



**City of Wausau**

**Community Development Department**

**CONSOLIDATED ANNUAL PERFORMANCE**

**AND**

**EVALUATION REPORT**

**PROGRAM YEAR**

**2018**

## CR-05 - Goals and Outcomes

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

2018 represents the fourth year of the City of Wausau's 2015-2019 5-Year Consolidated Plan. We are excited that we were able to meet several of our goals for the majority of our programs (re-construction of the sidewalks along/around the Metro Ride Bus Depot and installation of low level lights along a throughfare to address safety concerns – both public facility activities; Downpayment Assistance; Housing Rehabilitation; and our partnerships with homelessness providers). Of course there were a few we fell a little short – our Housing Counseling program fell short due to the Federal Home Loan Bank’s Downpayment Plus Program change in guidelines as to who can provide the education for their downpayment program. The City is working towards becoming a HUD approved Housing Counselor/Homebuyer Education provider with hopes of receiving that certification this coming year. The 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 or 2018! 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 how long the process is for the County to obtain ownership of several tax delinquent properties. We have earmarked a couple of these properties and are hopeful that we are able to move forward in 2019.

Working with our homeless population is a huge priority for the City of Wausau. Community Development Block Grant funds were able to assist several different agencies this past year who provide assistance to the homeless. Each program is run a little bit differently since each client’s needs are different and the clients ability to make changes are different. We were excited to see each of these programs be successful and help many clients.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Blight Elimination	Blight	CDBG: \$	Buildings Demolished	Buildings	5	3	100.00%	2	0	0.00%

Blight Elimination	Blight	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5	6	120.00%	0	0	
Brownfield Remediation	Economic Development	CDBG: \$	Brownfield acres remediated	Acre	7	10	142.00%	0	0	
Homebuyer Downpayment	Affordable Housing	HOME: \$119,000	Direct Financial Assistance to Homebuyers	Households Assisted	75	60	80.00%	12	20	166.00%
HOMEOWNER REHABILITATION	Affordable Housing	CDBG: \$ / HOME: \$386,020	Homeowner Housing Rehabilitated	Household Housing Unit	55	33	60.00%	5	12	240.00%
Housing Counseling	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	150	79	0.00%	10	5	50.00%
Job Creation	Economic Development	CDBG: \$	Jobs created/retained	Jobs	7	10	1.42%	15	10	.666%
Job Creation	Economic Development	CDBG: \$30,000	Businesses assisted	Businesses Assisted	10	8	80.00%	3	1	33.33%
Neighborhood Revitalization	Public Facilites	CDBG: \$268,622	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	803	80.30%	500	447	89.40%
Neighborhood Revitalization	Public Facilites	CDBG: \$42,430	Homeowner Housing Rehabilitated	Household Housing Unit	10	6	60.00%	1	2	200.00%

Public Service Activities	Public Service	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	57	570.0%	0	0	
Public Service Activities	Public Service	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1853	185.30%	190	263	175.33%
Public Service Activities	Public Service	CDBG: \$45,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	486	97.20%	168	133	79.17%
Public Service Activities	Public Service	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		0	0	
Public Service Activities	Public Service	CDBG: \$20,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	54	108.00%	8	28	350.00%
Public Service Activities	Public Service	CDBG: \$35,000	Homeless Person Overnight Shelter	Persons Assisted	1000	757	75.70%	150	123	82.00%
Public Service Activities	Public Service	CDBG: \$10,000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1200	64	5.33%	3	3	100.0%
Public Service Activities	Public Service	CDBG: \$5,154	Homelessness Prevention	Persons Assisted	2500	670	26.80%	50	74	148.0%
Rental Assistance	Affordable Housing Public Housing	NSP program income: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	45	128.57%	8	10	125.00%

Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	60	16	26.666%	5	0	0.00%
Street/Sidewalk Reconstruction	Affordable Housing Public Facility	CDBG: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%	130	130	100.00%
Support of Homeless Shelters	Homeless	CDBG: \$35,000	Homeless Person Overnight Shelter	Persons Assisted	750	357	47.60%	168	123	73.21%
Support of Homeless Shelters	Homeless	CDBG: \$5154	Homelessness Prevention	Persons Assisted	50	90	180.00%	0	74	740.0%
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	64	89.33%	15	17	113.33%

**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 nor the \$75,000 allocated in 2018 due to the amount of time it is taking for Marathon County to take over ownership through tax deed on several properties -- two particularly blighted properties the City has their eyes on for clean up. These targeted properties came from a huge outcry from the neighborhoods these buildings are located in. We are getting closer and hopefully 2019 will be the year to rectify these issues.

\*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. Cost of home repairs increase every year and many homeowners have a difficult time saving. This program assists them with an affordable loan option. 2018 was again a difficult time in securing contractors. This year we had several emergency roof replacements that made our numbers come out better than expected.

\*Economic Development/job creation is a high priority for the City of Wausau. Only one start up business was assisted in 2018; however, many potential clients are in the pipeline for 2019. The job creation component sometimes takes time for a business to be able to grow enough to justify adding positions. This year proved again difficult in obtaining the documentation. We are working with those businesses to get the reporting information needed.

\*Public Infrastructure –CDBG funds were utilized to replace damaged/deteriorated sidewalks in income qualified census tracts – this year’s project is centered around the public transportation depot located in the heart of the City. This project not only removed a safety concern with deteriorated sidewalks, it was able to assist in bringing it into ADA compliance.

\*Neighborhood Revitalization – old neighborhood funding was able to be utilized as well as reprogramming older unused funds and revolving loan funds towards the purchase and installation of low levels lights in a very low income neighborhood. Many citizens expressed concern over nighttime visibility and lack of feeling secure and safe when walking. Several businesses are located in that area and their employees expressed concerns about walking to their cars after work and not feeling safe. These lights brightened up the walkways creating a safer environment.

\*Assisting the homeless population is a very high priority. CDBG funds assisted Catholic Charities with their Beyond Shelter Program, the Salvation Army’s Street Outreach Program and North Central Community Action’s and in Hand Housing Programs. All agencies provide case management to develop individual plans so the client can overcome the obstacles that landed them homeless – or keep them one step away from becoming homeless. Case management is time consuming and expensive so all funding sources are very important. Each program is set up a little differently because one program does not meet the needs of all homeless persons/households.

## 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	319
Black or African American	37
Asian	112
American Indian or American Native	4
Other	29
<b>Total</b>	<b>501</b>
Hispanic	21
Not Hispanic	480

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 36% minority families. This shows that our outreach to minority households is working and minority families are more able knowledgeable of these resources and more comfortable reaching out for assistance.

The above numbers does not include those who were assisted through the 2018 Sidewalk Reconstruction project . The neighborhood consists of largely rental units which makes the residents more transit and hard to get an accurate family composition of each unit. Also, many non-neighborhood residents use the Metro Ride Terminal for bus exchange and there is no way to keep track of the users income or racial and ethnic composition.

## 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	\$1,813,170	\$1,108,751

Table 3 - Resources Made Available

### Narrative

Community Development offers low-interest deferred loans to clients whenever possible. This is true with all our rehabilitation and downpayment assistance programs. Revolving Loan Funds with HOME funds make the Downpayment Assistance and the Rental Rehabilitation Loans possible. Both programs are operating off program income that is generated through loan repayments. Both programs would not continue to exist if it was not for that program income. In 2018, we were able to assist 20 households with downpayment assistance and were able to utilize HOME funds to rehabilitate a home the city had received in Lieu of Foreclosure. The newly renovated property will be up for sale the beginning of 2019.

Neighborhood Revitalization Program (NSP) program income allows staff to continue to purchase foreclosed, vacant properties in identified census tracts. These funds 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 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.

In 2018, the City was able to reprogram \$144,066 of Homeowner Rehabilitation Revolving Loan Funds into a public facility project in the East Towne Neighborhood Association. With the new federal rule of counting revolving loan funding into the timeliness equation, the need to reprogram the repaid loans is high so it doesn't hurt us in the long run. This project had allowed the City to continue to be "timely" with the expenditures of the CDBG funds it received.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Homeowner Rehabilitation	21%	21.3%	Citywide
Longfellow Neighborhood Association	0%	0%	Neighborhood Revitalization
Neighborhood Revitalization	5%	14.8%	East Towne Neighborhood Association
Werle Park	0%	0%	Neighborhood Revitalization
Westies Neighborhood Association	5%	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. The homeowner rehabilitation numbers represent the percentage of funds that was allocated in the 2016 and 2017 program years plus revolving loan funds being recycled.

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 install additional low level lights along a busy street in the East Towne Neighborhood. There was an outcry by the citizens of that area due to 7<sup>th</sup> Street being a very busy street that becomes very dark at night – creating an unsafe situation for pedestrians. These lights have made a huge difference in the neighborhood.

Each neighborhood has different needs but the main goal across the board is the reduction of drug activities, substandard housing, and neighborhood pride. In 2017 we were able to assist with banners that identify and celebrate the Longfellow Neighborhood. In 2018 we were able to finalize and install banners for the East Towne Neighborhood. Staff started working with the Westies group, who also expressed interest in their own banners. We hope to get something designed in 2019.

## 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, the City's Live it Up Wausau Downpayment assistance 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 all City-owned properties and the goals for those parcels.

This past year we were able to utilize NSP and HOME funds to rehabilitate two properties the City received back either through the full foreclosure process or through Deed in Lieu of Foreclosure. The first parcel was completed in 2018 and sold to an income qualifying homeowner. The second property was almost complete by the end of 2018 and will be ready for sale in 2019 – again being sold to an income-qualifying households.

## 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	65	31
Number of Non-Homeless households to be provided affordable housing units	45	32
Number of Special-Needs households to be provided affordable housing units	14	45
<b>Total</b>	<b>124</b>	<b>108</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	380	559
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	12
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>394</b>	<b>571</b>

Table 6 – Number of Households Supported

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

Our goals and outcomes were in line in some areas and low in others. Community Development's strength is working with Affordable Housing; however, when working with outside factors, projects seem to take longer than we wish they would. If we added the number of units the Community Development Authority manages as well as the Housing Choice Voucher Program, the number of non-homeless households to be provided affordable housing units would jump up to 591.

The number of homeless households to be provided affordable housing continues to be a high priority. We again partnered with the Hand in Hand Housing Program which assisted 10 homeless families with a transitional housing opportunity. These families are given six months rent free to concentrate on

the issues that made them homeless. Then they transition into paying a portion of the rent until they are paying it fully on their own. The program works with local landlords so the property that starts as their transitional home can become their permanent home if they fulfill all their obligations through the program.

We were not able to meet our goal of acquiring new properties this year. The properties we were anticipating to purchase did not come to fruition. We will continue to work on these and potentially other properties to create better housing options.

The Homeowner Rehabilitation Loan program struggled again this year. With the housing market booming, it is difficult to find a contractor that is willing to bid on our projects. Contractors 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. Once 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 reprogrammed several repaid funds into public facility type projects in low income neighborhood. This allowed us to meet our timeliness factor but doesn't help affordable housing.

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

\*CDBG has been able to assist the City's war on blighted properties. We have been able to clean up blighted areas and redevelop them – many times into affordable housing. We fell short this year in the ability to purchase a couple properties we had our eyes on. It is hard to predict outcomes when components of working with these types of properties are in others hands. We are hopeful these projects will come to fruition in 2019.

\*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. 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 made our goal only due to the fact that we had many emergency roofs that needed to be addressed. Larger projects took very long in the bidding process and the actual rehab work being performed.

\*Assisting the homeless population continues to be a very high priority. CDBG funds assist the Salvation Army's Street Outreach program, Catholic Charities Beyond Shelter program 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. 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. These programs are key to assisting the homeless.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	134	3
Low-income	2	4
Moderate-income	9	13
<b>Total</b>	<b>145</b>	<b>20</b>

**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. Most of those clients have been working with our homelessness providers that received funding this year. Many of the programs are working one-on-one for a longer period of time to combat the issues of homelessness that the numbers are lower than previous years. 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 community homeless programs that receive(d) Community Development Block Grant funds - the Salvation Army's Transitional Housing and Street Outreach programs, 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. With the homeless count being so well advertised now, any homeless individual not wishing to be found, makes sure they are not and, therefore, not counted. This does not count those that are staying with friends/families or couchsurfing.

### **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 partners with local landlords who agree to provide the housing. 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.

Catholic Charities runs the Warming Shelter which provides shelter during the evening hours during the winter months. Clients are provided two warm meals, a warm shower, the ability to wash their clothes, and a warm place to sleep. The shelter is always full and the need for volunteers is always high. But, the clients, who are willing to, are able to tap into case management to address any issues that had ended them homeless. The Beyond Shelter program was modeled after Housing First program. Potential clients are determined through the homeless providers to be the hardest to house or the most chronic homeless persons. If accepted, the client is given their own room in a house and provided case management to address their needs. There is no timeframe of when they have to find long term housing.

**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.

Open Door of Marathon County is a non-profit who works specifically with persons who have just been released from the Marathon County jail. Persons can come for clothing, transportation assistance, and other assistance as needed. Many have lost their housing due to being incarcerated and need assistance in finding and securing a job so they can afford rent.

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.

Catholic Charities's Beyond Shelter 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. Clients work on their individual goals so they are able to have an income and overcome hurdles that had created their homelessness. This program has grown into two houses with the hopes of a third this coming year.

## **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). Staff is finally getting used to the new requirements.

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 performed this year included roof replacements, bathroom and kitchen modernization, landscaping, concrete and driveway repairs 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 started the process of re-examining its zoning ordinances. An organization was awarded the project to assist in the examination, public outreach and comment process. 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. The City was successful this past year to streamline the process of when a fair housing complaint is received by the City and how fast a response is given. We don't receive many complaints, so it may be a while before we may see how well the new process works.

## **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.
- \* 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.
- \* 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 worked with the City Attorney’s office to streamline the City’s Housing Discrimination Ordinance less cumbersome. Once a complaint has been received, it should not take months and months to resolve. This new ordinance should allow the process to go through quicker. Once we receive a complaint, we will be able to test the new process.

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. However, these are the least numbers that we need to reprint due to not being utilized. We are trying to find a better solution for this outreach issue.

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.**

Four 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. Part of two public hearings was the reprogramming of older, unutilized block grant funds and a larger amount of revolving loan funds from our homeowner rehabilitation program into public facility projects that were to be performed in income qualified neighborhoods to correct safety issues in those areas.

Once the Annual Plan has been completed, the written plan is made available to the Citizens Advisory Committee, City Alderpersons, and the public with an official notice that ran in the Wausau Daily Herald on Friday, March 8, 2019. 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. Staff received no comments 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 2018. We did need to reprogram some older non-performing funds along with a large amount of revolving loan funds received through the Homeowner Rehabilitation Loan program in order to meet the timeliness test. The public facility project we reprogrammed these funds to was due to a citizens outcry for low level lights in an area of which the current lighting was not adequate. The project not only assisted with a safety concern for the neighborhood, it was able to put federal funds to good use.

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?**

The City of Wausau does not have any BEDI grants.

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

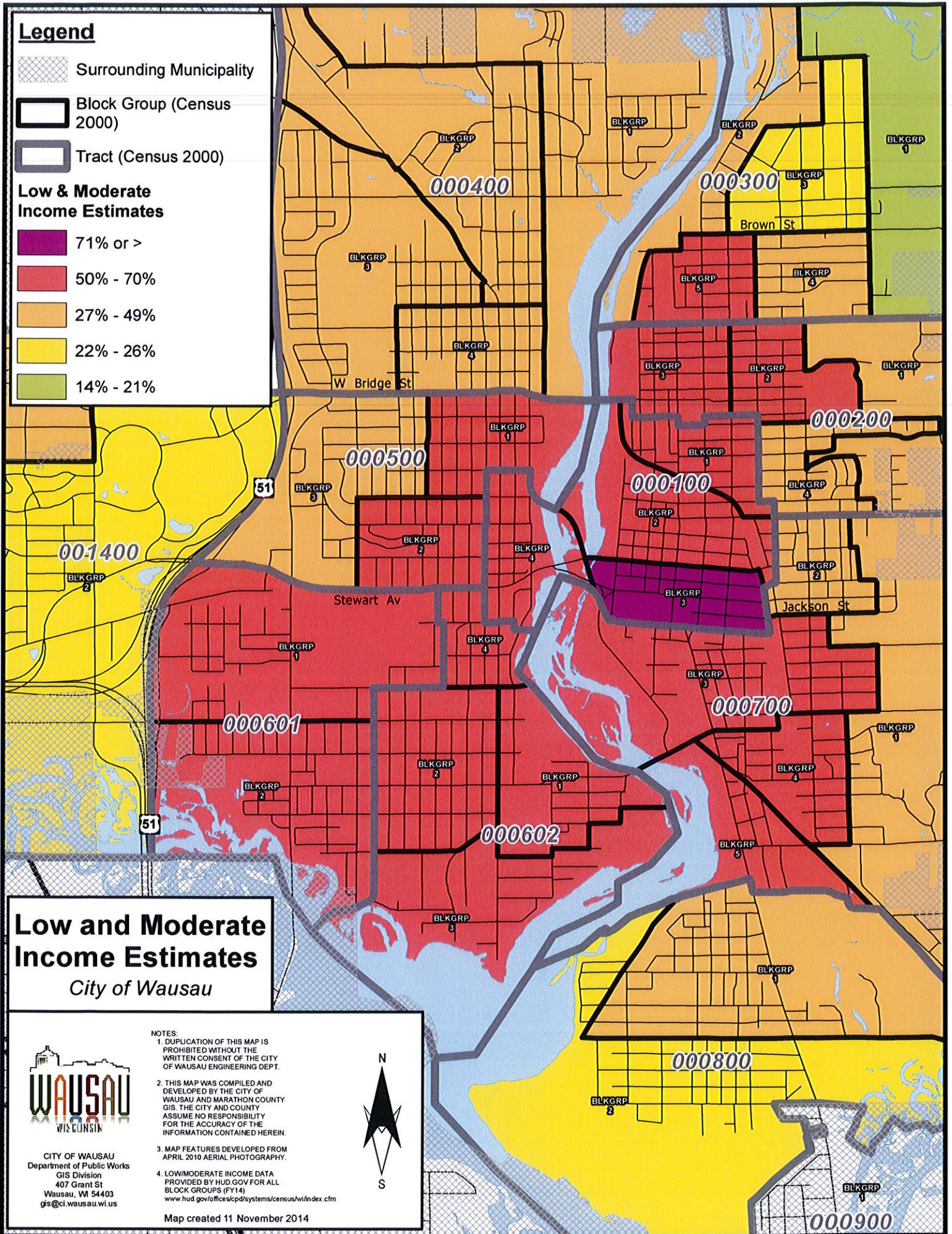
N/A

**Legend**

-  Surrounding Municipality
-  Block Group (Census 2000)
-  Tract (Census 2000)

**Low & Moderate Income Estimates**

-  71% or >
-  50% - 70%
-  27% - 49%
-  22% - 26%
-  14% - 21%



**Low and Moderate Income Estimates**

*City of Wausau*



CITY OF WAUSAU  
 Department of Public Works  
 GIS Division  
 407 Grant St  
 Wausau, WI 54403  
 gis@ci.wausau.wi.us

- NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
  2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.
  4. LOW/MODERATE INCOME DATA PROVIDED BY HUD.GOV FOR ALL BLOCK GROUPS (FY14) [www.hud.gov/office/cpd/systems/census/wi/index.cfm](http://www.hud.gov/office/cpd/systems/census/wi/index.cfm)
- Map created 11 November 2014





**2018 SUCCESSES  
AND  
THANK YOUS**

# HOMEOWNER REHABILITATION PROGRAM 2018



806 Weston Avenue – before



806 Weston Avenue – after



115 S. 6<sup>th</sup> Avenue – before



115 S. 6<sup>th</sup> Avenue- after

**SIDEWALK RECONSTRUCTION PROJECT  
METRO RIDE DEPOT**



## 7<sup>TH</sup> STREET LOW LEVEL LIGHTS PROJECT



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### **Tammy Stratz**

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**From:** East Towne Neighborhood <easttowneneighborhood@gmail.com>  
**Sent:** Monday, December 10, 2018 3:37 PM  
**To:** East Towne Neighborhood  
**Subject:** December meeting reminder

Season's Greetings, East Towne neighbors and friends!

It's hard to believe it's December already, but here we are. And this year, the holiday season is a lot brighter! As many of you have probably already noticed, the new lighting on 7th Street became fully operational this week! It's very satisfying to see this project come to fruition. We are thankful for the support of those who live, work, and own businesses in our neighborhood, as well as the city council, mayor, police department, and city workers. The street looks beautiful, but more importantly, it is much safer for people who live in the area and travel through on foot and bicycle.

## ADAPTIVE COMMUNITIES

Our mission is to increase memberships & social interactions between new and old members, create confidence and work on independence.

Member 3 Testimonial: I get to come to Adaptive on Wednesday's and Friday's when it works with my busy schedule. I like coming here to help my friend and to get out of my apartment. I was nervous when I first started coming here, but I noticed some friends that I already knew and I fit right in. Adaptive helps me learn how to communicate with my doctors and all of the people in my life that help me stay healthy. I learned how to take care of others who have more needs than I have and that makes me happy to help. I enjoyed making placemats for Thanksgiving and helping those members who found it difficult. I like the holiday parties because there is food and I have a place to spend time with my friends. Before Adaptive Communities it was hard to find a big place where we all feel welcome to hangout and have a meal made for us.



Member 7 Testimonial: I come to Adaptive whenever I can, sometimes work comes up where I shovel snow. When I first started I liked the idea of meeting people and learning new things. I like helping those who need more support and I like to talk to people and share my stories. I mostly enjoyed going to the prom, I liked showing off my dance skills. It was nice to be in a limo again and share that memory with my friends. The fun activities that I like are making thank you cards for those who donate things to help us. I also like it when people come in and talk to us like when the

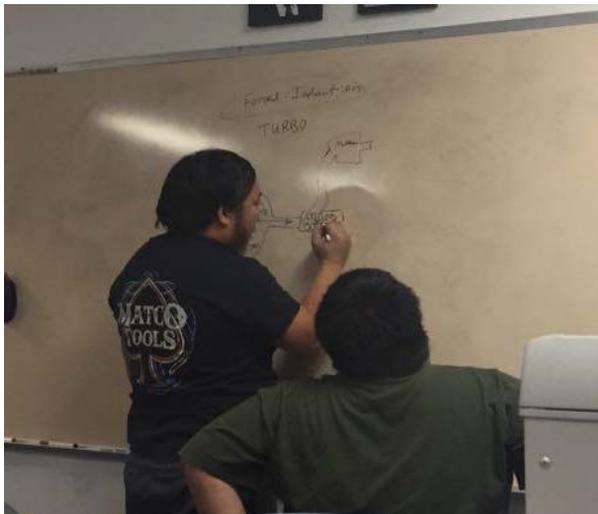
police officers come in or when the lady brought in goats. Adaptive is always open to talk about our feelings or if I have something difficult happen in my life that I need support in.

## HMONG AMERICAN CENTER



Members of the HMONG Youth Program volunteered at Mr. Jim and Ms. Marty Harris' Museum at the Wausau Center Mall. This museum is the largest collection of Southeast Asian artifacts.

The HMONG Youth Program has begun life skill classes and Special Skills Tutoring at the Center. Payeng Yang Xiong has begun a sewing class teaching the young Hmong ladies how to sew their own dancing outfits. In addition, John Xiong, a master technician, volunteer and mentor at the center has begun tutoring students who are looking into going to the automotive technician field.



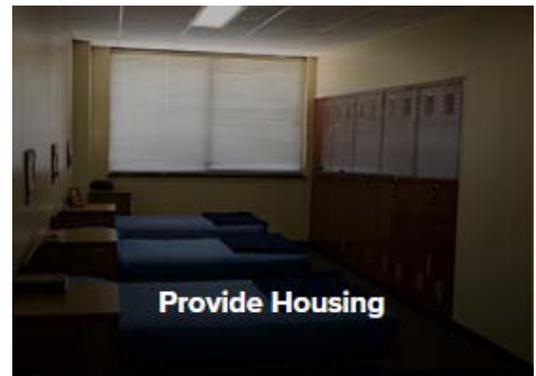
## HOMELESS PROVIDERS

### NORTH CENTRAL CAP – Hand in Hand Housing Program

Continues to help one family who did not qualify for assistance from any other agency due to unique circumstances. She took two children voluntarily, so Social Services said she wasn't eligible for kinship care or any other services. One child is a nephew (with special needs) whose father is not caring for the child and the other is a friend's child. The former friend is addicted to meth and is not able to care for the child. NCCAP connected the single mother with other resources available in the community and has connected her with basic needs resources that she never knew existed and that will make a huge difference. She has obtained her CNA certificate so she is able to get a better paying job and attends bi-weekly budgeting classes.

### SALVATION ARMY – Homeless Outreach Program

Served 36 individuals and provided 465 services, including showers, laundry facilities, self-heating meals and referrals to other programs to help meet some of the needs of the homeless. They work with other agencies for motel housing for families and the local warming center for individuals.



### CATHOLIC CHARITIES – Beyond Shelter



The Beyond Shelter Program utilizes the Housing First approach which involves moving long-term street homeless individuals directly into housing and then linking them to support services, either on-site or in the community.

A man that had been living in the Beyond Shelter house was able to move into Section 8 housing, where case management was able to continue to work with him and provide the needed security deposit and partial first month's rent. Staff was also able to get him furniture and household supplies and move him into his new apartment.

Thank you Tammy!

You did a great job at presenting  
TIF AND TID Basics! I Believe that  
the information was more than the  
Basics!

Without volunteers like you we  
AT MCDEVCO could not do what  
we do. Thank-you for your  
time AND presentation.  
Vicki Rosech

**THANK YOU FROM MCDEVCO FOR PRESENTING AT  
ONE OF THEIR EDUCATIONAL PROGRAMS.**

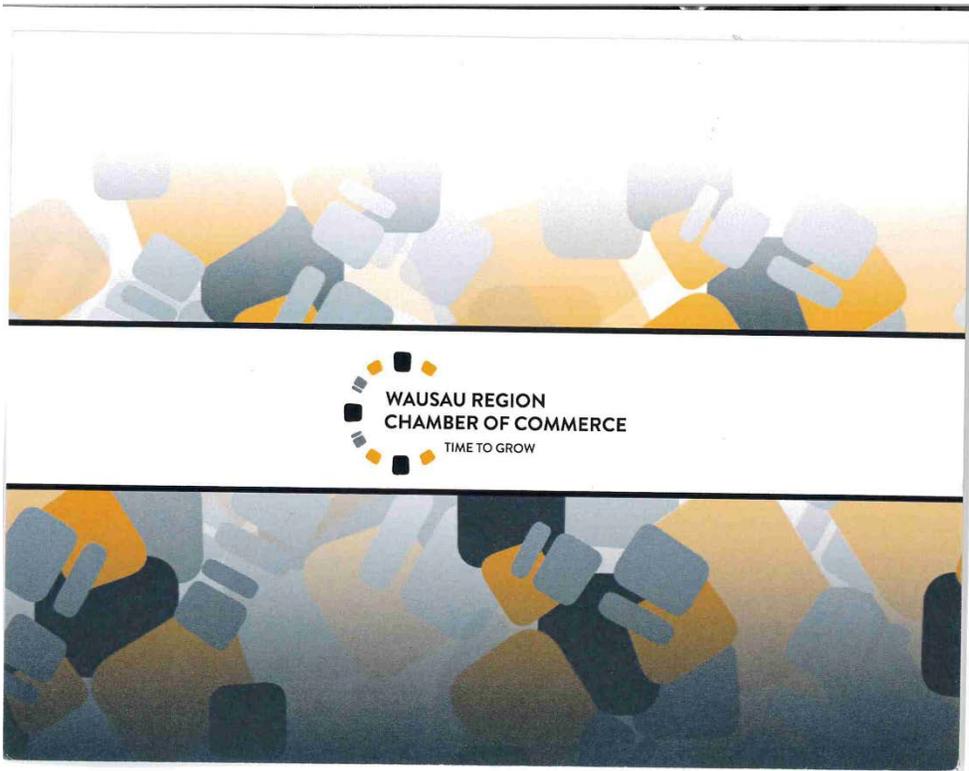


**PATRICK SNYDER**

STATE REPRESENTATIVE • 85<sup>th</sup> ASSEMBLY DISTRICT

Dear Christian,  
Just wanted to congratulate  
you on the "Fix It up Wausau"  
initiative. Not only homeownership  
but also more affordable rental  
housing is what I've been hearing  
from the residents. I look forward  
to working with you on these issues  
Sincerely,  
Rep. Pat Snyder

**NOTE FROM STATE REPRESENTATIVE PATRICK SNYDER  
CONGRATULATING STAFF ON A NEW HOUSING PROGRAM**



Dear Terra Plaisance and Tammy Stratz,  
*Y'awesome meeting you both!  
 Can't wait to work with you!  
 Can't look forward to our  
 future "get-togethers"! -Kevin Poeter*

Thank you for the knowledge  
 you shared. It was great  
 to meet you.  
 Jordyn Waddle

Thank you for sharing such fabulous  
 information! I look forward to  
 finding ways to provide reciprocal support  
 to one another. Cyrenette N. Arms, ADRC-CW

Thank you for sharing your  
 programs with us! Your work  
 is part of what makes  
 Wausau so great. -Madison Hardy

Thank you both  
 for sharing these  
 opportunities with the  
 immersion participants.  
 We appreciate your  
 support.  
 Renee M. King

Thank you for taking the time  
 to teach us about the programs  
 that are available in the  
 Wausau area.  
 Ashley Dupuis-Bohman

Thank you for your contributions to  
 Wausau they are very much  
 appreciated! -Britney Thames

THANK YOU NOTE FROM CHAMBER OF COMMERCE  
 FOR PROVIDING BLOCK GRANT INFORMATION AND  
 COMMUNITY DEVELOPMENT EDUCATION TO THE IMMERSION GROUP