



City of Wausau

Community Development Department

CONSOLIDATED ANNUAL PERFORMANCE

AND

EVALUATION REPORT

PROGRAM YEAR

2017

CR-05 - Goals and Outcomes

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

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

This report represents the third year of the City of Wausau's 2015-2020 5-Year Consolidated Plan. We are excited that we were able to meet several of our goals for the majority of our programs (Construction of a new Tot Lot and reconstruction of sidewalks in income qualifying areas – public facility activities; Economic Development with businesses assisted; Downpayment Assistance; Housing Counseling; and our partnerships with homelessness providers). Of course there were a few we fell a little short – our Homeowner Rehabilitation Loan program struggles with getting the necessary contractors willing to work through our program. They are so busy with other jobs that they don't need to deal with the additional requirements and paperwork our program require. Our Rental Rehabilitation Program has become a difficult sell. Local landlords don't want government to tell them how to fix up their properties – we didn't have one project in 2017! We are looking into ways to better market this program so we can better utilize these funds. Our Blight Elimination program was impacted due to the lateness of receiving our 2017 CDBG funds – we were not able to purchase the properties we were hoping to this year. We have earmarked a couple of properties that we are working with Marathon County, who are in the process of taking properties through tax deeds. The Blight Elimination funds will assist with these blighted properties.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Blight Elimination	Blight	CDBG: \$50,000	Buildings Demolished	Buildings	5	3	60.00%	2	0	0.00%
Blight Elimination	Blight	CDBG: \$2,500	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5	6	100.00%	2	1	50.0%

Brownfield Remediation	Economic Development	CDBG: \$0	Brownfield acres remediated	Acre	7	10	142.85%	0	0	100.0%
Homebuyer Downpayment	Affordable Housing	HOME: \$137,000	Direct Financial Assistance to Homebuyers	Households Assisted	75	40	53.33%	15	15	100.0%
HOMEOWNER REHABILITATION	Affordable Housing	CDBG: \$ / HOME: \$138,596	Homeowner Housing Rehabilitated	Household Housing Unit	55	21	38.18%	8	6	75.0%
Housing Counseling	Affordable Housing	HOME: \$137,000	Direct Financial Assistance to Homebuyers	Households Assisted	150	74	49.33%	30	39	130%
Job Creation	Economic Development	CDBG: \$150,000	Jobs created/retained	Jobs	7	20	285.7%	6	18	300%
Job Creation	Economic Development	CDBG: \$197,000	Businesses assisted	Businesses Assisted	3	8	133.33%	3	4	133.3%
Neighborhood Revitalization	Public Facilites	CDBG: \$54,255	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	803	80.03%	500	780	156%
Neighborhood Revitalization	Public Facilites	CDBG: \$14,525	Homeowner Housing Rehabilitated	Household Housing Unit	10	4	30.00%	1	1	100%
Public Service Activities	Public Service	CDBG: \$43,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1590	159.00%	450	1285	285.55%
Public Service Activities	Public Service	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	353	70.60%	179	18	10.06%

Public Service Activities	Public Service	CDBG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	100%	0	0	100%
Public Service Activities	Public Service	CDBG: \$30,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	26	52%	12	18	150%
Public Service Activities	Public Service	CDBG: \$10,000	Homeless Person Overnight Shelter	Persons Assisted	1000	634	63.4%	300	308	102.6%
Public Service Activities	Public Service	CDBG: \$10,000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1200	61	5.1%	240	7	2.9%
Public Service Activities	Public Service	CDBG: \$14,000	Homelessness Prevention	Persons Assisted	2500	596	23.84%	500	125	25.0%
Rental Assistance	Affordable Housing Public Housing	NSP program income: \$20,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	35	100.0%	8	9	1.125%
Rental Rehabilitation	Affordable Housing	HOME: \$-0-	Rental units rehabilitated	Household Housing Unit	60	16	26.67%	5	0	0.0%
Street /Sidewalk Reconstruction	Affordable Housing Public Facility	CDBG: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	297	297.0%	130	130	100.0%
Support of Homeless Shelters	Homeless	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	750	234	31.20%	150	126	84.00%

Support of Homeless Shelters	Homeless	CDBG: \$40,000	Homeless Person Overnight Shelter	Persons Assisted	2500	1475	59.0%	485	456	94.02%
Support of Homeless Shelters	Homeless	CDBG: \$9,000	Homelessness Prevention	Persons Assisted	50	16	32.00%	8	8	100.0%
Supportive Housing for Special Needs	Affordable Housing Non-Homeless Special Needs		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	75	47	62.0%	15	16	107%

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

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

*CDBG has been able to assist the City’s war on blighted properities. We have allocated \$50,000 towards this activity of which we were not able to utilize in 2017 due to receiving the funds so late. However, City staff is partnering with Marathon County on several blighted properties the County will be taking over ownership through tax deed and then selling/donating to the city for clean up. These targeted properties came from the huge outcry from the neighborhoods these buildings are located in.

*CDBG is the main funding source for the Homeowner Rehabilitation Loan Program. This program assists income-qualifying homeowners to make necessary repairs/code-violations in an affordable way. Funding assists energy-efficiency upgrades, replaces deteriorated roofs, fixes electrical & plumbing issues, reduces lead-based paint hazards, etc. Cost of home repairs increase every year and many homeowners have a difficult time saving. This program assists them with an affordable loan option. With the need for contractors to work with our program, the projects are harder to receive bids, which result in homeowners waiting longer to have the work completed, and less projects being completed over the year. This year we fell short several projects due to this reason.

*Economic Development/job creation is a high priority for the City of Wausau. Several start up businesses were again assisted in 2017; however, the job creation component sometimes takes time for a business to be able to grow enough to justify adding positions. This year we were able to document the new jobs we had hoped for and, hopefully, each coming year will see continued success.

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

*Neighborhood Revitalization – funding was earmarked for a new Tot Lot in our Longfellow Neighborhood. Planning took a lot longer than anticipated – creating a back log of funding. This project is finally complete and the neighborhood is extatic! In addition,we have worked with two neighborhood associations for the development of banners identifying their neighborhoods. Longfellow had theirs installed this past year with East Towne’s in production and will be installed the beginning of 2018. We will continue to work with other neighborhoods to see if we can incorporate banners in their areas

*Assisting the homeless population is a very high priority. CDBG funds assist the Salvation Army's Emergency Shelter, Catholic Charities Warming Shelter and their Beyond Shelter program, and the Hand in Hand Housing program. All agencies provide case management to develop individual plans so the client can overcome the obstacles that landed them homeless – or keeps them one step away from becoming homeless. Case management is time consuming and expensive so all funding sources are very important. The number of success stories are impressive but there is always another person/family to take their place.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,304
Black or African American	172
Asian	87
American Indian or American Native	35
Native Hawaiian or Other Pacific Islander	3
Total	1,601
Hispanic	64
Not Hispanic	1,537

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

Narrative

The census states that Wausau has approximately a 15% minority rate. The chart above indicates that the assistance that was received through CDBG funding was approximately 18.5% minority families. This shows that our outreach to minority households is working and minority families are more able knowledgeable of these resources.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	642,549	\$488,106

Table 3 - Resources Made Available

Narrative

Community Development offers low-interest deferred loans to clients whenever possible. This is true with both our Homeowner Rehabilitation Loan Program, Downpayment Assistance Program and Rental Rehabilitation Loan Program. HOME funds make the Downpayment Assistance and the Rental Rehabilitation Loans possible. Both programs are operating off of program income that is generated through loan payments. Both programs would not continue to exist if it was not for that program income. In 2017, we were able to assist 15 households with downpayment assistance and were able to utilize HOME funds to move a house the city had acquired for roadway purposes. It was then moved to a vacant lot in which NSP funds were previously used to purchase a blighted building and demolish it. The newly redeveloped property was then sold to an income qualified homeowner.

Neighborhood Revitalization Program (NSP) program income allows staff to continue to purchase foreclosed, vacant properties in identified census tracts. These funds then are used to either demolish and rebuild or renovate existing properties. Those properties are then made available for sale to income-qualifying households. The monies that are paid back through those sales are then recycled to purchase additional properties. This past year we were able to build a new single family home and sell to an income qualified homeowner. In addition we were able to utilize both NSP and HOME funds to move a city house as discussed in the above paragraph.

These revolving loan funds make exciting projects like the ones discussed above possible. Many times it takes a couple different funding sources to get the project complete. The City of Wausau is fortunate to have CDBG, HOME and NSP funding to continue to recycle.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Homeowner Rehabilitation	17%	16%	Citywide
Longfellow Neighborhood Association	5%	10.7%	Neighborhood Revitalization
East Towne Neighborhood	5%	17.9%	Neighborhood Revitalization
Werle Park	0%	0%	Neighborhood Revitalization
Westies Neighborhood Association	0%	0%	Neighborhood Revitalization

Table 4 – Identify the geographic distribution and location of investments

Narrative

The programs the City of Wausau offers are primarily opened citywide. There are no targeted areas for these programs. The homeowner rehabilitation numbers represent the percentage of funds that was allocated in the 2016 and 2017 program years. Since we received funding so late in the 2017 year, there wasn't a large amount of funding that was drawn during that program year. We hope to make up for it this coming year.

The neighborhood associations develop their own neighborhood boundaries. Staff works with each group that is willing to develop goals. If CDBG funds can assist to meet their goals, staff works with them to develop a plan to meet these goals. Projects that were completed in the past were the re-development of a former industrial site into a Tot Lot and four new single-family homes. That project was located in the Werle Park Neighborhood. Werle Park, Longfellow and East Towne Neighborhood Associations were able to receive low-level street lighting on main streets in their neighborhood to deter crime and make their neighborhoods more walkable. All the associations have held neighborhood clean up days in which volunteers go around the neighborhood and collect garbage and debris to throw away. Local refuse and recycle companies have donated their time and equipment to assist with these events. This year we were able to finalize and build the Longfellow Neighborhood's long awaited Tot Lot. It is truly exciting to see a project come to fruition after so many years of planning!

Each neighborhood has different needs but the main goal across the board is the reduction of drug activities, substandard housing, and neighborhood pride. This past year we were able to assist with banners that identify and celebrate the Longfellow Neighborhood. These banners were designed by the neighborhood group. Once they were completed, the City's Department of Public Works was able to hang them. East Towne Neighborhood has finalized their logo and design. The signs will be done in the beginning of 2018 in which DPW will also install. We have reached out to the next neighborhood association (Werle Neighborhood) to see if they are interested. The neighborhood must fall under a low/moderate income area and have city street lights in which the signs can be installed on. If the neighborhood association is interested and meets these two criteria, we will be excited to help them get their banners.

Leveraging

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

CDBG does not require matching funds. However funds are matched through the non-profits that receive funding. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising. Wausau has done an outstanding job of leveraging funds with all of the activities and programs they operate.

The City of Wausau must match 25% of HOME funding. This is achieved through the Federal Home Loan Bank's Downpayment Plus program and local lenders' incentives for low-income homebuyers. Funding is also leveraged by the first mortgage and homebuyer's contribution.

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

This past year we were able to utilize NSP funds to assist with the new construction of a single family home that was built on a lot that was previously donated to us by Wells Fargo after they foreclosed on it. We were able to demolish the blighted building and then use NSP funds to rebuild. In addition, we were able to utilize HOME program income funds to move a home that the City purchased due to a road reconstruction project. We moved the house to a lot in which NSP was previously used to purchase and demolish a blighted property that Marathon County has taken through tax deed. This home was then sold to an income-qualified, first time homebuyer after the renovations were complete. This coming year we will have another couple of rehabilitation projects that should be hitting the market this summer and hope we will have the same success stories as above.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	150	134
Number of Non-Homeless households to be provided affordable housing units	53	45
Number of Special-Needs households to be provided affordable housing units	15	16
Total	218	195

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	380	432
Number of households supported through The Production of New Units	1	1
Number of households supported through Rehab of Existing Units	12	7
Number of households supported through Acquisition of Existing Units	12	16
Total	405	456

Table 6 – Number of Households Supported

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

Our goals and outcomes were in line with what we had planned for. Community Development’s strong suit is working with Affordable Housing. The difficult part is coming up with the financial component to make programs operational and to see their continued success.

The number of homeless households to be provided affordable housing continues to be a high priority. We are working through our Hand in Hand Housing Program to assist approximately 8 families each year to come from homelessness to finding and affording permanent housing. To date we were able to assist 17 families.

We were able to meet the goal of building a new single family home. Since we lost our partnership with the Northcentral Technical College’s Residential Building Systems program, we had to bid it out to a private builder. Obviously, this costs much more but the end result was a beautiful single family home that a new homeowner was able to make their own.

The Homeowner Rehabilitation Loan program struggled this year. With the housing market booming, it is difficult to find a contractor that is willing to bid on our projects. Contractor are so overbooked that they do not need to bid on projects that require additional paperwork and oversight. This makes clients on our waiting list have longer wait timeframes because we cannot get the bids necessary to commit to their project. Or, if successful in obtaining bids, they will need to wait 3 – 6 months before the contractor is able to get to their project. In the meantime, we are getting loans paid back in which we cannot recycle in a timely manner. We are looking into reprogramming these repaid funds into a street reconstruction project that is needed in a low income neighborhood. This may cause a timeliness issue if the loan repayments are calculated into our spenddown ratio as we are saving these funds until there is enough to financially complete the public facility project.

Discuss how these outcomes will impact future annual action plans.

*CDBG has been able to assist the City’s war on blighted properties. The City is working with Marathon County on blighted properties the County is taking over through tax deed. The County doesn’t want to take over these properties since they do not have the funds to clean up these sites. With the assistance of CDBG, the City can take over ownership from the County and demolish blighted properties/clean up sites and make them ready for redevelopment. There are several of these properties that the County is dealing with and this partnership can make a true impact in a neighborhood that has been waiting for something to happen to these blighted buildings.

*CDBG is the main funding source for the Homeowner Rehabilitation Loan Program. This program assists income-qualifying homeowners to make necessary repairs/code-violations in an affordable way. Funding assists with energy-efficiency upgrades, replaces deteriorated roofs, fixes electrical & plumbing issues, reduces lead-based paint hazards, ect. Cost of home repairs increase every year and many homeowners have a difficult time saving. This program assists them with an affordable loan option. This year we were two short of meeting our annual goal. This

was due to the fact that contractors are so busy we are struggling getting bids and getting the work completed on a timely basis. This has impacted how many projects we are able to complete in a year.

*Economic Development/job creation is a high priority for the City of Wausau. Several start up businesses were assisted in 2017; however, the job creation component sometimes takes time for a business to be able to grow enough to justify adding positions. This last year were able to see some of these businesses adding the jobs they had hoped for. We will continue mentoring businesses so the jobs can be created.

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

*Neighborhood Revitalization – this past year the Tot Lot in the Longfellow Neighborhood finally came to be. Planning took a lot longer than anticipated; creating a back log of funding. The next project is the development of banners to identify the neighborhood associations that are located in income qualified census tracts. Longfellow was able to get their banners developed and hung. East Towne is finalizing theirs and should be completed the beginning of 2018. Next we will work with the Werle and Westie neighborhoods. These banners not only identify the neighborhoods, but give the residents pride and ownership.

*Assisting the homeless population continues to be a very high priority. CDBG funds assist the Salvation Army's Emergency Shelter, Catholic Charities Warming Shelter and Beyond Shelter programs and the Hand in Hand collaboration. All agencies provide intensive case management to develop individual plans so clients can overcome the obstacles that landed them homeless or keeps them one step away from becoming homeless. Case management is time consuming and expensive so all funding sources are very important. The number of success stories are impressive but there is always another person/family to take their place. Each program has a different twist of how they work with their clients. Beyond Shelter was developed after the Housing First model. The others have requirements their clients must meet in order to continue with the programs. It is exciting to see how all of these programs work and what type of success stories they have. There is no right and wrong method in making a client successful – every person is different in how they learn and react to situations.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	894	0
Low-income	322	4
Moderate-income	218	12
Total	1434	16

Table 7 – Number of Households Served

Narrative Information

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

The City of Wausau is not a participating jurisdiction (PJ) for HOME funds. We do apply for funding through the State of Wisconsin and have been successful in receiving funding in the past. We have not been able to apply for additional funds due to a larger amount of revolving loan funds that needs to be expended before new funds can be applied for. Since almost all of the programs the City operates with HOME funds are loans, these fund are continually revolving throughout the year. This allows our programs to continue even when funding at the National level is tight.

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

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

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

All the homeless programs that are offered throughout the community that received Community Development Block Grant funds - the Salvation Army's Transitional Housing Program, Catholic Charities' Warming Shelter, Project Step Up and Beyond Shelter programs, and Hand In Hand program get to know their clients and try to earn their trust so they can feel comfortable in discussing their situation. All have intense case management programs to work one-on-one with each individual/family to discover their obstacles and how to overcome them to make the family successful in finding permanent housing. When addiction is involved, overcoming those obstacles are even more daunting. This is where Beyond Shelter provides housing so their clients can work on their extreme hurdles and not worry about having a roof over their head.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Wausau does not have enough transitional housing units to assist those that are coming to the end of their ability to stay at the Salvation Army or the Women's Community. That is how the Hand in Hand Housing Program came into existence. This program started with a stay of up to 6-months(after the maximum of 90 days at the other shelters) in the City-owned fourplex to work on and develop a plan so they can overcome their hurdles in order to find and keep long-term housing. This next year, the City's fourplex will be no longer available for the program. Therefore, the coalition is trying to work with local landlords to partner with them for the housing component. This can allow a more long term solution. The client would still get assistance with their rent for the initial six months. Then, they would work towards being able to afford the rent on their own so they can stay at this unit rather than having to find another place to live and relocating their family again. This will allow the landlord to get a long term, stable tenant and the tenant to afford long term housing.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

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

Public Housing units and Housing Choice Voucher programs are extremely important and must continue to receive federal funding to assist these very-low and extremely-low income households. Affordable housing units are in great demand and connecting these clients to housing can be very difficult. The waiting lists are typically very long and the Housing Choice Voucher program list is currently closed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Working with the client with in-depth case management is key to a their success. The sooner goals are developed and worked on together, the sooner the client can be successful. However, they have to buy into the program 100% in order to stay successful. All facilities that work with the homeless and provide in-depth case management have seen an increase in success stories and a decrease in the number of clients that come back a second or third time. We, as a community, are working together to continue those successes.

Beyond Shelter is a new program that Catholic Charities offers which was modeled after the Housing First program. Potential clients are chosen through the homeless database (VI-SPDAT) which identifies

who should be recommended for the housing programs due to who has been homeless the longest and who has the most difficult hurdles to overcome. Their housing unit has only been open for less than one year and they have already had a success story of one male graduating from the program and securing permant housing. This program was so well received that they are purchasing their second location and are in discussion of opening a third location for women.

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

Actions taken to address the needs of public housing

The housing needs for low income and very low income families continue to be challenging. Many services relied on may be absent or significantly diminished due to cuts in federal, state and local funding. Affordable housing is the largest budgetary concern for many families. In Marathon County individuals and families face homelessness every day.

The Wausau Community Development Authority (WCDA) staff continues to serve on the Housing and Homelessness Coalition, meeting on a monthly basis, and is a champion for the Marathon County LIFE Report, coordinated by the United Way of Marathon County. In 2017 WCDA staff took an active role in meeting with community leaders to update the Report, thereby creating and improving community efficiencies.

RAD is a HUD demonstration program that combines public housing operating and capital fund subsidy under a long-term Section 8 HAP contract, providing a more stable funding platform. In 2017, the WCDA converted 149 LIHTC, mixed-finance units at Riverview Towers LLC to Project Based Voucher (PBV) assistance through HUD's Rental Assistance Demonstration (RAD).

The WCDA uses Capital Funding awards to assist them with carrying out capital and management activities at their public housing developments ensuring that such developments continue to be available to serve low-income families. Capital improvements included in its most recent 5-year action plan include siding and roof replacements, as well as bathroom and kitchen modernization projects at their 46 public housing scattered site properties.

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

WCDA staff is committed to linking residents to community services by focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies. Their commitment also provides economic empowerment services, working cooperatively with local agencies to offer budgeting assistance, employment services and/or job training programs.

The WCDA continues to promote the Community Development Department's (CDD) Downpayment Assistance Program to their public housing participants and encourages further discussion relative to homeownership and homebuyer education.

The WCDA board of commissioners meets monthly and includes a resident board member allowing the voice of tenants to be heard at its meetings. All residents are encouraged to attend organized tenant meetings and become active members of the Resident Advisory Board (RAB).

Actions taken to provide assistance to troubled PHAs

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

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City will be going through the process of re-examining its zoning ordinances. A Request for Proposals has been submitted to have an agency assist with the examination. This will allow a closer look at how the current zoning ordinances impact affordable housing as well as all other zoning issues.

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

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

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

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

- * The Downpayment Assistance Program - reduces new homebuyer's first mortgage, lowers their monthly mortgage payments, and makes the home affordable.
- * The Homeowner Rehabilitation Loan program - a low interest loan for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in.
- * Purchase vacant, foreclosed properties with recycled Neighborhood Revitalization Program funds. These properties will be revitalized using energy efficient standards which will make the property more affordable to live in.
- * The Rental Rehabilitation Loan Program for landlords to make necessary improvements that will allow them to keep their units rentable. With the low interest loan, the monthly payments does not create a burden on the landlord that they would need to increase the rents to a level that would make them unaffordable for the tenant.
- * Continue to print and disburse the Fair Housing, Landlord Tenant informational brochures (in English, Hmong and Spanish) that were developed through Community Development with the use of CDBG funds. These brochures are distributed at City Hall, the Community Development Authority, Marathon County Library, and all non-profit agencies that provide housing assistance. These brochures are also distributed at our Homebuyer Education sessions and the annual Financial Wellness Conference.

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

*Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation Loan Program and the Rental Rehabilitation Loan Program.

*Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978.

* Continue to work with the Marathon County Health Department and address Lead Hazard Reduction needs in the community.

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

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

* Continue to collaborate with Get Smart Wausau Coalition to provide financial education.

*Continue homebuyer education classes to educate clients in making wise choices on when it is the right time to purchase a home.

* Continue to work with agencies who assist very-low income households with case management, financial education, budgeting classes, etc., that assist with goal setting so they can become self-sustaining.

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

Community Development staff will work together to make sure the plan is carried out according to the needs of the community. Staff will continue to work with community agencies and leaders to identify the ever changing needs and to adapt accordingly.

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

The City of Wausau (and Marathon County as a whole) has great organizations. They all work together to address the needs of their clients. There are no agencies that “step on others toes” or try to “outdo” other agencies. We have been told that our community agencies are like no other within the state. We pride ourselves to working together – that way the clients succeed with less duplication of services.

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

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

Staff is continuing to work with the City Attorney’s office on ways to make the City’s Housing Discrimination Ordinance less cumbersome. Once a complaint has been received, it should not take months and months to resolve and our current ordinance is too cumbersome to allow a quick resolution. Our Attorney’s office has been researching other ordinances and we hope to have something more affective soon.

Reaching out and educating our Hmong-speaking community is sometimes difficult. We found in preparing our Housing Discrimination/Tenant’s Rights brochures that there isn’t an easy format for translations. In addition many non-English speaking Hmong residents don’t always read the written Hmong language. Therefore it is difficult to reach out and promote fair housing rights. We did translate the brochures and have them distributed with those agencies that work with our Hmong residents.

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

With the banking laws becoming more stringent, very-low income households are finding it more and more difficult to be able to qualify for a home loan. This is an impediment to fair housing choices for low-income persons to become or continue to be homeowners. Through housing counseling, potential new buyers learn the ins and outs of purchasing a home and what they need to do to make themselves more bankable. This helps break down those barriers to make lower income households become successful in purchasing and keeping a home.

CR-40 - Monitoring 91.220 and 91.230

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

The Community Development Department monitors its sub-recipients by requiring signed agreements that detail their expenditures, goals and activities. Quarterly reports are required by each sub-recipient for the full year – or until their grant funding is expended. Then the sub-recipient must report bi-annually for three years verifying that the program is continuing to assist the community. This past year staff performed on-site monitoring which consisted of reviewing accounting ledgers, financial reports, client reports, details of activities and credentials of staff. Expenditures are tracked to their contracted intent, sub-recipients are interviewed and testimonies from their clients are received. All this information is kept in their individual files and made available for audits and/or monitoring. This past year staff monitored six public service activities. In addition, we meet quarterly with McDevco (our economic development arm of the City) to review pending applications, job creation reports and budget information. Of those activities, none received any findings. Staff did have to follow up with two agencies to provide additional information. Both did so in a timely manner and their monitoring files were closed out. Community Development staff provides technical assistance in the areas of reporting and timeliness of expenditures.

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

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

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

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

Once the Annual Plan has been completed, the written plan is made available to the Citizens Advisory Committee, City Alderpersons, and the public. A written copy can be found at City Hall in addition to the plan being on the City's website with contact information if there are any comments or concerns regarding the plan.

CR-45 - CDBG 91.520(c)

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

The City of Wausau did not have any major changes in our program objectives during 2017. All programs and activities were performed as agreed up – deeming no adverse changes are necessary at this time.

Staff had discussed the possibility of changing its start date for Community Development Block Grant Funds due to getting the actual funds so late in the year. It is difficult to get a public facility project bid out and completed when our street construction season is only a matter of months. However, even changing our start date to the latest possible – beginning of October, could still be difficult to get a project completed by the time our timeliness test would be pulled at the end of August. We will just have to plan better and be ready to move once the funding is in so we can get these projects completed before the snow flies.

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

No, the City of Wausau does not have any BEDI grants.

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

N/A

List of Publicly Owned Land [See CR-15 – Resources and Investments 91.520(a)]:

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.

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. We were then partnered with Northcentral Technical College with a new Workforce Development training program to train out-of-work students in the carpentry trade. This program ran for 8 weeks in which they performed some of the renovations. The property was held hoping for a Phase II with this training program – which did not materialize. The rest of the project was then put out for bid for the winning contractor to start the work in 2018.

901 Stark Street –blighted, foreclosed property, donated to City by Wells Fargo. Single family home was built with NSP funds and was sold to an income-eligible household in late summer of 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 – property that was purchased from Marathon County (who had taken over the property via tax deed). Blighted buildings were torn down and site cleaned ready for redevelopment. The City purchased a single family home along Thomas Street (which was part of a street widening project). This building was then moved from the Thomas Street site to the S. 9th Avenue site. After the house was set and necessary renovations completed with both NSP and HOME funds, the home was sold to an income qualified homeowner.

206 N. 6th Avenue – property that Marathon County took over due to delinquent real estate taxes. The property was determined to be severely blighted and was not worth what the delinquent taxes were. The City purchased it at a reduced price with NSP funds and was demolished. The vacant lot is now for sale for redevelopment for an income qualified homeowner.

115 S. 6th Avenue - A single family home the City took over ownership through foreclosure. Many years ago CDBG fund were utilized to assist the homeowner with renovations. Then the homeowner stopped paying the real estate taxes and vacated the property. In order to stop this property to go into tax default with the county, the City paid the taxes and took over ownership through foreclosure. The house needs some updates and renovations but was deemed habitable. Bids were let out late 2017 and are due beginning of 2018. This property will then be renovated and sold to an income qualified homeowner.

101-103 Short Street – City foreclosed four-unit rental property and is currently being used for the Hand in Hand Housing Program for transitional/rapid re-housing type of program to assist homeless families.

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 and Historical Tax Credit project to create new affordable rental housing. Project is on schedule to be completed by spring of 2018.

The City has purchased several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, 3rd – 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 homeowners. Phase I ground breaking began late 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. Ground breaking started late 2017 with the first phase to be completed in 2019.

309 McClellan Street – donated historic building. After several projects that were not able to come to fruition for this building, a proposal was accepted from a local artist. He renovated the first floor of the historic building to create the Wausau Museum of Contemporary Art. The owner's art studio is part of the equation in which he offers art classes for all ages – as well as classes for veterans suffering from PTSD. Students of all ages come for field trips to learn more about art and to get them excited about the arts.

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 was released and a development was accepted for a restaurant. Development was proposed to begin late 2017 but due to some financing hiccups, it has been delayed with hopes that it will begin the spring of 2018.

Buildings along Thomas Street - Due to a street widening project, several homes were purchased by the City. The occupants were relocated in fall of 2016. Several properties were offered for sale to be moved; however, there were no takers. One property was held back by the City and was moved to 1212 S. 9th Avenue. (See the narrative under that address.) The remaining remnants will be offered for sale with hopes of both residential and commercial buildings.

**2017 SUCCESSESS
AND
THANK YOU**

2017 HOMEOWNER REHABILITATION



1233 S. 11th Ave Before



1233 S. 11th Ave After



809 N. 2nd Avenue Before



809 N. 2nd Avenue After

2017 COMPLETED HOMEOWNER REHAB PROJECTS

<u>ADDRESS</u>	<u>INCOME TYPE</u>	<u>FAMILY COMP</u>	<u>LEAD Y/N</u>	<u>WORK PERFORMED</u>
518 E. Union Ave	Low	Family Disabled	N	roof replacement, insulation, repair drywall, update/repair bathrooms
3808 Carl St	XL	Disabled	Y	roof replacement, electrical, plumbing, repair front sidewalk
1233 S. 11 th Ave	Low	FHH children	Y	roof, siding, windows, electrical
1322 N. 4 th Ave	VL	Elderly FHH	Y	roof replacement, windows, exterior doors, bathroom repairs/update, electrical, plumbing, flooring
809 N. 2 nd Ave	L	FHH Children	Y	soffit/fascia replacement, siding, porch repairs, furnace, electrical, exterior doors
1008 S. 10 th Ave	L	Minority	NL	roof replacement, electrical, Plumbing, window repairs, Concrete repairs



TOT LOT IN LONGFELLOW NEIGHBORHOOD



CELEBRATION CAKE WITH CURRENT ALDERMAN, LONGFELLOW NEIGHORHOOD

PRESIDENT AND PREVIOUS ALDERWOMAN

CATHOLIC CHARITIES – BEYOND SHELTER

Our second Beyond Shelter Home has now opened. The house itself is a 3 bedroom, 1 bath home in Wausau. It was selected because it sits on the bus route for access to public transportation as well as a grocery store is a short distance away. Some repairs were needed including a new roof, foundation repair, electrical wiring, and bathroom remodel including all new plumbing. Several of the rooms needed new flooring and thanks to a donation by Thrivent Financial and Charlies Hardware in Mosinee all of the wood floors look almost new. There is still some work to do.



The evening of Friday November 3rd the three men participating in our program met for the first time together at our Wausau office. These men were selected based on their length of homelessness. These men had been homeless between 22 and 35 months. Each of them has a number of barriers to overcome in maintaining permanent stable housing on their own.

One of our new program participants graduated a drug treatment program 2 days before moving in. He had been on the waiting list for that treatment program for over a year and now he has a home to rebuild his life and give him the sanctuary he needs away from a life on the streets and away from the addiction he so desperately wants to overcome. Now instead of spending his days and nights looking for a place to feed his addiction he is working towards getting visitation rights with his child. He has already contacted Judi-Care and has spoken with the court about his intentions.

Another of the gentleman has many health issues and a long history of alcohol and prescription medication abuse. He is now stable in his housing as he continues his sobriety and returns to the workforce. Today he started his new job. The ongoing support and subsidized housing that this program offers will help him keep this job and hopefully take a step towards getting out from incredible debt he has from his medical expenses.

Our third gentleman suffers from several mental illnesses and has been unable to maintain stable housing even with the help of years of ongoing mental health treatment of our local healthcare center. He too has a long history of substance use and a lengthy criminal history that excludes him from a majority of housing options.

In the short time these three gentlemen have been housed they have worked together on getting adequate food for the house and even cook for one another on occasion. The house is cleaned regularly and they even worked together to rake up the leaves in both their yard and the neighbors. We have had several house meetings and individual discussions to work toward their individual goals.



For more information or to hear about the program in a participant's eyes, click here.

<https://youtu.be/PwUkpgVf1pY>

THE SALVATION ARMY
TRANSITIONAL LIVING CENTER – EMERGENCY SHELTER

A man came into our shelter program, one who has been with us on other occasions, he came in at the beginning of the year, he shared with the staff that this time he wants it to be different and is really focused on finding permanent work and an apartment that he could afford.

Immediately he began to focus on finding employment and after being with the shelter for 3 weeks he was able to find part-time work at one of the grocery stores and began to save money from each paycheck. After 2 months in the shelter he was able to save up enough money to be able to pay the security deposit and with the help of the EHAF program he was also able to have his first months' rent.

As of today, he is working full-time at a local motel in their hospitality department, is current with his rent and has also established a savings account that he will be able to fall back on as an emergency expenses may arise.



The mission of The Salvation Army Transitional Living Center is to work with homeless families and individuals of Wausau and Marathon County to develop plans that enable them to achieve increased self-sufficiency, reduced dependence on public assistance, improve independent living skills, develop greater self-determination, and secure and maintain permanent housing. The Salvation Army Transitional Living Center provides meals, shelter, and other services to individuals experiencing homelessness.

BIG BROTHERS BIG SISTERS
BIGS IN BLUE PROGRAM

In a special partnership with local Law Enforcement and Fire Departments the uniformed men and women mentor an elementary or middle school student (also known as a "Little") for a school year. Once a week, Bigs will choose a day to visit their Little and go in uniform during the student's lunch period. Together, they can eat lunch, play games, read, work on homework or just sit and talk.

Littles who participate in the program are typically referred to us by their teacher or school guidance counselor. They are identified as a child who could benefit socially, emotionally or educationally from having an additional source of support. As a Big, you will be consistent, stable presence in the child's life, offering encouragement, guidance and friendship.

In 2017 there were 12 Bigs with Badges matched with their Littles, exceeding their goal of 8 matches. It's difficult to put into words the feeling of being a Big mentor, but it makes them feel accomplished when the Littles open up and trust them enough to tell them their thoughts and feelings. These Bigs are hoping to make a difference in these youth's lives by making memories together and showing them a positive role model and making them realize that doing good for others is what helps to make communities great.

"I know you are thinking of me even when we don't see each other, thanks." Christina

"I would buy him a car if I had enough money." Braiden

"Thank you for coming to see me and thank you for playing with me"

Kaiden



"I am really thankful, you give up your time to spend time with me. I appreciate all you do for me."

Jessa



RECEIVED

JUN 09 2017

Community Development Dept
City of Wausau

6/7/2017

DEAR TAMMY,

I'M NOT SURE I CAN FIND ENOUGH WORDS TO EXPRESS HOW I FEEL ABOUT ALL YOU HAVE DONE FOR THE LONGFELLOW GROUP. I KNOW WE ARE NOT THE ONLY ONES ON YOUR TO-DO LIST, BUT YOU SOMEHOW MANAGE TO MAKE EVERYONE FEEL THEY ARE FIRST. THAT, IN-AND-OF ITSELF IS NOT AN EASY TASK, HOWEVER, YOU HAVE MASTERED IT VERY WELL. YOU HAVE PROVEN THAT YOU REALLY DO PUT THE WANTS AND NEEDS OF THE PEOPLE OF WAUSAU, FAR AND AWAY, ABOVE JUST A PAYCHECK.

THANK YOU FOR ALL YOU DO FOR ALL THE NEIGHBORHOOD GROUPS. I WON'T FORGET HOW HARD YOU WORKED FOR US.

Thank you,
Diane

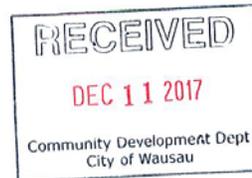
THANK YOU LETTER FROM LONGFELLOW NEIGHBORHOOD PRESIDENT
REGARDING THE LONG AWAITED TOT LOT.



Big Brothers Big Sisters
Of Northcentral Wisconsin

December 4, 2018

Tammy Stratz
Wausau City Hall
407 Grant Street
Wausau, WI 54403-4783



Dear Ms. Stratz:

On behalf of the board of directors and staff of Big Brothers Big Sisters of Northcentral Wisconsin, we would like to extend a heartfelt thank you for your contribution of \$9000 to our agency, which will go far in helping to support our programs throughout the City of Wausau.

We greatly appreciate the investment in our organization by the City of Wausau. Funds will allow Big Brothers Big Sisters to match more children in Wausau and maintain high-quality support for our existing matches.

Please contact our office if there is any further information we can provide about our programs and how the funds are helping us to serve the children of the City of Wausau.

We are truly grateful for your support. Thank you.

Sincerely,

Jerry Lyon
Executive Director

Linda Koepke
Development Director

2804 Rib Mountain Drive, Suite G, Wausau, WI 54401
P: 715-848-7207 F: 715-842-3254
www.bbbsncw.org

Mission: To provide children facing adversity with strong and enduring, professionally support one-to-one relationships that change their lives for the better, forever.

THANK YOU LETTER FROM BIG BROTHERS BIG SISTERS

Dear City of Wagon
Employees,

The Open Door would like to thank you for the City Block Grant. This will afford us the opportunity to expand the services we can offer our guests. Your generosity is greatly appreciated.

Thanks you again!

The Open Door of Marathon
County

THANK YOU LETTER FROM OPEN DOOR

Terra,

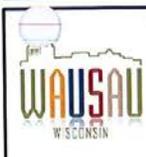
I just wanted to take a quick moment & reach out to tell you how incredibly thankful I am for all your help & especially your kindness throughout this whole process. The program you helped me with is no doubt amazing, but it'd be nothing without a friendly, caring person like you leading it. I'm so thankful to have had you in my corner for the biggest purchase of my life.

Yours truly,

Cassie Blabach

THANK YOU LETTER FROM A HOMEBUYER ASSISTANT CLIENT

MAPS



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 WAUKESHA COUNTY. USE THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2012 AERIAL PHOTOGRAPHY.



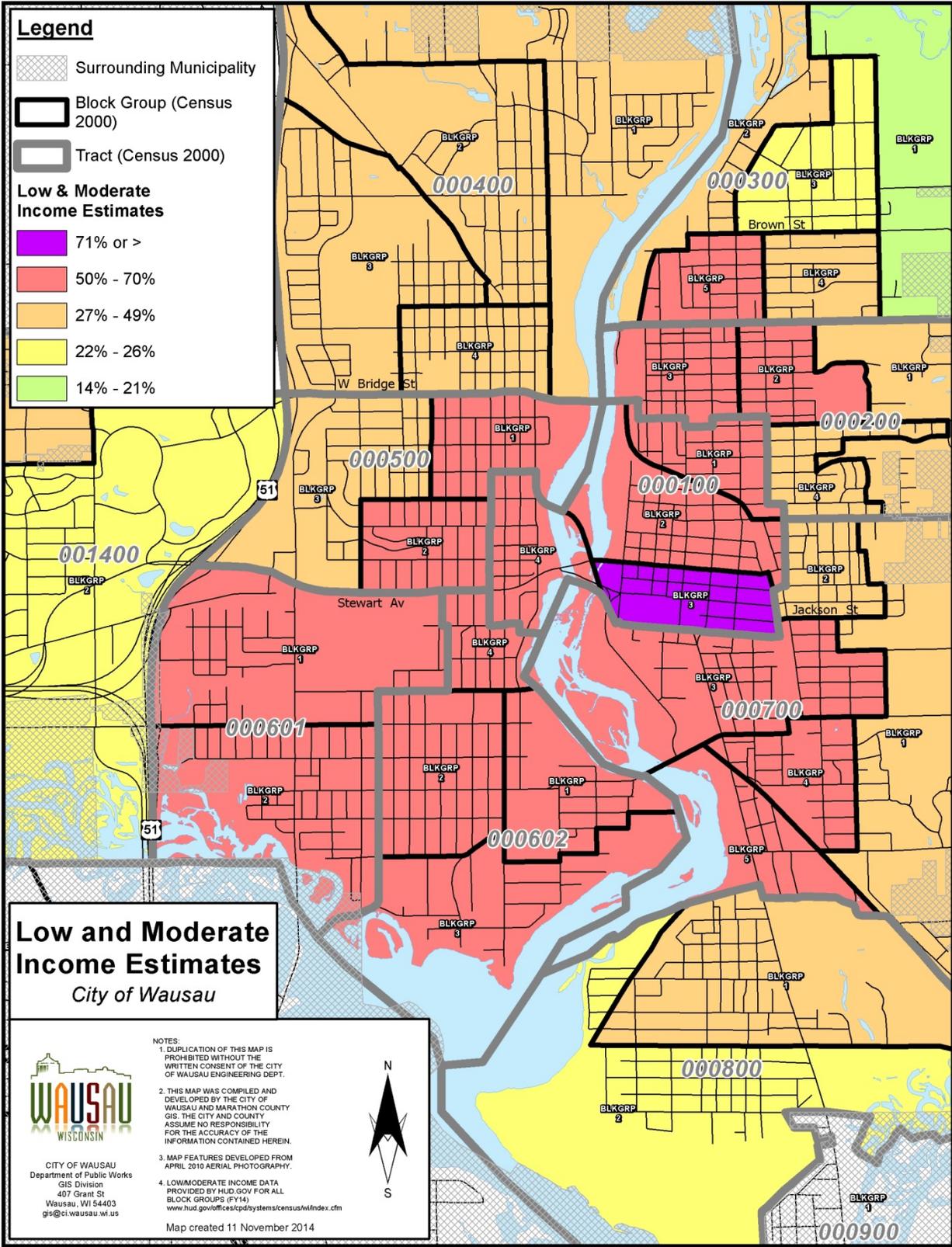
CITY OF WAUSAU

2017 SIDEWALK PROJECT

CDBG

Legend
 Replacement (2017)
 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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2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.
4. LOW/MODERATE INCOME DATA PROVIDED BY HUD.GOV FOR ALL BLOCK GROUPS (FY14) www.hud.gov/offices/cps/dsystems/census/w/index.cfm

Map created 11 November 2014



NEIGHBORHOOD GROUPS

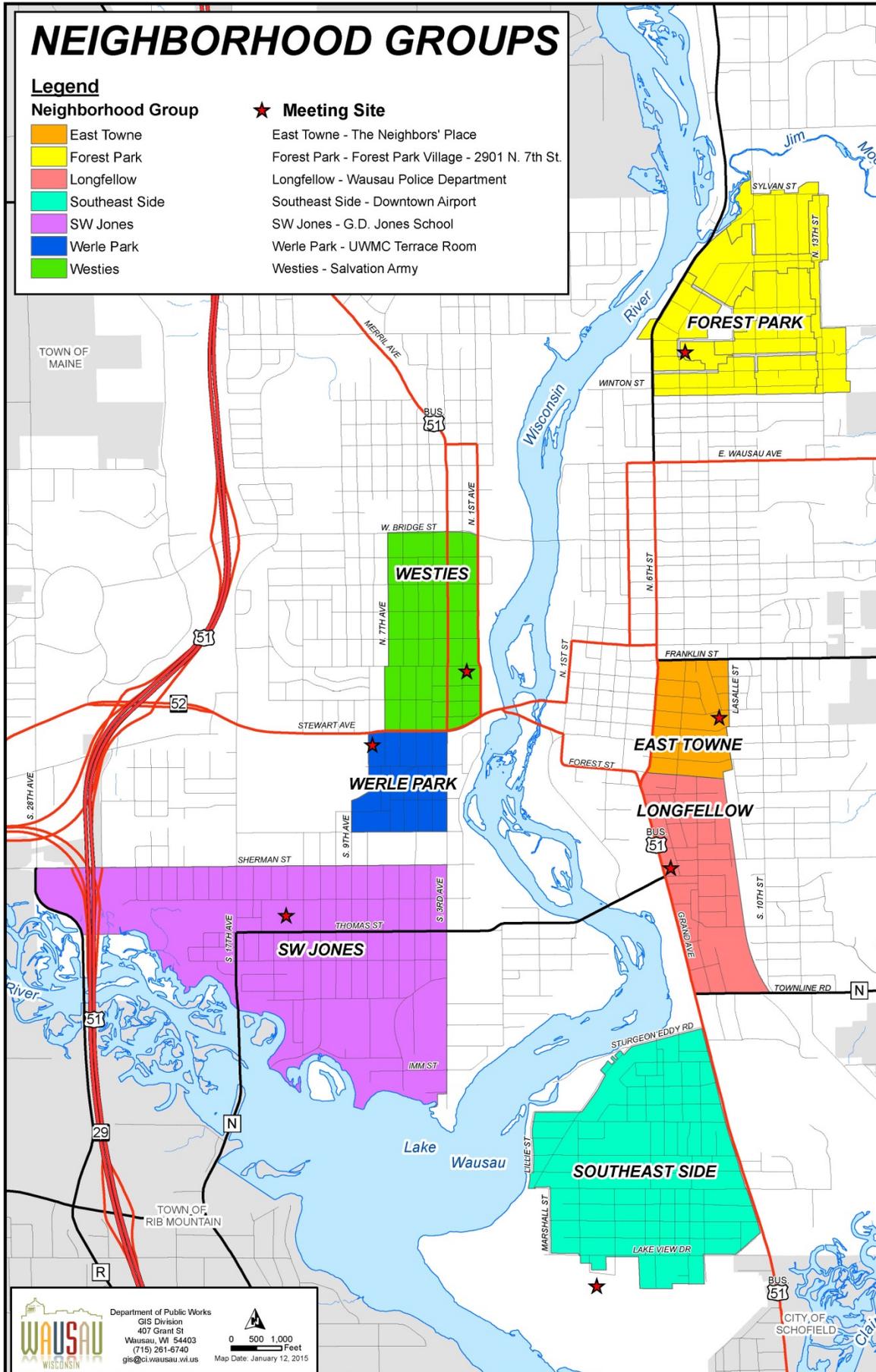
Legend

Neighborhood Group

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

★ Meeting Site

- East Towne - The Neighbors' Place
- Forest Park - Forest Park Village - 2901 N. 7th St.
- Longfellow - Wausau Police Department
- 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


 0 500 1,000 Feet
 Map Date: January 12, 2015