to meet many of our goals for the majority of our programs (Brownfield Remediation, Homeowner Rehabilitation, Housing Counseling). Some activities well surpassing our anticipated goals (Blight Elimination, Homeless Shelters and number of beds utilized). Of course there were a few we fell a little short – but it just makes us try harder next year. Our Neighborhood Revitalization Program had several road blocks over the past couple of years, but we should be back on track with several projects in the works which should be completed in 2017.

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%	0	0	0%
Blight Elimination	Blight	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5	5	100.00%	0	0	0%
Brownfield Remediation	Economic Development	CDBG: \$	Brownfield acres remediated	Acre	7	7	100.00%	15	3	20.00%
Homebuyer Downpayment	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	75	25	33.33%	15	15	100%

HOMEOWNER REHABILITATION	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	15	30.00%	8	7	87.50%
Housing Counseling	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	75	62	82.67%	15	27	180%
Job Creation	Economic Development	CDBG: \$	Jobs created/retained	Jobs	7	2	28.57%	5	0	0.00%
Job Creation	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	3	4	133.33%	2	2	100%
Neighborhood Revitalization	Public Facilites	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	21	105.00%	2	0	0.00%
Neighborhood Revitalization	Public Facilites	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	3	30.00%	0	3	300%
Public Service Activities	Public Service	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	846	84.60%	500	511	102%
Public Service Activities	Public Service	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	343	68.60%	179	8	4.47%
Public Service Activities	Public Service	CDBG: \$	Homelessness Prevention	Persons Assisted	2500	471	18.84%	500	626	125.2%

Rental Assistance	Affordable Housing Public Housing	NSP program income: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	26	74.29%	8	15	187.5%
Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	60	16	26.67%	5	9	180%
Street Reconstruction	Affordable Housing Public Facility	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	158	158.00%	132	132	100.00%
Support of Homeless Shelters	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	2500	898	35.92%	425	427	100.4%
Support of Homeless Shelters	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	50	8	16.00%	8	8	100%
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	31	41.33%	15	16	100.6%

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.

See the attached narrative that discusses each funded program in more detail.

CR-05 CDBG priorities

*CDBG has been able to assist the City's war on blighted properties. This past year funding was not allocated for blight because we had past funding available during the 2016 planning process. All funds were then allocated and drawn by the end of 2015 - leaving no funding for 2016. CDBG will be requesting new funding in the upcoming years to continue this needed program.

*CDBG, through the Brownfield Remediation fund, provided funding for environmental testing on 3 commercial buildings in which the City submitted Request for Proposals for redevelopment. Testing revealed the extent of environmental hazards each building had (or didn't have) to assist potential owners of what kind of environmental issues each building had. The City is working with potential businesses owners for the redevelopment of these buildings. The goal is to clean these properties up and turn them back into viable businesses that create tax base and jobs.

*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 with energy-efficiency upgrades, replaces deteriorated roofs, fixes electrical & plumbing issues, reduces lead-based paint hazards, ect. Cost of home repairs increase every year and many homeowners have a difficult time saving. This program assists them with an affordable loan option. We were only one homeowner short of meeting our annual goal.

*Economic Development/job creation is a high priority for the City of Wausau. Several start up businesses were assisted in 2016; however, the job creation component sometimes takes time for a business to be able to grow enough to justify adding positions. Therefore, we were not able to document the new jobs we had hoped for this year -hopefully next year will see better numbers.

*Public Infrastructure - CDBG funds were utilized to replace damaged/deteriorated sidewalks in income qualified census tracts. Due to the City's budget, sidewalks have not been able to be replaced over the past couple of years. With the assistance of CDBG, these safety concerns can be addressed to make neighborhoods walkable again. CDBG was able to assist over 130 residents with sidewalk replacement which does not count the number of residents throughout the neighborhoods that can now walk and/or ride bike more safely in these areas.

*Neighborhood Revitalization funding was earmarked for a new Tot Lot in our Longfellow Neighborhood. Planning took a lot longer than anticipated creating a back log of funding. This project is finally moving forward. Now the next project banners to identify the

*Neighborhood Revitalization – funding was earmarked for a new Tot Lot in our Longfellow Neighborhood. Planning took a lot longer than anticipated – creating a back log of funding. This project is finally moving forward. Now the next project – banners to identify the neighborhood associations that are located in income qualified census tracts. This will create neighborhood pride and a welcoming component in the lower income neighborhoods. These projects are now on schedule.

*Assisting the homeless population is a very high priority. CDBG funds assist the Salvation Army's Emergency Shelter, Catholic Charities Warming Shelter, and the Project Step Up program. All agencies work provide case management to develop individual plans so the client can overcome the obstacles that landed them homeless or keeps them one step away from becoming homeless. 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.

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)

	CDBG
White	3083
Black or African American	305
Asian	542
American Indian or American Native	42
Native Hawaiian or Other Pacific Islander	4
Total	3976
Hispanic	99
Not Hispanic	3877

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

Narrative

The census states that Wausau has approximately a 15% minority rate. The above chart documents that the assistance that was utilized with CDBG funding was approximately 22.4% for minority families. This shows that our outreach to minority households is working and minority families are more knowledgeable of these available resources.

The above chart also is not able to document the 28 clients that were able to receive assistance but did not fall under any of the above five categories. In adding those clients into the minority calculations it does increase the percentage of minorities served to 23%.

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		855,000	266,208
Other	DNR grant		
Other	EPA grant		
Other	HOME	577,500	168,308
Other	Local Foundation	210,000	200,000
Other	Marathon County Environmental Grant		
Other	NSP program income	225,000	108,374
Other	WEDA grant		

Table 3 – Resources Made Available

Narrative

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 the program income that was generated through paid off loans - 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 are then 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.

The City of Wausau was able to receive assistance in the form of a \$200,000 loan from the Judd S. Alexander Foundation. These funds were utilized to purchase a building in which the owners were going out of business and the building is located at the forefront of our downtown. Purchasing this building will enable the City to search for the right type of development to enhance our downtown. The Alexander Foundation also provides assistance in the form of a grant for police officers who want to purchase a home within the City of Wausau. However, this past year we had no takers with this assistance. Our police department has seen a lot of turn over through the past couple of years and we are hoping with the new recruits, this program will help them find homes in the City.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Homeowner Rehabilitation	25	27	Citywide
Homeowner Rehabilitation	27	27	Citywide
Longfellow Neighborhood Association		50	Neighborhood Revitalization
Neighborhood Revitalization	5	30	East Towne Neighborhood Association
Neighborhood Revitalization	8	30	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 open citywide - there are no targeted areas. The above numbers represent the percentage of funds that were allocated in the 2015 and 2016 program years.

The neighborhood associations develop their own neighborhood boundaries. Staff works with each group that wants to identify goals. If CDBG funds can assist to meet these goals, staff works with them to develop a plan. 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 which deters crime and makes their neighborhoods 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 2017 will be the year to see this project become reality. The park has been designed and the equipment has been selected.

Each neighborhood has different needs but the main goals across the board are the reduction of drug activities and substandard housing. This past year CDBG funds were able to assist with purchasing additional trees to help beautify the neighborhoods. The Parks Department purchases and installs the trees in areas that have had disease or disasters in which the trees fell victim. Without the assistance of CDBG funds, these areas would not have seen trees restored.

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. Wausau has done an outstanding job of leveraging funds with all of the activities and programs we operate.

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	150	8
Number of Non-Homeless households to be provided affordable housing units	53	40
Number of Special-Needs households to be provided affordable housing units	15	16
Total	218	64

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	380	519
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	18	16
Number of households supported through Acquisition of Existing Units	1	15
Total	399	550

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 in line with what we had calculated. Community Development's strong suit is working with Affordable Housing. The difficult part is coming up with the financial component to make programs operational and to see their continued success.

Through our Hand in Hand Housing Program approximately 8 families are assisted 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 past year. Due to that fact, we did bid out the construction of a new home, selected the building and are in the process of building the home. We are on target to have it completed by late spring – just in time for the housing market to get hot again.

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 working to achieve more successes with the Hand in Hand Housing program this next year. We had some learning curves during the first years and are hopeful the clients, agencies and City together, will be more successful in the years to come. Once we have a good case management program in place, more clients will be successful.

As discussed above, we were hopeful to be able to create additional housing units this past year, but were not able to meet that goal. We did put into place a couple of new programs and are hopeful they 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	13	14
Low-income	1	4
Moderate-income	1	6
Total	15	24

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 is so important and how it touches so many individuals.

The City of Wausau is not a participating jurisdiction (PJ) 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 contract year we could not apply for funding due to a larger amount of program income that needs to be expended before new funds can be applied for. Since almost all of the programs the City operates with HOME funds are loans, we do generate 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 addiction is 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 Hand in Hand 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. This 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 substantiates the documentation 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 with personal finances and goal development. By working with families to meet 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! This program has a track record of successes.

Public Housing units and Housing Choice Voucher programs are extremely important and 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 housing can be very difficult. The waiting lists are typically very long and the Housing Choice Voucher program list is currently closed.

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 their 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. We, as a community, are working together to continue those successes.

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. Each year another project is tackled with Capital Improvement funds.

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.

North Central Health Care has continued their partnership of renting office space from the CDA to assist their clients who live at Riverview Towers. That facility continues to have a high percentage of disabled tenants.

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 NOT a troubled PHA.

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)

The City's Rental Licensing Ordinance has been placed on hiatus due to the statewide lawsuit brought on by the Landlord Association. The City of Wausau decided to temporarily place this program on hold until the lawsuit plays out through the Court system. Once that lawsuit has been finalized, the City will revisit the possibility of continuing the program.

We will continue to be proponents of Low Income Housing Tax Credit projects and educate community members on the need for affordable housing as well as fight the stigma that low income clients are not good tenants.

Both of these items have been identified as barriers in our most recent Impediments to Fair Housing. In addition, we will continue to work with our City Attorney's office to streamline the City of Wausau's Discrimination/Fair Housing ordinance. This may take awhile since we receive very few fair housing complaints. This project tends to not get the attention it needs nor do the Attorney's office have the time necessary to work on it when they are constantly being pulled in many different directions.

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.

*Continue to print and disburse the Fair Housing, Landlord Tenant informational brochures (in English, Hmong and Spanish) that were developed through Community Development with the use of CDBG

funds. These brochures are distributed at City Hall, the Community Development Authority, Marathon County Library, and all non-profit agencies that provide housing assistance. These brochures are also distributed at our Homebuyer Education sessions and the annual Financial Wellness Conference.

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

See above - same question asked twice.

Actions Taken 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.* Continue to educate new home buyers on the affects of Lead Based Paint and how to properly maintain a home to reduce potential lead based paint hazards.

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)

Community Development 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 sometimes 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 Low Income Housing Tax Credit project and some were school teachers, clerks at the local grocery store, employees of the mall, etc.

Staff is continuing to work with the City Attorney’s office on ways to make the City’s 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. Our Attorney’s office has been researching other ordinances and we hope to have something more affective soon.

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 always read the written Hmong language. Therefore it is difficult to reach out and promote fair housing rights. We did translate the brochures and have them distributed with those agencies that work with our Hmong residents.

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 these populations attend educational seminars.

With the banking laws becoming more stringent, 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. Through housing counseling, potential new buyers learn the ins and outs of purchasing a home and what they need to do to make themselves more bankable. This helps break down those barriers to make lower income households become successful in purchasing and keeping a home.

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 findings. 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 an ad in the Wausau Daily Herald is placed indicating a written plan is available for those interested. Our Citizens Advisory Committee is offered a copy as well as our Alderpersons. The only comments we have received this year 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 2016. 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.

Accomplishments

HOMEOWNER REHABILITATION PROJECTS
2016



1810 W. Thomas Street – Before



1810 W. Thomas Street – After



1020 S. 5th Avenue – Before



1020 S. 5th Avenue – After

2016 COMPLETED HOMEOWNER REHAB PROJECTS

<u>ADDRESS</u>	<u>INCOME TYPE</u>	<u>FAMILY COMP</u>	<u>LEAD Y/N</u>	<u>WORK PERFORMED</u>
1810 W. Thomas St	Low	FHH Elderly	Y	roof repair, repaint siding, windows, ext. doors, kitchen cabinets, electrical
1019 Plumer St	Low	FHH	N	foundation/water issue repair roof, water heater, driveway
1020 S. 5 th Ave	VL	FHH Elderly	N	roof, rebuild balcony, widows electrical
2007 Zimmerman	L	Elderly Handicapped	N	sewer/water line replacement
1419 Burek Ave	XL	Elderly	N	roof replacement, electrical Handrails
1001 Forest St	L	Couple	N	roof replacement, electrical,
702 N. 9 th Ave	L	FHH	N	sewer/water lateral replacement



From Homeless to Home Owner

A single female came in to our shelter program, resulting from battling alcoholism and a victim of domestic violence. The female was in her late 50's and was kicked out of her home by her partner. With having no place to go, she came to The Salvation Army emergency shelter. Staff completed assessments with the client, discovering that she not only was dealing with an addiction to alcohol but had a very low self-image. Staff began working with the client on attending support groups for alcoholism and got her in to counseling to help with her self-image. While normally an individual can stay at the Salvation Army for up to 90 days, it was felt by the staff and leadership that would be best to keep the client in the program to help her address the needed barriers in a safe environment. The client passed all assessments to verify that she continued to be alcohol free while in our program.

After 4 months, the client exited the program and entered a sober free living program, where she lived for a while. One day a donor came to our office and donated a trailer house for an individual to have as their own home. The only request was that the individual who has struggled in maintaining a place to live to be as alcohol-free if possible.

The staff immediately thought of this client, offered her the trailer home and, of course, she accepted graciously. Her first comments to us after she entered her new home were, "I have never in my life owned something that was my very own. It is amazing how you can be blessed when you give up those things that keep you down and strive to be the very best for you and your family".

She has now lived in the home for 6 month and has been sober for 15 months, and is working part-time at a bakery.



Hand In Hand Housing – a Community Collaboration

A young couple with two young children, boy 7 and girl 4, came to our shelter program after losing their home in Antigo due to drug use and family taking advantage of them. They were both unemployed, in debt and no vehicle.

Both needed help with their addiction and to find permanent housing and employment. Once arriving at the shelter, the case managers got both of them involved in support group and outside AA meetings. They also started attending NTC Goal Lab program that is housed at The Salvation Army's Family Services building located at 202 Callon St. They also became involved in a program The Salvation Army offers called Pathway of Hope, which is an intense case management program, where they work on short-term and long-term goals with a case manager.

An apartment opened in the Hand to Hand housing program, and the couple and their children were placed in an apartment and continued to work closely with a case manager from the shelter and the case manager for the Pathway of Hope program.

The father found a permanent full-time job and the mother worked on some continuing education. After six months in the Hand to Hand program, they were able to find an apartment for the family, purchased a good used vehicle, and the mother also became employed full-time. They have been clean from drugs, started paying off their debts and are talking about taking a family trip this summer.





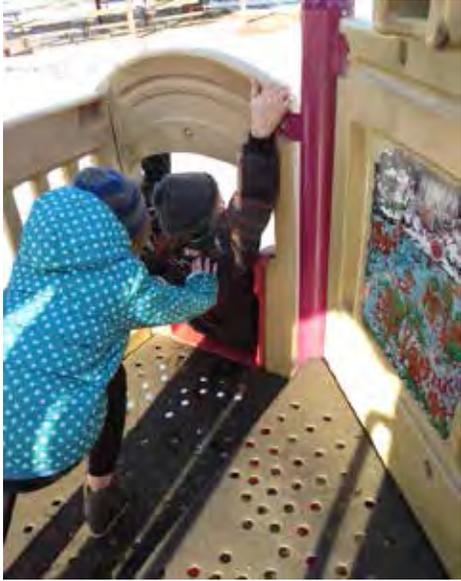
Success can be defined in many ways. For some, success can be measure in terms of wealth or amounts of possessions. Here at Big Brothers Big Sisters, we define success in seeing a child that was once struggling, thriving due to the help of a mentor. Although we have many success stories we could choose 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 altar 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.



Sometimes we go together...



Sometimes she leads me...



Sometimes she needs a "Little" push



Sometimes we hold each other up...



Akeela and Janet



Nick & Wyatt

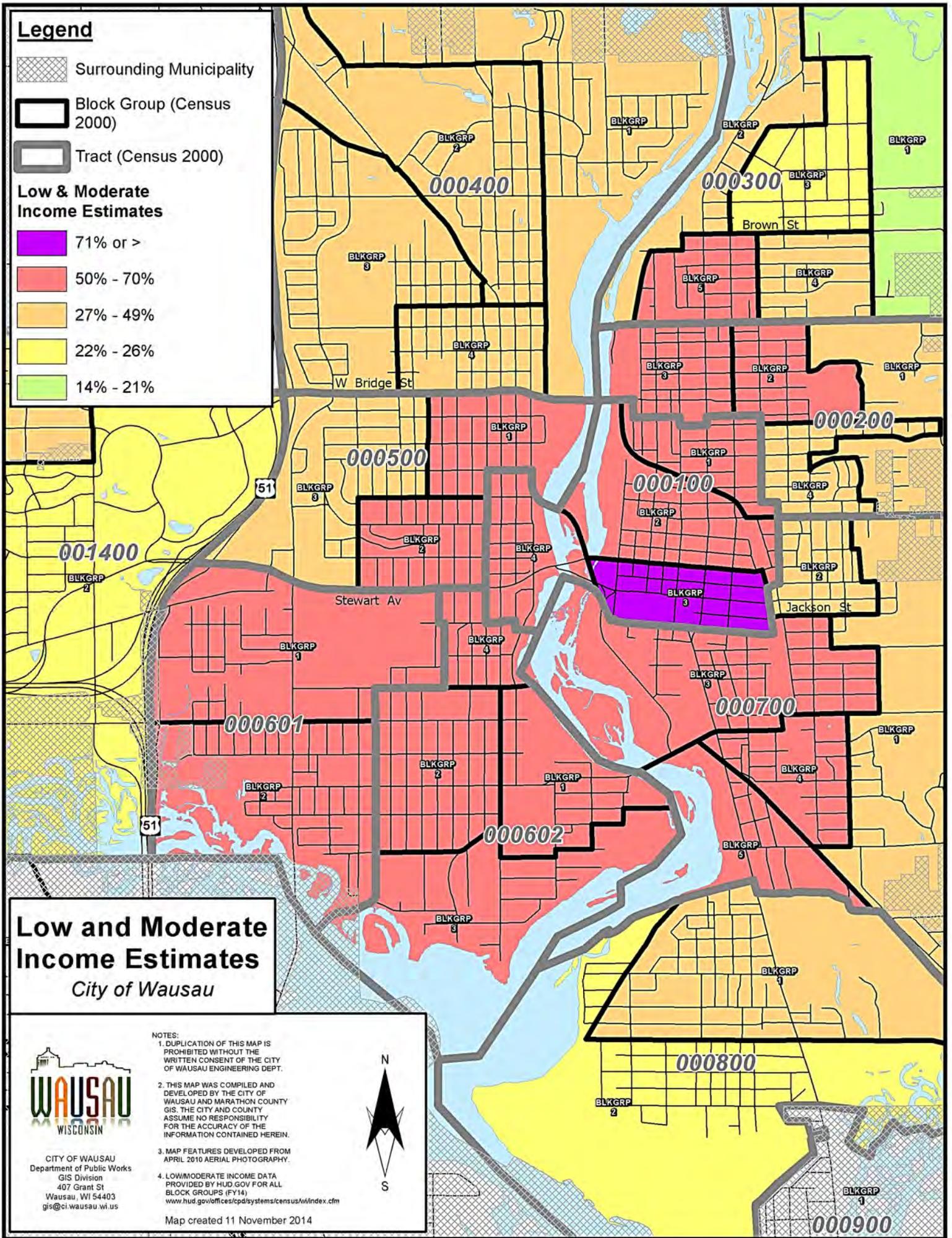
Maps

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
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 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/cps/systems/census/w/index.cfm



Map created 11 November 2014

NEIGHBORHOOD GROUPS

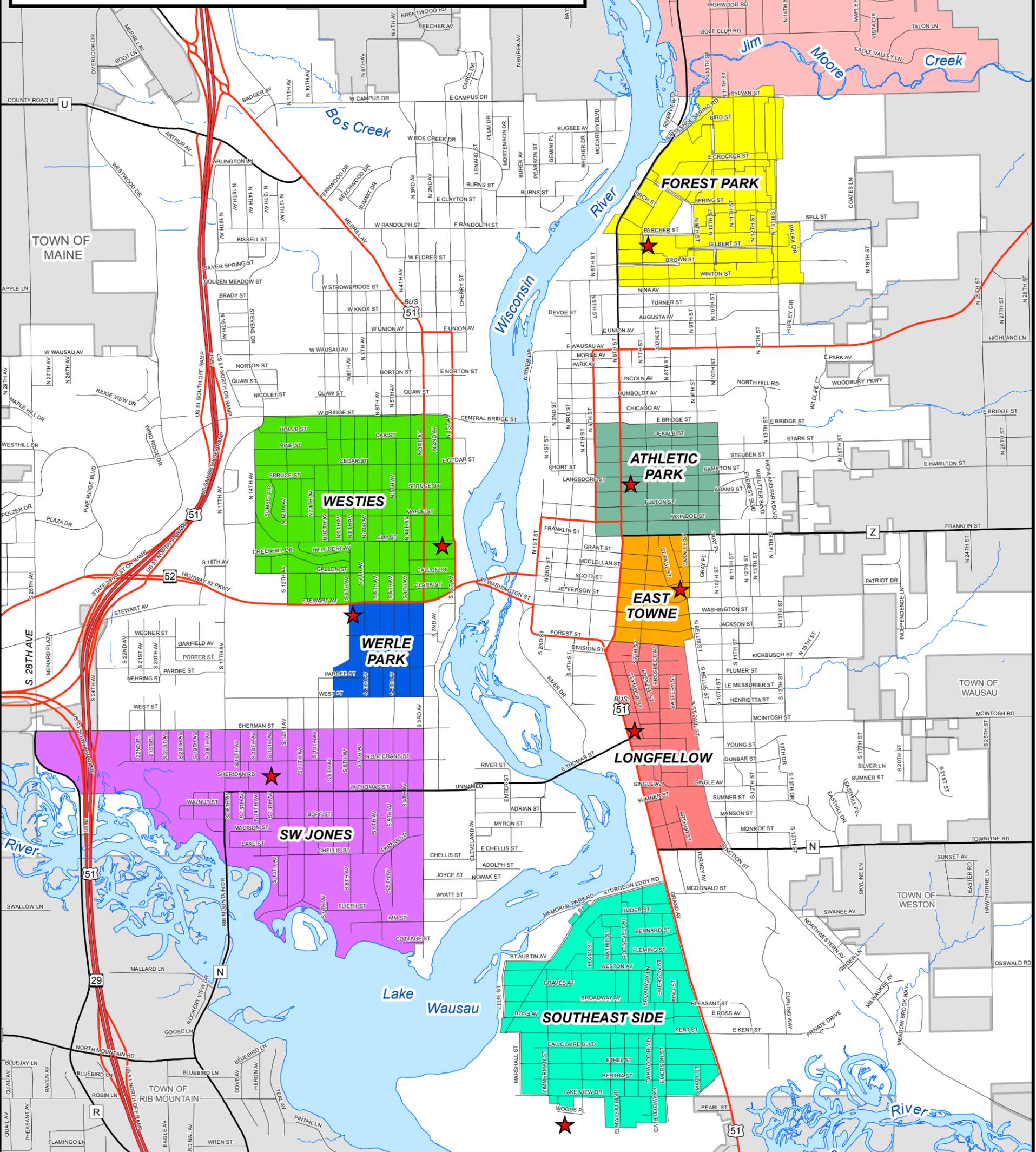
Legend

Neighborhood Group

- Athletic Park
- East Towne
- Forest Park
- Longfellow
- Riverview
- Southeast Side
- SW Jones
- Werle Park
- Westies

★ Meeting Site

- Athletic Park - Hmong Community Center
- East Towne - The Neighbors' Place
- Forest Park - Forest Park Village - 2901 N. 7th St.
- Longfellow - Wausau Police Department
- Riverview - Good Shepard Church
- Southeast Side - Downtown Airport
- SW Jones - G.D. Jones School
- Werle Park - UWMC Terrace Room
- Westies - Salvation Army



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0 1,000 2,000
Feet
Map Date: September 30, 2015