



City of Wausau

**Community Development
Department**

ACTION PLAN

PROGRAM YEAR

2019

Executive Summary

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

1. Introduction

2019 reflects the final year of the City of Wausau's 2015-2019 Five-Year Consolidated Plan. It will be interesting to see what activities met our initial goals and what activities fell short. In 2018 we formed a new partnership with Marathon County Parks Department for the redevelopment of neighborhood parks to upgrade the equipment and install ADA approved playground surfaces. We are looking forward to assisting with these qualified park for the next few years. New public service activities have approached the City for funding. It is fun to watch new non-profits develop and grow to meet the needs of the community. The continued struggle is to meet the HUD required timeliness test when funding is released late and including revolving loan funds/program income in that equation. Staff will continue to work on projects that are able to be completed on a timely manner to meet this requirement.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes that were identified in our 2019 Action Plan are consistent with the needs identified in the City's 5-Year Consolidated Plan. We continue to strive to assist the lowest income category in housing, neighborhood resources and through public service activities. Economic Development is still a high priority with existing businesses willing to expand and new businesses ready to take a chance on a new dream. 2019 should continue to see an increase in both homeownership activities and new business startups.

Homelessness is still an issue in Wausau. At the end of 2015, The Marathon County Housing and Homeless Coalition released their 10-year Plan to end homelessness. This plan discusses why people become homeless in the first place and what hurdles they have to overcome in order to secure suitable housing again. Staff continues to attend Congressman Sean Duffy's Hunger and Homelessness Annual Summits which discuss opportunities that may assist the homeless and underemployed. In most cases, education/counseling/mentoring is the way to success. Additional funding is needed to assist with case management for these clients as just "cutting a check" is no longer a long-term answer. Many of the agencies' have activities that address those needs from different angles. It will be interesting to follow all of these agencies to see which philosophy works better than the others.

The Street Reconstruction program assists in replacing deteriorated streets in low income areas. 2019 identified an area that not only serves a very-low income census area but recently had a blighted warehouse converted into a Low Income Housing Tax Credit project. The street has been in such disrepair but the City did not want to spend money on a road in which development was occurring. Now that the

project is complete, a new street with curb and gutter will assist with the walkability of those new residents.

A new partnership was developed in 2018 to work with the Marathon County Park's Department to upgrade old playground equipment in income qualifying census tracts. These parks will have new life brought back into them with the needed ADA surfaces installed with new, safer playground equipment. In 2019 proposed funding will assist a larger park in one of the City's lower income census tracts. We are excited for this partnership and the ability for these necessary upgrades to happen.

3. Evaluation of past performance

Housing and Neighborhood Revitalization are high on the City's priority list. The Homeowner Rehabilitation Loan Program once again is popular and aims to assist low-income households to better their homes in energy-efficiency, safety hazards, and non-code compliant issues. The past few years the waiting list had dwindled due to Homeowners being over mortgaged or facing possible foreclosures. That has definitely changed. Now it is difficult to get contractors to work on our projects let alone get two or three bids. Many contractors don't need the extra layer of paperwork necessary to bid a government assisted project.

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

Homelessness continues to be an issue. We have partnered with several housing agencies and continue to work with such programs as Hand to Hand Housing, The Salvation Army, Catholic Charities' warming center and Beyond Shelter programs, to name a few. Staff continues to work with the Housing and Homeless Coalition to find more ways to combat this issue.

4. Summary of Citizen Participation Process and consultation process

The Community Development Citizens' Advisory Committee consists of thirteen citizens that are appointed by the Mayor. Our committee plans the Block Grant application process and is responsible for allocating the annual Block Grant funding towards eligible activities. In preparation of each program year, two public hearings are held to receive Community Development Block Grant and Public Hearing concerns – three if the actual allocation is more or less than 10% of what was initially planned for. The committee takes those comments, reviews funding request, and works together to make recommendations of funding for the coming year. Their recommendations are forwarded on to the City of Wausau's Finance Committee and then on to the City's Common Council for approval. After the Citizen's Advisory

Committee develops their plan and before Council approval, the proposed plan is advertised in the Wausau Daily Herald as well as posted on the City of Wausau’s web page to accept comments. Any comments that are received are passed on to the appropriate body and added to the proposed Action Plan for that program year.

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

5. Summary of public comments

Twelve organizations attended the public hearings and requested funding – programs from homelessness providers, youth programs through the Hmong American Center, programs for disabled adults through Adaptive Communities, programs for families of the incarcerated, language development program through Department for Public Policy, and public facility activities. We were excited to hear from two new organizations with three new programs this year.

Through the public comment period, no additional comments nor concerns were received.

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

N/A – No comments were received and not accepted.

7. Summary

Twelve organizations attended the public hearings and requested funding – programs from homelessness providers, the Hmong American Center, youth programs and public facility activities. The Citizen’s Advisory Committee struggles each year with the public service activities because all the agencies who speak at the public hearings have such great programs that assist the community as a whole. Deciding who gets funded and who doesn’t is always difficult and no one leaves the working session 100% happy.

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

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

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

Agency Role	Name	Department/Agency
City of Wausau	Tammy Stratz, Community Development Manager	Planning, Community, and Economic Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Wausau’s Planning, Community and Economic Development Department is the lead agency for the Community Development Block Grant Funds. We work with several sub-recipients throughout the year to achieve the goals set out in this plan.

Consolidated Plan Public Contact Information

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

1. Introduction

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

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The actions that will take place in 2019 are as follows:

- * Continue the partnership with Marathon County Health Department to derive ways to decrease the number of children affected by lead based paint poisoning. The need for additional contractors is higher than ever in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.
- *Continue working with North Central Health Care with providing housing for special needs clients. The City owns two properties. Bissell Street is a group home for severely handicapped males. Fulton Street is a six-unit complex with houses adults with cognitive disabilities but are able to live on their own with some assistance. North Central Health Care staff is on both sites 24/7 to assist with the needs of these tenants.
- *Continue to work in partnership with Catholic Charities to assist in funding their program Beyond Shelter. This program takes the most chronic homeless males and provides them with a real “home”. Clients are provided long-term housing while they work on their issues that may have initially caused and still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own. Catholic Charities has two locations for this program and are hoping to acquire a third this coming year with a forth shortly thereafter which would be for homeless females.
- *Continue working in partnership with the Community Development Authority to turn public housing tenants into homeowners.
- *Adaptive Communities is a new agency starting the 2018. With the assistance of CDBG funding, this agency is opening a facility that adults with special needs ages 18 – 64 can come during the day and learn self-help, social and life skills. We will continue to support their efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Community Development Department assists Catholic Charities with funding of their very successful homeless program - Beyond Shelter. This program takes the most chronic homeless males and provides them with a real “home”. Clients are provided long-term housing and case management while they work on whatever has caused and may still cause their homeless situation. These clients are allowed to stay as long as they need until they are ready to make it on their own. Catholic Charities has two locations for this program and are hopeful to open up their third locations this year – this time for females.

Staff works with the Salvation Army to assist their homeless shelter. Their clients are required to work/go to school/apply for jobs/etc. for 35 – 40 hours a week. As a part of that requirement, at least 10 hours must go towards volunteering. The client is only allowed to stay up to 90 days and they have a lot of work to get done in those 90 days in order to find long-term housing. The current Salvation Army buildings are no longer suitable for today’s clientele. The Army is starting a new Outreach Program which will provide services to those that do not qualify to stay at the shelter. Clients are able to access the shower and laundry facilities and are provided case management, food assistance and other programs to try to better their situations.

Staff will continue to collaborate with Northcentral Community Action, Salvation Army, Women’s Community and Catholic Charities. This program works with homeless families to provide temporary housing for these families while they work with case managers to overcome hurdles and better their situation so they can afford permanent housing. The program works with local landlords to provide the housing with the program paying the rent for up to 6 months. The client should be able to take over the lease once they graduate from the program and can stay where they are which will provide stability for their family.

All of these programs have found that the way out of homelessness is through in-depth case management. Most clients need to have someone who they are accountable to – someone to encourage necessary changes, to assist in developing goals, and to follow through on those goals. Case management is critical in order to achieve success.

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

The City of Wausau does not receive ESG funding.

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

See the table on the next page to see the organizations that participated in the 2018 CDBG process.

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

3	Agency/Group/Organization	CATHOLIC CHARITES
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities operates the local Warming Shelter for homeless adults and their new Beyond Shelter Program for extremely chronic homeless males. They also provide services through their Project Step Up Program which is a mentoring program to assist their clients develop goals to become self-sufficient. They are part of the collaboration of the Hand in Hand Housing Program.
4	Agency/Group/Organization	THE WOMEN'S COMMUNITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Women's Community operates an Emergency Shelter for victims and their families of domestic abuse. They are also a partner of the Hand to Hand Housing Program.
5	Agency/Group/Organization	UW EXTENSION – MARATHON COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The UW-Extension works with community leaders to find ways to assist residents in many areas of need. They operate Budgeting Classes, Bank ready classes, Landlord/tenant classes, education classes across the board. Community Development staff works with them to develop programs to assist with the financial education of clients.
6	Agency/Group/Organization	WISCONSIN JUDICARE
	Agency/Group/Organization Type	Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wisconsin Judicare is the fair housing guru of Marathon County. Staff works with them for fair housing issues, fair housing complaints, tenant/landlord issues. We also worked with them with our now stagnant Rental Licensing ordinance.
7	Agency/Group/Organization	BIG BROTHERS BIG SISTERS
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of the Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Big Brothers Big Sisters of Marathon County has the pulse of our children and the local schools. They work with all ages of youth to partner their "littles" with "bigs". Staff has worked with them with funding to continue their program in low income public schools.
8	Agency/Group/Organization	UNITED WAY OF MARATHON COUNTY
	Agency/Group/Organization Type	Regional organization Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Marathon County provides crucial information in their annual Life Report which discusses the un-met needs of the community. They developed a Housing and Homeless Coalition which is tackling ending homelessness in Marathon County. These are just a few of the areas staff works with the local United Way.
9	Agency/Group/Organization	MARATHON COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Health Department and Community Development partner through their Lead Prevention Team meetings. They discuss identifying lead hazards in homes and how to eliminate them so children are no longer exposed to these hazards. They also developed the Housing and Hoarding Coalition whose goal was to better assist citizens who have a hoarding issue.

10	Agency/Group/Organization	NORTH CENTRAL HEALTH CARE
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Health Care Center provides staff to assist handicapped (both physical and mental) persons so they can live semi-independently. Community Development owns three different buildings of which their clients are able to live. North Central Health Care then provides 24/7 care to these individuals. Staff is constantly told that North Central Health Care needs more facilities like we have to house their clients.
11	Agency/Group/Organization	WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	PHA Grantee Department
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Community Development Authority operates the Housing Voucher programs, 46-scattered sites for public housing, Riverview Towers (elderly and disabled housing for income-eligible households) and Riverview Terrace (assisted-living units for income-qualifying households). Staff works closely together for the housing needs of the community and the lack of decent, affordable housing.

12	Agency/Group/Organization	CHILDREN'S HOSPITAL OF WISCONSIN COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of our Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. Their programs consist of in-house parenting and children's education from birth to age 4 - to make sure the children are school ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for this program for our Wausau clients.
13	Agency/Group/Organization	B.A. ESTHER GREENHECK FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The B.A. Ester Greenheck Foundation assists with funding for the Transitional Housing Pilot Program. The foundation pays the rent on behalf of the client so the client can concentrate on bettering their situation so they can find and maintain long-term housing. The foundation agrees that strong case management is needed to assist the client in making right choices and to make them accountable for their actions.
14	Agency/Group/Organization	JUDD S. ALEXANDER FOUNDATION
	Agency/Group/Organization Type	Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Blight Reduction
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Judd S. Alexander Foundation has offered funding for several City programs including Downpayment Assistance for police officers purchasing homes within the City of Wausau's corporate limits. They also assist with the first funding for purchase of blighted properties along the 2nd, 3rd, 1st and Short Street corridors. This area is in the process of being redeveloped and bringing vitality back to the neighborhood.
15	Agency/Group/Organization	WAUSAU AREA HMONG MUTUAL ASSOCIATION
	Agency/Group/Organization Type	Housing Service-Fair Housing Service - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Needs of the Youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Hmong American Center (FKA Wausau Area Hmong Mutual Association) works with the Hmong/Laotian citizens in Marathon County. They focus on the needs of their clients - from education, English-as-a-second-language classes, workforce development, housing, and youth programs. Community Development worked with them with the translation of Fair Housing pamphlets into Hmong. We also worked with them in collaboration with housing - rehabilitation projects, code enforcement and fair housing issues.
16	Agency/Group/Organization	K.A.T.S. Inc.
	Agency/Group/Organization Type	Housing/Homelessness Service – Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Needs of the Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	K.A.T.S., Inc. is a new non-profit that was formed to assist with the needs of homeless youths. Currently, kids who are not accompanied by an adult have no place to go. If they are under 18, other homeless providers are not allowed to provide assistance. K.A.T.S. proposes to provide temporary housing and counselors to work out issues that had caused them to be homeless – mostly due to run-away situations – and get them back into permanent housing.
17	Agency/Group/Organization	WI Institute for Public Policy – LENA program
	Agency/Group/Organization Type	Education Service - Children

<p>What section of the Plan was addressed by Consultation?</p>	<p>Needs of the Youth Anti-poverty strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The LENA (Language Environment Analysis) program operated through the Wisconsin Institute of Public Policy monitors the early stages of toddlers who are beginning to speak. They work with lower income families and educate the importance of talking with their children so their vocabulary is enhanced which helps the children better their learning capabilities throughout life.</p>

Table 2 – Agencies, groups, organizations who participated

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

There are no agencies that were not consulted with that staff is aware of.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
LIFE Report	Unity Way of Marathon County	The LIFE report identifies “gaps” in Marathon County – affordable housing, homelessness issues, educational gaps, and alcohol and/or drug abuse issues.
City of Wausau Comprehensive Plan	City of Wausau	Needs for Economic Development, housing issues, transportation issues
Comprehensive Outdoor Recreation Plan	Marathon County Parks Department	Need for upgrading local parks for safety and to meet ADA standards
Public Housing Comprehensive Plan	Wausau Community Development Authority	Need for affordable and safe housing, needs of the elderly

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As the above charts reflect, Community Development staff works with many agencies throughout the greater Wausau Area to better identify the needs of our community. Working together not only identifies the needs of the community, it insures there is less duplication of services. While there can never be enough funding to solve all the problems, working together can help identify and address the greater needs year by year.

AP-12 Participation – 91.105, 91.200(c)

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

This program year two Informational Sessions were held on September 5th and 11th. In addition, mailings/e-mails were sent to all non-profits who received funding in the past and those that had mentioned they were interested throughout the year providing them with dates and deadlines for applying for funding. No organizations attended either of these Informational Sessions; however, staff did meet individually to discuss the possibility of applying for funding and the steps involved with three organizations. Staff works closing with all organizations to get them ready for the application process.

Two public hearings were held to accept public comments on the proposed plan, public housing and the needs of the community. Those public hearings were held on October 4th and October 10th. Advertisement of these public hearings were posted on the City of Wausau’s website as well as an ad that ran in the Wausau Daily Herald on August 27, 2018. Twelve organizations attended and requested funding. We were excited to hear from two new organizations this year with three new possible programs. As usual, the public service activities received more requests than we are able to serve due to the 15% cap.

The proposed funding plan was advertised in the Wausau Daily Herald on Monday, January 21, 2019. It was also placed in the lobby of City Hall and uploaded to the City’s website as an “Announcement”. No comments nor concerns were received during the public comment period.

Citizens Participation Outreach:

Below is a chart the dictates the different types of outreach performed:

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Mailings/e-mails regarding upcoming public hearings	All local non-profits	No way of knowing if this outreach was the reason why people attended but we assume it is the most effective way because it is more personable.	12 organizations attended the public hearing to discuss their programs and their proposed outcomes. Comments ranged from youth homelessness and educational programs, homelessness programs, public facility needs, housing needs, economic development needs and needs for disabled individuals.	N/A – no comments were unaccepted.	N/A – mailing and e-mails.
2	Public Meeting/ Informational Sessions	All local non-profits – no official targeted area	No one attended the posted Informational Sessions	No comments received	N/A – no comments received	

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A total of twelve organizations attended one or both Public Hearings. All were requesting funds from the Community Development Block Grant Funds.	The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.	N/A – No comments received were unaccepted.	http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/4129/mct/EventDetails/Default.aspx

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No additional comments other than those received at the Public Hearings	NONE	Do not have a URL for a printed newspaper ad.

Citizen Participation Outreach Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	City of Wausau website	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No additional comments other than those received at the Public Hearings	NONE	http://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/4129/mct/EventDetails/Default.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The City of Wausau had received Neighborhood Revitalization Funds (NSP1) and continues to recycle those funds. We utilize these funds to purchase foreclosed, vacant properties of which we rehabilitate and sell or demolish, rebuild and sell. We will continue to use these program income funds until the funds are exhausted. The recycled funds will become CDBG program income funds once the State of Wisconsin has received direction as to how to close out these contracts.

The City of Wausau was the beneficiary of a \$30,000 grant from a local foundation to assist police officers to purchase homes within a targeted area. \$10,000 can be utilized by three officers to purchase homes. The loan is forgiven if the officer lives in the home for ten years. To date we have been able to assist 19 officers to purchase homes within the City's limits.

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

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
1	CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$597,790* *anticipated allocation for planning purposes	\$150,000 In the form of revolving loan funds	\$605,558 Amount remaining in prior years as of 11/30/18	1,353,348	1,353,348	Annual allocation of Community Development Block Grant Funding with the anticipated loan repayments through our Homeowner Rehabilitation revolving loan fund.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising.

The City of Wausau must match 25% of the HOME funding we receive. This is easily achieved through the Downpayment Program with the Federal Home Loan Bank’s Downpayment Plus program, the City of Wausau’s Live It Up Program and local lender’s individual downpayment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer’s contribution into purchasing the home. CDBG does not require matching funds, but through the fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Wausau purchases properties for different reasons – blight elimination, redevelopment or economic development opportunities. Community Development utilizes Neighborhood Stabilization Program (NSP) program income to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition/rebuilding and selling to an income qualified household. TIF funds can be utilized to purchase blighted properties in approved TIF Plans for demolition and redevelopment. Currently the following properties are city owned:

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. North Central Technical College partnered with Workforce Development for a construction training program to train out-of-work students in the carpentry trade. They utilized the building and performed work in it during late winter/early spring. The City of Wausau held the property in hopes of a Phase II, which didn’t happen. Bids were solicited from contractors to finalize the home to resell. This project should be completed by spring, 2019 and then sold to an income-qualified homeowner.

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. The City is also looking at this site for a new single family home to be built on. Plans are being prepared – project is dependent on funding.

206 N. 6th Avenue – property that Marathon County took over due to delinquent real estate taxes which was determined to be severely blighted and not worth what the taxes were owed. The City purchased at a reduced price with NSP funds and was demolished. The vacant lot is currently for sale for redevelopment for an income qualified occupant. The City has an accepted offer from Habitat for Humanity to build a new single family home on it.

The City has purchased several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, and the 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 started building late 2017 of which several brownstones were sold in Phase I in 2018. The City is hopeful that Phase II will start in 2019.

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. A request for

Proposals was released. A developer was chosen to build mix-use buildings. Staff is working with the approved developer with hopes that construction will start in early 2019.

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 accepted for a new restaurant. The developer plans to close in early 2019 to start renovations for the proposed project.

Discussion

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

The City of Wausau, whenever possible, provides funding to sub-grantees in which the money will be repaid and recycled. This allows programs to assist additional clientele throughout the years versus once the funding is disbursed, it is gone. Staff is constantly looking for additional funding sources to make projects successful. Matching federal funds with state and local funds assist projects to go farther and to be completed faster.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Job Creation	2015	2019	Economic Development	City-wide	Economic Development Concerns	CDBG: \$75,000	Jobs created/retained: 5-7 Jobs
2	Homeowner Rehabilitation	2015	2019	Affordable Housing	City-wide	Housing Concerns	CDBG: \$65,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Street Reconstruction	2015	2019	Affordable Housing Public Facility	Census Tract 1, Block Group 1	Housing Concerns	CDBG: \$134,790 +\$125,000 PI	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 84 Households directly assisted
4	Playground reconstruction	2019	2019	Public Facility	Census Tract 7 Block Group 3	Public Facility, Handicapped Accessibility	CDBG \$138,000	Public Facility for Low/Moderate Income Housing Benefit: approx. 1748 households assisted
5	Public Service Activities	2015	2019	Public Service	City-wide	Diversity Concerns Health Care Concerns Homeless Concerns Neighborhood Concerns Youth/Education Concerns	CDBG: \$69,000	Public service activities for Low/Moderate Income Housing Benefit: 179 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration	2015	2019	Administration	N/A	N/A	CDBG - \$116,000	N/A

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Job Creation
	Goal Description	Economic Development continues to be a high priority for Wausau. This fund assists low-income start-up businesses, small business expansion or other economic development activities.
2	Goal Name	Homeowner Rehabilitation
	Goal Description	The City's Homeowner Rehabilitation Program is the cornerstone of the Block Grant funding. This program assists income-qualifying homeowners make the necessary repairs to keep their properties code-compliant, safe and energy efficient.
3	Goal Name	Street Reconstruction
	Goal Description	2019 Funding will assist with the rebuilding of a deteriorated street along N. 1 st Street. This street has seen two Low Income Tax Credit Projects completed within the past few years which revitalized that area. The project will replace the deteriorated street, curb, gutter, and sidewalks to make the neighborhood safer to walk. Block Grant funding will erase the special assessment amount each property owners needs to pay towards this project.
4	Goal Name	Playground Equipment Replacement
	Goal Description	The 2019 funding will assist in replacing old, deteriorated playground equipment and install ADA compliant playground equipment and fall surfaces in an income-qualified neighborhood.
5	Goal Name	Public Service Activities
	Goal Description	The 2019 Block Grant program year allocated \$61,000 towards Public Service Activities. These activities include funding for, Catholic Charities program (Beyond Shelter), Hmong American Center's Youth programs, Open Door of Marathon County, Adaptive Communities, and the LENA (Language ENvironment Analysis) project.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2019 year. All projects fall under the goals and objectives set forth in its 5-Year Consolidated Plan and have been approved through the City of Wausau’s Common Council prior to the Plan being submitted to our local HUD field office.

Projects

#	Project Name	Funded Amount
1	CD Administration	\$116,000
2	Homeowner Rehabilitation	\$ 65,000
3	Economic Development	\$ 75,000
4	Playground Replacement	\$138,000
5	Street Reconstruction	\$134,790 + \$125,000 Program Income
6	Adaptive Communities	\$ 15,000
7	Beyond Shelter	\$ 10,000
8	Hmong American Center	\$19,000
9	Open Door of Marathon County	\$14,000
10	WI Institute for Public Policy	\$11,000

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is discouraging to the homeowner because they do not want to have to take out a larger loan for repairs they may not want to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they

decide to sell within the next couple of years. Staff discusses this with the homeowner in great length so they understand all the loan guidelines and possible ramifications of following through with the program.

Economic Development – The Economic Development funds assist new and existing businesses develop and/or grow. The emphasis is job creation which assists low and moderate income persons find employment. The Block Grant regulations and reporting are obstacles for both businesses and the City. The regulations make it very difficult for a small business to do what is expected for the little amount of funding that they might qualify for.

Street Reconstruction – This project assists with the cost of rebuilding the damaged, unsafe street, curb, gutter, and sidewalks in an income qualifying neighborhood. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines and keeping it under the planned budget. The reporting for both of these programs is burdensome on both the business and the City.

Playground Equipment Replacement – The project assists with the replacement of old, unsafe playground equipment with new ADA compliant equipment and fall surfaces in income-qualified neighborhood parks. Funding will go towards the purchase of all equipment of which the Parks Department staff will perform the installation.

Adaptive Communities – This new program provides services to adults with special needs to better enrich life skills and enhance quality of life at a safe location located in the City of Wausau.

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

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

Open Door of Marathon County – This program assists recently released inmates with basic need items. In many cases, inmates are released at 5:00 in the morning. They are released in the clothes that they were arrested in – sometimes not weather related materials – sometimes, without shoes. Open Door provides them with a warm place to stay until other agencies open, a meal, necessary clothing, transportation, assistance in

finding housing, and all other obstacles they may need to overcome. Willing clients are matched with a case manager that will assist them in developing a plan so they can become law abiding citizens and not end up back in jail again.

Wisconsin Institute for Public Policy – LENA (Language Environment Analysis) program – Funding will assist a new program that monitors toddlers with the number of words the encounter in a given day. Parents are then educated on the importance of talking to their child constantly for that child to learn more words which will assist in their learning ability as they grow. Funding will assist with Head Start families which are lower socio economic groups and will be enrolled in the program for 13 weeks.

AP-38 Project Summary

Project Summary Information

1	Project Name	Adaptive Communities
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Special Needs Non-Housing needs
	Funding	CDBG: \$15,000
	Description	Funds to assist adults with special needs to learn social and life skills in a safe and caring environment. Assistance is at their new facility in Wausau; however, day trips to local businesses encourage the clients to be engaged in the community.
	Target Date	6/01/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 special needs clients can be at the local facility at the same time. Activities consists of community outings that will encourage a higher level of independence and how to behave in a community setting.
	Location Description	The facility is located at 520 S. 17 th Avenue, Wausau
	Planned Activities	Activities include day trips to local businesses such as BIGGBY COFFEE to learn how to interact in the community, LandArt to learn gardening skills, Wausau Police Department to learn about community safety, and People’s State Bank to learn about financing and how to save and pay bills
2	Project Name	Beyond Shelter – Catholic Charities
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Chronic Homelessness
	Funding	CDBG: \$10,000

	Description	Funding will assist Catholic Charities with their pilot program that houses the most chronic homeless males.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 chronic homeless males
	Location Description	The individual males that this program assists are homeless males living on the streets of Wausau. The housing unit is also located in Wausau.
	Planned Activities	This program provides housing for chronically homeless males in Wausau by using the Housing First approach. Housing is on a long term basis and clients are working with a project coordinator to identify their needs that have kept them homeless. In many cases, it is mental illness, addictions, health issues and chronic unemployment. The goal is to keep the males at this location until they are ready to be independent again. Unlike other homeless programs, there is no time limit placed on how long they can stay and continue to work on their goals.
3	Project Name	HMONG AMERICAN CENTER YOUTH PROGRAMS
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Youth concerns
	Funding	CDBG: \$19,000
	Description	Funding will assist the youth programs (H.M.O.N.G. and YES) the Hmong American Center offers their clients. These programs help steer youth and young adults towards educational success and steer them away from trouble.
	Target Date	06/01/18

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 – 40 youths/young adults
	Location Description	The center is located at 1109 6 th Street, Wausau
	Planned Activities	Students enrolled in these programs will receive educational guidance and tutoring and space to do their homework. They will be encouraged to engage in community activities as well as opportunities to develop leadership and communications skills.
4	Project Name	Open Door of Marathon County
	Target Area	Downtown Wausau
	Goals Supported	Public Service Activity
	Needs Addressed	Homeless Concerns Housing Concerns Economic Development Concerns Public Safety Concerns
	Funding	CDBG:\$14,000
	Description	Open Door of Marathon County offers a place for newly released inmates to go to get proper clothing, a meal, and hope right after being released from jail. This program will also assist family members with resources to assist their family member who is currently in jail and/or newly released so they can better cope and don't reoffend.
	Target Date	06/01/18
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 households will be offered an opportunity to learn how to assist an incarcerated family member.
	Location Description	The organization is located at 319 4 th Street, Wausau which is right across from the Marathon County Jail.

	Planned Activities	Meet with family members twice a month (or as needed) who have family members incarcerated at the Marathon County Jail. They will be provided resources for how to cope, what is expected once the family member is released, and how to help the family member get the assistance they need so they don't reoffend.
5	Project Name	Wisconsin Institute for Public Policy – LENA program (Language ENvironment Analysis)
	Target Area	Wausau Families enrolled in the Head Start program
	Goals Supported	Public Service Activities
	Needs Addressed	Youth education
	Funding	CDBG: \$11,000
	Description	Funding will assist the new LENA program to purchase a “talk Pedometer” that toddlers will wear that will record the number of words a toddler is exposed to during a normal day. Parents and care-givers are then educated on what they are doing good and where they could improve as they talk to their toddler. The more words a toddler is exposed to daily the more likely the toddler will be able to learn to read and learn overall.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households enrolled in the Head Start Program will be able to utilize these “talk pedometers”
Location Description	The Head Start program is located at 616 Grant Street, Wausau.	
Planned Activities	Families of toddlers who are enrolled in the Head Start program in Wausau will be able to participate in the LENA program. Toddlers will wear the “talk pedometers” on a given day during the week to record the number of words they are exposed to during that day. Then the family member has the opportunity to receive feedback and learn evidence-based Talking Tips. The program runs for 13 weeks so gage how the family/toddler is doing and learning.	
	Project Name	CD Administration

7	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$116,000 Tax Increment Financing: \$35,000 HOME: \$25,000 NSP program income: \$8,000
	Description	Staff costs associated with running programs which include but not limited to salaries, travel, supplies, etc.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration activities
	Location Description	City Hall - 407 Grant Street, Wausau
	Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
	8	Project Name
Target Area		Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
Goals Supported		Housing Rehabilitation
Needs Addressed		Housing Concerns
Funding		CDBG: \$65,000 + revolving loans funds received throughout the year

	Description	Homeowner rehabilitation designed to assist extremely low to moderate income households with necessary repairs, deferred maintenance items and/or code violations.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 income-qualified households will benefit from this program.
	Location Description	This program is available to all City of Wausau residents.
	Planned Activities	Activities consist of necessary home repairs needed to bring the property up to code and make it decent, safe and sanitary for the homeowner to be able to keep and stay in their home. Such activities can include electrical, plumbing, HVAC upgrades, insulation, roof, siding, window replacement, etc.
9	Project Name	Economic Development
	Target Area	N/A – City-wide
	Goals Supported	Job Creation
	Needs Addressed	Economic Development Concerns
	Funding	CDBG: \$75,000 Tax Increment Financing: \$75,000
	Description	Includes acquisition, rehabilitation, installation of commercial or industrial improvements; financial assistance for business expansion, retention in neighborhoods and economic development services, to include providing technical assistance for marketing, workshops, referrals, formal technical assistance and other related activities.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3-5 new jobs will be assisted in either new business start-ups or expansion of current businesses.

	Location Description	This project can assist businesses city-wide.
	Planned Activities	Activities consist of business start-up costs and/or expansion costs. Assistance will be provided as a loan to the clients.
10	Project Name	Playground Reconstruction
	Target Area	Oak Island Park
	Goals Supported	Public Facility
	Needs Addressed	Blight Concerns/ADA accommodations
	Funding	CDBG: \$138,000 In-Kind Installation: \$50,000
	Description	Funding will assist with the purchase of new ADA approved playground equipment and fall protection surfaces. Park Department staff will provide the installation of such equipment.
	Target Date	6/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1748 households are located in this census tract/block group area.
	Location Description	Oak Island Park is located in Census Tract 7, Block Group 3
	Planned Activities	Activities can consist of acquisition of new ADA compliance playground equipment and fall protection surfacing material at this park.
11	Project Name	Street Reconstruction
	Target Area	N. 1 st Street (Short Street north to dead end), Wausau
	Goals Supported	Public facility reconstruction
	Needs Addressed	Neighborhood Concerns
	Funding	CDBG: \$134,790 + \$125,000 program income funds

Description	Rebuilding of the deteriorated street, curb, gutter, sidewalks and utilities
Target Date	7/31/2018
Estimate the number and type of families that will benefit from the proposed activities	Approximately 84 immediate residential properties will benefit from this activity of which 69 units are part of two Low Income Tax Credit projects.
Location Description	N. 1 st Street starting from Short Street north to Bridge Street. Census Tract 1, Block Group 1
Planned Activities	This activity consists of rebuilding a deteriorated street, its curb, gutter and sidewalks along 1 st Street to make this street safe and walkable. With the CDBG funds, no property owner will receive any assessments.

For the initial 2019 Action Plan that was advertised and submitted for public comment used an anticipated amount of \$580,000. Staff received the actual allocation from HUD on April 12, 2019. The actual allocation represented only a 3% change so an additional public hearing was not needed. The Citizen’s Advisory Committee was asked to comment as to where they would like to see the additional \$17,790 to go to. There were several comments with staff making the final decision of dividing it up to add to the street reconstruction project, the Hmong American Center and the Open Door Family Support project – all which did not receive their full request at the beginning of the process.

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

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area for the entitlement is the City of Wausau’s corporate limit. There are no "targeted areas" associated with any of the programs that have been set up. We work with income qualifying Neighborhood Associations but no new projects have been identified so we did not fund that activity the past couple of years. Two public facility projects have been identified but neither are in any neighborhood association’s area.

See attached map of the low income census tracks throughout the City of Wausau.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Community Development does not “target” areas for funding. Community Development Block Grant funds assists all residents citywide. There are no priorities that we use to judge projects – as long as they meet the income and all other requirements set for by HUD, projects are evaluated based on availability of funding and the needs of the community.

Discussion

As indicated above, there are no targeted areas for Community Development Block Grant Funds to be allocated to. We will continue to work with Neighborhood Associations located in lower income census tracts but without identified needed projects, funding will not be allocated.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Wausau offers many programs that assist with affordable housing. Those programs are the Housing Counseling Program, Downpayment Assistance Program, the Homeowner Rehabilitation Loan Program, the Rental Rehabilitation Loan Program, and Lead Based Paint Reduction Program. Staff is able to continue purchasing foreclosed, vacant properties for demolition and new construction or rehabilitation. Once the home is completed, it is then sold to an income qualifying household. These programs are not just funded with Community Development Block Grant Funds - HOME, HCRI, NSP, TIF and other funding sources are used to keep these program up and running.

The Wausau Community Development Authority owns and operates 149-units for elderly and/or disabled persons, 35 assisted living units, and 46 public housing units. They also operate the Housing Choice Voucher program. All of these program assist with make housing affordable to moderate – to extremely-low income households.

One Year Goals for the Number of Households to be Supported	
Homeless	138
Non-Homeless	26
Special-Needs	15
Total	179

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	380
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	1
Total	392

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The housing programs Community Development Department are as follows:

Housing Counseling – Choices are discussed as to whether a client is ready to purchase a home or needs additional time renting until they are ready for homeownership. All the aspects of homeownership are discussed through this one-on-one counseling. This program is funded through HOME, Downpayment Plus, WHEDA and client fees.

Downpayment Assistance – Low interest loan to assist income qualified homebuyers with the downpayment and/or closing costs of purchasing a home. Loan amount is between \$2,000 and \$6,000. Loan amount is determined by the lender as to how much gap financing is needed to make the home purchase come together. Clients must purchase the home within the City of Wausau’s limits and must utilize at least \$1,000 of their own funds towards the purchase. This program is funded through HOME and HCRI (Housing Cost Reduction Initiative).

Homeowner Rehabilitation Program – Assistance in the form of a low interest loan to assist with deferred maintenance items. Client must fall under HUD’s income guidelines and the home must be located within the City of Wausau’s corporate limits. This program is funded through Community Development Block Grant and HOME funds.

Rental Rehabilitation Loan Program – Low interest loan to assist landlords make necessary repairs to rental properties located within the City of Wausau. The landlord guarantees they will make the rental units available to income qualifying households and charge no more than HUD’s determined “fair market rents”. This program is funded through recycled HOME funds.

Lead Based Paint Reduction Program – Works in conjunction with all residential rehabilitation loan programs. Lead based paint hazards are identified and repaired so the property is lead safe for its occupants. Lead based paint education is provided to the occupants to ensure the safety of all possible children coming to the home. This program is funded through all our rehabilitation programs - CDBG, HOME, and NSP.

Neighborhood Revitalization Program – Federal funds are used towards the purchase of vacant, foreclosed properties in approved census tracts throughout the city. The property is then either demolished and rebuilt or rehabilitated. After the home is complete, it is placed for sale to an income qualifying household. This program is funded through NSP/HOME and CDBG.

Rental Assistance is provided through the Wausau Community Development Authority. All public housing unit rents are calculated so approved tenants only pay 30% of their adjusted gross income towards rent. The Housing Choice Voucher program assists approved tenants with rent for a privately-owned unit they find. The rental unit must pass inspection in order to receive assistance.

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

AP-60 Public Housing – 91.220(h)

Introduction

The role of the Wausau Community Development Authority (WCDA) is to administer housing programs for low income persons and families as well as assist with the redevelopment needs of the City of Wausau. The WCDA operates Riverview Towers LLC, a 149 unit, mixed-finance (LIHTC layered with Public Housing) project, available to income qualifying near-elderly, elderly and handicapped individuals. This development recently converted to project based voucher HAP funding via HUD's Rental Assistance Demonstration (RAD). In addition, the WCDA owns and operates Riverview Terrace Assisted Living, a 36-unit Residential Care Apartment Complex (RCAC) for income-qualifying, frail elderly. The WCDA also owns and operates 46 units of scattered site public housing as well as administers a Section 8 Housing Choice Voucher (HCV) program.

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

The WCDA will continue the leasing, management and maintenance of its public housing units and look for ways to prolong the useful life and affordability of those units within its portfolio. 2019 will mark the fifth year of the WCDA's most recent 5-Year Capital Improvement Plan. This plan outlines the strategic use of its capital funding and the projected improvements planned for their 46 units of scattered site public housing. Those improvements include bathroom and kitchen upgrades, roof replacements, landscaping, concrete and driveway repairs, as well as brick and siding repairs.

The WCDA will continue to market its HCV program to private landlords to increase owner acceptance of the program. To maintain program integrity, the WCDA will also continue to effectively screen applicants and approve rental units meeting housing quality standards and rent reasonableness. This will ensure additional safe and affordable housing units within the City of Wausau.

The WCDA will continue to affirmatively further fair housing by taking meaningful actions to address historic patterns of segregation, promote fair housing choice, and foster a community that is free from discrimination.

In an effort to further promote its mission, the WCDA is taking action by using unrestricted funds to further expand housing opportunities in a variety of formats; 1) Augment the existing Live-it-Up Program offered through the City of Wausau; 2) Provide a loan to assist nonprofit partner organizations in their mission of providing housing options for those who are homeless or in housing transition; 3) Form a redevelopment committee to review potential opportunities for acquiring properties from the county or city for redevelopment purposes; 4) explore the feasibility of constructing additional housing units specifically for disabled individuals.

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

The WCDA educates their public housing residents on the Downpayment Assistance Program the Community Development Department (CDD) offers. The residents are encouraged to speak with CDD staff to discuss homeownership and homebuyer education. The WCDA also offers budgeting classes for their tenants in which they are encouraged to develop financial goals. With the assistance of a budget, we hope there will be more successful tenants becoming homeowners in the future. Unfortunately, these classes are not very well attended.

The WCDA encourages tenants to become more involved and are encouraged to attend regular resident meetings as well as participate through the Resident Advisory Board. The Wausau Community Development Authority's board includes one resident commissioner.

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

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

Discussion

The access to affordable, safe housing is a high priority for the City of Wausau. Riverview Towers, Riverview Terrace, the Scattered Sites and Housing Choice Voucher programs are essential for Wausau's citizens who cannot afford market rents. If these programs are eliminated, these families will not be able to afford safe housing and may end up homeless - which creates another problem.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Community Development staff is a part of the United Way of Marathon County's Homeless Coalition. This coalition consists of all local housing agencies that work with homeless and housing issues in general. In working together, agencies better understand what each other does and how their clients can be better assisted. Staff will continue to work with this coalition to continue working toward an end to homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

- * To continue to work with the Salvation Army to find a new location and build a better shelter with all their needs under one roof. Unfortunately, this has taken time and will continue to take time.
- * To work with North Central Community Action to find other apartments that will better house the Hand-in-Hand program's clients.
- * To continue to work with the United Way's Housing and Homeless committee to find additional avenues to assist the ever-growing homeless population in Wausau.
- * To continue to work with Catholic Charities with their Warming Shelter and Beyond Shelter programs which address the needs of the homeless population.
- *To continue working with Catholic Charities to secure funding to assist with foreclosure prevention counseling and assistance.

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

All the local shelters provide in-depth case management with each of their clients. They are able to connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, etc. All of these obstacles take time to overcome. It is imperative that the shelters work with the transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish.

The Salvation Army has started a new program called Street Outreach. This program assists those individuals who do not qualify to stay in the shelter – typically due to drug and/or alcohol addiction. The services offered are the same as those that can stay at the shelter – case management, transportation vouchers, clothing, meals, showers, etc. Case management tries to connect them with agencies that can help towards recovery, but the clients need to want those services.

The Warming Shelter, operated through Catholic Charities, provides a warm place to stay overnight. It also provides two hot meals, the ability to take a shower and to do one's laundry. Staff works on gaining the client's trust so they will be more open to case management. As discussed above, the ability to provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing.

The Women's Community, a prior sub-recipient of Block Grant funding, provides a safe and friendly environment for victims of domestic violence. Each room has their own bathroom and provides more privacy for the individuals/families. Even though this new facility can house many more clients than their previous location, it is also filled to capacity. Clients also receive in-depth case management because typically they are dealing with more issues than just homelessness.

K.A.T.S. Inc. is a new non-profit whose goal is to provide temporary housing for homeless teens – many runaways. Previously, there were no resources for persons under 18 and many end up couch surfing. K.A.T.S will also provide mentoring and counseling services to help the child either find their way back home or transition into foster care. Staff will work with the K.A.T.S. organization in hopes of being able to provide funding in the future as this is an unmet need in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

All the local shelters provide in-depth case management with each of their clients. They are able to connect their clients with resources that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, financial education, etc. All of these obstacles take time to overcome. It is imperative that the shelters work with the transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish. The need for additional transitional housing options is huge in Wausau and staff is working with potential other providers to help develop additional units.

The Salvation Army's homeless shelter is consistently full. Their current facility has two dorm-like rooms – one for males and one for females. They have one room to house families of which the need for additional family rooms has increased. Clients are being housed at local motels due to not having room at the shelter. The support services they offer are held at another building down the block. Community Development will continue to work with the Salvation Army to find a new location to build a better shelter with all their needs under one roof. Unfortunately, this has taken time and will continue to take time.

Hand-in-Hand Housing is a collaboration program with the City of Wausau, North Central Community Action, Salvation Army, Women's Community and Catholic Charities. North Central Community Action works with local landlords to identify potential units so tenants can stay for a longer term. The rent for the initial 6-months is paid for by a local foundation. The tenant will then be weaned into paying the full rent ensuring that they can afford it in the long run. This will provide more stability in the family – not having to uproot them and, in some cases, the need to change school districts for the kids once again.

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

Catholic Charities' Beyond Shelter program provides housing for the "hardest" to shelter men. Because of the makeup of the house, they are only able to house males. The program is mirrored to the Housing First model and works with the clients on their individual needs. Many have addictions that they are working to overcome. The client will not lose their housing if they fall back into bad habits – they are encouraged to move forward in their goals. There are no hard rules of how long the client can stay – as long as they need in order to be successful. Since the pilot project began, Catholic Charities has been able to secure another building in which they can assist another three clients. The future goal is to purchase another building that will house chronically homeless women.

Hand in Hand Housing, operated through North Central Community Action, assists homeless families with free housing for up to six-months. The rent is paid for by a local foundation. Clients must work with a case manager to identify the reason(s) they became homeless and develop a plan to become self-sufficient. North Central Community Action has several local landlords willing to assist with the housing component. In theory, the "temporary" housing they move into may turn into their permanent housing which will help with stability in the family.

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

Public Housing units and Housing Choice Voucher programs must continue to receive federal funding to assist these very-low and extremely-low income households. Affordable housing units are in great demand and connecting these clients to them can be difficult.

Foreclosure prevention is another program where additional funds are needed to assist those households who face losing their home due to loss of income, divorce, death in the family, medical reasons, etc. that have caused them to fall behind on their mortgage. The sooner these clients are able to be reached and assisted, the better chance they have to succeed. Unfortunately many individuals that are facing foreclosure wait until the Sheriff Sale is imminent before they reach out for help. By then, it is too late to assist.

Wheels to Work and Project Step Up are two agencies that assist low income clients. Both programs require budget and financial counseling. Wheels to Work assists clients with the ability (after successfully completing the financial education portion) to receive an automobile with a zero percent loan. This will allow the client to obtain or keep a job which will, in turn, allow them to afford housing. Project Step Up is a mentoring program that works with a family to better their financial stability to allow them to afford housing and not become homeless.

Open Door of Marathon County works with recently released individuals from the Marathon County jail system. Since inmates are released at 5:00 A.M., it is difficult for them to accomplish anything until businesses open up. Many are released with the clothes they were arrested with and may not meet the attire needed for the season they are released. Open Door opens at 5:00 A.M. and provides them with breakfast and weather related clothing. Then if they are willing, offered the assistance of a case manager to work through their issues which may include housing, employment opportunities and even addiction issues. If clients have someone to help them overcome major issues, they have an increased chance of bettering their life and not reoffending.

The Joseph Project started in Marathon County a few years ago. With the help of a local employer – Kolbe and Kolbe Millwork – several individuals were able to secure a long-term job. Program volunteers assist recently released inmates by providing necessary job skills to secure and hold a long-term job and matches them with a mentor who holds them accountable so they will succeed. This program is looking for additional employers to partner with, giving more individuals the tools they need to be successful.

Discussion

Marathon County's Homeless Coalition is a strong coalition that is working together to fight homelessness. This initiative involves all the housing providers working together instead of against one another. Marathon County has dedicated non-profit agencies that continue to work together to better their community rather than having to worry about "stepping on each other toes". All the homeless providers have been changing their programs to require their clients go through in-depth counseling and develop plans that will enhance their ability to find and maintain permanent housing. Each agency has had several success stories and hopes to continue to be successful with this change in programing. Of course, the additional counseling costs money for each of the agencies and funding is always an issue.

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

Introduction:

The City of Wausau's Analysis of Impediments (AI) to Fair Housing was updated in early 2016. The identified impediments were lack of education of what fair housing means and how to report it, the fear of submitting a complaint, language barriers and outreach to non-speaking residents, and the City's Fair Housing Ordinance is cumbersome and not understandable to citizens who may wish to use it. Ways to overcome those barriers and other affordable housing barriers are listed below:

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive up the cost of rehabilitation and new construction. The regulation on the lead based paint law for renovations significantly add to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's License in addition to their Contractor's Licenses. Since continuing education is required for all contractors to maintain their Contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain. We have found several contractors are letting their certification expire because there is no policing of this requirement. Only agencies working with federal funds are requiring the certification - making it more difficult for our agency to maintain a contractor list that meet the necessary certifications.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times the zoning request for a new construction, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating in other areas of the city.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to be proponents of Tax Credit projects and try to educate everyone that affordable housing does not equate to bad tenants. With the prior tax credit projects Wausau was fortunate to receive, their tenants are almost all hard working families but cannot afford higher rents along with utilities, health care and food expenses.

This past year, the City's Attorney's office was able to re-write our Fair Housing Ordinance to make it less cumbersome. City Council approved it. Since then we have had three complaints. However, none of them were deemed legitimate. But the process went smoother with less hurdles to pass before an investigation can begin.

The City's Planning and Zoning Divisions are in the process of have the City's zoning ordinances analyzed and updated. Staff will work with the consultant to see if there are any ordinances that pose negative effects or hinder the development of affordable housing.

Discussion:

The City of Wausau prides itself on promoting affordable housing throughout the City. We will continue to listen to our constituents to see where we might be falling short and to educate those that feel that low-income housing is not a priority in Wausau. Staff will work with the Hmong American Center to collaborate on a fair housing ad to run on the Hmong radio station educating on what housing discrimination looks like and how to report it.

The City of Wausau will continue to educate the community on fair housing issues. We will continue to print our rental and fair housing brochures and distribute them to all housing partners and public areas. The cost for these brochures was high in the beginning due to the development and initial design of them. Now with just the reprinting, staff anticipates the cost to be miniscule – just a couple hundred dollars a year.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Community Development Block Grant funds continue to see decreases every year. Even though they may be small cuts from year to year, the overall impact is great. In the past five years, the City of Wausau has lost over \$200,000 in Block Grant Funding. Even though this past year, we saw a small increase, five years ago, our funding was well over \$700,000 – now it is hovering around the \$580,000 mark. This decrease impacts the amount of funding non-profits are able to utilize to assist the very-low income population. It forces a municipality to make tough decisions as to which programs can no longer be funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households.

Actions planned to foster and maintain affordable housing

*Continue to offer the Downpayment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable.

* Continue the Homeowner Rehabilitation Loan program which offers a low interest loan to income qualifying households for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in.

* Continue to purchase vacant, foreclosed properties with recycled Neighborhood Revitalization Program funds. These properties will be revitalized using energy efficient standards which will make the property more affordable to live in once a new homeowner takes over. These program income funds are dwindling down and the ability to purchase and rehabilitation with just NSP funds is no longer feasible. We will combine HOME or CDBG funds as needed.

* Continue to offer the Rental Rehabilitation Loan Program for landlords so they can make the necessary improvements that will allow them keep their units rentable. With the low interest loan, the monthly payments should not create a burden on the landlord that they would need to increase the rents to a low income tenant.

*Work with local developers to build either single-family homes that will be made available to low income homeowners or multi-unit apartment complexes in which will allocate at least a portion of the units to lower income tenants.

Actions planned to reduce lead-based paint hazards

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

* Continue to educate new homebuyers of the hazards of lead based paint in older homes. This education is provided during the Homebuyer Education classes and then during the inspection process of the new home they are planning to purchase.

*Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978. This is getting difficult as many contractors are not maintaining their lead licensing since only federal program follow up on this requirement.

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

Actions planned to enhance coordination between public and private housing and social service agencies

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

Discussion:

As mentioned above, as all funding goes down, the ability to assist income-qualifying families also goes down. Many more families are "falling through the cracks" or have to wait a long time before they can receive assistance. Long waiting lists or no ability to apply for funding due to shortages only adds to the stress level of families in poverty.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

By the start of this coming program year, the City of Wausau has funds in their Homeowner Rehabilitation Revolving Loan Fund. Of these funds, \$125,000 will be reprogrammed to be used to assist a 2019 Street Reconstruction project. This will bring down the Revolving Loan Fund to a reasonable amount and assist a project to alleviate the burden on the City and the need to assist lower income households along that street.

The City does not have a Section 108 loan guarantee, any urban renewal settlements, unused drawn funds or any float-funded activities. The City also did not have any funding allocated towards a specified “urgent need”.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$125,000.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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APPENDIX AND MAPS

AP-15 EXPECTED RESOURCES

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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. North Central Technical College partnered with Workforce Development for a construction training program to train out-of-work students in the carpentry trade. They utilized the building and performed work in it during late winter/early spring. The City of Wausau held the property in hopes of a Phase II, which didn’t happen. Bids were solicited from contractors to finalize the home to resell. This project should be completed by spring, 2019 and then sold to an income-qualified homeowner.

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. The City is also looking at this site for a new single family home to be built on. Plans are being prepared – project is dependent on funding.

206 N. 6th Avenue – property that Marathon County took over due to delinquent real estate taxes which was determined to be severely blighted and not worth what the taxes were owed. The City purchased at a reduced price with NSP funds and was demolished. The vacant lot is currently for sale for redevelopment for an income qualified occupant. The City has an accepted offer from Habitat for Humanity to build a new single family home on it.

The City has purchased several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, and the 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 started building late 2017 of which several brownstones were sold in Phase I in 2018. The City is hopeful that Phase II will start in 2019.

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. A request for

Proposals was released. A developer was chosen to build mix-use buildings. Staff is working with the approved developer with hopes that construction will start in early 2019.

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 accepted for a new restaurant. The developer plans to close in early 2019 to start renovations for the proposed project

AP-35 Projects – 91.220(d)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is discouraging to the homeowner because they do not want to have to take out a larger loan for repairs they may not want to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they decide to sell within the next couple of years. Staff discusses this with the homeowner in great length so they understand all the loan guidelines and possible ramifications of following through with the program.

Economic Development – The Economic Development funds assist new and existing businesses develop and/or grow. The emphasis is job creation which assists low and moderate income persons find employment. The Block Grant regulations and reporting are obstacles for both businesses and the City. The regulations make it very difficult for a small business to do what is expected for the little amount of funding that they might qualify for.

Street Reconstruction – This project assists with the cost of rebuilding the damaged, unsafe street, curb, gutter, and sidewalks in an income qualifying neighborhood. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines and keeping it under the planned budget. The reporting for both of these programs is burdensome on both the business and the City.

Playground Equipment Replacement – The project assists with the replacement of old, unsafe playground equipment with new ADA compliant equipment and fall surfaces in income-qualified neighborhood parks. Funding will go towards the purchase of all equipment of which the Parks Department staff will perform the installation.

Adaptive Communities – This new program provides services to adults with special needs to better enrich life skills and enhance quality of life at a safe location located in the City of Wausau.

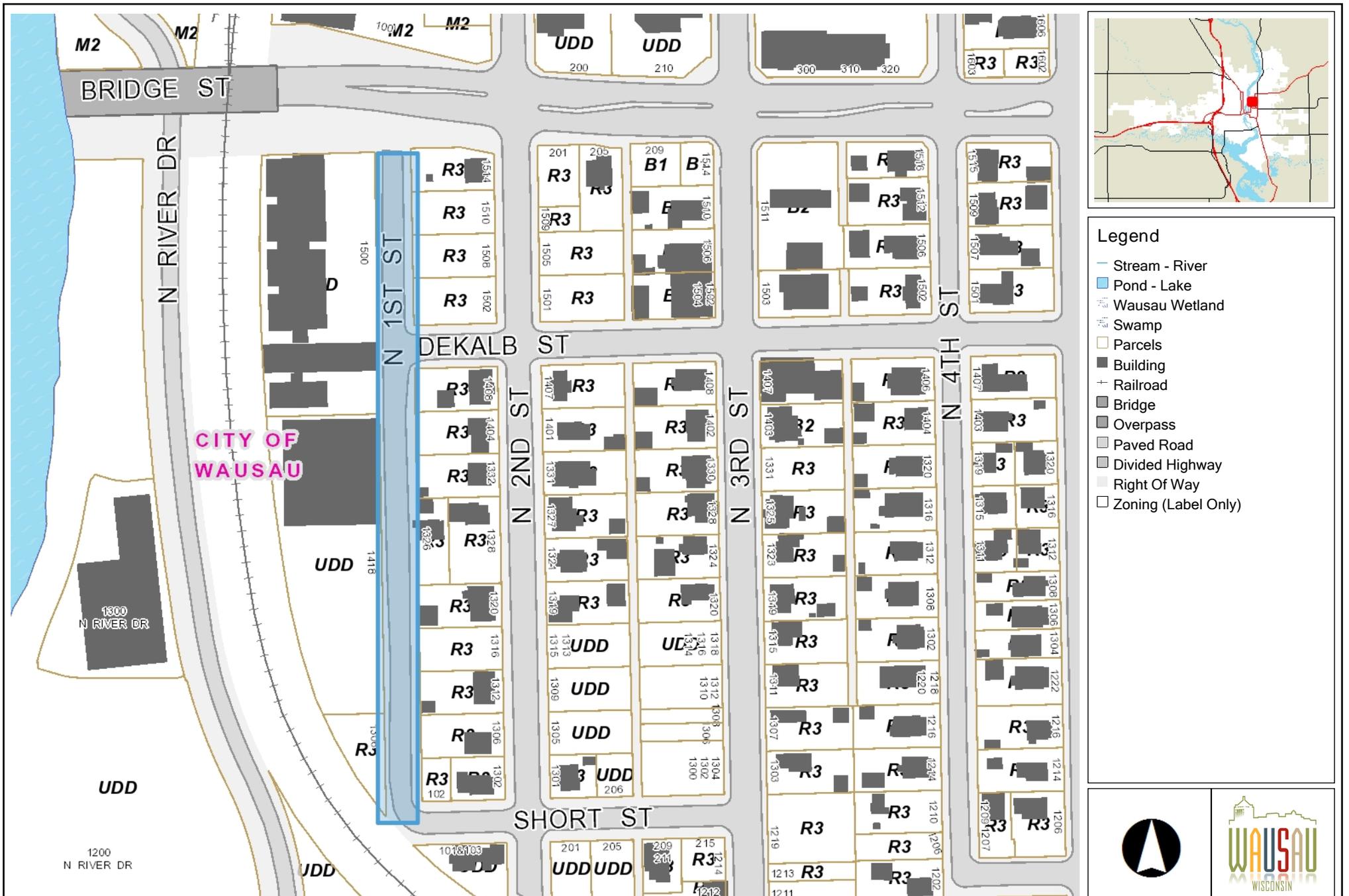
Beyond Shelter - This program is operated through Catholic Charities of La Crosse and is based on the Housing First model. This project houses chronic, homeless males – the “hardest to house” clientele in a home owned by the Catholic Diocese. Staff works on developing trust and then working with each client

to address the reason(s) behind being homeless. These men live rent-free (or rent based on what they can afford) and can stay as long as they need in order to become self-sufficient again.

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

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

Wisconsin Institute for Public Policy – LENA (Language Environment Analysis) program – Funding will assist a new program that monitors toddlers with the number of words the encounter in a given day. Parents are then educated on the importance of talking to their child constantly for that child to learn more words which will assist in their learning ability as they grow. Funding will assist with Head Start families which are lower socio economic groups and will be enrolled in the program for 13 weeks.



Map Created: 11/20/2018

87.65 0 87.65 Feet



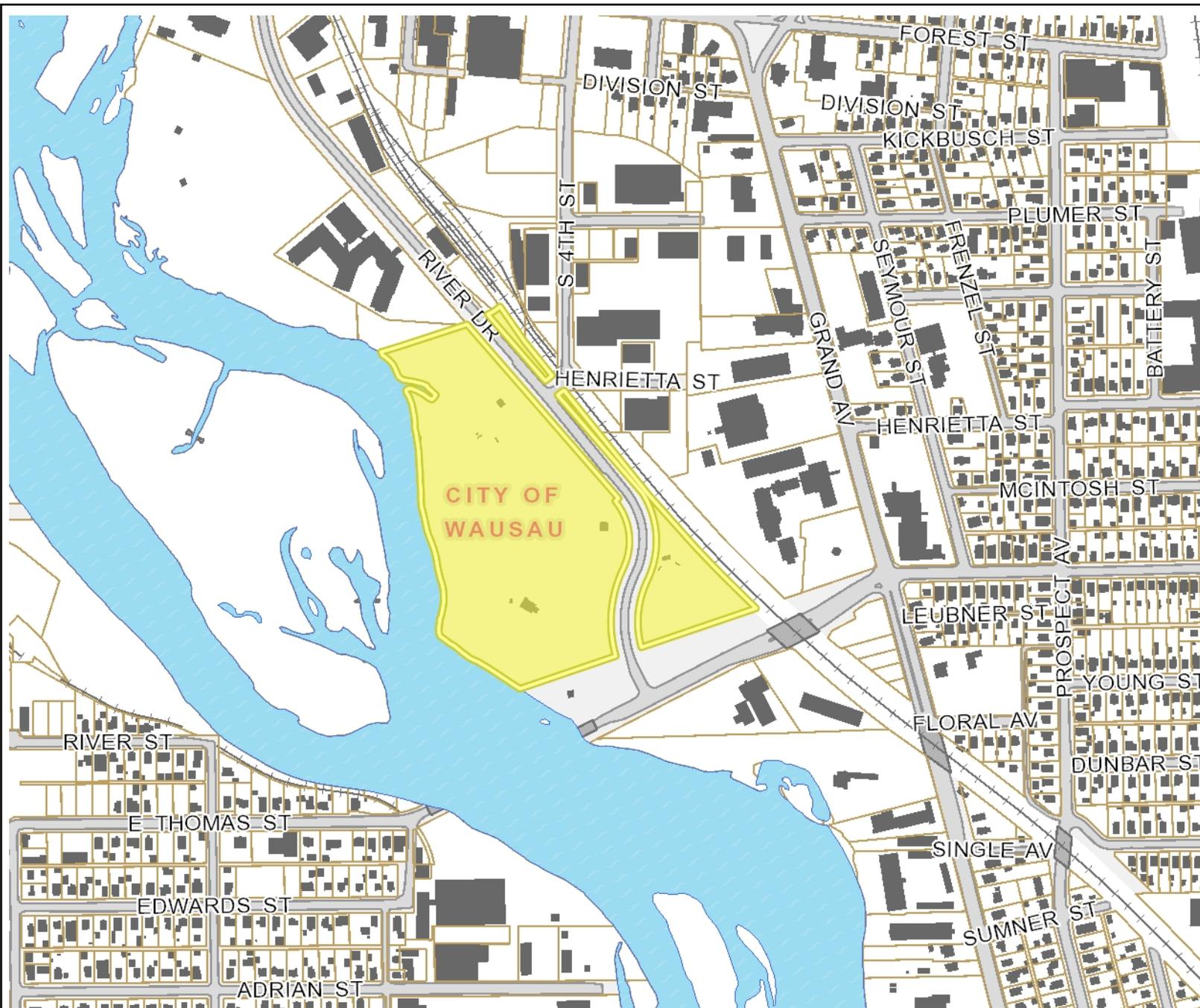
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- ### Legend
- Stream - River
 - Pond - Lake
 - Wausau Wetland
 - Swamp
 - Parcels
 - Building
 - Railroad
 - Bridge
 - Overpass
 - Paved Road
 - Divided Highway
 - Right Of Way
 - Zoning (Label Only)



Notes



Legend

- Stream - River
- Pond - Lake
- ▨ Wausau Wetland
- ▨ Swamp
- Parcels
- Building
- + Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Zoning (Label Only)



Map Created: 1/11/2019
 266.21 0 266.21 Feet

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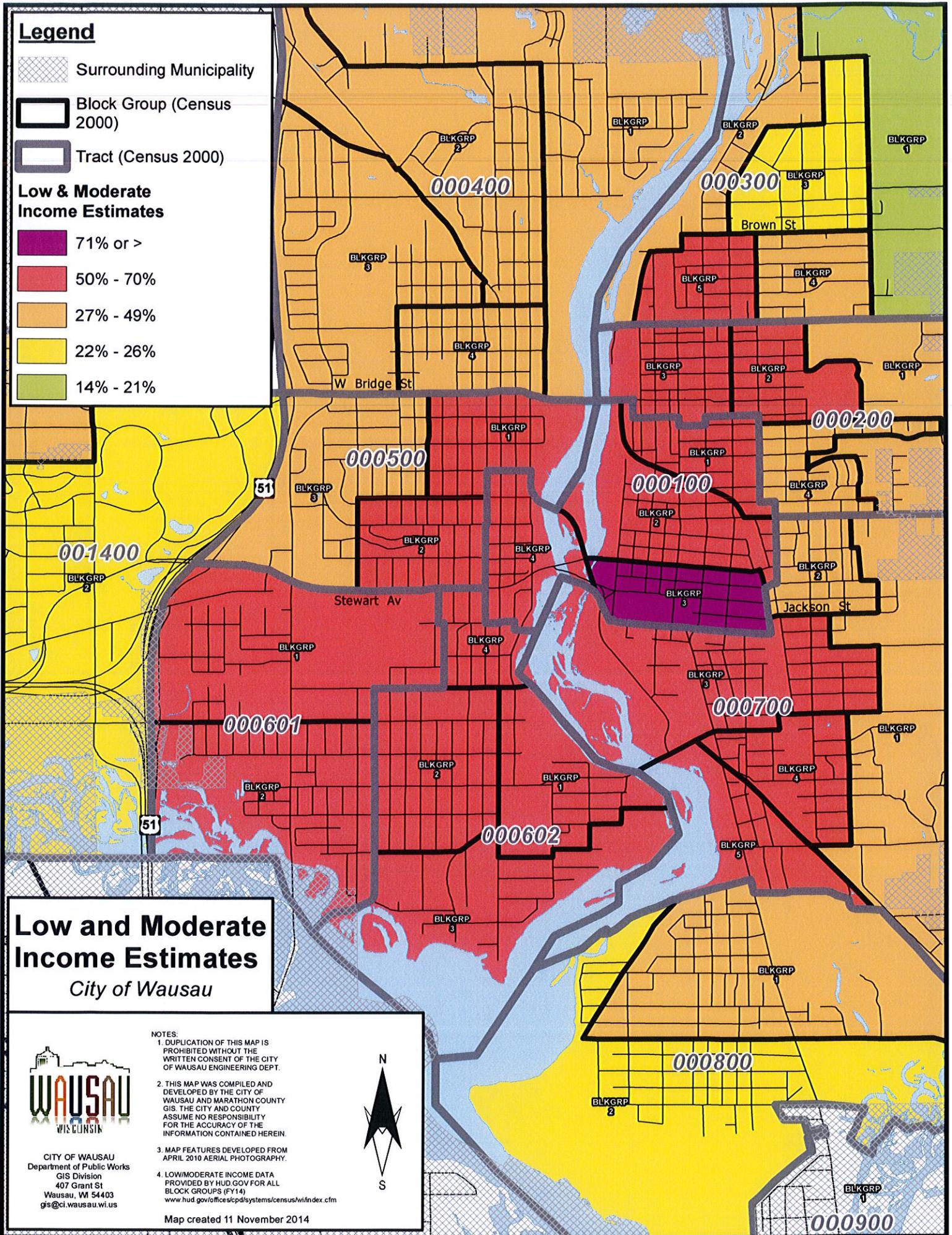
Notes
 Oak Island Park Playground project

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



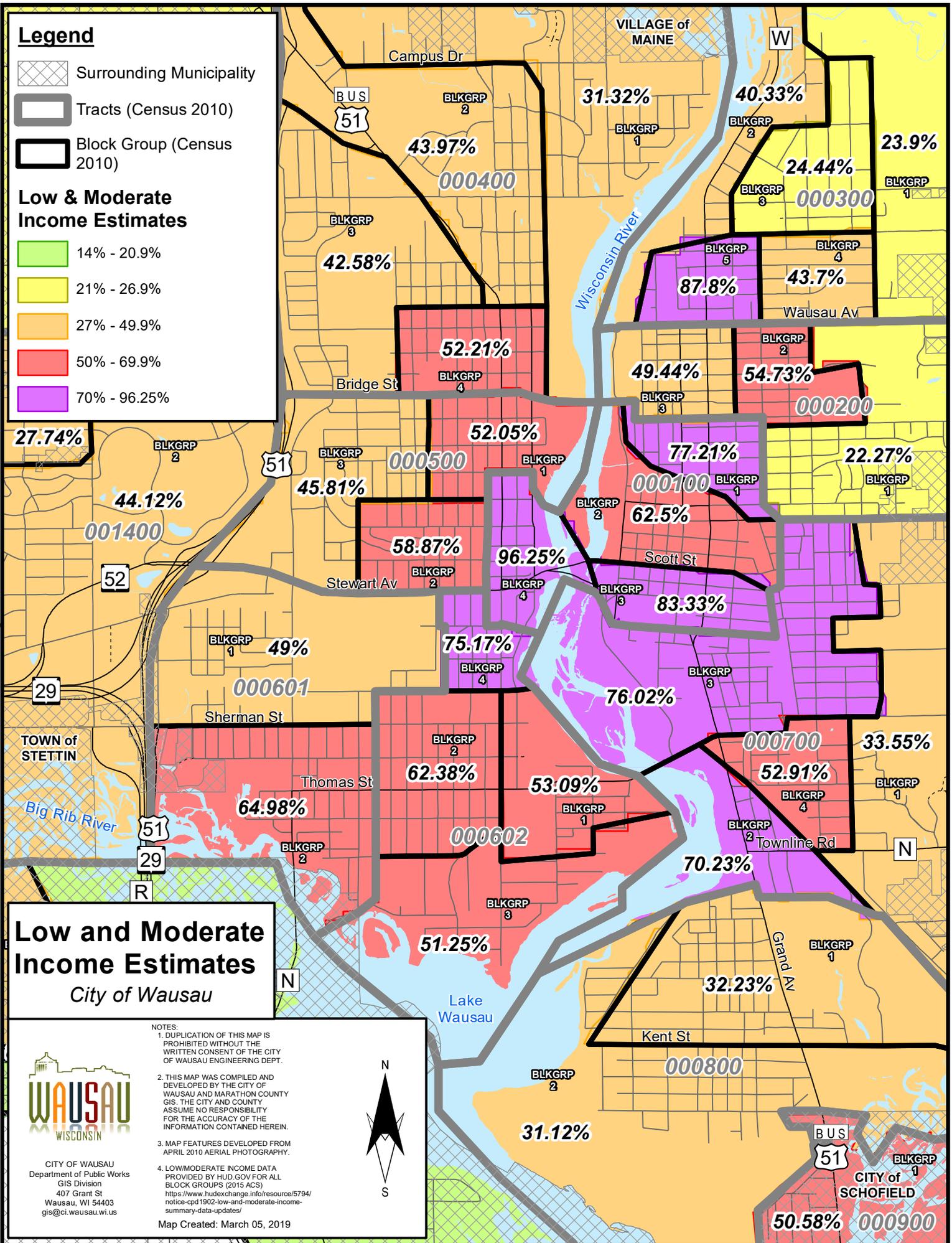
Map created 11 November 2014

Legend

-  Surrounding Municipality
-  Tracts (Census 2010)
-  Block Group (Census 2010)

Low & Moderate Income Estimates

-  14% - 20.9%
-  21% - 26.9%
-  27% - 49.9%
-  50% - 69.9%
-  70% - 96.25%



Low and Moderate Income Estimates

City of Wausau



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

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<https://www.hudexchange.info/resource/5794/notice-cpd1902-low-and-moderate-income-summary-data-updates/>

Map Created: March 05, 2019

