



City of Wausau

**Community Development
Department**

ACTION PLAN

PROGRAM YEAR

2017

Executive Summary

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

1. Introduction

2017 Represents the third year of the City of Wausau's current 5-Year Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes that were identified in our 2017 Plan are consistent with the needs identified in the City's 5-Year Consolidated Plan. We continue to strive to assist the lowest income category in housing, neighborhood resources and through the funded public service activities. Economic Development is also a high priority; however, it is more difficult to underwrite those loans when assisting very low income clientele. The economic climate continues to improve - we see our existing businesses now willing to expand and new businesses willing to take a chance on a new dream.

Homelessness continues to rise in Wausau. Marathon County Housing and Homeless Coalition released their 10-year Plan to end Homelessness at the end of 2015. This plan discusses why people become homeless in the first place and what hurdles they have in order to find suitable housing again. We will continue to work with Representative Sean Duffy's Hunger and Homelessness Annual Summit which discusses ground breaking pilot programs that assist with the homeless and underemployed. In most cases, education/counseling/mentoring is the way to success. Additional funding is needed to assist with case management for these clients as just "cutting a check" is no longer a long-term answer. We will continue to fund those agencies that work with the homeless population as well as expanding our Hand in Hand Housing Program.

Neighborhood Revitalization is also an on-going activity. Wausau has several Neighborhood Associations that are located in income-qualifying census tracts. All these neighborhoods have their own issues to deal with and staff will continue to work with them to identify those issues and develop programs/projects to address these needs.

3. Evaluation of past performance

Housing and Neighborhood Revitalization continues to be high on our priority list. The Homeowner Rehabilitation Loan Program continues to be popular and aims to assist low-income households to better their homes in energy-efficiency, safety hazards, and non-code compliant issues. The past couple of years the waiting list has dwindled due to Homeowner's continuing to be over mortgaged or facing

possible foreclosures. These situations take time to better themselves. The good news is that we are starting to see housing values rise and the housing market returning to a seller's market.

Clients requesting assistance for economic development projects have started to increase in activity. CDBG funding assists new businesses and businesses looking to expand. This past year we have had more contact with such clients. These activities take time to cultivate and may take years to get a business/client where they need to be to feel comfortable in starting a business or expanding their existing business. McDevco (our Economic Development arm of the City) has received more requests for funding this past year and it looks like that will continue. Reporting back from such recipients of Economic Development type loans continues to be a struggle. We are looking at ways to encourage those clients to complete the necessary paperwork after the loans have been given.

As mentioned above, homelessness continues to be an issue. We have partnered with several housing agencies and continue to fund the Transitional Housing program this past year – newly called Hand to Hand Housing. We have discovered many hurdles along the way and will continue to work together to "iron out the creases". As with all pilot programs, growing pains occur but now have had several successes along the way. We hope we have learned from our mistakes so additional successes continue.

4. Summary of Citizen Participation Process and consultation process

The Community Development's Citizens' Advisory Committee consists of thirteen citizens that are appointed by the Mayor. (This year we were down one citizen due to her sudden death. We will fill her spot this upcoming year.) Our committee plans the Block Grant application process and is responsible for allocating the annual Block Grant funding towards eligible activities. In preparation of each program year, two public hearings are held to receive Community Development Block Grant and Public Hearing concerns. Their recommendations are 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 develops 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.

Two Informational Sessions are held for anyone wishing to understand the process better. In addition, mailings are sent to all non-profits who received funding in the past and those that had mentioned they were interested throughout the year providing them with dates and deadlines for applying for funding. This year we worked with a couple new agencies with the application processes. It is always exciting to learn about other agencies in the Wausau area and to see how we can work together for a common goal.

5. Summary of public comments

Ten organizations attended the public hearings and requested funding – programs from homelessness providers, Hmong Mutual Association, youth programs and public facility activities. We were excited to hear from two new organizations this year.

During one of the Public Hearings, a concerned citizen did comment on the proposed Sidewalk Replacement project and was concerned since the sidewalk in front of her home had to be replaced several times. Engineering staff indicated that the contractor must guarantee their work for three years and that could be why hers was replaced that many times.

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

There were no views or comments that were not accepted.

7. Summary

As mentioned above, this plan represents the third year of the City's 5-Year Consolidated Plan. Staff was excited to hear from two new organizations regarding the needs of their clients and how Block Grant funding could assist them. We hope to continue outreach so additional organization will come to educate our committee on the upcoming needs. Without the ability to listen to those around us, we would never be able to stay abreast of the ever changing needs. This plan represents high priorities – youth outreach and education, homeless – transitional housing needs, housing needs, economic development and infrastructure needs.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administration	Tammy Stratz, Community Development Manager	Community Development, City of Wausau

Table 1 – Responsible Agencies

Narrative (optional)

The City of Wausau Community Development is the lead agency for the Community Development Block Grant Funds.

Consolidated Plan Public Contact Information

Tammy Stratz - Community Development Manager

City of Wausau
Community Development Department
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715-261-6680

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Community Development Department works very closely with all non-profit organizations throughout the City of Wausau and Marathon County as a whole. Working in collaboration with these agencies make all of us do a better job – better understand the needs of the community and find ways in which we can work together to tackle some of the tough issues out there – lack of transportation, need for living wage jobs, need for additional affordable housing, and the ever increasing homeless population, to name a few.

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))

The actions that will take place in 2017 are as follows:

* Continue the partnership with Marathon County Health Department to derive ways to decrease the number of children affected by lead based paint poisoning. The need for additional contractors is high in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.

*Continue working with neighborhood associations located within the low-income census tracts. Each neighborhood association develops group goals. Staff works closely with these groups to work towards achieving their goals.

*Continue the transitional housing program (Hand in Hand Housing) we started in collaboration with Northcentral Community Action, Salvation Army, Women’s Community, and Catholic Charities. The City of Wausau provides a four-unit apartment to house homeless families for 6-months while they work on issues that created the homeless situation. The goal is to work with the clients so they can find and maintain permanent housing. We have had many growing pains over the last year but also had a few success stories!

*Continue to work in partnership with Catholic Charities to assist in funding both their Warming Shelter and their new program Beyond Shelter. The Warming Shelter provides overnight refuge during the winter months for those that have found themselves homeless. Clients not only have a place to sleep, they are provided two meals, the ability to shower and wash their clothes, and to meet with advocates to assist with whatever needs they may have. The Beyond Shelter program takes the most chronic homeless males and provides them with a real “home”. Clients are provided long-term housing while they work on their issues that may have initially caused and still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own.

*Continue working in partnership with the Community Development Authority to possibly turn public housing tenants into homeowners.

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 Catholic Charities with funding of the Warming Shelter. The shelter is open from late fall/early winter through spring for warm, overnight shelter. The shelter is operated by many volunteers. The coordinator tries to gain the trust of each client to better understand their situation and work with them to develop a plan to find and keep housing. This clientele is a little rougher and many wish to stay homeless. However, they have had many, many success stories since they opened in 2013.

The Community Development Department assists Catholic Charities with funding of their pilot program - Beyond Shelter. This program takes the most chronic homeless males and provides them with a real "home". Clients are provided long-term housing and case management while they work on whatever has initially caused and may still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own.

Staff works with the Salvation Army to assist their Homeless Shelter. Their clients are required to work/go to school/apply for jobs/etc. for 35 – 40 hours a week. As a part of that requirement, at least 10 hours must go towards volunteering. The client is only allowed to stay up to 90 days and they have a lot of work to get done in those 90 days in order to find long-term housing. The current Salvation Army buildings are no longer suitable for today's clientele. The Army and the City of Wausau are working together to develop a better facility to meet the needs to today's homeless clients – this proposed project is taking longer than originally anticipated.

Staff will continue the Hand in Hand Program which collaborates with Northcentral Community Action, Salvation Army, Women's Community and Catholic Charities. To date we have been able to house 12 families in which we had several success stories. We will continue to work with these agencies to make necessary changes to the program to address the growing pains we have had. This property is also located in an area that is in the process of being redeveloped and will eventually be torn down. If this program becomes more successful, the City will purchase another property to take its place or work with local landlords to provide the needed housing units.

All of these programs have found that the way out of homelessness is through in-depth case management. Most clients need to have someone who they are accountable to – someone to encourage necessary changes, to assist in developing goals, and to follow through on those goals. Case management is critical - that is why we have continued funding for case management for our Hand in Hand Housing clients.

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

The City of Wausau does not receive ESG funds.

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

See following table for organizations

Table 2 – Agencies, groups, organizations who participated

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

None that we are aware of.

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

1	Agency/Group/Organization	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Community Action works with all different types of housing issues - from security deposits and/or rental payments, homelessness, and working with clients to identify their needs. Staff works closely with them with the Hand in Hand Housing Program.
2	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff works with the Salvation Army with funding for their Homeless Shelter. The City of Wausau owns the property in which the Transitional Housing Pilot Program is being utilized at. Staff works very closely with them on this program.
3	Agency/Group/Organization	CATHOLIC CHARITES
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities operates the local Warming Shelter for homeless adults and their new Beyond Shelter Program for extremely chronic homeless males. They also provide services through their Project Step Up Program which is a mentoring program to assist their clients develop goals to become self-sufficient. They are part of the collaboration of the Hand in Hand Housing Program.

4	Agency/Group/Organization	THE WOMEN'S COMMUNITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Women's Community operates an Emergency Shelter for victims and their families of domestic abuse. They are also a partner of the Hand to Hand Housing Program.
5	Agency/Group/Organization	UW EXTENSION – MARATHON COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The UW-Extension works with community leaders to find ways to assist residents in many areas of need. They operate Budgeting Classes, Bank ready classes, Landlord/tenant classes, education classes across the board. Community Development staff works with them to develop programs to assist with the financial education of clients.
6	Agency/Group/Organization	WISCONSIN JUDICARE
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wisconsin Judicare is the fair housing guru of Marathon County. Staff works with them for fair housing issues, fair housing complaints, tenant/landlord issues. We also worked with them with our now stagnant Rental Licensing ordinance.
7	Agency/Group/Organization	BIG BROTHERS BIG SISTERS
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of the Youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Big Brothers Big Sisters of Marathon County has the pulse of our children and the local schools. They work with all ages of youth to partner their "littles" with "bigs". Staff has worked with them with funding to continue their program in low income public schools.
8	Agency/Group/Organization	UNITED WAY OF MARATHON COUNTY
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Marathon County provides crucial information in their annual Life Report which discusses the un-met needs of the community. They developed a Housing and Homeless Coalition which is tackling ending homelessness in Marathon County. These are just a few of the areas staff works with the local United Way.
9	Agency/Group/Organization	MARATHON COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Housing Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Health Department and Community Development partner through their Lead Prevention Team meetings. They discuss identifying lead hazards in homes and how to eliminate them so children are no longer exposed to these hazards. They also developed the Housing and Hoarding Coalition whose goal was to better assist citizens who have a hoarding issue.
10	Agency/Group/Organization	NORTH CENTRAL HEALTH CARE
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Health Care Center provides staff to assist handicapped (both physical and mental) persons so they can live semi-independently. Community Development owns three different buildings of which their clients are able to live. North Central Health Care then provides 24/7 care to these individuals. Staff is constantly told that North Central Health Care needs more facilities like we have to house their clients.
11	Agency/Group/Organization	WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	PHA Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Community Development Authority operates the Housing Voucher programs, 46-scattered sites for public housing, Riverview Towers (elderly and disabled housing for income-eligible households) and Riverview Terrace (assisted-living units for income-qualifying households). Staff works closely together for the housing needs of the community and the lack of decent, affordable housing.
12	Agency/Group/Organization	CHILDREN'S HOSPITAL OF WISCONSIN COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of our Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. Their programs consist of in-house parenting and children's education from birth to age 4 - to make sure the children are school ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for this program for our Wausau clients.
13	Agency/Group/Organization	B.A.. ESTHER GREENHECK FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing Business and Civic Leaders Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The B.A. Ester Greenheck Foundation assists with funding for the Transitional Housing Pilot Program. The foundation pays the rent on behalf of the client so the client can concentrate on bettering their situation so they can find and maintain long-term housing. The foundation agrees that strong case management is needed to assist the client in making right choices and to make them accountable for their actions.
14	Agency/Group/Organization	JUDD S. ALEXANDER FOUNDATION
	Agency/Group/Organization Type	Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Blight Reduction

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Judd S. Alexander Foundation has offered funding for several City programs including Downpayment Assistance for police officers purchasing homes within the City of Wausau's corporate limits. They also assist with the first funding for purchase of blighted properties along the 2nd, 3rd, 1st and Short Street corridors. This area is in the process of being redeveloped and bringing vitality back to the neighborhood.
15	Agency/Group/Organization	WAUSAU AREA HMONG MUTUAL ASSOCIATION
	Agency/Group/Organization Type	Housing Service-Fair Housing Service - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Needs of the Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Hmong American Center (FKA Wausau Area Hmong Mutual Association) works with the Hmong/Laotian citizens in Marathon County. They focus on the needs of their clients - from education, English-as-a-second-language classes, workforce development, housing, and youth programs. Community Development worked with them with the translation of Fair Housing pamphlets into Hmong. We also worked with them in collaboration with housing - rehabilitation projects, code enforcement and fair housing issues.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As the above chart reflects, Community Development staff works with many agencies throughout the greater Wausau Area to better identify the needs of our community. Working together not only identifies the needs of the community, it insures there is less duplication of services.

AP-12 Participation – 91.105, 91.200(c)

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

This year two Informational Sessions were held on September 8th and 12th. In addition, mailings/e-mails were sent to all non-profits who received funding in the past and those that had mentioned they were interested throughout the year providing them with dates and deadlines for applying for funding. There was one organization that attended to discuss the possibility of applying for funding and the steps involved. Another agency came in one-on-one to better understand the process. Staff worked closing with both organizations to get them ready for the application process.

Two public hearings were held to accept public comments on the proposed plan, public housing and the needs of the community. Those public hearings were held on September 29th and October 5th. Ten organizations attended and requested funding. We were excited to hear from two new organizations this year. As usual, the public service activities received more requests than we are able to serve due to the 15% cap.

The proposed plan was advertised in the Wausau Daily Herald on January 1, 2017. It was also placed in the lobby of City Hall and uploaded to the City's website as an "Announcement". There were no comments received through this process.

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish/ Hmong</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Two Informational Sessions were held to answer any questions regarding Community and Public Housing Needs as well as the Community Development Block Grant process. One person attended from the Hmong American Center</p>	<p>Requesting information as to best apply for Community Development Block Grant funds for the Hmong American Center to utilize for their youth programs</p>	<p>NONE</p>	

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)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish/ Hmong</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A total of ten organizations attended one or both Public Hearings. All were requesting funds from the Community Development Block Grant Funds.</p>	<p>The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.</p>	NONE	
3	Newspaper Ad	<p>Non-targeted/ broad community</p>	<p>Not sure how many organizations attended the Informational Sessions or Public Hearings due to the Paper advertisement. Most came because of the direct invite by staff.</p>	<p>The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.</p>	NONE	

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)
4	City of Wausau website	Non-targeted/broad community	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.	NONE	http://www.ci.wausau.wi.us/Home/Announcements/tabid/96/ID/767/2017-Annual-Plan-for-Community-Development-Block-Grant-Program.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Wausau has received HOME funds for many years from the State of Wisconsin through their competitive grant cycles. The HOME funds are used for downpayment assistance loans, new construction of single family homes and rehabilitation of rental properties. These funds have been utilized and recycled over and over. Currently we have no new funds – just program income funds that will continue to fund these programs.

The City of Wausau had received Neighborhood Revitalization Funds (NSP) and continues to recycle those funds. We utilize these funds to purchase foreclosed, vacant properties of which we rehabilitate and sell or demolish, rebuild and sell. We will continue to use these program income funds until the funds are exhausted.

The City of Wausau was the beneficiary of a \$30,000 grant from a local foundation to assist police officers to purchase homes within a targeted area. \$10,000 can be utilized by three officers to purchase homes. The loan is forgiven if the officer lives in the home for ten years.

The City of Wausau has been successful in obtaining Brownfield Remediation Grants through the DNR, EPA and Marathon County to assist with the clean-up of the Riverfront. We hope these funds can assist in other brownfield areas as they are identified.

The City of Wausau has targeted funds from an expired TIF for the new Live It Up Wausau downpayment assistance program. Funding is between \$10,000 and \$15,000 and is used to assist with the downpayment of purchasing a home located within the corporate limits of Wausau. These funds are not geared for income qualified households; however, it is used as an economic development program which promotes homeownership with employers. Employers partner by providing a donation to the Live It Up Program. Their employees are then eligible for the program. All homes must be deemed affordable to the homebuyer and they must perform and report the home repairs they make during the life of the forgivable loan.

Priority Table

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	557,549	85,000	557,487	1,200,036	855,000	Annual allocation of Community Development Block Grant Funding

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: \$		
Tax Increment Financing	public - local	Admin and Planning Economic Development Housing Public Improvements Other	150,000	11,000	0	165,000	0	Allocations are based on needs – not an annual allocation. However, we are anticipating \$150,000 to be allocated towards the Live it Up Wausau downpayment assistance program.
Other - NSP	public - federal	Acquisition Admin and Planning Housing	0	30,000	65,000	90,000	0	Recycling program income into eligible projects as the program income is received.
Other - HOME	public - state	Other	0	25,000	250,000	275,000	0	Recycling program income into eligible projects as the program income is received.

Table 5 - 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.

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 – blight elimination, redevelopment or economic development opportunities. 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. TIF funds can be utilized to purchase blighted properties in approved TIF Plans for demolition and redevelopment. Currently the following properties are city owned:

2408 Gowen Street – blighted property that was razed and lot is for sale for a new single family home to be built.

906 S. 7th Avenue – vacant lot from where a house burned down. Lot is for sale for a single family home to be built.

901 Stark Street –blighted, foreclosed property, donated to City by Wells Fargo. Single family home is in the process of being built with NSP funds and will be sold to an income-eligible household once it is completed. – The targeted completion date is May/June 2017.

1019 W. Bridge Street – vacant lot from where a house burned down. Lot is for sale for a single family home to be built

1215 Prospect Avenue – City received this property back in lieu of foreclosure. The property was offered for sale “as is” but received no offers. Northcentral Technical College contacted the City to see if we could partner for a new Workforce Development training program to train out-of-work students in the carpentry trade. If all goes well, this new project will begin early 2017.

1328 Torney Avenue – another property the City took back in lieu of foreclosure. This property was determined blighted and needed to be torn down. The lot is now being offered for sale for redevelopment for an income-qualified household purpose.

1212 S. 9th Avenue & 206 N. 6th Avenue – two properties that Marathon County took over due to delinquent real estate taxes. Both properties were determined to be severely blighted and not worth what the taxes were owed. The City purchased these properties at a reduced price with NSP funds and were demolished. 1212 S. 9th Avenue, staff was able to utilize a single family home from the Thomas Street reconstruction project in which the City purchased the property. Community Development, with the assistance of HOME funds, will move the house to this site, rehabilitate the home and offer it for sale to an income qualified homebuyer. The house should be finished by June/July 2017. N. 6th Avenue is currently for sale for redevelopment for an income qualified occupant.

101-103 Short Street – City foreclosed four-unit rental property. Currently being used for the Hand in Hand Housing for 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. Developer is hoping to start the spring of 2017.

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 released a Request for Proposal. The winning developer will be building Brownstone-type units and sold to eligible homeowners. Ground breaking will begin Summer, 2017.

Riverfront properties – City purchased in order to clean up the contaminated soils and redevelop into mixed use properties and economic development opportunities as well as a public park. Request for Proposals was released. A developer was chosen to build mix-use buildings. Staff is working with the approved developer with hopes that construction will start in 2017.

309 McClellan Street – donated historic building. RFPs were submitted to return this property to its historic value and promote economic development opportunities. A previous developer fell through so it is back to the drawing board for this property. We hope 2017 will be a better year.

401 & 415 S.1st Avenue – vacant commercial buildings on gateway into Wausau’s downtown. Revitalization of this property is for economic development opportunities. 401 was demolished but 415 has a lot of potential. A Request for Proposals will be released the beginning of 2017.

Discussion

The City of Wausau recently approved a Property Disposition Program in which vacant properties are now for sale. Council will evaluate each proposal as they come in to determine if the proposed buyer’s plans for the property meet the goals of the City. We are hoping that many of these vacant lots will have single-family homes built on it. The City is willing to “donate” the value of the lot if the buyers follow through with these plans. We are excited to see how successful this program is.

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 - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Brownfield Remediation/ Blight Remediation	2015	2019	Economic Development		Economic Development Concerns Neighborhood Concerns	CDBG: \$50,000	Blighted properties remediated – 1 – 2 buildings
2	Job Creation	2015	2019	Economic Development		Economic Development Concerns	CDBG: \$93,049	Jobs created/retained: 6-8 Jobs
3	HOMEOWNER REHABILITATION	2015	2019	Affordable Housing	City-wide	Housing Concerns	CDBG: \$90,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit
4	Neighborhood Revitalization	2015	2019	Public Facilities	Longfellow Neighborhood Association, Werle Park, Westies Neighborhood Association	Housing Concerns Neighborhood Concerns	CDBG: \$30,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Street /Sidewalk Reconstruction	2015	2019	Affordable Housing Public Facility		Housing Concerns	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 130 Households Assisted
6	Public Service Activities	2015	2019	Public Service		Diversity Concerns Health Care Concerns Homeless Concerns Neighborhood Concerns Youth/Education Concerns	CDBG: \$83,000	Public service activities for Low/Moderate Income Housing Benefit: 179 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Blight Elimination
	Goal Description	Blight Elimination can be used to assist with the purchase of blighted properties, the testing and/or clean-up of contaminated sites, the demolition of blighted buildings.
2	Goal Name	Job Creation
	Goal Description	Economic Development continues to be a high priority for Wausau. This fund assists low-income start-up businesses, small business expansion or other economic development activities.

3	Goal Name	HOMEOWNER REHABILITATION
	Goal Description	The City's Homeowner Rehabilitation Program is the cornerstone of the Block Grant funding. This program assists income-qualifying homeowners make the necessary repairs to keep their properties code-compliant, safe and energy efficient.
4	Goal Name	Neighborhood Revitalization
	Goal Description	Neighborhood Revitalization assists income-qualifying neighborhood associations with funding to assist with identified projects the neighborhood deems important to them. Such projects have consists of low-level street lighting, homeowner rehabilitation, neighborhood tot lots, community gardens, neighborhood signage and tree replanting. These funds will continue those efforts.
5	Goal Name	Street Reconstruction
	Goal Description	2017 Funding will assist with the replacement of deteriorated sidewalks located in a low-income census tract/block group. The corners will be replaced with ADA compliant accessibility. Community Development Block Grant funds will only assist the residential properties along these streets - no commercial buildings will receive funding. The Block Grant funding will decrease the special assessment amount each property owners needs to pay towards this project.
6	Goal Name	Public Service Activities
	Goal Description	The 2017 Block Grant program year allocated \$74,000 towards Public Service Activities. These activities include funding for Big Brothers Big Sisters, Catholic Charities programs (Project Step Up and Beyond Shelter), The Salvation Army's Homeless Shelter, Hmong American Center's Youth programs, Open Door of Marathon County, Wheels to Work, and Hand in Hand Housing.

Table 7 – Goal Descriptions

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 91.215(b):

Through the allocated programs as described above, we estimate to be able to assist at least 988 households with the assistance of Community Development Block Grant funding. This number was derived by the number of households that will be assisted with the Sidewalk Reconstruction project (130), Economic Development activities (6-8), Homeowner Rehabilitation program (6) and a total of all the public service activities (846). The number associated with the public service activities will probably be higher than that, and will be reported as the quarterly reports are received.

The public service activities typically serve the very-low to extremely-low clientele, the Homeowner Rehabilitation, Neighborhood Revitalization and Economic Development activities see incomes across the board.

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2017 year. All projects fall under the goals and objectives set forth in its 5-Year Consolidated Plan and have been approved through the City of Wausau’s Common Council prior to the Plan being submitted to our local HUD field office.

#	Project Name	Funded Amount
1	CD ADMINISTRATION	\$111,500
2	HOMEOWNER REHABILITATION	\$ 90,000
3	BLIGHT ELIMINATION	\$ 50,000
4	ECONOMIC DEVELOPMENT	\$ 93,049
5.	SIDEWALK RECONSTRUCTION	\$100,000
6	NEIGHBORHOOD REVITALIZATION	\$ 30,000
7	Big Brothers Big Sisters	\$ 9,000
8	Beyond Shelter	\$ 10,000
9	Project Step Up	\$ 9,000
10	Salvation Army	\$ 10,000
11	Wheels to Work	\$ 5,000
12	Hand in Hand Housing	\$ 20,000
13	Hmong American Center	\$ 10,000
14	Open Door of Marathon County	\$ 10,000

Table 8 – 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 for repairs they may not want 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.

Economic Development – The Economic Development funds assist 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.

Sidewalk Reconstruction – This project assists with the costs of rebuilding damaged, unsafe sidewalks, and installing ADA accessible corners 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 well-being 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.

Big Brothers Big Sisters – This site-based mentoring programs matches “little” with “big brothers or sisters”. The Wausau School District and Boys & Girls Club offers space for the matches to meet. This mentoring program provides academic and social educational skills and gives a child someone they can connect with and trust through their school year ages.

Beyond Shelter - This program is operated through Catholic Charities of La Crosse and is based on the Housing First model. This project houses chronic, homeless males – the “hardest to house” clientele in a home owned by the Catholic Dioces. Staff works on developing trust and then working with each client to address the reason(s) behind being homeless. These men live rent-free (or rent based on what they can afford) and can stay as long as they need in order to become self-sufficient again.

Project Step Up – This program is operated through Catholic Charities of La Crosse. This mentoring program assists eligible families with budgeting and financial education. The mentor works with the families to identify short and long term financial goals. The mentoring program can last for one to one and a half years long – depending on the client’s needs.

Salvation Army – Funding will assist the operation of their Homeless Shelter. The shelter provides warm shelter for individual men, women and families. They work with each client to discover why they became homeless in the first place, develop goals so they can find permanent housing, and to budget wisely so they will continue to stay in their housing.

Wheels to Work – This program assists clients with the ability to buy a car or repair their current vehicle so they can find or continue their employment. The client receives a zero percent loan amortized out so the payments are affordable. The car repairs are performed by the local high schools or Northcentral Technical College through their trades programs so the repairs are done inexpensively. In order to qualify, clients must be under the income guidelines and complete several financial education and auto maintenance classes.

Hand in Hand Housing – This program funds a mentoring program for the pilot transitional housing program. The city provides the building for families transitioning out of homelessness and works with a

mentor to develop goals so they can build themselves back up and to be able to find and afford permanent housing. Clients typically stay approximately 6 months at this facility; however, the mentoring program continues after they find housing to ensure they don't fall back into bad habits that may result them becoming homeless again.

Hmong American Center – Funding assists youth programs geared towards the Hmong/Laotian households. Participants are taught the importance of an education as well as self-confidence and the ability to want to continue their education and get a living wage job. These programs assist with homework and tutoring. It also teaches Hmong traditions since many of the youth are second or third generations of Americans and no longer respect/know the Hmong culture. The goal of these programs is to increase graduation rates and post-secondary school numbers.

Open Door of Marathon County – This program assists recently released inmates with basic need items. In many cases, the inmates are released at 5:00 in the morning. They are released in the clothes that they were arrested in – sometimes not weather related materials – sometimes, without shoes. Open Door provides them with a warm place to stay until other agencies open, a meal, necessary clothing, transportation, find housing, or any and all other obstacles they may need to cross. Willing clients are matched with a mentor that will assist them in developing a plan so they can become law abiding citizen's and not end up back in jail again.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Big Brothers Big Sisters
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Youth/Education Concerns
	Funding	CDBG: \$9,000
	Description	Funds to assist Big Brothers/Big Sisters Community Based mentoring program which matches "bigs" to children to foster positive life skills.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 "Littles" between the elementary and middle school age will be match with "Bigs" through their Site Based Mentoring program in the Wausau School System. This program targets schools that are located in low income areas.
	Location Description	This activity is open to all income qualified kids throughout the City of Wausau
	Planned Activities	Activities include matching approximately 100 "Littles" with "Bigs". The Bigs mentor their Littles by meeting with them weekly for at least 45 minutes. They can meet at the school during lunch break or after school activities that are held at their school or at the Boys and Girl Club. The Bigs can have a meal together, help with homework, play games or just talk - whatever the Little's needs are at a given day.
2	Project Name	Beyond Shelter – Catholic Charities
	Target Area	City wide

	Goals Supported	Public Service Activities
	Needs Addressed	Chronic Homelessness
	Funding	CDBG: \$10,000
	Description	Funding will assist Catholic Charities with their pilot program that houses the most chronic homeless males.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 chronic homeless males
	Location Description	The individual males that this program assists are homeless males living on the streets of Wausau. The housing unit is also located in Wausau.
	Planned Activities	This program provides housing for chronically homeless males in Wausau by using the Housing First approach. Housing is on a long term basis and clients are working with a project coordinator to identify their needs that have kept them homeless. In many cases, it is mental illness, addictions, health issues and chronic unemployment. The goal is to keep the males at this location until they are ready to be independent again. Unlike other homeless programs, there is no time limit placed on how long they can stay and continue to work on their goals.
3	Project Name	Project Step Up
	Target Area	City Wide
	Goals Supported	Public Service Activities
	Needs Addressed	Homeless Concerns Housing Concerns Economic Development Concerns
	Funding	CDBG: \$9,000

	Description	Activity consists of funding Catholic Charities to enhance their Project Step Up program which matches mentors to at-risk families.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	30 families will benefit from this one-on-one mentoring program. All families fall below the 200% of the Federal Poverty Guidelines. Families must be either attending school or are currently employed and must have dependent children in order to qualify.
	Location Description	Many of the activities will be held at Catholic Charities' office which is 540 S. 3rd Avenue, Wausau. Other activities may be held at the UW Extension office which is 212 River Drive, Wausau.
	Planned Activities	Clients of the Project Step up Program must attend at least 5 financial educational classes. They develop their financial goals, learn how to budget, learn how to clean up their credit (if necessary), etc. Other activities include learning how to grocery shop and cook healthy meals on a budget.
4	Project Name	Salvation Army Transitional Living Center
	Target Area	Westies Neighborhood Association
	Goals Supported	Public Service Activities
	Needs Addressed	Homeless Concerns
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 625 homeless individuals will be provided shelter and one-on-one case management.
	Location Description	The shelter is located at 202 Callon Street, Wausau.

	Planned Activities	The primary goal for these activities is providing shelter for those who have no place to stay. In addition to a warm bed, clients receive a free meal daily. Each client is assigned a case manager to work on the hurdles that have resulted in them in becoming homeless. Such activities may include obtaining their G.E.D. or higher education, signing up for benefits (disability, social security, W2, etc.), finding a living wage job so they can afford an apartment, connecting with treatment centers and/or counselors, etc.
5	Project Name	Open Door of Marathon County
	Target Area	Downtown Wausau
	Goals Supported	Public Service Activities
	Needs Addressed	Homeless Concerns Housing Concerns Economic Development Concerns Public Safety Concerns
	Funding	CDBG: \$10,000
	Description	Open Door of Marathon County offers a place for newly released inmates to go to get proper clothing, a meal, and hope right after being released from jail.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 individuals will be offered an opportunity to better themselves so they can become a productive citizen again.
	Location Description	The organization is located at 319 4 th Street, Wausau which is right across from the Marathon County Jail.
	Planned Activities	Clients of the Challenge Program are recently released Marathon County Jail inmates. The program is education based that will teach self-respect, self-reliance, and necessary job skills to get them back in the work force so they do not reoffend.
6	Project Name	CD ADMINISTRATION
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$111,500 Tax Increment Financing: \$35,000 HOME: \$25,000 NSP program income: \$10,000
	Description	STAFF COSTS ASSOCIATED WITH RUNNING PROGRAM TO INCLUDE BUT NOT LIMITED TO SALARIES, TRAVEL, SUPPLIES, ETC.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration activities
	Location Description	City Hall - 407 Grant Street, Wausau
	Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
7	Project Name	HOMEOWNER REHABILITATION
	Target Area	Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Concerns
	Funding	CDBG: \$90,000 + revolving loans funds received throughout the year

	Description	HOMEOWNER REHABILITATION DESIGNED TO ASSIST EXTREMELY LOW TO MODERATE INCOME HOUSEHOLDS WITH NECESSARY REPAIRS, DEFERRED MAINTENANCE ITEMS AND/OR CODE VIOLATIONS.
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 income-qualified households will benefit from this program.
	Location Description	This program is available to all City of Wausau residents.
	Planned Activities	Activities consist of necessary home repairs needed to bring the property up to code and make it decent, safe and sanitary for the homeowner to be able to keep and stay in their home. Such activities can include electrical, plumbing, HVAC upgrades, insulation, roof, siding, window replacement, etc.
8	Project Name	ECONOMIC DEVELOPMENT
	Target Area	
	Goals Supported	Job Creation
	Needs Addressed	Economic Development Concerns
	Funding	CDBG: \$93,049 Tax Increment Financing: \$75,000
	Description	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.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6-8 new jobs will be assisted in either new business start-ups or expansion of current businesses.

	Location Description	This project can assist businesses city-wide.
	Planned Activities	Activities consist of business start-up costs and/or expansion costs. Assistance will be provided as a loan to the clients.
9	Project Name	BLIGHT ELIMINATION
	Target Area	City wide
	Goals Supported	Blight Elimination
	Needs Addressed	Blight Concerns
	Funding	CDBG: \$50,000 Tax Increment Financing: \$50,000
	Description	Funding can assist with the purchase and demolition of blighted properties for redevelopment, with the testing and/or remediation of contaminations to a blighted property, or other activities that will assist with the cleanup of a blighted area.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1 - 2 buildings
	Location Description	This activity can be utilized through the City of Wausau's corporate limits.
	Planned Activities	Activities can consist of acquisition and demolition of blighted properties, site investigations or any other environmental type of remediation associated with blighted properties
10	Project Name	SIDEWALK RECONSTRUCTION
	Target Area	S. 13 th Avenue, Sherman Street, 7 th Street and E. Wausau Avenue
	Goals Supported	Public facility reconstruction
	Needs Addressed	Neighborhood Concerns

	Funding	CDBG: \$100,000
	Description	Rebuilding of deteriorated sidewalks and installation of ADA compliant curb ramps in income qualified census tract areas.
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	130 residential properties will benefit from this activity.
	Location Description	S. 13 th Avenue, Sherman Street, 7 th Street and E. Wausau Avenue
	Planned Activities	This activity consists of rebuilding deteriorated sidewalks and installation of ADA curb ramps in the identified areas. The project will remove the deteriorated pavement and replace with new to provide safe walkable neighborhoods.
11	Project Name	NEIGHBORHOOD REVITALIZATION
	Target Area	Homeowner Rehabilitation East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Concerns
	Funding	CDBG: \$30,000
	Description	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.

	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 persons located in an income-qualified neighborhood will benefit from this activity.
	Location Description	Any neighborhood that falls under the income-qualifying census tracts and block groups can benefit.
	Planned Activities	Activities can consist of rehabilitation to properties, street light installation, construction of a tot lot, community garden, neighborhood signage, etc.
12	Project Name	HAND IN HAND HOUSING
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Homeless Concerns
	Funding	CDBG: \$20,000
	Description	Provide case management to families in the Hand in Hand Housing program
	Target Date	7/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 families transitioning from homelessness into short-term housing.
	Location Description	The property is located at 101 Short Street, Wausau.
	Planned Activities	Activities consist of transitional housing for families coming from homeless shelters. These families will be assigned a case manager to work with them on their individual needs. Those needs can consist of financial education, job skills and finding a living-wage job, correcting credit issues, etc. This housing is provided for up to 6 months to get the families back on their feet so they can successfully find and keep a new place to stay for long term.
13	Project Name	HMONG AMERICAN CENTER YOUTH PROGRAMS

	Target Area	City wide
	Goals Supported	Public Service Activity
	Needs Addressed	Youth concerns
	Funding	CDBG:\$10,000
	Description	Funding will assist the youth programs (H.M.O.N.G. and YES) the Hmong American Center offers their clients. These programs help steer youth and young adults towards educational success and steer them out of trouble.
	Target Date	7/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 – 40 youths/young adults
	Location Description	The center is located at 1109 6 th Street, Wausau
	Planned Activities	Students enrolled in these programs will receive educational guidance and tutoring and space to do their homework. They will be encouraged to engage in community activities as well as opportunities to develop leadership and communications skills.
14	Project Name	Wheels to Work
	Target Area	City wide
	Goals Supported	Public Service Activity
	Needs Addressed	Economic Development Concerns Transportation Concerns
	Funding	CDBG:\$5,000

Description	Funding will assist income qualifying households to purchase a vehicle or have vehicle repairs completed at a 0% interest rate loan. The goal is to keep these individuals employed or to be able to have the transportation to obtain and keep a job.
Target Date	7/31/16
Estimate the number and type of families that will benefit from the proposed activities	2 -3 income qualified households
Location Description	Office is located at 364 Grand Avenue, Wausau
Planned Activities	Clients will receive a vehicle or vehicle repairs at a 0% interest loan. Clients must attend several financial education classes and a vehicle maintenance class before they will receive benefits.

Table 9 – Project Summary

The initial 2017 Action Plan that was advertised and submitted for public comment used an anticipated amount of \$530,000. Since that time, the actual allocation amount was received - \$557,549. This amount represents less than 10% of the initial proposed amount. The City of Wausau’s Citizen’s Participation Plan states that if the actual allocations is over or under 10% of the amount used for planning purposes, staff can adjust accordingly to those program that were initially funded. If the actual amount is more than 10% higher or lower than the anticipated amount, the Citizen’s Advisory Committee will reconvene to re-allocate as needed. The actual amount was less than 10%; however, the Citizen’s Advisory Committee reconvened to distribute the additional funding. The proposed program was taken through the City of Wausau’s Finance Committee and approved at the City’s Common Council. This plan was updated before its submittal to HUD for their approval.

The Citizen’s Advisory Committee struggles each year with the distribution process. There are so many great organizations that work with extremely-low to low-income households. All organizations meet different needs of those citizens. With the 15% cap on Public Service activities, it is very difficult not to fund some of these agencies. Committee members have lively, but respectful, debates on to what the greater needs of the community are and where the funding would be best utilized.

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.

Target Area	Percentage of Funds
Homeowner Rehabilitation	17
East Towne Neighborhood Association	5
Longfellow Neighborhood Association	5
Werle Park	
Westies Neighborhood Association	

Geographic Distribution Table 10 - 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 residents 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 to be allocated to.

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. These programs are not just funded with Community Development Block Grant Funds - HOME, HCRI, NSP and other funding sources are used to keep these program up and running.

The Wausau Community Development Authority owns and operates 149-units 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.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	53
Special-Needs	15
Total	218

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	380
The Production of New Units	1
Rehab of Existing Units	12
Acquisition of Existing Units	1
Total	394

Table 12 - 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. This program is funded through HOME, Downpayment Plus, WHEDA and clients fees.

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 and \$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. This program is funded through HOME and HCRI (Housing Cost Reduction Initiative).

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. This program is funded through Community Development Block Grant and HOME funds.

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”. This program is funded through recycled HOME funds.

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. This program is funded through all our rehabilitation programs - CDBG, HOME, and NSP.

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. This program is funded through CDBG.

Rental Assistance is provided through the Wausau Community Development Authority. All public housing unit 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 rent for a privately-owned unit they find. The rental unit must pass inspection in order to receive assistance.

Special Needs Housing – The City of Wausau owns two buildings that house special needs clients. The Bissel Street Home is for severely disabled males. North Central Health Care rents the property from the City in turn they provide the services for these males. Many have spent their entire adult lives at this place. The Fulton Street Apartments are six apartments that are rented to special needs tenants. This is a more independent style living; however, North Central Health Care does rent out space so they have staff on hand 24/7 to assist with their individual needs. All tenants must fall under HUD’s income limits and only pay 30% of their income towards rent.

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.

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

The Wausau Community Development Authority will begin their third year into their most recent 5-Year Capital Improvement Plan. This 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 for 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's Board.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A – The Community Development Authority is not designated as a troubled PHA.

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 local housing agencies that work with homeless and housing issues in general. 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

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 continue to work with the Salvation Army to find a new location and build a better shelter with all their needs under one roof. Unfortunately, this has taken time and will continue to take time.

The Women's Community, a prior sub-recipient of Block Grant funding, opened their new "home" which provides a more safe and friendly environment for victims of domestic violence. 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 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 with our Hand in Hand Housing program which provides four units that will be available to clients with families to live for six-months. This program will consist of case management that will help each client succeed in finding long-term housing after they graduate from this program.

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.

The Warming Shelter, a past sub-recipient of Block Grant funding, will be open for the third year at their new facility. This 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. As discussed above, 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.

Catholic Charities has started another new program that assists the chronic homeless clients – Beyond Shelter. This new program will receive Block Grant funding and provides housing for the “hardest” to shelter men. Because of the makeup of the house, they are only able to house males. The program is mirrored to the Housing First model and works with the individuals on their needs. Many have addictions that they are working to overcome, but do not lose their home if they fall back into bad habits – they are encouraged to move forward in their goals. There are no hard rules of how long the client can stay – they can stay as long as they need in order to be successful in the future. Since this is a pilot project, we are excited to hear about the success stories; however, it may take some time.

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

All the local shelters provide 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

All the local shelters provide 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. The need for additional transitional housing options is huge in Wausau and staff is working with potential other providers to help develop additional units.

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. Unfortunately many individuals that are facing foreclosure wait until the Sheriff Sale is close before they reach out for help. By then, it is too late to assist.

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 clients with the ability (after successfully completing the financial counseling portion) to receive an automobile with a zero percent loan. This will allow the client to obtain or keep a job which will keep them 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 involves all the housing providers working together instead of against one another. Marathon County has dedicated non-profit agencies 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 hopes to continue to be successful with this change in programming. Of course, the additional counseling costs money for each of the agencies and funding is always an issue.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A
Tenant-based rental assistance	N/A
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A
Total	N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Wausau's Analysis of Impediments to Fair Housing was updated in early 2016. The City's new Affirmatively Furthering Fair Housing (AFFH) will be due early April, 2019. The Community Development Department is hopeful to work with the Community Development Authority (Public Housing Authority) in the planning and processing of the new AFFH. The process is overwhelming at this point, but staff is hopeful to break it down to make it less stressful.

Through the City's most recent AI, impediments were identified as lack of education of what fair housing means and how to report it; language barriers and outreach continues to be a barrier; and the City's Fair Housing Ordinance is cumbersome and not understandable to citizens who may wish to use it. Ways to overcome those barriers and other affordable housing barriers are listed below:

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive up the cost of rehabilitation and new construction. 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. We have found several contractors are letting their certification expire because there is no policing of this requirement. Only agencies working with federal funds are requiring the certification - making it more difficult for our agency to maintain a contractor list that has the necessary certifications.

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.

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

This past year the City had to place its Rental Licensing Ordinance on hold due to a lawsuit the Landlord Associations started against other municipalities with similar ordinances. Unfortunately, we have not been able to see if it will have an adverse effect on low-income persons as the Landlord Association has claimed. Once this program has gone through the Court system and we find that we can continue, we will be able to analyze how it does negatively affect that clientele (or if any affect at all), 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 everyone that affordable housing does not equate to bad housing. With the prior tax credit projects Wausau was fortunate to receive, their tenants are almost all hard working families but cannot afford higher rents along with utilities, health care and food expenses.

We will continue to work with the City's Attorney's office to re-write our Fair Housing Ordinance to make it less cumbersome. Residents who submit a complaint to the City often feel that they are not begin heard in a timely manner due to the several steps the ordinance has in place.

We will work with the City's Planning and Zoning Division with the overview of our local ordinance to see if they pose negative effects or hinder the development of affordable housing.

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.

The new AFFH rule is daunting and not always clear. The Community Development Authority (Public Housing) and the Community Development Department (CDBG) are being told different things as to how or even IF the ruling will go forward. With these inconsistencies, it is difficult to plan ahead. The cost of developing this plan is unknown at this time and with the both agencies having administration caps, we foresee difficulties in budgeting. All day to day fair housing activities fall under our current administration expenses as they are part of all of our normal programs so there is no way to allocate specific fair housing expenses. Currently, the department does have just over \$1,000 to be used towards the printing and distributing of our Fair Housing/Discrimination/Landlord vs Renter educational material.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

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 forces a municipality to make tough decisions as to which programs can no longer be 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 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.

* 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.

* Reconnect with North Central Technical College to build a single family home through their Residential Building Systems class. This partnership has been on hiatus for a few years due to the low enrollment in the class. We are hopeful that there will be enough students to hold a class this year. Once the home is built, it will be sold to an income qualified homebuyer.

* Develop a rehabilitation program with North Central Technical College and Workforce Development to provide construction education for those that recently lost their jobs or have found difficulties becoming employed. This program is a pilot program and in which the City of Wausau will provide the house that needs renovations and the funds to purchase the materials. NTC will provide the instructor and Workforce Development will provide the students. We are excited to see how this program develops and hope to see it continue for several semesters. The house(s), once the renovations are completed,

will be made available to an income qualified homebuyer.

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.

* Provide training to those students enrolled in Northcentral Technical Colleges/Workforce Development's Residential Rehabilitation Program how to work with lead based paint safely. We will partner with a local Lead Based Risk Assessor who is also a State-certified lead trainer who will provide this training for free.

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.

Discussion

As mentioned above, as all 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 no 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 non-programmed 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
Total Program Income	\$0

Other CDBG Requirements

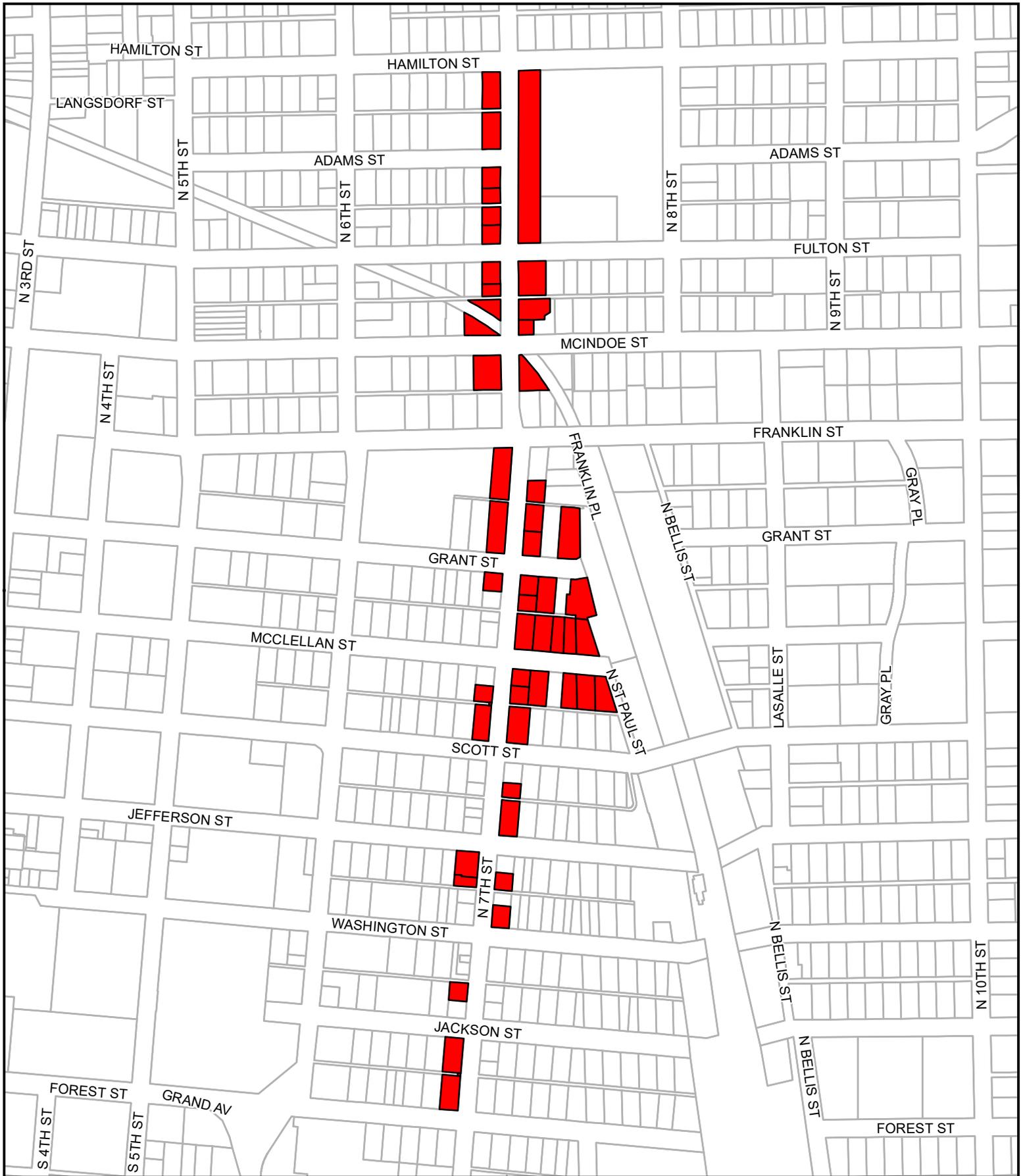
1. The amount of urgent need activities	\$0
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Discussion

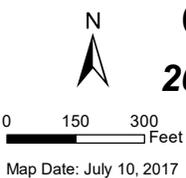
By the start of this coming program year, the City of Wausau will not have any program income that has not been reprogrammed and/or expended. The City does have a revolving loan fund for its Homeowner Rehabilitation Loan Program in which these funds continue to be recycled for additional rehabilitation 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".

APPENDIX



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.

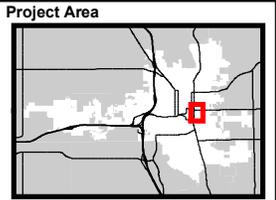


CITY OF WAUSAU

2017 SIDEWALK PROJECT

CDBG

Legend
 [Red Box] Replacement (2017)
 [White Box] Parcels

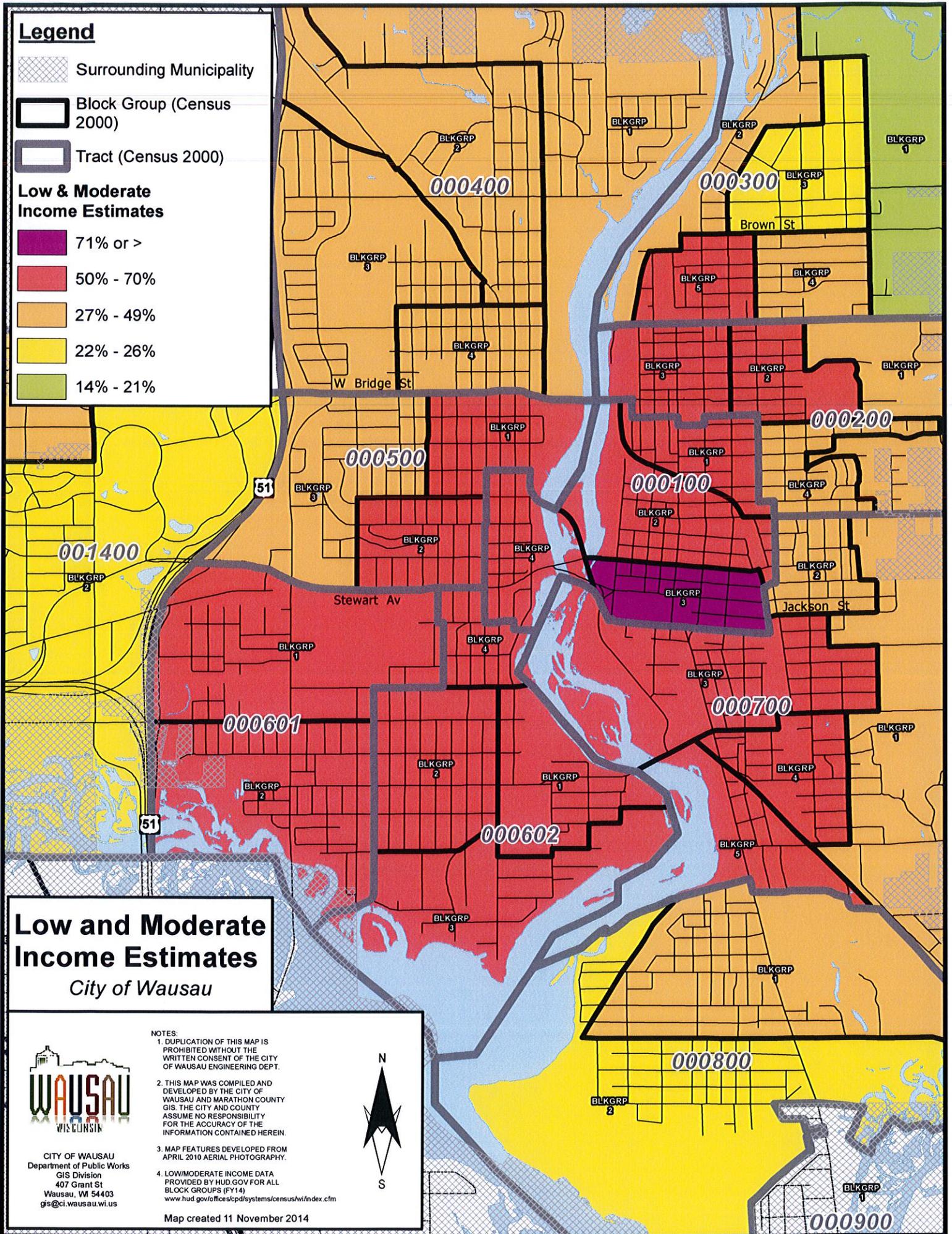


Legend

-  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:
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 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



Map created 11 November 2014

NEIGHBORHOOD GROUPS

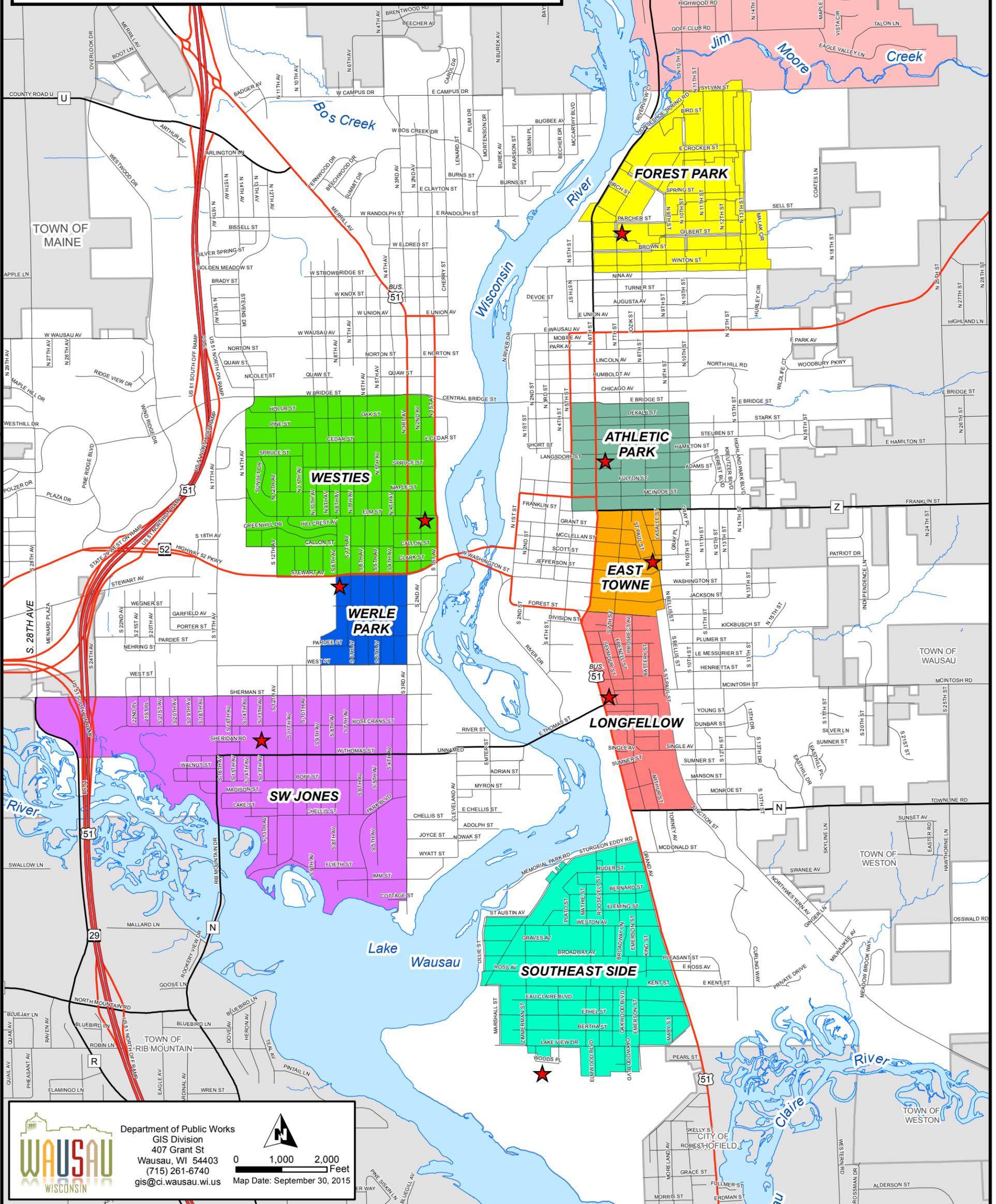
Legend

Neighborhood Group

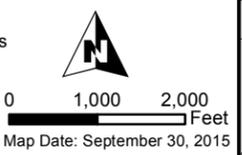
- Athletic Park
- East Towne
- Forest Park
- Longfellow
- Riverview
- Southeast Side
- SW Jones
- Werle Park
- Westies

★ 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



Department of Public Works
GIS Division
407 Grant St
Wausau, WI 54403
(715) 261-6740
gis@ci.wausau.wi.us





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.

7/19/17

Signature/Authorized Official

Date

Robert B. Mielke

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) 2017, 2018, 2019, (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.

7/19/17

Signature/Authorized Official

Date

Robert B. Mielke

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;

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
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.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

Signature/Authorized Official

7/19/17

Date

Robert B. Mielke

Name

Mayor, City of Wausau

Title

407 Grant Street

Address

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