



5 YEAR CONSOLIDATED PLAN

2020 – 2024

Executive Summary

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

1. Introduction

According to the 2010 United States Census Bureau information, the City of Wausau has a population of 39,106 with an estimated population for 2018 of 38,580. Wausau is located right in the center of the State of Wisconsin and is known for its Olympic style kayak course, its Olympic style curling club, beautiful parks, a vibrant downtown even with the struggles of the mall located in the heart of the downtown, and the symbolic "400 Block". Like the rest of the nation, Wausau has experienced its ups and downs over the past five years but has seen an economic development upswing and housing sales going strong. Recently we are seeing more business owners take a chance on growth or starting their own businesses. In addition, we are witnessing home prices increasing each year with the demand of houses on the market exploding.

The Community Development Block Grant program is very much in demand. The City has seen an increase in funding over the past two years; however is still almost half as much as it was in the 1990's. Program decisions are becoming more and more difficult to make as the requests for funding continue to pour in. Our Citizen's Advisory Committee has the daunting task of making those difficult decisions. These next few years, we expect, will be no different. However, we pride ourselves on the services that are offered to our citizens as well as the great comradery organizations/agencies have with each other and the ability to work together instead of being territorial.

The following is a plan that was derived over a dozen round table conversations with citizens, non-profit organizations, homeless organizations, educators, youth providers, health care professionals, special needs providers, business leaders, governmental agencies, etc. It is an in-depth look at the needs of our community.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Wausau Community Development Department held over a dozen focus groups with non-profit agencies, health care providers, youth agencies, community leaders, financial institutions, business owners, government leaders, etc. to determine the needs of the community. The objectives and outcomes that were identified are listed on a chart in the Appendix as well as discussed in the Priority Needs chart located under SP-25 of this plan.

3. Evaluation of past performance

In reviewing the previous 5-Year Consolidated Plan, it was very interesting to see what goals we had obtained and where we fell short. We were anticipating assisting 55 households with our Homeowner Rehabilitation Loan Program. However, at the time of writing this plan, we were only able to assist 35. This is primarily due to the inability to secure contractors to bid and perform the jobs. Contractors are so busy with jobs that they do not wish to bid federal jobs that have the extra layer of regulations when they can get jobs from independent property owners. In addition, the construction field has seen a decrease of available hires to fill vacant positions to get the projects completed on a timely manner. Young people coming into the work force are less willing to join the construction field versus the technology fields.

The Downpayment Program's numbers were very close to what we anticipated – the goal was 75 new homeowners, of which we are very close to hitting that number. However, our Housing Counseling numbers came in very low due to the new rules the Downpayment Plus Program implemented which caused our staff to no longer meeting their requirements to perform such service. Staff is in the process of becoming a HUD Certified Housing Counseling Agency of which will then qualify us to perform these services again.

Projects through the Rental Rehabilitation Program was extremely low. We anticipated assisting 60 units; however we were only able to assist 16 so far with the last two years receiving no applications. We are not sure why landlords are not interested in obtaining funding to assist in the rehabilitation of their properties but outreach will continue to seek out those landlords willing to address the needs of their properties.

Homelessness will continue to be a high priority as we see the need for shelters increase as well as the need for transitional housing. Once a client has overstayed their visit at a shelter, they may not be ready to afford their own place. Additional transitional units have been determined to be a higher need in our area to give clients more time to get back on their feet.

In the previous two plans, the redevelopment of the Riverfront was a high priority. Finally, we have seen positive results. The opening of a new entertainment center/restaurant and a new city park has created new excitement along the riverfront. The next few years should see the construction of housing units and commercial space to continue bringing people in.

4. Summary of citizen participation process and consultation process

Community Development staff hosted over a dozen informational sessions/planned focus groups to identify and prioritize community needs. All sessions were open to the public and were advertised in the local paper and on the City of Wausau's website. Staff also contacted individuals/groups that were unable

to attend the meetings to collect their input. The topics covered were Neighborhood Needs, Youth/Education Needs, Diversity, Housing, Health Care, Disability/Mental Health, Economic Development, Homelessness, Transportation, Broadband, Emergency Services, and public facility needs. All members of the Community Development Block Grant Citizen's Advisory Committee and City Council were asked to attend as many forums as possible to better educate themselves in areas other than what they are familiar with.

Several of these focus groups were well attended and some not as much. The Consolidated Plan was completed using this information as was advertised and placed on the City's website. In addition, City Council members received a copy to review before it was to be brought to the Finance Committee and City Council for approval.

5. Summary of public comments

All public forums were very informative and, in some cases, depressing on the caliber of needs in the community. The following is an overview of each meeting:

1. Neighborhood concerns are different for each neighborhood as they all have different issues. All agreed that there is an increase of crime, drug use, and deteriorated properties. Other needs are the repairs of deteriorated streets but also the cost of the assessments associated with them. Updates to neighborhood parks is a priority since many city parks have playground equipment that is old and does not meet ADA requirements and city levy for such upgrades is at a minimum.
2. The Youth/Education meeting discussed the need for more in-depth programs for birth to child ready age groups not only for child education but family education and support. A high priority was to find a way that agencies can communicate together regarding individual families. But with HIPPA and no blanket release signed by the family, agencies cannot discuss those family needs with other agencies who are also working with the same family.
3. Diversity discussed the need to encourage minority groups to participate in community forums. We had representation from both the Hmong and Hispanic populations. It was agreed that the trust factor is not always there between the different cultures. The number one priority was to form a collaborative effort between the different cultures so we can work together to bring necessary resources to all.
4. Housing discussed the need for additional funds to assist with rehabilitation costs for property owners. The need for additional contractors continues to be a struggle. Better education for new homeowners is also a concern when it comes to the maintenance and care of their home.
5. Health Care discussed the rising number of heroin/prescription drug users in the area. Resources are also needed to reduce the increased number of unstable families and the ability to recruit psychologists to the area.
6. Economic Development discussed the ability to bring higher paying jobs to the area, the need to educate all the partners regarding the role of public/private partnerships, and the need for a smaller loan fund to assist with start-up businesses who may not be ready to rent or purchase a building site.

7. Homelessness discussed the need for additional transitional housing and then affordable and safe housing for the long term. More funding is needed for in-depth case management that each client needs to successfully bring them out of homelessness.
8. There were several concerns that seemed to be brought up in almost every meeting – the need for reliable transportation, affordable/safe housing, and an increase in unstable families.
9. The need for dependable broadband services was also discussed. While service is available within the City of Wausau, as opposed to the outlining areas, the cost of such service for a lower income family may be unaffordable. The need for these services for families with school-aged children is high since most homework is now performed and submitted on-line.

(this portion will be finalized once the public comment period is completed.)

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

(this portion will be completed once the public comment period is completed.)

7. Summary

In summary, Community Development staff was surprised at the depth of the outcomes, the needs, concerns and voices at these meetings. Staff was educated in areas that they don't work with on a daily basis. These topics will assist staff and the Citizen's Advisory Committee to make better educated decisions when it comes to funding programs with Community Development Block Grant funds.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WAUSAU	Tammy Stratz, Community Development Manager

Table 1 – Responsible Agencies

Narrative

The City of Wausau’s Community Development Department is the responsible entity for preparing the Consolidated Plan as well as the administration of each grant program and funding source. By holding the information sessions and preparing the Plan internally, staff learns from the public first hand as to the needs of the community.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Wausau's Community Development Department is the responsible entity for preparing the Consolidated Plan and are responsible for the administration of each grant program and funding source. By holding the information sessions and preparing the Plan internally, staff learns from the public first hand as to the needs of the community.

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)).

Community Development staff works closely with the Community Development Authority who manages the City's Public Housing and Housing Choice Voucher programs. Each department works with the other in the development of plans and services they offer. Community Development partners with Marathon County Health Department regarding Lead Based Paint projects/activities and sits on the Housing and Hoarding Consortium. Community Development partners with Habitat for Humanity to identify lots for their new home builds. Staff also partners with their Board to assist with the Family Selection Committee to approve applicants. The City of Wausau owns two facilities that either rents to Northcentral Health Care directly or to their individual clients to provide housing for their disabled clientele. This partnership has been going on for over 30 years with the continued talks about how to build additional units for their clients' use. Staff works with Bridge Community Clinic who provides health, dental and mental health care for lower income households. Bridge Clinic has recently hired a psychiatrist to help with the increasing mental health issue the City of Wausau and Marathon County has. This is a huge benefit for our community.

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 with the United Way of Marathon County's Housing and Homeless Coalition. Northcentral Community Action, who is a recipient of Continuum of Care funds, also is a partner of this coalition. All housing providers met to discuss ways to address the increasing number of homeless families. Staff is working closely with Catholic Charities newer program – Beyond Shelter, which identifies the highest risk chronic homeless males and provides housing for them. This is based on the Housing First Model. The Salvation Army and The Women's Community have identified that the increase numbers of homeless families with young children is staggering. Both shelters continue to be full and have a difficult time finding temporary shelter for those with children. There is a desperate need for safe, affordable housing as well as in-depth case management to bring these families out of homelessness and back into housing they can afford to keep for the long term.

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

The City of Wausau does not receive ESG funding. However, staff does work with agencies who do receive Continuum of Care funds through the State of Wisconsin. These agencies received authorization when applying for funds documenting that their programs do meet the needs as identified in the City's Consolidated Plan(s).

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

See following table:

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Adaptive Communities
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adaptive Communities works with adults who have an intellectual disability. They provide services to assist with learning with social abilities, social and self awareness. The outcome is to provide a service to a population of need that has been overlooked.
2	Agency/Group/Organization	Aging and Disability Resource Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Aging and Disability Resource Center assisted with the Housing, Medical, and Mental Health and Disability roundtables. Goals are how to better the lives of persons with disabilities and elderly.
3	Agency/Group/Organization	Alzheimer Association
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Medical needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Alzheimer Association was consulted for the Healthcare roundtable. Needs addressed were not only healthcare but the needs for additional housing for individuals who suffer from this disease.

4	Agency/Group/Organization	American Red Cross
	Agency/Group/Organization Type	Services - Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment emergency services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The American Red Cross was consulted for the Housing and Emergency Services roundtables. Outcomes consisted of emergency housing for those in need due to a disaster. The need for non-profits to better work together for the same goals of an individual/household.
5	Agency/Group/Organization	B.A.. Esther Greenheck Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The B.A. Esther Greenheck Foundation was consulted for overall information the Foundation saw were high priority needs in the community. One outcome is the need for the non-profits to be housed in one area so they can all assist clients more efficiently.
6	Agency/Group/Organization	BIG BROTHERS BIG SISTERS
	Agency/Group/Organization Type	Services-Children Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Education Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Big Brothers Big Sisters was consulted for the youth/education roundtable. However, through discussions they assisted with the homeless concerns especially with homeless families with children. Their outcome is to assist those families to provide peer mentoring so children have the tools to get an education and possibly break the poverty cycle.
7	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club was consulted for the youth/education roundtable. Outcomes consist of creating a safe environment for children to go during non-school hours so they don't get into trouble and can better their education which will assist them in breaking the cycle of poverty.
8	Agency/Group/Organization	Bridge Community Health Clinic
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Healthcare needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bridge Community Health Care was consulted for several roundtables: Medical, Mental and Physical Disabilities, Transportation needs. The anticipated outcomes are to hire additional mental health physicians to assist with the grown number of mental health patients and make assistance affordable.

9	Agency/Group/Organization	Childcaring Inc.
	Agency/Group/Organization Type	Services-Children Childcare
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Childcaring Inc. was consulted for the Youth/Education roundtable. The anticipated outcomes are to provide safe and reliable childcare for families at an affordable rate to allow families to work and be stable.
10	Agency/Group/Organization	Wausau City Attorney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Transportation issues
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau City Attorney's office was consulted regarding Housing issues but also provided additional information on the City's transportation issues. Outcomes discussed were the need for safe, affordable housing and additional transportation needs.
11	Agency/Group/Organization	Wausau Engineering Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	public facility needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Engineering Department was consulted as to the needs for public facility upgrades - street and/or reconstruction. Outcomes consist of reconstructing streets, sidewalks, water and sewer line replacements.
12	Agency/Group/Organization	Wausau Mayor's office
	Agency/Group/Organization Type	Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mayor was invited to all roundtables to add input he has seen/heard throughout the community. Outcomes consist of the need for safe, affordable housing, need for rebuilding of streets and sidewalks, addressing the transportation gap and addressing homelessness.
13	Agency/Group/Organization	Wausau Planning Department
	Agency/Group/Organization Type	Civic Leaders Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Planning Department was consulted throughout the entire process. They contributed to the needs for safe and affordable housing, need for filling employment gaps, transportation issues.
14	Agency/Group/Organization	Wausau Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	public facility needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Public Works was consulted regarding the need for street/sidewalk/public facility upgrades throughout the city. Outcomes will be identifying projects throughout the city that need to be reconstructed.
15	Agency/Group/Organization	Community Foundation of North Central Wisconsin
	Agency/Group/Organization Type	Civic Leaders Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Foundation was consulted due to their involvement with many local issues. Outcomes included the need for decent, affordable housing, addressing the homeless issues, need for non-profits to be able to work more closely together, need to attract
16	Agency/Group/Organization	Compass Counseling
	Agency/Group/Organization Type	Services - Mental Health & addiction
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Compass Counseling was consulted to discuss the additional need for mental health therapists and psychiatrists. Outcomes are the ability to hire additional persons in this field to assist with the growing number of clients needing this type of assistance.
17	Agency/Group/Organization	CoVantage Credit Union
	Agency/Group/Organization Type	Housing Business Leaders Community Development Financial Institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CoVantage Credit Union was consulted to discuss the need for mortgage loan opportunities for homebuyers and business loans for economic opportunities. Outcomes are additional programs that are geared towards lower income households to promote homeownership and business opportunities.
18	Agency/Group/Organization	Dudley Foundation
	Agency/Group/Organization Type	Civic Leaders Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dudley Foundation was consulted to discuss all aspects they see as priorities within the City of Wausau. They work with many non-profits and have an insight on the needs and funding shortfalls. Outcomes consist of additional homelessness services and the need for many non-profits to be able to work together under one roof.
19	Agency/Group/Organization	Dwight and Linda Davis Foundation
	Agency/Group/Organization Type	Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Dwight and Linda Davis Foundation was consulted to discuss all aspects they see as priorities within the City of Wausau. They work with many non-profits and have an insight on the needs and funding shortfalls. Outcomes consist of additional homelessness services and the need for many non-profits to be able to work together under one roof.
20	Agency/Group/Organization	EG Interpreters
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	EG Interpreters represents the Hispanic Community within The City of Wausau and Marathon County. Outcomes identified was the need to provide better communications for potential services this population could benefit from.

21	Agency/Group/Organization	Entrepreneurial Education Center
	Agency/Group/Organization Type	Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Entrepreneurial Education Center was consulted to discuss the needs of small business startups. Outcomes consist of a small business loan pool to help with small/micro loans for startups.
22	Agency/Group/Organization	FAITH IN ACTION OF MARATHON COUNTY, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Faith In Action was consulted regarding housing issues with elderly population. Outcomes identified were need for transportation for the elderly, small home repairs for safety and elderly isolation.
23	Agency/Group/Organization	First Business Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	First Business Bank was consulted regarding economic development challenges faced within the City. Outcomes are the need for additional funders and/or gap financing mechanisms.
24	Agency/Group/Organization	First Weber
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	First Weber was consulted regarding the housing market and needs for homebuyers and business borrowing. Outcomes are continued need for downpayment assistance for families of need and businesses with gap financing opportunities.
25	Agency/Group/Organization	Habitat for Humanity of Wausau
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat was consulted to discuss the gaps in affordable housing. Outcomes are the need for affordable housing options for low income households.
26	Agency/Group/Organization	Healthfirst
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Healthcare Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Healthfirst was consulted to discuss the healthcare needs for the lower income level households. Healthfirst operates the W.I.C. (Women, Infant and Children) programs with outcomes of increasing the ability for affordable healthcare options.
27	Agency/Group/Organization	Hmong Wisconsin Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Service-Fair Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hmong Wisconsin Chamber of Commerce was consulted to discuss the needs of the Hmong entrepreneurial opportunities as well as fair housing issues. Outcomes consist of additional business loan opportunities and non-discriminatory practices for businesses and residential options for the Hmong population.

28	Agency/Group/Organization	HMONG AMERICAN CENTER
	Agency/Group/Organization Type	Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hmong American Center was consulted regarding the needs of the youth/young adult Hmong population, housing opportunities and fair housing issues. Outcomes consist of the support of youth/young adult activities that promote leadership and higher education within the Hmong Community, in addition to Fair Housing education and combating discriminatory practices.
29	Agency/Group/Organization	Wisconsin Judicare
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wisconsin Judicare was consulted regarding Fair Housing issues within the City of Wausau. Outcomes continue to be more education for lower income, minority households to better understand and recognize discriminatory practices.
30	Agency/Group/Organization	Marathon County Emergency Management
	Agency/Group/Organization Type	Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Emergency Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Marathon County Emergency Management office was consulted to review the County's Emergency Operation's Plan in the case of a natural disaster and how it would relate to the City of Wausau. Outcomes consist of the use of CDBG funding in the case of a natural disaster and how to be able to address issues quickly.

31	Agency/Group/Organization	MARATHON COUNTY CHILD DEVELOPMENT AGENCY
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Children/education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Child Development was consulted to understand the needs of lower income households with small children and provide the educational materials that will assist with child development. Outcomes consist of additional resources for families to provide education to children starting from birth to school aged.
32	Agency/Group/Organization	Marathon County Supervisors
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Marathon County Board Supervisors who represent the City of Wausau were consulted to discuss what they believed the community needs are. Outcomes consisted of additional need for transportation, need for broadband services in the outlining community, affordable childcare options, and assisting homeless families with children.
33	Agency/Group/Organization	MCDEVCO
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MCDEVCO was consulted to discuss the economic development needs of the community. Outcomes consisted of the need for workforce for the businesses creating jobs and the need for smaller loans for start up businesses.

34	Agency/Group/Organization	Metro Ride
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metro Ride was consulted to discuss the need for reliable, affordable transportation opportunities. Outcomes consist of additional funding so public transportation can be expanded in areas and times that would benefit additional riders.
35	Agency/Group/Organization	National Alliance of Mental Illness
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	National Alliance of Mental Illness (NAMI) was consulted to discuss the needs of persons with mental illnesses. Outcomes consist of partnering individuals with organizations that can assist them and provide services for families with persons with mental illnesses.
36	Agency/Group/Organization	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Community Action was consulted regarding housing issues. Outcomes consist of additional transitional housing opportunities for homeless individuals and families.

37	Agency/Group/Organization	North Central Community Corner Clubhouse
	Agency/Group/Organization Type	Services - Housing Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment AODA recovery services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Corner Clubhouse was consulted when discussing the need for services for those recovering from addiction. Outcomes consist of additional transitional units for those coming out of in-house treatment centers so they can better succeed in overcoming their addiction.
38	Agency/Group/Organization	North Central Health Care
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy AODA recovery
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Health Care was consulted to discuss the needs of persons with disabilities - either physical or mental or AODA treatment opportunities. Outcomes consist of additional transitional housing units for persons coming out of in-house addiction treatment centers as well as additional housing opportunities for persons with disabilities.
39	Agency/Group/Organization	Marathon County Parks and Recreation
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Other – Neighborhoods/public facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Parks and Recreation was consulted to discuss the need of replacing old, non-compliant playground equipment in neighborhood parks. Outcomes consist of replacing identified playground equipment in income qualified neighborhood parks with new, ADA compliant playground equipment and fall protection.
40	Agency/Group/Organization	Wausau Planning and Economic Development Department
	Agency/Group/Organization Type	Other government - local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Planning and Economic Development Department was consulted to discuss the needs of all business owners – need for trained workforce and need for gap financing. Outcomes consist of continuing to fund business loans which creates jobs as well as create a smaller micro-loan pool of funds to assist small startup businesses.
41	Agency/Group/Organization	Wausau River District
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau River District was consulted to discuss the needs of the downtown area. Outcomes consist of additional housing units to make the downtown more viable and need for additional economic development opportunities in the downtown area.
42	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy AODA recovery

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army was consulted to discuss the needs of homeless persons and/or families. Outcomes consist of additional transitional housing units for chronic homeless persons and the need for additional shelter space for homeless families.
43	Agency/Group/Organization	Second Peek Boutique
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Second Peek Boutique was consulted to discuss the needs of small business owners. Outcomes consist of programs that bring more people to the downtown area so that business owners can better succeed.
44	Agency/Group/Organization	Spectrum
	Agency/Group/Organization Type	Services-Broadband
	What section of the Plan was addressed by Consultation?	Other – Broadband needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Spectrum was consulted to discuss the needs of low income households to be able to connect and utilize to the internet. Outcomes consist of additional free areas that low income households can go to in order to utilize Wi-Fi and the need to bring high speed internet services to outlying areas.
45	Agency/Group/Organization	St. Vincent DePaul
	Agency/Group/Organization Type	Services-Housing Services-Homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy AODA recovery

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	St. Vincent DePaul was consulted to discuss the needs of low income persons with housing needs and/or brink of homelessness. Outcomes consist of additional transitional housing units for persons coming out of or on the brink of homelessness as well as the need of additional case management services for these individuals/households.
46	Agency/Group/Organization	Toward One Wausau
	Agency/Group/Organization Type	Services-Fair Housing Services-Diversity
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Fair Housing/Diversity
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Toward One Wausau was consulted to discuss the needs of minority individuals/households. Outcomes consist of additional education and outreach on fair housing issues and inclusiveness.
47	Agency/Group/Organization	United Way of Marathon County
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way was consulted on all aspects of Marathon County since they touch so many areas. Outcomes consist of additional affordable, safe housing, additional transitional housing units for homeless and/or AODA clients, better economic opportunities for low income households, additional affordable, reliable transportation options.
48	Agency/Group/Organization	Veteran's Affairs Office of Marathon County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Transportation needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Veteran’s Affairs Office was consulted to discuss the needs of veterans. Outcomes consist of additional affordable transportation options to get persons to and from job opportunities.
49	Agency/Group/Organization	Wausau School District
	Agency/Group/Organization Type	Services-Youth
	What section of the Plan was addressed by Consultation?	Educational needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Wausau School District was consulted to discuss the needs of families with children. Outcomes consist of additional affordable housing options to aid with the homeless population, the demand for basic needs to be met for very low income families.
50	Agency/Group/Organization	Wausau Community Development Authority
	Agency/Group/Organization Type	Housing Other government - local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Community Development Authority was consulted to discuss the housing needs of low income households. Outcomes consist of additional affordable units for this population and the need for additional funding for the Housing Choice Voucher Program.
51	Agency/Group/Organization	Wausau Fire Department
	Agency/Group/Organization Type	Government - local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Fire Department was consulted to discuss the housing and emergency needs of lower income households. Outcomes consist of education on use of emergency services and need for smoke and c/o detectors in all households.

52	Agency/Group/Organization	Wausau Police Department
	Agency/Group/Organization Type	Government - local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Emergency Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Police Department was consulted to discuss the needs of persons in crisis. Outcomes consist of education on use of emergency services, need for additional affordable housing choices for the homeless population.
53	Agency/Group/Organization	Wheels to Work
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Service - Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wheels to Work was consulted to discuss the transportation needs of lower income households. Outcomes consist of additional transportation opportunities besides public transportation since the City buses do not run after 6:00 on the weekdays and not at all on the weekends.
54	Agency/Group/Organization	Wisconsin Institute of Public Policy
	Agency/Group/Organization Type	Services-youth/education
	What section of the Plan was addressed by Consultation?	Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wisconsin Institute of Public Policy was consulted to discuss the needs of childhood education in lower income households. Outcomes consist of outreach to low income households on the need for better communication with young children for brain development.
55	Agency/Group/Organization	Wisconsin Public Service

	Agency/Group/Organization Type	Services - utilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wisconsin Public Service was consulted to discuss the needs of lower income households and their ability to pay their utility bills. Outcomes consist of additional funding to assist with low income household utility obligations.
56	Agency/Group/Organization	Women's Community
	Agency/Group/Organization Type	Services-Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Women's Community was consulted to discuss the needs of domestic violence victims. Outcomes consist of additional transitional housing units for persons coming out of the shelter who need more time to become self-sufficient.
57	Agency/Group/Organization	N2N Committee
	Agency/Group/Organization Type	Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood issues
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	N2N Committee was consulted to discuss the needs of neighborhoods throughout the City of Wausau. Outcomes consist of upkeep of housing units – especially rental properties and the decrease of drug use.

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

To the best of our knowledge, there were no groups that were not consulted in the preparation of this Consolidated Plan. We had invited several agencies that did not attend for one reason or another. Many times it is that agencies are very busy and find it hard to come to a meeting that takes them away from the work they are trying to perform.

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?
City of Wausau’s, 2017 Comprehensive Plan	City of Wausau	Housing issues, transportation issues, Economic Development opportunities
Comprehensive Outdoor Recreation Plan	City/County Parks Department	Update public park playgrounds to meet ADA requirements
Life Report	United Way of Marathon County	Housing issues, transportation issues, homelessness, mental health issues
Public Housing 5-Year Plan	Wausau Community Development Authority	Need for public housing opportunities, need for Housing Choice Vouchers
Transit Development Plan	City of Wausau Metro Ride	Need for reliable public transportation
5-Year Consolidated Plan	State of Wisconsin, Division of Housing, Economic and Community Resources	Need for safe, affordable housing, need for economic development opportunities
Strategic Plan	Marathon County Health Department	The need for safe , lead free housing, a community free of communicable diseases, need for immunizations
Bicycle and Pedestrian Plan	City of Wausau	Need for safe, walkable neighborhoods
Continuum of Care	Balance of State COC	Need for additional transitional housing units for several types of clientele.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Wausau works with several public entities, not only in the preparation of this plan, but on a day-to-day basis. Staff works with the HUD’s Milwaukee Field office with the development of new proposed programs to make sure they meet HUD regulations. Staff works with the State of Wisconsin, Department of Administration in the implantation of HOME and NSP funding – which assists the City in meeting its homebuyer, rehabilitation, acquisition of blight properties goals, to name a few. Staff partners with Marathon County Health Department in identifying unsafe, lead homes. Together, we can eliminate lead based paint hazards which, in turn, will reduce the number of children with elevated lead blood levels. Staff partners with MCDEVCO, a non-profit economic development arm of the City of Wausau, to promote small and large businesses developments, business expansions, and the promotion of female and minority owned businesses. Staff works with the Marathon County Entrepreneurial and Education Center with their Boot Camp to provide education to individuals who are interested in starting their own business. Staff works with Marathon County on the purchase of blighted properties that have been taken over through tax deed. These blighted properties are then demolished and made ready for new developments. Staff works with the Park’s Department and Engineering Department to determine public facilities that are in the need of rebuilding.

Narrative (optional):

Staff works with many organizations to develop the best programs for each funding year. Staying in tune with what is happening with community organizations helps create better partnerships and the ability to make programs succeed.

DRAFT

PR-15 Citizen Participation

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

In the preparation of this 5-year Consolidated Plan, Community Development staff hosted twelve informational sessions/planned focus groups to identify and prioritize community needs. Community leaders for non-profits, for-profits, social services, governmental agencies, medical, education, economic development, fair housing, etc., were invited to be in attendance. Staff contacted individuals/groups that were unable to attend the meetings to collect their input. The topics covered were Neighborhood Needs, Youth/Education needs, Diversity, Housing, Health Care, Mental Health/Disability, Economic Development, Transportation, Public Facilities, Homelessness and Broadband. In addition, staff met with County Board members who represent the City of Wausau to ask for their input. All members of the Community Development Block Grant Citizen's Advisory Committee and City Council were invited to attend to gain insight in areas other than what they are familiar with. If additional names, of those that were not invited, were mentioned at these forums, staff contacted those persons directly for their input.

The Community Development's Citizens' Advisory Committee consists of thirteen citizens that are appointed by the Mayor. This committee plans the Block Grant application process. They host at least two public hearings a year to hear Community Development Block Grant and Public Hearing concerns. They are responsible for allocating the annual Block Grant funding towards eligible activities. Their recommendations are then forwarded 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 had developed 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.

During this 5-year informational collection process it is very beneficial to have members of our Citizen's Advisory Committee attend. Many commented on how they learned so much from the agencies that work in each specific field to learn about their struggles and needs. The information we collected at these meetings were distributed to all committee members so they knew what specific needs that were discussed throughout these meetings. This will assist committee members with making those tough choices of what programs to fund.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Focus Groups	Agencies who work in focus group areas	Each focus group received many responses to the needs of the community. Attendees were then asked to pick the top three issues of those items discussed	Affordable housing, reliable affordable transportation, workforce development, diversity issues, child care needs, educational needs, homelessness needs, reconstruction of streets, sidewalks and playgrounds.	There were no comments that were not accepted. All comments had merit.	
2	Newspaper ad	Community as a whole	Will complete after comment period	Will complete after comment period	Will complete after comment period	
3	Internet outreach	Community as a whole	Will complete after comment period	Will complete after comment period	Will complete after comment period	
4	Public hearings	Community as a whole	Will complete after comment period	Will complete after comment period	Will complete after comment period	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

When reviewing the information provided by HUD, the following charts reflect that in 2009 the population for the City of Wausau was 39,106 and the number of households was 16,543. In 2015 the population was 39,210 and number of households were 16,649. That makes sense as it calculates out to an average household size of 2.35 persons. When looking at the American Fact Finder data, it appears that in 2017 the number of household jumped up to 18,154, which is an increase of approximately over 1,500 units. In the last several years, the City has been successful in receiving several WHEDA Low Income Tax Credit Projects to create old large buildings into beautiful mixed income households. In addition the private sector created several new apartment complexes on the northern edge of the City.

When analyzing the following information, we derived several things – almost 49% of the City of Wausau’s population would qualify under HUD’s income limits. Several census tract/block groups became income eligible between the 2010 and the 2000 census. We are curious to see what happens with the upcoming 2020 census. The numbers also reflect that 30% of the population is over 62 years of age – that seems to stay consistent over the years. The charts also documents the lower income residents tend to be renters and the renters tend to be the population that is living in substandard housing. The lower the income is, the higher the housing burden is, the higher the possibility that the housing is highly or even severely substandard. When meeting with stakeholders throughout the community, the need for AFFORDABLE and SAFE housing was discussed over and over. In addition, there is an increase in not only a need for the physical housing but the services that make occupants successful in maintaining their housing.

Approximately 85% of Wausau’s housing stock was built prior to 1978. Even though we are working diligently to eradicate lead based paint hazards in these homes, there isn’t enough funding to go around to each of these houses. Marathon County Health Department gets involved when there is a child with an elevated blood lead level of 5 ug/dL or greater. Recently, the State also recognized that it makes sense to identify and address lead hazards as soon as a child has a blood lead level of 5 ug/dL and has changed statutes stating orders may be written at that level. Our local health department is trying to be more proactive to address lead hazards before the child gets too exposed and sick while also struggling with the lack of lead paint abatement contractors to address the lead hazards properly.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The HUD provided demographics below are a little inconsistent compared to the numbers that were provided through the City of Wausau's Assessor's office. The number of households were actually 18,154 in 2011 with 18,296 in 2018 which only equates to a less than 1% increase. However, there are several larger apartment complexes and single family housing units that are in the process of being built. This number will rise again in the upcoming years as the projects are completed. The rest of the numbers listed below were pretty accurate to what our local numbers reflect.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	39,106	39,210	0%
Households	16,543	16,640	1%
Median Income	\$41,169.00	\$41,575.00	1%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,295	2,655	3,245	1,895	6,550
Small Family Households	655	605	895	720	3,335
Large Family Households	90	135	300	50	345
Household contains at least one person 62-74 years of age	245	415	545	425	1,415
Household contains at least one person age 75 or older	425	610	580	230	520
Households with one or more children 6 years old or younger	455	399	600	224	554

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	25	10	20	120	0	0	0	15	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	20	0	0	40	0	0	40	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	20	0	0	65	0	4	85	4	93
Housing cost burden greater than 50% of income (and none of the above problems)	1,120	270	15	0	1,405	315	210	75	15	615

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	215	1,010	275	80	1,580	135	300	500	220	1,155
Zero/negative Income (and none of the above problems)	30	0	0	0	30	80	0	0	0	80

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,250	335	25	20	1,630	315	220	195	35	765
Having none of four housing problems	430	1,445	1,245	630	3,750	190	655	1,775	1,210	3,830
Household has negative income, but none of the other housing problems	30	0	0	0	30	80	0	0	0	80

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	485	350	100	935	65	80	240	385
Large Related	65	20	0	85	25	50	0	75
Elderly	235	345	35	615	250	225	194	669
Other	660	580	170	1,410	115	165	135	415
Total need by income	1,445	1,295	305	3,045	455	520	569	1,544

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	440	65	0	505	45	35	30	110
Large Related	45	20	0	65	10	15	0	25
Elderly	200	180	15	395	190	75	29	294
Other	545	25	0	570	70	90	10	170
Total need by income	1,230	290	15	1,535	315	215	69	599

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	40	0	0	85	0	4	110	15	129

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	15	4	19
Other, non-family households	20	0	0	0	20	0	0	0	0	0
Total need by income	65	40	0	0	105	0	4	125	19	148

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The Salvation Army provides data that indicates that the single person households in need still tend to be single males; however single females and families are on the rise which is making the shelter find other type of units for these individuals/families or turn them away to other agencies. In order to be in their shelter the client cannot be using drugs or alcohol. If they are using, they will be asked to leave. This leaves them the options of going to the Warming Shelter (during the winter months only), going to the Health Care Center for detox, finding a friend to sleep on their couch, or living on the streets.

The Women’s Community numbers are decreasing when it comes to single person households. In most cases it is now women (or men) with children looking to escape an abusive situation.

Other single person households in need of housing assistance tend to be elderly or disabled persons whose only source of income is Social Security or SSI. With only receiving that type of income, their rent typically is over 50% of their monthly income – not leaving much available to pay for the high cost of utilities and food.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2017 the Wausau Police Department reported there were 38 sexual assaults with no stalking arrests. In 2018 there were 38 sexual assaults with 1 stalking arrest. In conversations with the Women's Community and the police department, it is difficult to know how many of these types of crimes also have housing related issues. Based on the number of reports and how many individuals/families seek housing assistance through the Women's Community, the best guess would be about 1/3 of the reported cases contact the Women's Community for help.

What are the most common housing problems?

Through our focus groups, the common housing problems that were heard throughout all the sessions was the need for additional AFFORDABLE and SAFE housing. The Housing Needs Summary Tables also reflects this by showing that there are over 2,735 households who have a housing cost burden of over 30% of their income and 2,020 households whose housing cost burden is over 50%. The City of Wausau has many rental properties; however a low- or extremely-low income person/households cannot afford the rents. In addition, the Housing Problems 2 chart reflects of the 5,410 rental units 1,630 have *severe* housing problems – which represent just over 30% of the rental market. This does not take into consideration other less severe but still unsafe conditions.

Are any populations/household types more affected than others by these problems?

The populations that affected by this problem are the homeless who are trying to find long-term housing. Many are battling other issues – i.e., mental disorders, drug/alcohol abuse, physical challenges, etc. They need intense case management to overcome these challenges in order to secure a living wage job which will allow them to afford safe housing. Staff at Northcentral Community Action, The Salvation Army, The Women's Community, and members of the United Way's Homeless Coalition have determined that this population needs intense case management in order to place them into long-term housing. Also discussed was the increase of families with small children that are staying at both The Salvation Army and The Women's Community. Both facilities have all their "family" units fully occupied year round and are struggling to find beds for them to stay in.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The extremely-low income clientele is constantly at imminent risk of becoming homeless. Through our focus groups, agencies discussed the increase in families that have mental illness and the inability of being properly diagnosed or being able to afford mental health services. Our medical community lacks psychiatrists that are able to assist low income household with the possibility of getting the necessary

medications to combat their illness so they can work, take care of their families, and maintain housing for themselves and their families. This is a major concern the medical community is trying to address but attracting young psychiatrists has been difficult.

Our shelters, Salvation Army and The Women's Community, are constantly full. They do not want to turn people away – leaving their only choice to house them in hotels for a period of time. Unfortunately, this is expensive and does not provide a family with the sense of belonging or security. Northcentral Community Action Program has six units that are considered rapid re-housing and has recently been awarded additional funds to increase their rental base. With this new grant, they should be able to assist additional households but it is too early to determine the impact. In order to qualify for this program, the household has to be truly homeless – they are referred by the Salvation Army, the Women's Community, or are clients of Northcentral Community Action. In most cases, the clients have little or no income and staff works with them so they can increase their total household income so they can afford permanent housing. In several cases the clients are disabled and have not been able to tap into SSI benefits. The process can be long and daunting which puts the client at risk of not being approved for SSI before they are terminated from the program. In many cases, the clients have never held a job for a long period of time, so it takes job and interviewing skills that need to be learned so they can find a job that not only will pay the rent, but will be family sustaining. Drug and alcohol abuse is always a difficult issue to tackle. Clients need to want assistance in order to be successful. Sometimes clients cannot overcome these addictions which result in job loss, spending money on the wrong thing – leaving no funds for housing.

Several agencies throughout Wausau have a collaboration called EHAF (Emergency Housing Assistance Fund) which will work with clients who are on the verge of becoming evicted from their homes due to nonpayment of rent. This program assists with funds to pay to the landlord to stop the eviction process. However, the client has to show the ability to continue to pay rent so they do not find themselves in the same situation a month later. If the client has no income at all, they would not be eligible. Households can only receive this assistance once a year.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Wausau does not have an operational definition of “at-risk” population; however, when meeting with agencies that work with young families, the term “trauma households” came up over and over. Agencies are having difficulties keeping employees who work with families of young children. In many cases, the children are living in difficult situations and when they go to child care or school, they often have disruptive outbursts – sometimes violent ones. In many cases, one or more parents are using drugs/alcohol, have a mental illness, have one or more parents in jail or are “couch surfing” between friends and relatives. Our community has lost several daycares due to the “trauma households” because it is difficult to pay daycare providers a decent wage to keep them. If a daycare center cannot keep good employees, the center ends up closing. Agencies are discussing whether to revamp their programs to create “whole family” programs complete with counseling and parenting skills or to teach coping mechanisms to the children for when they go home each night.

The high cost of housing versus income is always linked with the possibility of a family facing foreclosure or eviction – leaving them homeless. The foreclosure figures have decreased over the past years; however, that has not alleviated the problem totally. Not only does a household need to come up with their mortgage/rent payment each month, but other costs are consistently increasing – i.e. utility bills, food and clothing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Families who have an addiction component – whether drugs or alcohol – have an increased risk of homelessness. Mental illness is also a condition that may increase the risk of a household becoming homeless. Working to overcome these barriers takes a lot of time and case management.

Discussion

Wausau has seen an increase in homelessness over the past several years. Community members are not sure if it is actually true that the numbers are increasing or if we, as a City, are becoming more aware of the problem. The United Way's Housing and Homeless Coalition has been working hard to put a face to the problem and to develop a way to better assist and, in the long run, end homelessness. Agencies who work with this population are no longer just giving hand-outs. They are requiring in-depth counseling with each individual client to identify the hurdles they are having and to assist in the development of a plan so they are no longer homeless - and not just for the short term. Agencies that are working with their clients one-on-one are seeing a higher success rate in their clients becoming self-sufficient and finding permanent, long-term housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As the numbers reflect, Wausau is still a predominantly white population. Based on the 2010 census, the largest minority is Asian which represents approximately 11% of our population. The Hispanic population is increasing and is currently at 2.9%. The African American population represents 1.4%. Based on these statistics it makes sense that the white population is in the greatest need of safe housing.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,910	275	110
White	1,520	260	74
Black / African American	50	0	20
Asian	145	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	105	0	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,865	790	0
White	1,630	730	0
Black / African American	20	0	0
Asian	139	40	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	60	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,005	2,240	0
White	820	1,975	0
Black / African American	10	4	0
Asian	125	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	35	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	360	1,535	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	340	1,435	0
Black / African American	0	0	0
Asian	20	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

As these charts indicate, the less income a household makes the lower amount of rent/mortgage they can afford; therefore, the more housing issues they are going to have.

The 0% - 30% of Area Median Income are typically more renters than homeowners. If a single person makes minimum wage, it would calculate to be approximately \$1,200 a month (or less if on Social Security or SSI). Once his/her minimum deductions are taken out that would net him/her under \$1,000 a month. The fair market rents for a one-bedroom apartment for Marathon County is \$502 – that gives this typical single person household less than \$500 a month to keep up with his/her utilities, plus make any other monthly payments (student loans, car payments, credit card, phone bills) and put food on their table. This is almost impossible to do. Therefore, they are forced to rent less desirable units at a lower rent or have a roommate. As the income level goes up, the number of households that have housing problems decreases. Also, as the monthly cost burden decreases, the occupant has additional funds to be able to address issues with their house as they arise rather than ignore issues until it becomes out of hand and more costly to repair.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

When reviewing these charts, the same can be derived as the previous charts. The less income a household makes, the less they have for rent/mortgage payment, the more housing issues they are going to have. The only difference is the number of occupants in a building and that their monthly housing cost burden is over 50% of their monthly income. The idea of having 1.5 persons per room does not always mean there is overcrowding happening. City code states that each bedroom must have 70 square feet to house one person, then an additional 50 square feet for each occupant thereafter. The bedroom sizes typically are large enough to house two people. There could be a potential issue with larger Asian (and sometimes Caucasian) families who have several children. Finding homes that have enough bedrooms to meet the occupancy standards can be difficult – especially in renting.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,565	620	110
White	1,200	575	74
Black / African American	50	0	20
Asian	135	25	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	85	20	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	555	2,100	0
White	480	1,875	0
Black / African American	0	20	0
Asian	29	150	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	35	50	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	3,020	0
White	90	2,705	0
Black / African American	10	4	0
Asian	125	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	75	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	55	1,840	0
White	35	1,740	0
Black / African American	0	0	0
Asian	20	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

When the monthly house/rent payment is more than 50% of your monthly income, it is very difficult to make ends meet. In addition, the more people you have in your family, the higher the utility bills are going to be, which leaves less money to make the monthly housing payment. In some cases, a household has to decide which is more important – keeping a roof over their families head or having the utilities disconnected. Neither one is a good choice but families are finding themselves making these tough decisions. Wisconsin Public Service mentioned that each winter more and more families find themselves deciding not to pay their utility bills because they know they cannot be disconnected over the winter months. However, in doing so, their unpaid bills continue to build up to a point they will never be able to get caught up by the time spring comes and they find themselves about to be disconnected. If they cannot get caught back up in time by the following winter, they will not be reconnected – giving the family a huge housing issue to combat.

Interestingly enough, the charts reflect that the 50% - 80% of Area Median Income, the Asian population is at 41% and the white population is at 50% for the category that has one or more of the four housing problems. Then again under the 80% - 100% of Area Median, the white population is at 65% and the Asian population is at 30% for housing problems. This could represent the overcrowding aspect when large Asian families purchase homes. Many times there are 8, 10 or more persons in their household but there are not many houses that are in their affordability range that have 4, 5 or more bedrooms. Therefore, there will be 3 – 4 children in each bedroom – which creates an overcrowding issue.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The following chart indicates that the two ethnic groups that have a higher disproportionately greater need are the African American and Hispanic – both having no/negative income households. Wausau is predominately white and it shows in all other brackets they have the highest percentage compared to other race/ethnic group. The Asian population represents 6.05%, 4.6% and 6.1% respectively of the three categories. The Hispanic and African American population has been growing over the past few years and these charts reflect where they fall within the housing needs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,295	3,020	2,205	130
White	10,210	2,735	1,820	74
Black / African American	75	35	50	20
Asian	680	140	135	0
American Indian, Alaska Native	0	19	4	0
Pacific Islander	0	0	0	0
Hispanic	125	85	100	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

This above chart is interesting comparing it to the last Consolidated Plan. The previous one indicated the American Indian/Alaska Native population statistically had a higher number of households that have no/negative income. The new census information show they no longer have any households under that column. Now it is white, African American and Hispanic that have households in that category.

The other categories of the chart indicate that the white population has the greatest need in proportion to the rest of the racial/ethnic groups. This is due to Wausau’s population being primarily white.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In prior plans the Asian population represented a greater need in many categories. However, this population has become a contributing factor to our community. Many households have received higher education degrees and are working in higher paying jobs. Many have become small business owners. It is exciting to see the population become strong and vibrant citizens in our community.

In comparisons to other plans, Wausau is becoming more diverse as reflected in the charts associated with African Americans and Hispanic numbers. It is exciting to see numbers starting to reflect these groups – not because of negative housing burdens and occupying unsafe housing units, but that these groups are becoming a larger part of Wausau’s make up.

If they have needs not identified above, what are those needs?

There are no categories in which a racial or ethnic group has a disproportionately greater need than the category as a whole. The only racial group that has higher numbers are white, but considering Wausau’s population is primarily white, the numbers seem to align perfectly.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no specific areas of the City of Wausau in which specific ethnic groups are located. The Hmong population does like to live closer to other family members but there are not specific neighborhoods that more disproportionate than other neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The Wausau Community Development Authority (WCDA) manages the low-income housing division of the Community Development Department. The WCDA administers the Section 8 Housing Choice Voucher and Public Housing Programs for eligible low-income families.

Public Housing

The Scattered Sites program is available to income qualifying families. The program offers 46 non-smoking duplexes and single family homes scattered throughout the City of Wausau. There are one, two, three and four bedroom units available. Tenant rent is based on 30% of the monthly adjusted income. Tenants pay their own electric and gas bills, but do have a Utility Allowance deducted from their rent monthly to account for this expense. The current waitlist for this program is 40.

Rental Assistance Demonstration/Low Income Housing Tax Credit (Project-Based Vouchers)

Riverview Towers is a 149 one-bedroom smoke-free apartment complex. They are open to individuals or couples who income qualify and meet the eligibility requirements. Minimum rent is \$50, and rent is based on 30% of a person's monthly adjusted income. All utilities, other than phone and cable are included. The dining room at Riverview Towers is an Aging and Disability Resource Center meal site offering a midday meal option to anyone in the community for a suggested donation. The current waitlist for this program is 53.

Project-Based Vouchers

Riverview Terrace Assisted Living is a 36 unit Residential Care Apartment Complex (RCAC) licensed to provide each resident up to 28 hours per week of supportive, personal and nursing services. Personal and supportive services may include bathing and dressing assistance, personal grooming, laundry and housekeeping services, medication reminders and meal planning and preparation. A noon-time meal is also provided 7 days a week, 365 days a year. Residents make two monthly payments consisting of service fee and rent: The monthly service fee is \$720.00 for 1 person and \$1081.00 for 2 people and rent is based on 30% of adjusted gross monthly household income. The current waitlist for this program is 1.

Housing Choice Voucher

Section 8 Housing Choice Voucher Program provides assistance for low income families in the private rental market through the Housing Assistance Payments (HAP). Program participants normally pay no more than 30% of monthly adjusted income toward rent and utilities. The Housing Assistance Payment subsidizes the balance of the rent to the property owner. Eligibility for a rental voucher is determined by the local Housing Authority based on the total annual gross income and family size and is limited to U.S. Citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in

which the family chooses to live. Median income levels are published by HUD annually and vary by location. The Section 8 Housing Choice Voucher currently assists 391 vouchers of tenant-based and project-based vouchers. The current waitlist for this program is 340.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	45	401	180	221	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Wausau Community Development Authority

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	18,258	14,888	15,736	13,192	0	0	
Average length of stay	0	0	3	3	2	5	0	0	
Average Household size	0	0	3	2	1	2	0	0	
# Homeless at admission	0	0	0	4	0	4	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	2	193	114	79	0	0
# of Disabled Families	0	0	9	251	112	139	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: Wausau Community Development Authority

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	31	362	172	190	0	0	0
Black/African American	0	0	0	21	5	16	0	0	0
Asian	0	0	12	15	3	12	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	2	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: Wausau Community Development Authority

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	45	398	173	189	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: Wausau Community Development Authority

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The need for accessible units is not very high with the public housing waiting list. The units at Riverview Towers all have handicapped accessible qualities to them. All the units on the first floor are 100% handicapped accessible. Each floor has another four units that are handicapped accessible. Typically, when a potential client's name comes up to the top of the waiting list, the unit that is available has many features that can assist a handicapped tenant. If some modifications need to be made, staff and the new tenant develop a plan to make it work for both the Community Development Authority and the new tenant.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need for those on the Public Housing and Housing Choice voucher waiting list is affordable/safe housing. Just by completing an application, it documents that the household needs affordable housing. Many applicants are staying in units that are less than desirable just because they cannot afford anything else. The ability to save up for both the security deposit and the first month's rent is difficult – making the applicant stuck in their existing unsafe environment.

Unfortunately, the waiting lists for both the Public Housing Units and the Housing Choice Vouchers are very long – several years long. By the time an applicant's name gets to the top of the waiting list, they may have moved several times and have not updated their information with the Community Development Authority (CDA) as to how to contact them. If the CDA is unable to contact them, the applicant loses out on the possible benefits.

How do these needs compare to the housing needs of the population at large

During our discussion roundtables, the topic of safe and affordable housing came up over and over again. It doesn't matter if their name is on a waiting list for public assistance or not, the need is out there. The City of Wausau was fortunate in that private developers received WHEDA Tax Credits for projects that turned old commercial type buildings into income qualifying rentals; however, there is still a great need for more. There are affordable rental units in the City; however, most would not pass a Housing Voucher Inspection to be determined safe and sanitary. In addition, there are many safe and sanitary rental units throughout the City; however, a very-low income person/household would not be able to afford the rent in addition to the other monthly expenses households have. This translates down to why the utility company has seen an increase of customers getting behind on their utility payments and why the local Food Banks are seeing more and more new clients on a monthly basis. Low income households need to make some tough choices as to how to stretch their monthly income out and survive.

Discussion

The need for Housing Choice Vouchers is ever growing as is the need for Public Housing. With the housing costs increasing, it is difficult for families on a small budget to pay for housing and have money left over for all other expenses. We continue to see the waiting lists for both program increase.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Salvation Army reported to us that during 2018, they provided 4,826 nights of shelter for 189 households. All of these households fall under the extremely-low income category. Three of the households were single parents with children. The ability to serve families is difficult due to the lack of “family” rooms at the shelter. The majority are white (146) but they also assisted 19 African American, 5 Asian, 4 American Indian, 1 Pacific Islander and 11 that fell under the “other” category. With the required case management of each client, the number of days the clients stay at the shelter is very seldom the maximum of 90 days. But, they have seen less and less of the clients return that 2nd or 3rd time - which is a success in itself! The Salvation Army started a Homeless Outreach Program to assist clients who do not qualify for their shelter, but works with them to overcome hurdles which make them homeless. In 2018 they were able to assist another 172 clients/households identify those hurdles.

The Women’s Community reported that for 2018 they provided 7,384 nights of shelter for 170 households. The breakdown for these households is as follows: 79 were females, 2 were males, and 59 were children that came to the shelter with their parent. The term “chronic homelessness” really doesn’t fit their clientele. Unfortunately, after a client leaves the facility, the victim may go back to their abuser. The Women’s Community staff can only hope that they made that client feel comfortable enough that when the time comes that they want to get out of the abusive situation again they will come back to The Women’s Community. It is not uncommon that a victim will come back two or three times before they are become successful in leaving the abuse situation and become self-sufficient.

The Wausau Warming Shelter, which is operated by Catholic Charities of La Crosse, has clients that won’t qualify for assistance through any other shelter – typically because they have drug or alcohol in their system when they arrive. In 2018 their shelter provided assistance for over 2,000 nights of shelter for 182 individuals. Of the 182, 9 were women and 173 were men. Many of the clients had some sort of income – Social Security, SSI; however, the amount that they made on a monthly basis was not enough to afford housing. Staff tries to work with each individual to see how they can increase their monthly income, obtain better services, or determine their situational needs so they can afford permanent housing. Wausau Catholic Charities has started a new program called Beyond Shelter which is modeled after the Housing First model. They were able to obtain two houses which can house three males per house. The males are chosen by ranking them as the “worse of the worse” chronic homeless males. They have had several successes since the program started in which the client was able to move out and find permanent housing; however, many clients need a longer period of time to overcome their hurdles to be able to move forward.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	81	20	100	150	50	60
Persons in Households with Only Children	0	25	50	50	50	10
Persons in Households with Only Adults	104	5	500	250	100	90
Chronically Homeless Individuals	10	5	30	30	10	90
Chronically Homeless Families	0	5	5	2	5	30
Veterans	5	5	10	10	10	90
Unaccompanied Child	0	10	25	25	20	10
Persons with HIV	1	0	1	1	1	30

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There is no way to obtain statistics for the “number of persons becoming homeless each year”. One could keep track of the foreclosures that are occurring; however, that does not mean that the family becomes homeless. They could potentially find affordable rental units that meet their needs. Through our focus groups, agencies talked about families that consistently “couch surf” from relative to relative or friends to friends and there is no way to count those individuals/families.

The “number of days that a person experiences homelessness” is another difficult category to track. It is easier when it comes to those individuals/families that enter Emergency Shelters since they keep track of all those statistics. As mentioned earlier, the shelters are working with their clients on more in-depth case management to break the cycle of “chronic homelessness”. Both the Salvation Army and the Warming Shelter concur that the individuals that would fall under the chronic category typically have either drug or alcohol issues. They might be successful in

finding a living-wage job but without having assistance in breaking that addictive habit, they many times find themselves without the funds to pay for housing and will be out on the streets again.

As mentioned previously, the number of homeless families with children has been on the rise. This is due to loss of income, running from an abusive situation, divorce or other life-altering catastrophes. The Women’s Community has seen a rise of a domestic violence victims coming to the shelter bringing their children with. This may be because of their new family-friendly facility which better accommodates families than their previous location or this may be because a victim is no longer willing to leave without bringing their children with.

Currently, Wausau had no shelter for unaccompanied youth to go to. The Wausau School District reports the number of homeless children is staggering, but being able to count them is not easy since many are couch surfing or staying with family. A non-profit (K.A.T.S. Inc.- Keep Area Teens Safe) has been formed to create a shelter specifically for runaway or homeless children with their shelter opening in 2020. We are excited to see an agency step up to assist these kids.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	258	15
Black or African American	38	8
Asian	27	2
American Indian or Alaska Native	4	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	15	0
Not Hispanic	312	0

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Estimating the homeless veteran population in Wausau is difficult. The local Veteran’s Affairs office has indicated that they typically don’t see homeless veterans in the area - they see more transportation issues; however, the Warming Center staff and the Salvation Army indicate that they do have several veterans utilizing their services.

Recently a new non-profit was form – Keeping Area Teens Safe (KATS) which provides shelter for unaccompanied youth. This service has been a huge gap because if a minor came to The Women’s Community, the Salvation Army or the Warming Center, they are required to turn them over to Social Services to get them into foster care. The Wausau School District has estimated that there were approximately 70 children in their district who were or had experienced homelessness during the 2017-2018 school year. This number is disturbing and unacceptable for our community.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As the numbers in the chart above reflect, the majority of households that are in the need of housing assistance are still primarily White. The African American population is growing in Wausau - as it is in our homeless community. The Asian community still takes care of their family and, in most cases, will have families stay with each other in times of need. However, the Asian women are finally coming forward and coming to The Women’s Community in domestic violence situations. Of the numbers reflected above, a majority of the Asian homeless number is from The Women’s Community. The Hispanic population also tends to help each other out instead of having to ask for assistance. Of the reported 327 homeless households only 15 are of Hispanic descent.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

It is hard to report the “Unsheltered” population. During the last Point in Time Count, two homeless individuals were reported. Since this Point in Time Count was during the summer months, the number seems low. However, the Homeless Count is well advertised so if individuals do not want to be found, they won’t be. The Wausau community is struggling with the idea that we have a homeless problem. However, with the development of the Housing and Homeless Coalition through the United Way of Marathon County, many housing providers have come together to get a better handle on the homeless population and better educate the community as to this growing problem. Key players are working together to address the unmet needs with non-profits working together to identify solutions.

Discussion:

The needs of the sheltered homeless are starting to be met with more and more in-depth case management. The Salvation Army recently changed programming and now requires each client to work with a case manager to develop skills necessary to overcome homelessness. This has increased the number of nights stay for the average client; however, they don’t see the client come back a second, third or more as often due to becoming homeless again. This program has become so successful they have started a waiting list for those that are “couch surfing” or living with family until they are able to take advantage of this service. They are also re-evaluating their current shelter and how they might need to refigure it to better accommodate the growing needs of homeless families. We will work with them through the planning and possible reconstruction.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Community Development met with many agencies to discuss the needs of our special needs population. This area seems to be ever growing as the identifying and understanding of illnesses becomes more and more. Many clients go undetected and many fall through the cracks. The need for additional case workers is necessary to assist these clients so they don't become homeless and lost and; therefore, keep repeating the processes.

Describe the characteristics of special needs populations in your community:

Through our focus groups we found there is an increase of mental illness in our community – both diagnosed and undiagnosed. The Marathon County Jail has a large number of offenders come through that are in need of mental health assistance. The difficulty is in identifying the disease and finding clients the necessary assistance including case management and, in some cases, medication management. There is a need for more licensed psychiatrists that are able to prescribe medicine. The only affordable solutions for low-income patients are Bridge Community Health Care Center and Northcentral Health Care Center – both of which are overbooked.

There is a higher demand for affordable assisted living units. With the aging population, assisted living complexes seem to be on the rise for new construction. However, these new facilities come with a hefty price tag. The Community Development Authority offers an assisted living facility with the rents based on their adjusted gross incomes. There are no other facilities like it around the greater Wausau area.

Northcentral Health Care works with the severely handicapped clientele. Their need for affordable and accessible housing is great. The City of Wausau works with their clientele through two buildings Northcentral Health Care rents from us specifically for their clients as well as renting several of the units from the Community Development Authority. In all these cases, staff from NCHC is on location 24/7 to assist with their everyday needs. Staff has requested more accessible units from Community Development.

Northcentral Health Care has identified the need for additional transitional housing for their recovering AODA clients. After coming out of in-house treatment, clients need a safe place to go so they have a longer time to work on recovering from their addiction. The idea of a longer term “safe house” is ideal for these clients to start integrating back into a routine so when they go back or find long term housing, they will be more successful in their recovery.

What are the housing and supportive service needs of these populations and how are these needs determined?

Staff from Northcentral Health Care works with their clients to determine their individual needs – whether it is housing with 24/7 supportive services or it is a lesser degree. They manage several different types of homes for all their clients. Some facilities are for severely handicapped individuals that need assistance with everything from getting dressed in the morning, eating and bathing. Some facilities are able to give their clients a little more space to learn how to live a little more independent, but staff is available 24/7

to assist with meal making, grocery shopping, laundry, cleaning, etc. Staff must be able to work with each client to develop individual plans. In some cases, clients do so well they are able to move out of supportive housing and into more of an independent type facility.

A new partnership with many of the local mental health therapist have identified the need to go into the schools to start assessing and working with teens with mental health issues. This option is very affordable and now the teen doesn't have to worry about missing class and finding transportation to and from outside sessions. This opportunity also can help identify if there are other family issues that are going on in the household and can help point the family in other directions to address these needs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Wausau does not receive HOPWA (Housing Opportunities for Persons With Aids) funds and tracking this population is not available. When working with the Marathon County Health Department they disclosed that they do receive notification as to when there is a new case reported, but they have no tracking system as to what happens later. However, their housing needs are no different than any other population. HIV cases have a wide range of incomes, from poverty on up. Access to healthcare is a widespread concern for those with HIV as well as others with chronic diseases. Those that are income eligible or cannot obtain Health Insurance are able to access Bridge Clinic for assistance and are trying to get coverage on the health care exchange.

Discussion:

As with all programs when funding gets cut, clients suffer. These focus groups brought to light that there is a gap for resources for the City's special needs clientele. The biggest gap is in the identification of special needs and then how they can fit into the system and get the assistance they need to thrive.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Wausau works with its Neighborhood Associations located in low to moderate income census tracts. Each neighborhood has different needs. The needs that have arisen through these associations are tot lots, public resting/gathering areas, and community gardens. Staff has assisted with two Community Gardens in income qualifying neighborhoods and the results have been terrific! Not only can families who manage their gardens benefit from their produce, the City of Wausau’s local food banks also benefit from the extra fruits and vegetables that are reaped throughout the growing season. The high priorities for these neighborhoods are tot lots and gathering areas. Block Grant funds have been committed towards these projects but more funding is always needed.

The non-profit world is always adapting to the needs of the community. The need for a “one-stop shopping” scenario has been discussed where many of the agencies that could potentially assist the same client would be housed under the same roof. Then the client doesn’t have to worry about transportation from agency to agency. The idea of then having a group authorization from the client so they don’t have to provide the same documentation to each separate agency is also being worked on.

Northcentral Health Care has identified the need for additional transitional housing for their recovering AODA clients. After coming out of in-house treatment, clients need a safe place to go so they have a longer time to work on recovering from their addiction. The idea of a longer term “safe house” is ideal for these clients to start integrating back into a routine so when they go back or find long term housing, they will be more successful in their recovery.

How were these needs determined?

Community Development staff works closely with each Neighborhood Association that requests assistance. We facilitate discussions as to their needs and wants for their areas during their monthly meetings. These meetings are always citizen driven with their own ideas. This creates buy-in from the neighborhood as well as generates excitement and comradery amongst themselves. Staff works with the block grant regulations to make sure these projects qualify.

Staff also works closely with the non-profit world and meets to discuss their ever growing need. The location of each agency is critical to their ability to assist lower income clientele. Those non-profits know their clients better than government does, so it is important to listen to their needs and assess our ability to assist to make the agency and their clients be successful.

Describe the jurisdiction's need for Public Improvements:

Community Development works closely with the City of Wausau's Engineering Department and Marathon County Parks and Recreational Department. They determine which streets, sidewalks and/or alleyways are distressed, which areas need sewer and water lateral replacements, where sidewalk/walkway installations are needed, and which neighborhood parks may need the playground equipment replaced to meet safety and ADA requirements. The need for low-level street lighting is also a popular request in low income neighborhoods to assist with lighting a neighborhood up and for walkability and crime reduction.

How were these needs determined?

During the needs assessment of any public improvements, the Engineering Department and the Park's Department determine which ones fall in predominantly residential areas. They then work with Community Development to determine whether the proposed projects are in an income qualified census tract area. The same holds true with the addition of low level streets lights. Community Development works with the Neighborhood Association and the Engineering Department to determine whether the area income qualifies. Staff also tries to match up the street lighting installation to the same time the streets are being rebuilt. This saves time and money of the Engineering Department and the construction company when they are able to tackle both projects at the same time.

The need for more walkable neighborhoods has become a hot topic. Staff works with neighborhoods to determine which areas are considered safe or less safe to walk. Walking studies are performed to see where needs may lie to address potential hearing impaired crosswalk notifications, where sidewalks are deteriorated and need to be rebuilt, or where sidewalks should be installed to allow residents the ability to walk safely.

Describe the jurisdiction's need for Public Services:

The need for Public Services in the City of Wausau is very high. Every year many non-profits attend our public hearings requesting Community Development Block Grant Funds. Unfortunately, with the dwindling federal funding and the ability to only designate up to 15%, this means a smaller amount set aside for public services. The City of Wausau has great organizations that work with extremely and very-low income households in obtaining assistance for basic needs.

The Neighbor's Place offers a Donation Program which allows extremely-low income clients find basic needs items for their families – i.e., beds, tables, refrigerators, stoves, etc. They are able to obtain these items at no cost to the family. In addition, The Neighbor's Place is the collection and distribution hub for all the local Food Pantries.

The Women's Community operates a shelter for domestic abuse women/men and their families. They recently were able to build a new much larger state of the art facility. As the saying goes "Build it and

they will come” has proven itself with this project – they are constantly full. They are seeing an increase in families looking for services, not just individuals. As the director of the Women’s Community says, “Everyone likes to fund a building but it is difficult to get continued funding for the services to operate such a facility”. Therefore, they struggle to meet the ever growing needs of the shelter.

The Salvation Army, our homeless shelter, is also bursting at the seams, indicating that they also are seeing a larger influx of homeless families looking for shelter. The current facility only has one family room, so they are consistently seeking other sources to find emergency housing for families. Staff at the Salvation Army has relayed to us that they find more and more homeless clients in need of in-depth case management in order to get these families out of their continuing cycle of becoming homeless.

St. Vincent de Paul just opened a thrift store in a low income area. They are very successful in not only selling second hand merchandise, but are able to become a training ground for people that are lacking employment skills. They also provide outreach to families in need. Again, they mention the need for the in depth case management to determine all the dynamics of the family and to try to help them become self-sufficient again.

Catholic Charities offers many programs to assist the very-low income population. They run the Warming Shelter that offers a free place to stay overnight to keep warm in the winter months. This shelter also provides two warm meals, the ability to shower, and to wash their clothes. Beyond Shelter is another program that is modeled after the Housing First Model that houses the most chronic homeless males. Staff works with clients to identify challenges the client is facing that keeps them from having permanent housing. Catholic Charities also offers financial counseling, foreclosure prevention counseling, and emergency assistance, just to name a few. In all cases, clients receive in depth counseling before there is any financial assistance.

Northcentral Community Action provides Transitional Housing opportunities for homeless families. Case management is very important for these clients to succeed. Clients are assisted with finding housing and as long as they continue to work with a case manager, they are allowed to continue in the program. Client accountability is necessary in order to be successful.

The Hmong American Center works with teens/young adults to better their opportunities to graduate from high school and either go onto higher education, join the service or become working adults rather than fall into a less desirable outcome. Mentors assist with homework, family relations, higher educational applications and how to become a leader in the community.

These are just a few of the many, many great non-profit organizations that work with Wausau’s citizens. Wausau is successful because all the non-profits work together to assist as many citizens as they can. Together they are able to help in a more dynamic way with results with more success stories. However, there is always a need for funding to keep these programs in operation.

How were these needs determined?

Local needs are determined through the annual Public Hearings that are held in which organizations request funding for their specific programs. They discuss their programs, goals, success stories and funding needs with our Citizens' Advisory Committee. During our public forums, staff gathered information from all non-profits, school districts, health care providers, and government entities as to the overwhelming need for public services in our area. The United Way's Housing and Homelessness Coalition provides statistics showing that our homeless population has been growing over the past several years. Community Development works with all these organizations to collaborate in finding ways to conquer the needs of the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The 2008 Market Crash affected everyone in Wausau. Many lost their homes due to the increase in adjustable rate mortgage payments. The crash affected home values. The values of *all* properties declined, making it difficult for homeowners to refinance out of adjustable rate or balloon mortgages. If you needed to sell, you couldn't get the selling price you needed to not lose money.

Now, ten years later the market has flipped from a buyer's market to a seller's market. Homes are selling at or above asking price. In many cases, as soon as a home hits the market, the seller will have several offers to choose from. This has caused house prices to escalate which makes it harder for lower income households to be able to afford a home. Buyers need to be educated and ready to jump when they find a home they like.

In addition to higher selling prices, (re)construction costs have escalated and contractors are extremely busy. Homeowners wanting to stay in their home but needing rehabilitation work completed – new roof, electrical upgrade, furnace, plumbing, etc., find they can't afford the project or can't even get quotes from contractors to see what the project will cost. Rehabilitation is crucial for lower income households, and the neighborhoods the houses are located in, to maintain their home so it will keep its value. The cost of building a new home has also skyrocketed. This, along with our local Technical College no longer offering the Residential Building classes, has made it more difficult to build an in-fill house that is affordable to an income-qualifying household.

The City Council, recently instructed the Inspection's Department to get "tough" on property owners who have property violations. This has caused many properties to be repaired as well as many more properties going to court for repairs because they cannot afford to make in a timely manner. The Homeowner and Rental Rehabilitation Loan Programs have seen a huge increase in the applications looking for loan assistance. However, the decrease of federal funding over the years and the inability to get timely bids, has only increased the wait time on both of these lists.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Wausau has over 18,000 residential properties. Most of these properties were built prior to 1978 - which indicates an older housing stock. As the number reflects below, almost 60% are owners and just over 40% are renters. As the housing stock gets older, the needs for rehabilitation funding is greater - for both owner-occupied households and for landlords.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,310	62%
1-unit, attached structure	565	3%
2-4 units	2,700	15%
5-19 units	2,280	12%
20 or more units	1,285	7%
Mobile Home, boat, RV, van, etc.	195	1%
Total	18,335	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	320	5%
1 bedroom	110	1%	1,730	26%
2 bedrooms	1,995	20%	3,155	47%
3 or more bedrooms	7,745	79%	1,585	23%
Total	9,850	100%	6,790	101%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The programs that are offered through the Community Development Department are made available to any household under 80% of County Median Income. Our programs are offered on a first-come, first-serve basis unless they are deemed to be an emergency. The majority of the units served are single-family houses.

* The Downpayment Assistance Program utilizes HOME funds to assist with the downpayment and/or closing costs of an income qualifying household to purchase a home located within the City of Wausau limits. We do not target specific types of households – just single family homes that can be purchased. We typically assist approximately 15 households a year.

* The Homeowner Rehabilitation Loan Program is funded through Block Grant funds. Again, we do not target any type of homeowner – they just need to income-qualify and own a home within the City of Wausau’s corporate limits. This program is offered on a first-come, first-serve basis and consists of a waiting list that is approximately one year long. We typically assist 10 – 12 households a year.

* The Neighborhood Stabilization Program purchases foreclosed, vacant homes located within approved census tracts of the City of Wausau using the NSP program income funds. These homes have been either single family homes or duplexes in which we either rehabilitate back into single family homes or demolish and rebuild a single family home which is then made available to an income qualifying household. We have successfully closed on 12 single family homes from the beginning of this funding. We have one more open project and then hope to close our contract out. Any remaining program income will be converted to CDBG program income.

* The Rental Rehabilitation Loan Program utilizes HOME funds to assist with local landlords with the renovations of their rental units located within the City of Wausau’s limits. This low interest loan assists with deferred maintenance renovations and creates a safe and sanitary rental unit for tenants whose income levels fall at or below 60% of the County Median Income. Landlords must certify that they will maintain low rents and make the units available to income qualifying tenants for five years after the renovations are complete. Since we are operating off of program income, we can only assist 3 – 4 projects a year.

* The Community Development Authority (CDA) utilized federal funding to assist with their public housing units, RAD units and the Housing Choice Voucher programs. These programs assist income qualifying households for rent payments either at properties they own or through private landlords. These programs are offered by first-come, first-serve and continue to have high wait lists.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Wausau is in the process of re-enacting a Rental Licensing Program. This program was put on hiatus due to a lawsuit started by the local Landlord Association. Now that the case has been settled through the court system, the program has been re-vamped to meet the new laws. Through this program inspectors will get to inspect each rental. The Inspection Department hopes to have all rental units inspected within a three year period. Through this inspection process, we believe there will be several units that will not pass inspection and may be so deteriorated that the landlord cannot/will not afford the funding needed to bring it back to code. We anticipate approximately a 10% loss in rental units due to the inspection process. Because of the inspections and repair requirements that will be enforced, landlords will increase their rents. We anticipate this will create the loss of another 10 – 15% of lower rents units.

The foreclosure situation in Marathon County is pretty much a distant memory to most. However, some families are still recouping from when they lost their homes or find that they will not be able to afford to purchase another home anytime soon due to the price increases. Rental vacancies are low even with the continued building of newer units. However, the newer units can charge higher rents which is impossible to afford for lower income households. This forces them to continue to live in less desirable housing.

Does the availability of housing units meet the needs of the population?

No, there are not enough affordable houses that meet the needs of low income households. Even though the City has had several developers successful in receiving WHEDA Low Income Tax Credits to assist with the renovations of blighted buildings and turning them into affordable housing units, there are long waiting lists for these units. The long waiting lists for the Community Development Authority's Public Housing Units or RAD housing units and Housing Choice Voucher programs also documents the need for affordable and safe housing will always be in demand.

Describe the need for specific types of housing:

As mentioned throughout all the focus groups, the need for affordable/safe housing is always in high demand. When the rents are low and affordable for extremely low income households, there tends to be housing issues with the property. Even in the case of homeownership, a very-low income homeowner finds it difficult to afford the high cost of repairs when it comes to replacing a roof or a furnace or water/sewerage lateral repairs. These can make homes unfit for human occupancy with no way to rectify the situation.

The Asian population in Wausau is at 11%. Many families are larger in comparison and the availability for rental units or houses with four or more bedrooms is very difficult. In many cases they need to rent (or purchase) an upper and lower duplex so there is enough space to house their family.

Transitional housing is a high demand. Families coming out of homelessness need case management to help overcome hurdles that had created them to become homeless in the first place. These units help give the families additional time to get back on their feet so they can afford permanent housing and have continued success.

Discussion

As indicated above, the housing stock is older within the City of Wausau and the needs for rehabilitation funding will continue to grow. The increasing regulations as to how a property needs to be renovated only increases the costs for property owners. The past several years we have seen where the renovation costs are so high that a property owner cannot afford to do such repairs. They are then forced to try to sell or just walk away from the property. When that happens, nobody wins - especially the mortgage holder when they must foreclose or the county when the taxes are not paid.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The median purchase price for a home in the Wausau area increased approximately 6% from the time the market crashed up until 2015. However, with the housing market boom the last couple of years, we should see that the median home price increase significantly with the upcoming census. The median rent has increased approximately 14% from 2009 to 2015. The median income, however, increased just under 1% in the past eleven years. This documents how the cost of housing has increased at a far higher pace than what the average household makes. This, in turn, documents the need for affordable housing.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	107,600	114,300	6%
Median Contract Rent	493	561	14%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,715	40.0%
\$500-999	3,920	57.8%
\$1,000-1,499	70	1.0%
\$1,500-1,999	0	0.0%
\$2,000 or more	85	1.3%
Total	6,790	100.1%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	375	No Data
50% HAMFI	2,625	955
80% HAMFI	4,870	3,200
100% HAMFI	No Data	4,510
Total	7,870	8,665

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	400	475	550	650	800
High HOME Rent	497	605	774	970	1178
Low HOME Rent	494	603	774	970	1156

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The charts document there are only 375 units (of a total of 7,870) available to those renters that make less than 30% of the County Median Income. There is no data available for homeowners that are under the 30% because typically a homeowner would not be able to afford a mortgage when their income is extremely-low. The number of people on the waiting list for Public Housing and Housing Choice Vouchers also documents that the need for affordable housing is quite large. As a household income increases, the availability of affordable housing increases. The chart documents those households at 80% have the best choice of rental units. In order to obtain homeownership and qualify for a mortgage, a typical family must have an income of at least 50% of County Median Income to qualify for a lower end home. Again, their availability increases significantly once their income increases to 80 – 100% of Median Income.

How is affordability of housing likely to change considering changes to home values and/or rents?

With the initiation of the Rental Licensing Ordinance, staff does anticipate that there will be less affordable housing units available to lower income tenants. When landlords are faced with making improvements to their units in order to pass an inspection, staff is aware that the landlord will pass that cost on to the tenants. This will increase the need for Public Housing/ Housing Choice Vouchers and/or Low-Income Tax Credit projects to create additional affordable housing units.

The steady increase of home values and the increase of construction costs has made it more difficult for lower income buyers to afford a modest home. If they are able to purchase a home on the lower end, chances are it will need some improvements over the coming years and the cost of repairs are high. However, homebuyers are more educated as to what type of property is acceptable and what repairs sellers may need to make in order to sell their property. Lending practices are also making it more difficult for sellers to sell their properties as-is because it will not pass the inspection/appraisal portion of the loan approval.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents in the Wausau are close to or under the HOME High/Low Rents. Typically the rents landlords can charge are quite a bit lower – until it comes to newer units, then rents are closer to what HUD considers Fair Market.

“Affordable rents” is a relative term. Even though the going rent rates in Wausau are lower than what the HUD rents state a landlord could charge, this does not necessarily make it affordable. A one-bedroom apartment charging \$500 does not leave a single person on a fixed income a lot of money left over to pay for utilities, food and any other monthly expenses they might have. City staff will still promote the ability to create/retain affordable and safe rental units. With the institution of the rental inspection ordinance, all available units need to be deemed safe. Unfortunately, this might equate to lesser affordable units. Only the larger developments, that have mixed rent rates, will have the ability to cash flow when they have a few lower rent charging units. The higher rental units can make up the difference from the lower charging units.

Discussion

As the rents continue to go up at a rate faster than an average tenant's income, a tenant's housing burden becomes more and more difficult. The need for affordable choices for tenants is great. With higher needs and reduced federal funding, the homeless population will continue to rise.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Approximately 70% of the City of Wausau’s housing units were built prior to 1980. This leads to maintenance issues and more likely lead based paint hazards within these homes. The cost of maintaining a home is more expensive than ever – just replacing a roof can be as expensive as \$10,000. Community Development has seen an increase in rehabilitation assistance requests because of insurance companies threatening to cancel insurance due to roof deterioration, required electrical upgrades, siding deterioration, etc. The City’s Inspection Department (by the direction of the City’s Common Council) has been harder on property owners (rentals and homeowners) that have had the exterior of their properties deteriorate over the years. They are now required to have their properties in compliance quickly or will be faced with going to court over violations and face possible fines.

Since 2011, only another approximately 150 new residential units were built – of which most of those units were rental. In addition, several additional larger rental complexes are in the process of being constructed but will not be completed and fully assessed until 2020. The City of Wausau’s new construction rates are down for several reasons: 1) the economy has changed in that it is not easy to afford a new construction home, 2) the banking laws have changed so it is not as easy to get a new construction loan, 3) the values of properties do not justify the expense of building a new home versus what the property will appraise out at.

Definitions

Substandard condition is defined as a unit which has several housing code violations that are detriments to the health and safety of the occupant. Such violations can consist of electrical hazards, plumbing defects, HVAC defects, gaps in doors and windows that allow the elements and insects into a property, etc. Wausau uses the 1975 BOCA (Basic Housing Property Maintenance Code) when working with existing residential properties. In most cases, all of the above listed items are suitable for rehabilitation. The problem arises when there are so many code violations and deferred maintenance on a property that the cost to correct would be more than 50% of the properties current value. The Inspection's Department and Community Development Department looks closely at when it is economically feasible to rehabilitate a property and when there are too many violations versus the costs, that it is no longer a viable project.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,200	22%	3,160	47%
With two selected Conditions	20	0%	195	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,635	77%	3,435	51%
Total	9,855	99%	6,790	101%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	990	10%	1,290	19%
1980-1999	1,150	12%	1,175	17%
1950-1979	4,180	42%	2,120	31%
Before 1950	3,540	36%	2,200	32%
Total	9,860	100%	6,785	99%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,720	78%	4,320	64%
Housing Units build before 1980 with children present	734	7%	329	5%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	unknown	unknown	unknown
Abandoned Vacant Units	unknown	unknown	unknown
REO Properties	unknown	unknown	unknown
Abandoned REO Properties	unknown	unknown	unknown

Table 35 - Vacant Units

The vacant unit numbers are difficult to report. Just because a building is vacant, does not mean it is abandoned. Unless you are able to enter each "vacant" property, there is no way of knowing if it is in need of rehabilitation.

When discussing the foreclosed properties with local realtors, they all have different opinions. The multiple listing sheets may not accurately indicate whether a property is for sale by a bank or not.

The City of Wausau's Inspections' Department currently has only a few "non-compliant exterior violations" on bank owned properties. Since the housing market has stabilized, there are fewer foreclosed properties around.

Marathon County's policy is that a property has to be tax delinquent for five years before they will go after it by Tax Deed. Again, just because the taxes are not paid, does it mean that the property is vacant or abandoned.

The condition of the properties and the ability to rehabilitate versus those not suitable for rehabilitation cannot be known without being able to physically enter each property. Most local lenders are quick to list their foreclosures. Many larger mortgage companies take quite a while to go through their legal department before a listing can occur.

Need for Owner and Rental Rehabilitation

Community Development Department staff has seen an increase in assistance requests for both rental and owner-occupied properties. Insurance companies are tougher on property owners regarding maintaining their properties, threatening to cancel their insurance if potential hazards or defects are not taken care of quickly. The City's Inspection Department has been ordered by the City Council to "write up" properties that have exterior code violations and require the necessary repairs are taken care of quickly or risk being taken to court and face possible fines and/or judgments. Since both of these cases are not considered emergencies under either the Homeowner Rehabilitation Loan Program nor the Rental Rehabilitation Loan Program, the property owner will be placed on the waiting list once the application and supporting documentation has been completed and submitted.

Currently there is a waiting list for the Homeowner Rehabilitation Loan Program. That waiting list is approximately one year long. The wait period is just an approximation since the wait time has been as long as 3 years to as short as three months. Staff has seen an increase in the amount of funding that is needed for each property due to Lead Based Paint regulations and the increase cost of the rehabilitation work that is needed to bring a property up to code. The average loan amount is around \$20,000. With the decrease in Community Development Block Grant funding, the number of households that are able to be assisted decreases.

The City of Wausau recently passed a Rental Inspection ordinance for rental properties. In order to be in compliance, an internal inspection must be completed. Landlords are reaching out to Community Development for loan assistance. Since the City of Wausau is not receiving any new HOME funds for rental rehabilitation, the program exists on program income only.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Just over 70% of the City of Wausau's housing units were built prior to 1980. Therefore, there is a good possibility that most low and/or moderate income families live in homes with potential lead hazards. Just because a home was built prior to 1978 does not mean it is a lead hazard – as long as it is maintained properly. With all loan programs, the City of Wausau Community Development Department either has a lead hazard risk assessment performed on a property so they know where there are lead hazards and where there are not, or it is assumed that all painted surfaces are lead and contractors will work accordingly. In all situations, if the property was built prior to 1978 all contractors that are hired must be,

at a minimum, a State of Wisconsin Certified Lead Safe Renovator and all projects must pass a clearance test before the contractor receives final payment.

Community Development works closely with Marathon County Health Department in the reduction of Lead Based Paint hazards and the reduction/elimination of Elevated Blood Lead Poisoned children. As soon as the Health Department has been notified that a child has been diagnosed with an EBL of 5 ug/dl or more, a Public Health Nurse and a Sanitarian call to make an appointment to talk with the property occupant for education and to perform a risk assessment to determine where the lead hazards are present and where the child could be getting the exposure from. Once those risks are identified for properties located within the City of Wausau, the property owner is given Community Development's number as a possible lending source. In the case of an EBL child, staff can consider the project as an emergency and the owner will be assisted as soon as possible – but only if the property owner qualifies for assistance.

Discussion

The need for funding to assist income qualifying homeowners is constantly growing. The cost of rehabilitation work is high and the banking laws are more stringent than ever. In many cases, a homeowner will have no other choice but to walk away from their home if they cannot find a way to finance repairs. The City of Wausau's Homeowner Rehabilitation List is always long which frustrates homeowner's who believe they need the repairs "right now".

The need for funding for purchase, rehabilitation and/or demolition and rebuilding is also high. The number of foreclosures seems to finally hit a plateau but there are still many properties that need assistance. City staff continues to receive calls from property owners that can no longer maintain their properties and want the City to purchase them. We have been turning property owners away due to insufficient funding. These properties, unfortunately, will either go back to the first lender or to the County for unpaid taxes. In the meantime, the property will be a detriment to the neighborhood.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Wausau Community Development Authority (CDA) operates the Public Housing and Housing Choice Voucher programs for the City of Wausau. The Veterans Affairs Office operates the Special Purposes Voucher for the veterans. Therefore, we are not privy to all the statistical information of the VASH vouchers.

The Wausau CDA has 46 scattered sites of public housing units which consist of 1, 2, 3 and 4 bedroom units. The CDA owns and operates Riverview Towers, LLC and Riverview Terrace. Riverview Towers is a high rise building which is available to near-elder, elderly and disabled individuals. Riverview Terrace is a supportive living facility which consists of 35 one-bedroom units.

The Wausau CDA operates the Housing Choice Voucher program. Recently they exhausted their list and opened it up for new applications. They now have 340 on their waiting list. Assistance is on a first-come, first-serve basis.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			46	576	185	391	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

The Wausau Community Development Authority (WCDA) operates 46 scattered site, 149 public housing units at Riverview Towers LLC and 35 units at Riverview Terrace. Based on the waiting lists for each program, the need for these units is high. Currently, there are 40 households on the waiting lists for the scattered site units – these range from 1, 2, 3 and 4 bedroom units. Since the majority of the WCDA’s scattered sites consist of 3 and 4 bedroom units, the need for the larger bedroom units is the greatest. Riverview Towers has 53 on their waiting list with only 1 on the Riverview Terrace waiting list. Both Riverview Towers and Riverview Terrace have one-bedroom units. Obviously all these waiting lists are a moving target and will fluctuate daily.

All of the public housing units are participating in an approved Public Housing Agency Plan. Riverview Towers had recently updated their facility utilizing WHEDA Low Income Tax Credits. This project changed their designation from a public housing project to Project-Based rental vouchers.

The Scattered Sites units consist of 18 single family homes, 11 duplexes and one 6-unit complex. Each year, through the Capital Fund Program, the CDA identifies the needs of these units in order to keep them in compliance and to be a comfortable place for their tenants to live. They are current with their Plan and are deemed a “High Performer” under HUDs Public Housing Assessment Sub-System.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Since their last plan, the WCDA converted River View Towers from public housing to project based vouchers but did receive a REAC score for 2017. WCDA still offers 46 duplexes and single family homes scattered throughout the City of Wausau which are considered public housing units. Their 2017 REAC score is also reflected below. All properties are constantly maintained, but like all rental households, upkeep and long-term rehabilitation needs to be planned for continuously.

Public Housing Condition

Public Housing Development	Average Inspection Score
Scattered Sites	94.22%
Riverview Towers	94%

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

WCDA developed their 5-Year Annual Plan which consists of the planned renovations/upgrades to their public housing units for the next five years. Those restoration/revitalization plans consist of reroofing of all building and garages, concrete repair, water heater replacements, overhead door replacements, parking lot resurfacing, bathroom upgrades, and furnace replacements.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

- Follow through on the planned repairs/renovations to the public housing units.
- Increase resident participation through a Resident Advisory Board and regular resident meetings
- Continue working cooperatively with the Wausau Police and Fire Departments for the purpose of reporting, tracking and preventing crime and improve resident safety.
- Continue to link residents to community services by focusing on programs and services that enrich residents' lives, promote independence, increase community involvement and support successful tenancies in assisted housing.
- Follow the Violence Against Women Act policies related to eligibility, program participation and program termination.

Discussion:

The need for affordable housing is greater than ever before. The waiting lists for both the Housing Choice Voucher program and the Scattered Sites program are long. Low income households are forced to find ways to keep a roof over their head while they are waiting for assistance. In some cases, they couch surf which makes it difficult to find them when their names finally come to the top of the waiting list. This, in turn, makes them lose out on the ability to get assistance. The amount of rents being charged have increased over the years; however, the amount of federal assistance for the City of Wausau has not. This has caused the number of approved clients to decrease since the amount of assistance each client requires has increased over the years. We don't see this trend slowing down any time soon.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Salvation Army and The Women’s Community are the two organizations that have emergency shelter for their clients. This “emergency” shelter is also considered temporary housing and their clients can stay up to 90 days to get back on their feet, find a job, secure supportive services, etc. that will enable them to transition into permanent housing. In some cases, if the 90 days is not enough, they are able to work with Northcentral Community Action for their Transitional or Rapid Re-Housing programs. Randlin Homes was a non-profit which started as transitional or long-term housing for veterans but found they couldn’t sustain with just having them as clients and opened it up for any homeless individual that needed a little extra time to be able to afford long term housing. Unfortunately, that organization couldn’t financially sustain itself so it became defunct. The numbers reflect the ability to house either families or individuals since the Women’s Community has rooms – not just beds. The Salvation Army has one “family” room that can also be used for a single person if needed. The City of Wausau does not have emergency shelter for minors; however a new non-profit has been formed and is in the process of creating a shelter for runaway teens. They hope to be up and running in 2020. The numbers below do not take into account The Warming Center as they are not considered an Emergency Shelter – just a warming center for homeless clients to come for a hot meal, rest on a recliner and get out of the cold overnight. They do offer showers, laundry facilities and case management if they want it. The Wausau Community Development Authority does not list homelessness as a priority to be able to assist immediately with vouchers or public housing units. However, they do work with the homelessness providers and the timing has worked that persons coming out of transitional housing were able to qualify for a public housing unit.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	41	0	6	0	0
Households with Only Adults	35	0	5	0	0
Chronically Homeless Households	Included above	0	6	0	0
Veterans	Included above	0	0	0	0
Unaccompanied Youth	8	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Salvation Army, The Women’s Community and The Warming Shelter all work with many providers to assist their clients with their various needs in combating homelessness. They collaborate with the following:

- Marathon County Department of Social Services to assist clients with potential SSI or SSDI application to the state.
- Marathon County Job Services to assist with resume preparation and job searches.
- North Central Health Care Center for alcohol and/or drug addictions.
- North Central Community Action Program for Transitional and Rapid Re-Housing programs.
- North Central Technical College for educational needs whether it is the client getting back on track to obtain their G.E.D. or additional vocational education.
- Bridge Community Clinic to assist with any medical, dental and/or mental health issues.
- Aging and Disability Resource Center to assist with any services the clients may be able to tap into.
- CFAC (Clothing for a Cause), The Neighbor’s Place, Goodwill, St. Vincent de Paul – all for household and clothing needs.
- Wisconsin Judicare to assist with any legal assistance.
- Children’s Service Society of Wisconsin to assist with family strengthening programs.

All these programs can assist homeless persons to better succeed in bringing them out of homelessness and into permanent housing. One organization cannot do it alone. It takes many working together for better and longer success stories.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Women’s Community works specifically with domestic violence victims – women, men and families. The Wausau Police Department worked closely with The Women’s Community in the development of DART (Domestic Abuse Reduction Team). This program sends both an officer and an advocate to the home of the victim following a domestic-related arrest. The Women’s Community has a Children’s Advocate that works specifically with the children of domestic violence. The Women’s Community offers shelter for those clients that need it. The goal is to have the client stay no longer than 90 days, during which they hope to find more permanent housing while continuing to work with the client’s needs to permanently take them out of the violent situation.

The Salvation Army provides shelter for women, men and families. In turn, the client must agree to work with a case manager to identify the reasons behind homelessness and develop a plan to eventually find permanent housing – and succeed. Recently the shelter hours have changed from being closed during

the day to being open 24/7. This allows clients the ability to obtain 2nd and/or 3rd shift employment and have a place to sleep afterwards.

The Warming Shelter provides a warm place to stay overnight during the winter months. The goal is to provide a warm place for those that cannot go to The Salvation Army or The Women's Community due to various reasons. They are allowed to come to the shelter with alcohol or drugs in their system; however, they are not allowed to use while on site and are not allowed to be disruptive. All clients are offered two hot meals – one in the evening and one in the morning, and offered the use of showers and/or laundry facilities. Staff has been offering more case management – however, it can be difficult to gain the trust of the client when just seeing them at night. Mentors are able to assist with the development of goals and match clients with necessary services/organizations that can help get them back on their feet and work their way to more permanent housing – or, at least, qualify to stay at the other facilities.

Northcentral Community Action Program operates six transitional housing units that are available to homeless clients. The units are two-bedrooms and are available to individual men, women, veterans, and families. They also operate the Hand In Hand Program which utilizes local landlords' properties to house families referred for transitional housing by The Salvation Army, The Women's Community, The Warming Shelter or are current clients of Northcentral Community Action. Like the other programs, clients must agree to work with a case manager to identify obstacles that have prevented them from obtaining housing. The overall goal is to increase their total household income so they can afford permanent housing. A client can stay up to 24-months, but the average stay is one year. Their clients tend to be chronic homeless or clients with disabilities.

Beyond Shelter is a program operated through Catholic Charities. This program operates three 3-bedroom homes which house chronic homeless males and utilizes the Housing First model. Each gentlemen is offered a room and in-depth case management to identify and help overcome the hurdles that have made them homeless. If they fall back into bad habits (due to AODA issues), they are not kicked out of the program, they are encouraged to do better.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

In the City of Wausau there are several facilities that work with the special needs population.

Many of these facilities not only provide housing for their clientele, they offer services to better their quality of life. Unfortunately many of the privately-owned facilities are not affordable to low and moderate-income persons. The demand for affordable units is high.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

North Central Health Care works with many types of clients – from persons with disabilities to persons with alcohol and drug addictions for adults and youth. They operate a CBRFs (Community-Based Residential Facility) throughout the community, operate a Nursing Home and Rehabilitation Center for income qualified persons, operate a crisis center that can house both adults and minors, to name a few. All of these programs not only provide a roof over a client’s head, but it also matches up their individual needs with additional services throughout the community.

Wausau Community Development Authority (WCDA) manages a 149-unit high rise building (Riverview Towers) that provides affordable housing for income-qualified near-elderly, elderly and persons with disabilities. The WCDA also manages a 35-unit assisted living facility for income qualifying frail elderly. Both of these facilities offer services for their tenants.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons returning from mental and physical health institutions are provided a list of rental units that charge lower rents. Many of these individuals are or have been clients of North Central Health Care (NCHC). NCHC maintains a list of affordable housing units and landlords that offer units that charge lower rents. They also work with agencies that provide emergency shelters and transitional housing units. Unfortunately, many affordable housing units have waiting lists and they may not be able to find permanent housing immediately.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Community Development Department owns two buildings that North Central Health Care (NCHC) rents to assist their clients. One building is located on Bissell Street which houses 6 – 7 severely physically and/or mentally handicapped men. The other building is located on Fulton Street which is a six-unit apartment complex that houses eight tenants that are clients of NCHC, with cognitive disabilities. These tenants have their own apartment units (some have roommates) and are learning how to be more independent. North Central Health Care offers supportive services to all of their clients so they can live as normal of a life as possible but have the care necessary when needed. North Central Health Care rents additional units throughout the community and has asked Community Development to build more units like we currently offer. Staff is seriously looking for options of how and where these types of developments can happen and plans on having another development within the next five years.

The Wausau Community Development Authority provides many services for their tenants at Riverview Towers and Riverview Terrace.

- The County Store, which is open on site once a week, offers a wide variety of groceries for sale so tenants don't have to run to the grocery store for basic items like milk, bread, juice and other staples.
- The Assisted Living building has a facility for a local beauty salon operator to come in to provide on-site hair assistance on a weekly basis.
- Social gatherings for tenants are offered weekly. Events include bingo, arts & crafts, movie night, music, pancake breakfasts, pizza parties, chili dinners, annual Christmas party and Summer Picnics, to name a few.
- Weekly exercise programs are offered.
- Free Blood Pressure Screening is provided once a month through the American Red Cross.
- Tax aides come to the building during the month of February to assist with free tax information and preparation of their tax returns.
- A Women's meeting is held monthly (sponsored by the Salvation Army).
- Every Wednesday a city bus picks up residents and takes them to and from a local grocery store, free of charge.
- Books and magazines are provided for residents to "check out" in the tenant library.
- Annual flu shots are offered.
- An on-site, hot, noon meal is provided to tenants that wish to participate – for a nominal donation.
- North Central Health Care educates tenants on alcohol and other drug preventions and treatments.
- Marathon County Job Center provides vocational counseling, job search services and resume/application assistance.
- Aging and Disability Resource Center offers nutritional education classes.
- Marathon County Health Department offers various health initiatives: Fall Protection and Prevention, Blood Pressure and Diabetes Screening, Heart Health, Eye Health, Healthy eating Habits, Foot Care, Stretching and Exercise classes.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Wausau plans to undertake the following:

- Continue to own and rent Bissell Street home to North Central Health Care to assist six to seven severely disabled men.
- Continue to own and rent Fulton Street apartment complex to North Central Health Care to assist with eight disabled men and women.
- Continue to own and operate Riverview Towers which provides housing and supportive services to 149 income qualifying elderly or disabled households.
- Continue to own and operate Riverview Terrace which provides housing and services to 35 income qualifying frail, elderly.
- Continue to work with North Central Health Care to develop additional units that will be available to disabled individuals.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing still continue. New and more stringent code changes have been added to and continue to drive the cost of rehabilitation and new construction up. 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.

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 it in other areas of the City.

The new Rental Inspection Ordinance may impact the number of affordable rental units. Landlords have already stated that they will pass all fees associated to this ordinance on to the tenants. Even though the annual fee per unit is nominal, landlords state that they will be required to make repairs to their properties which will then negatively impact their net proceeds.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Wausau is very diverse in its type of employment opportunities. This is a benefit that when one business area may be low in production, another area may be thriving. As the chart below indicates, there are many different type of employment opportunities for our residents to work in.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	138	18	1	0	-1
Arts, Entertainment, Accommodations	1,791	1,872	10	7	-4
Construction	432	547	2	2	-1
Education and Health Care Services	3,010	6,871	17	24	7
Finance, Insurance, and Real Estate	1,568	3,837	9	13	4
Information	190	333	1	1	0
Manufacturing	3,544	4,987	20	17	-3
Other Services	614	892	4	3	0
Professional, Scientific, Management Services	1,036	2,168	6	8	2
Public Administration	0	0	0	0	0
Retail Trade	2,686	4,482	15	16	0
Transportation and Warehousing	566	607	3	2	-1
Wholesale Trade	1,103	1,012	6	4	-3
Total	16,678	27,626	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	20,605
Civilian Employed Population 16 years and over	18,890
Unemployment Rate	8.32
Unemployment Rate for Ages 16-24	26.42
Unemployment Rate for Ages 25-65	5.72

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,820
Farming, fisheries and forestry occupations	880
Service	2,020
Sales and office	4,650
Construction, extraction, maintenance and repair	940
Production, transportation and material moving	1,440

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,235	89%
30-59 Minutes	1,485	8%
60 or More Minutes	425	2%
Total	18,145	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	835	210	565

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,175	420	1,195
Some college or Associate's degree	5,550	375	1,215
Bachelor's degree or higher	4,660	145	700

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	120	145	305	755
9th to 12th grade, no diploma	310	325	185	520	550
High school graduate, GED, or alternative	1,355	1,600	1,035	3,155	2,770
Some college, no degree	1,275	1,195	985	2,165	815
Associate's degree	210	705	720	1,370	265
Bachelor's degree	290	1,400	720	1,550	810
Graduate or professional degree	15	290	415	1,120	670

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,388
High school graduate (includes equivalency)	25,253
Some college or Associate's degree	31,461
Bachelor's degree	39,785
Graduate or professional degree	64,551

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the table above, the major employment sectors in the City of Wausau consist of education and health care services, manufacturing, and service industry.

Describe the workforce and infrastructure needs of the business community:

Work force needs have become a major issue. The Economic Development sectors of the City, County and Chamber are well aware of the lag in workforce for our area and are seeking ways to change this and meet the rising needs of our business community.

Needs consist of more workers entering the workforce with an associate degree or certificate including welders, computer technicians and programmers, mechanical and architectural draftspersons, certified nursing assistants and nurses, x-ray technicians, dental hygienists and construction trades training to name a few. Industrial employers are looking for basic blue print reading skills coupled with computer skills to operate sophisticated equipment in today's manufacturing workplace. Workers to fill manufacturing positions are highly needed of which several are offering hiring bonuses to persuade people to apply.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Northcentral Technical College (NTC) constantly reviews, updates and adds programs to meet the needs of the business community in all sectors. In the past the City and NTC have worked together to develop educational programs that businesses need to better train potential new employees. The City will continue to work with businesses to see how we can continue to partner and provide such services to attract workforce to the area.

As referenced previously we have a high need for workforce development, business support and the infrastructure in place to create changes and provide employment opportunities that pay living wages and higher.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

We continue to struggle with the current workforce to meet the needs of the employers as described above.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

We, as a community and region, have come together to address the workforce needs in Wausau. Northcentral Technical College has met with the City and business leaders to learn of the changing needs for various industries and have adjusted their curriculums, created specialized training, and have opened their doors to serve more students both full and part time.

The Northcentral Workforce Development Board’s mission is to cultivate a skilled and competitive workforce which meets the demands of employers in the region. They continually engage and connect local employers, educators, and community organizations to more effectively align our workforce resources. Their goal is to build a future pipeline of workers to meet the regional demands.

The local Job Center of Wisconsin is located in downtown Wausau. Funded through the Wisconsin Department of Workforce Development, The Job Center is a state agency charged with building and strengthening Wisconsin’s workforce in the 21st century and beyond. Their mission is advancing Wisconsin’s economy and business climate by empowering and supporting the workforce. Currently they are assisting residents of the Community Development Authority with job searches and potential training. They work with the business community to provide training for the unemployed that will meet the needs of our local employers and have served as a local asset to match unemployed persons to available jobs in the community. Through their assistance they have made a major impact on filling jobs with our Asian minority population and continue to address this need in the community.

Other local initiatives that are working to put people to work include the “Wheels to Work” program that provides a car (with a zero percent interest loan) to individuals that have taken the appropriate budgeting classes. We are in a semi-rural area with no public transportation to major business campuses leaving a portion of the workforce unable to take jobs that require privately owned vehicles. This program strives to meet this need in the community.

Project Step-Up is another program started to put people on track for self-sufficiency which includes securing employment. This program teams a mentor with an at-risk family to identify their individual needs as a family and work together to meet their goals.

The Joseph Project matches people with jobs. Participants participate in life-skills training and are offered a temporary job to see if it is a good match. If it is, the participant is offered a permanent position with the company. This program has been successful in filling manufacturing positions and helping individuals to find employment.

All of these efforts support the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No the City of Wausau does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

The need for trained, skilled workers is on the rise. High school kids are being pushed into getting a college degree - which is good. However, that leaves a gap in the work force that may not need a college degree - making it difficult for employers to find workers that want to work in labor-type jobs. The community is starting to reach out to kids to promote these type of jobs as well as providing technical education to assist thriving in these positions. With the work force ever changing, communities are forced to stay up to date with their changing needs and the ability to be flexible to assist businesses is a must.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration would be defined as an area in which a high number of specific items/people occur/reside.

When the Mayor's Housing Task Force worked together to develop plans on how to address blight within the City of Wausau, maps were developed showing where the "high" areas of crime were and where the most housing violations were located. Staff was amazed to find these areas went hand in hand and overlapped one another. These areas are also located in lower-income census tracts. (See attached maps in Appendix)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

When reviewing census maps that show where all races reside, there are no areas in the City of Wausau where there are large concentrations of specific minority groups. The only race that the census breaks out and maps where they live is the Asian population. However, there is no area of the City that they concentrate on living - they are comfortable living anywhere in the community.

What are the characteristics of the market in these areas/neighborhoods?

The areas that were considered "high" in crime and housing violations consisted in Census Tracts 1, 7, 5, 6.02 and 6.01. Most of these areas have 51% or lower to moderate income households – all would qualify to receive Community Development Block Grant Funds. All four of these census tracts contain a high number of rental units – with Census Tract No. 1 consisting of almost 75% rentals.

Are there any community assets in these areas/neighborhoods?

The City of Wausau has a Neighbor to Neighbor Program (N2N) which consists of citizens and leaders of Neighborhood Associations. The East Towne Neighborhood Association is located in Census Tract 1; the Longfellow Neighborhood Association is located in Census Tract 7; the Werle Neighborhood Association and the Southwest Jones Neighborhood Association are located in Census Tract 6.02; and the Westies Neighborhood Association is located in part of Census Tract 1 (on the West side of the City) and Census Tract 5. All these Neighborhood Associations are excellent at working together as residents in their neighborhoods to tackle their individual neighborhood needs. The East Towne Neighborhood Association consists of mainly landlords that own properties in that neighborhood. While the rest of the neighborhood associations consist of homeowners. Each neighborhood has different "hot topics". But all of them have a common goal – to combat crime and drugs in their neighborhoods. Each association has a neighborhood police officer that is assigned to their district. That police officer comes to every monthly neighborhood meeting to update them on what is going on (criminally) as well as providing the residents with a contact person at the police department they feel comfortable calling. This creates a great communication outlet for both the police department and the citizens in each of these associations.

Are there other strategic opportunities in any of these areas?

Community Development Block Grant funds have been utilized for Neighborhood Revitalization projects in which neighborhood associations have requested funds to assist with potential neighborhood projects. Staff works with each association to develop their individual neighborhood goals. In some neighborhoods it is just creating a better communication link between citizens and the police department. The Longfellow Neighborhood Association has been successful in developing a neighborhood tot lot, installing low level lights along a busy thoroughfare and designing and installing neighborhood signage. The East Towne Neighborhood Association has requested and received low level street lighting for two busy streets in their neighborhood to combat crime and to light up the sidewalks during the night – making it safer to walk. They also have designed and installed neighborhood signage. These are examples of opportunities Neighborhood Associations have been able to enact on. Community Development will continue to work with each income-qualifying neighborhood to develop projects to assist with the needs of their neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Wausau's Mission Statement is: In response to our citizens, we will provide services in the most effective and efficient manner and in order to promote and enhance our living environment we will:

- * Plan and encourage positive growth; and
- * Promote a positive community image by encouraging citizen involvement and civic pride.

The Community Development Department and Wausau Community Development Authority are committed to working with established social service providers by increasing our interaction with different citizens throughout the year and to keep in touch with the ever changing needs of the community. The Department tracks the successes of social service providers, the housing programs and project and investigates any gaps in services that exist. Based on the consultations with the community, the Community Development Department formulates an effective method to reach out to the community, to respond to its ever changing needs, to create/sustain viable neighborhoods, promote housing opportunities and increase economic development opportunities for the City of Wausau's residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	East Towne Neighborhood Association
	Area Type:	Neighborhood Revitalization
	Other Target Area Description:	N/A
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The East Towne Neighborhood Association's boundaries are from Franklin Street on the North to Forest Street on the South and N. 6th Street on the West to LaSalle Street on the East.
	Include specific housing and commercial characteristics of this target area.	This neighborhood consists of over 85% of rental properties and many commercial properties - leaving a very low percentage of homeownership. This neighborhood is located within a low income census tract (Census Tract #1) of which 50 - 70% of its residents' are low income. Block Group 3 of this Census Tract has over 71% of their residents fall under HUD's low income category.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The East Towne Neighborhood Association developed their own boundaries and work together to identify and develop their own goals. Staff works with each of the income-qualifying neighborhood associations with possible funding sources to address their needs.
Identify the needs in this target area.	<ul style="list-style-type: none"> • Increase of homeownership • Upkeep of the properties • Reduction of crime and drug use • Increase of street lighting • * Increase of landlord/tenant pride of their properties 	

	What are the opportunities for improvement in this target area?	Same as above... <ul style="list-style-type: none"> • Increase of homeownership • Upkeep of the properties • Reduction of crime and drug use • Increase of street lighting • Increase of landlord/tenant pride of their properties
	Are there barriers to improvement in this target area?	The barriers include the number of rental properties in this area - several of them are Temporary Living Properties for when parolees are released from Marathon County jail. This area is the highest in crime and drug activity.
2	Area Name:	Homeowner Rehabilitation
Area Type:	Citywide	
Other Target Area Description:	Citywide	
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		
Other Revital Description:		
Identify the neighborhood boundaries for this target area.	This activity is available to all income-qualifying homeowner's residing in the City of Wausau's corporate limits.	
Include specific housing and commercial characteristics of this target area.	The Homeowner Rehabilitation Loan Program assists with the individual rehabilitation needs of each house and homeowner.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A	
Identify the needs in this target area.	N/A	
What are the opportunities for improvement in this target area?	N/A	

	Are there barriers to improvement in this target area?	N/A
3	Area Name:	Longfellow Neighborhood Association
	Area Type:	Neighborhood Revitalization
	Other Target Area Description:	Neighborhood Revitalization
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for the Longfellow Neighborhood Association are as follows: Forest Street on the North to Townline Road on the South, Grand Avenue on the West to the railroad tracks on the West.
	Include specific housing and commercial characteristics of this target area.	This Neighborhood Association is primarily residential properties with a small percentage of commercial properties. This neighborhood has a high percentage of rental units - approximately 50% are homeowner's and 50% are renters.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This Neighborhood Association is the longest running neighborhood association with the City of Wausau. Staff has worked with them throughout the years to develop their specific goals. This association is very citizen driven - staff is there only to guide them through the political process - not in telling them what their goals should be.
Identify the needs in this target area.	<ul style="list-style-type: none"> • Reduction in crime. • Increase in homeownership. • Neighborhood clean-ups of garbage and debris. • Neighborhood tot lot • Clean up of blighted properties 	
What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Development of a neighborhood tot lot • Clean up of blighted, foreclosed properties • Increase homeownership 	

	Are there barriers to improvement in this target area?	The biggest barrier is the decrease of funding for these type of projects. Longfellow Neighborhood Association is strong and works well together. They are patient in obtaining their goals but frustrated with the decreasing amount of funding and the increasing political process.
4	Area Name:	Werle Park
	Area Type:	Neighborhood Revitalization
	Other Target Area Description:	Neighborhood Revitalization
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries for this neighborhood association are Stewart Avenue on the North and West Street on the South, S. 9th Avenue on the West and S. 3rd Avenue on the East.
	Include specific housing and commercial characteristics of this target area.	This neighborhood is primarily residential properties with Marathon Park and the UW of Marathon County abutting them to the West. This neighborhood also has a high percentage of rental units vs. owner occupied properties.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood association is a spin off of the very first neighborhood association - Lincoln Neighborhood. Community Development worked with both associations to assist with developing their desired goals for their neighborhood.
	Identify the needs in this target area.	<ul style="list-style-type: none"> • Additional homeownership • Decrease of crime • Additional street lighting • Clean up of blighted properties
What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Increase of homeownership • Clean up of blighted properties • Additional street lighting 	
Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> • Lack of funding to assist all the associations for their goals. • Decrease in association membership 	

5	Area Name:	Westies Neighborhood Association
	Area Type:	Neighborhood Revitalization
	Other Target Area Description:	Neighborhood Revitalization
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Westies Neighborhood Association's boundaries are: W. Bridge Street on the North, Stewart Avenue on the South, N. 7th Avenue on the West and the Wisconsin River on the East. The Salvation Army's campus is located in this neighborhood.
	Include specific housing and commercial characteristics of this target area.	This neighborhood consists of mainly residential properties with several blighted commercial properties located in the Southeast corner of their boundaries. This neighborhood also consists of a high number of rental units vs. owner occupied properties.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	When this association first started, Community Development worked with them to develop their neighborhood goals and rank their priorities.
Identify the needs in this target area.	<ul style="list-style-type: none"> • Decrease blighted properties - several identified commercial properties • Decrease of crime • Increase homeownership • Additional street lighting 	
What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Rehabilitation of blighted, commercial properties • Planning for possible refurbish Salvation Army campus • Increase homeownership • Decrease crime • Increase the number of street lighting 	

<p>Are there barriers to improvement in this target area?</p>	<p>Like all the neighborhood associations, the amount of funding to go around is limited. Also, the number of citizens that attend their meetings has decreased over the years.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The programs the City of Wausau offers through its Community Development Block Grant funds are available to clients citywide – as long as they meet the income requirements. In the case of a public facility (street reconstruction, sidewalk installation/reconstruction, park redevelopment, street lighting, etc.) the project must fall under a low/moderate income census tract/block group.

(The City of Wausau does not receive HOPWA funding.)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Homeless Concerns
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Support of Homeless Shelters Supportive Housing for Special Needs Rental Assistance Public Service Activities
	Description	<ul style="list-style-type: none"> • The need for more AFFORDABLE, SAFE housing • More funding for in-depth case management • Planning and possible refurbishing Salvation Army campus • Need for LOCAL drug/alcohol rehabilitation programs • Need for reliable/accessible transportation
	Basis for Relative Priority	<p>The need for affordable, safe housing is a high priority for the City of Wausau. With over 80% of the housing stock being built prior to 1978, the need for repairs is constant. The need for safe, affordable housing for our tenants is also very high. In many cases, the newer, renovated properties' rents are too high so low to moderate income households cannot afford the high rents.</p> <p>The need for additional family beds at the Salvation Army's Emergency Shelter is also high. Currently, they only have one room and end up giving hotel vouchers to families in need. These vouchers end up costing the agency a lot of money throughout the year. They have been working towards obtaining a better building so they could house more families on site.</p>

2	Priority Need Name	Diversity Concerns
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Public Service Activities
	Description	<ul style="list-style-type: none"> • To empower/encourage minority groups in how important their voices are and how their input is very valuable. • Need for reliable transportation • Need to feel welcome and “not alone” or isolated
	Basis for Relative Priority	Fair Housing and Discrimination education is always a priority when working with income qualifying households.

3	Priority Need Name	Neighborhood Concerns
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Westies Neighborhood Association Werle Neighborhood Association G.D. Jones Neighborhood Association
	Associated Goals	HOMEOWNER REHABILITATION Supportive Housing for Special Needs Job Creation Blight Elimination Rental Rehabilitation Housing Counseling Rental Assistance Homebuyer Downpayment Street Reconstruction Neighborhood Revitalization Public Service Activities
Description	<ul style="list-style-type: none"> • Funds to assist neighborhood needs in designated areas • Tenant outreach to hear their neighborhood needs • Additional lighting to deter crime • Additional youth activities/options 	

	Basis for Relative Priority	The City of Wausau currently has ten (10) Neighborhood Associations throughout its corporate limits. Each neighborhood association has different priorities. Five of these associations fall in low income census tracts. Staff is working with all the associations as to their needs to better their living environments. Federal funding can assist in many ways - additional street lighting for crime prevention, neighborhood parks, homeowner and/or rental rehabilitation loans, etc.
4	Priority Need Name	Youth/Education Concerns
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Families with Children Chronic Substance Abuse Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Job Creation Neighborhood Revitalization Public Service Activities
	Description	<ul style="list-style-type: none"> • Provide additional birth to 18-month programs • Provide additional home visit programs for all age kids and their families • Strengthen networking systems so agencies can better communicate amongst each other to work together regarding family needs (blanket releases) • Enhance parenting educational programs

	Basis for Relative Priority	The needs for decent education/day care facilities is high in the City of Wausau. Many of our very low income families are not equipped with the parenting skills necessary to provide a stable home environment. In some cases the day care the child is exposed to is the only safe environment they know. Federal regulations have made it even harder for child care facilities that support very low income families and to keep good teachers. These centers cannot pay the salaries necessary to keep good teachers. Many of these facilities charge on a sliding pay scale - not having the cash flow to pay their support staff competitively.
5	Priority Need Name	Housing Concerns
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Veterans
	Geographic Areas Affected	Citywide All Neighborhood Associations
	Associated Goals	Housing Rehabilitation programs Lead Hazard Reduction programs Supportive Housing for Special Needs Homelessness Blight Elimination Rental Rehabilitation Housing Counseling Rental Assistance Homebuyer Downpayment Street Reconstruction Neighborhood Revitalization Public Service Activities

	Description	<ul style="list-style-type: none"> • Better screening of potential tenants to try to keep problem tenants from moving in • Additional funding to assist with rehabilitation costs – affordable housing • Additional funding for removal of lead hazards in housing • Additional education as to how to properly maintain a home • High taxes in Wausau
	Basis for Relative Priority	Housing is a high priority for everyone. It could range from finding affordable and safe housing, to purchasing their first home, or the ability to keep and maintain their present housing. With funding sources being reduced annually, more and more families are facing homelessness every day. The need for funding to assist with rental assistance, new home purchase, rehabilitation and lead hazard reduction for both homeowner's and landlords, etc. should be a priority so it doesn't cost municipalities more money in the long run trying to rehouse a large homeless population.
6	Priority Need Name	Health Care Concerns
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Citywide
Associated Goals	Support of Homeless Shelters Supportive Housing for Special Needs Neighborhood Revitalization Public Service Activities
Description	<ul style="list-style-type: none"> • Resources to reduce the increasing number of “unstable housing” families • Rising number of heroin/prescription drug users • Need for additional psychological resources – more psychologists vs. counselors • Additional affordable dental services

	Basis for Relative Priority	Health care issues are high priority for the entire nation. The cost of health care is very high and almost impossible for very-low income families. The ability to find a good provider at an affordable price is non-existent. Also, transportation to health care facilities has become an issue recently with the City of Wausau's Public Transportation system only running during the weekdays. All runs to the outlining areas have been discontinued so if anyone lives outside a certain parameter, they will not have reliable public transportation to get them to any appointments. This causes low-income households to call for ambulance service whenever they are not feeling well - rather than going to their doctor or to a walk-in type facility.
7	Priority Need Name	Economic Development Concerns
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Supportive Housing for Special Needs Job Creation Brownfield Remediation Blight Elimination Public Service Activities
	Description	<ul style="list-style-type: none"> • Increase the number of higher paying jobs • Educate the roles of the public/private partnerships <ul style="list-style-type: none"> - media - all partners • Development of the Riverfront to attract all
	Basis for Relative Priority	Economic Development is a very high priority for the City of Wausau. The development of new and expanding businesses with the creation of additional jobs is always a priority.
8	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide

Associated Goals	Supportive Housing for Special Needs Street Reconstruction Sidewalk Installation/Reconstruction Park/Playground Reconstruction Public facility needs for non-profit organizations
Description	<ul style="list-style-type: none"> • Reconstruction of streets in income-qualified neighborhoods • Reconstruction/Installation of sidewalks in income-qualified neighborhoods • Reconstruction of old non-compliant playground equipment in income-qualified neighborhoods • Acquisition costs associated with the purchase of property for non-profit organizations
Basis for Relative Priority	Public facility activities are a high priority to assist income-qualified neighborhoods with infrastructure projects. The projects clean up neighborhoods, provide safe, walkable streets and/or install ADA approved playground equipment. It can also be utilized to assist non-profits with acquisition of buildings to better serve their clientele.

Narrative (Optional)

Community Development held many focus groups to discuss the needs of the community. The attendees were then given the opportunity to pick their top three priority needs. The charts above discussed what the highest concerns were from each of the focus groups.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The need for Tenant Based Rental Assistance (TBRA) is great in the Wausau area. The agency that offers this type of service is Northcentral Community Action. They have six temporary housing units to assist their clients who are living in their transitional housing units. They developed the Hand in Hand Housing program which partners with other housing providers for transitional housing opportunities for families that are homeless or becoming homeless.
TBRA for Non-Homeless Special Needs	The need for Tenant Based Rental Assistance (TBRA) is great in the Wausau area. The agency that offers this type of service is Northcentral Health Care (NCHC). They provide housing for special needs clients. Without these programs, more people would find themselves homeless. NCHC has long waiting lists for clients who need permanent housing with services.
New Unit Production	New Construction can be tricky when it comes to selling it to an income-qualified household. The cost of new construction is high resulting in a higher sales price and higher real estate taxes. Households that fall under HUD’s approved income limits may not be able to afford the monthly payment once the tax escrow is added to the principal and interest payment. In-fill housing on City lots sometimes is difficult to meet setback rules on non-conforming lots. Funding to assist with these units to make them affordable is a must.
Rehabilitation	The rehabilitation of properties is key to keeping housing values intact. There continue to be blighted properties on the market that could be great properties after the repairs are completed. Federal funds assist with these types of repairs so that a property owner can afford to have their house renovated so it is safe and livable for that family. This type of assistance allows the homeowner to makes payments back on the loan at a rate that will not be burdensome to their budget.
Acquisition, including preservation	Acquisition of blighted properties is a strategic plan for the City of Wausau when a property is too far gone for the private sector to purchase and renovate. Bank foreclosures will always happen with several that need extra attention to bring back to life. Federal funds can be utilized to assist with such acquisitions of which plans can be made as to whether the property can be rehabilitated and resold or if it isn’t economically feasible to do so and it must be demolished. NSP and/or HOME funds can then be utilized to rehabilitate or build a new home to be resold to an income qualifying household.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Wausau had previously received HOME funds through the State of Wisconsin for over a decade. Now since the HOME program income funds is high, we continue to operate our programs strictly with program income. These HOME programs are the Downpayment Assistance Program, New Construction and resale program and the Rental Rehabilitation Loan Program. We have been able to recycle and recycle these funds for continued success.

The City of Wausau had received Neighborhood Stabilization Program (NSP) funds through the State of Wisconsin. These funds were used to purchase foreclosed, vacant properties in targeted areas of the City. Those buildings were then either rehabilitated and resold or demolished, rebuilt, and sold. One project consisted of building a six-unit apartment complex of which tenants through North Central Health Care are the occupant. These funds have also been recycled and recycled and have been diminishing. We have one open project in which we hope to finalize within the next year or two. We will then work with the State of Wisconsin to close out this contract and convert whatever funding is left into CDBG program income funds.

The State of Wisconsin has implemented a Lead Safe Homes Program through the Department of Health Services, Division of Health, for lead hazard abatement activities in residential housing. These funds would assist with only the abatement of identified lead based paint hazards in a residential unit with qualified residents. These funds could be matched with Housing Rehabilitation funds or Rental Rehabilitation funds if other non-code compliant issues are identified.

The City has several Tax Increment Districts of which blighted properties have been identified. These funds could be used in conjunction with CDBG funding for the purchase, demolition, site clean-up, redevelopment of blighted properties.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	580,000	125,000	450,000	1,155,000	200,000	Annual allocation for Community Development Block Grant Funds
Tax Increment Financing	public - local	Admin and Planning Economic Development Housing Public Improvements Other	250,000	0	0	250,000	0	Funds available for acquisition, demolition, site improvement costs, miscellaneous redevelopment expenses
Other	public - federal	Acquisition Admin and Planning Housing	0	2,500	45,000	47,500	0	Recycled Neighborhood Revitalization Program funds that will assist the rebuild resale of the last property purchased with these funds.

Other	Public –state	Lead paint abatement	\$210,000	0	0	210,000	Unknown	Funding through the State of Wisconsin for Lead based paint abatement in residential properties
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Table 47 - Anticipated Resources

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

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

The City of Wausau must match 25% of the HOME funding we receive. This is easily achieved through the Downpayment Program with the Federal Home Loan Bank’s Downpayment Plus program and local lenders’ individual downpayment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer’s contribution into purchasing the home.

CDBG does not require matching funds, but through fund raising with non-profits and local contributions for public facilities, 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

906 S. 7th Avenue – vacant lot where a house burned down. Single family home to be built. Offer to purchase has been accepted. Closing is pending.

206 N. 6th Street – blighted, foreclosed property purchased with Neighborhood Stabilization Program Funds. Building was demolished and site cleaned. Property is being marketed for redevelopment.

1019 W. Bridge Street – vacant lot from where a house burned down. Single family home to be built.

402 Short Street – donated blighted duplex to the City by owner who could no longer manage it. Property was demolished. In the process of being redeveloped.

101-103 Short Street – City foreclosed four-unit rental property. Property was demolished. In the process of being redeveloped.

401 & 405 S. 1st Avenue – vacant commercial buildings located in the entering corridor into Wausau’s downtown. Revitalization of this property is for economic development opportunities. Request for Proposals are being solicited.

2101 Grand Avenue – blighted motel building that had a fire. Owner walked away and property was foreclosed upon through Tax Deed through Marathon County. County sold to City of which the building is being evaluated and will be demolished and the lot redeveloped or cleaned up and sold as is for redevelopment. A Request for Proposals will be released the end of 2019 or beginning of 2020.

Discussion

The City of Wausau, as much as possible, lends funding to sub-grantees so the loans 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Wausau	Government	Economic Development Ownership Planning Rental Neighborhood improvements Public Facilities Public Services	City of Wausau Jurisdiction

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

By utilizing Community Development staff to carry out the goals of the Consolidation Plan and annual CDBG funding, staff is able to know where the funding is going at all time to ensure the proper regulations are followed. Staff knows exactly what funding is available and what funding has been expended or committed. The gap is that the Community Development Department is a small department and not having enough manpower to carry out the plan quickly can sometimes be burdensome. Since the City of Wausau has a January 1st program start date and with the federal government’s inability to have annual funding ready by that timeline, staff is “under the gun” every year in order to meet its timeliness factor. When the funding doesn’t come through until early to mid-summer, it only gives the jurisdiction a few months to expend funding according to federal regulations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		X
Transportation	X		
Other			
Other			

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The organizations that work with the homeless population are working together to combat homelessness. Through the United Way of Marathon County, a Housing and Homeless Coalition has been developed which meets monthly to discuss pending issues and how to work more effectively together. All shelters now require clients to work with case managers/mentors to determine the root of the problem for each client individually which, in turn, can develop a course of action for the client. All the above services are available to Wausau's residents and connecting those in need with organizations that can provide necessary services to their clients is a great way to start. Without the case management, clients may not know what services may be available to them let alone understand why they continue to be homeless. There is one program that works specifically with the chronically homeless males and that is the Beyond Shelter program through Catholic Charities.

A new non-profit is in the process of being formed called Keeping Area Teens Safe (KATS). This organization was developed to assist homeless/runaway teens with shelter and to work on the problems that had caused them to become homeless. The new non-profit is hoping to be up and running by 2020. We are excited to see how successful they are.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The overall strength of the organizations working together with case management is gaining the trust of a client so they are open with that mentor. Together the client and mentor can work together to identify the needs and the hurdles facing the client. The mentor is familiar with the available local services and

how a client can benefit from each service. That mentor will assist the client with transportation issues, assistance with completing applications for services and providing support when everything seems overwhelming. Working together has proven very successful in assisting homeless clients out of their situation and into permanent housing.

The major gap between services is the lack of reliable transportation. The City of Wausau does have a transit system; however, the buses only run during the weekdays and only to certain areas around the City of Wausau. Through the focus groups, the lack of reliable transportation came up across the board. Without transportation, a client cannot get to necessary appointments – job interviews, health care appointments, educational programs, or even to a job that is located in the outlining areas or is a 2nd, 3rd or weekend shift. This obstacle is huge when it comes to obtaining or maintaining a long-term, family supporting job.

Another gap that was revealed was working with underprivileged kids who are assisted through several agencies. Unfortunately, due to HIPPA regulations, organizations cannot speak to one another regarding the children. Therefore, if an incident occurs at one agency, the other agencies will not be aware of it unless the child happens to share what happened. This does not help the child learn appropriate behavior or obtain the necessary assistance in certain situations if all the organizations do not work together for the benefit of that child.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A huge strategy is to come together as a community to overcome the transportation issue. As mentioned above, reliable public transportation is available during the week days but only to a majority of the City of Wausau. It does not go out to the City of Wausau's Business Campus – where there are many job opportunities. Lack of funding is a huge problem which caused the Saturday bus service to be cut several years ago as well as the ability to run to the outlining areas. Organizations must work together to show the importance of this service for those who cannot afford a vehicle. A non-profit organization, Wheels to Work, offers assistance to income qualifying persons with a zero percent loan to purchase a used vehicle – if they can pass the necessary trainings and budgetary requirements. This has allowed many households the opportunity to maintain or obtain a better paying job to bring them out of poverty. However, there is such a long waiting list of those in need versus the number of donated vehicles.

The other strategy is to have organizations work with the parents of the kids that are enrolled in their programs to obtain a “blanket release”. This would result in allowing all the agencies and schools to talk to each other about a child's situation. This would then assist the agencies in adapting to the child's day to day needs. With a better way to communicate, a child has a better chance of overcoming his/her obstacles to succeed throughout life.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

See chart starting on next page

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HOMEOWNER REHABILITATION	2020	2024	Affordable Housing	Citywide	Neighborhood Concerns Housing Concerns	CDBG: \$500,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Support of Homeless Shelters	2020	2014	Homeless	Citywide	Homeless Concerns Health Care Concerns	CDBG: \$75,000	Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 50 Persons Assisted Strategic Planning of shelters
3	Supportive Housing for Special Needs	2020	2024	Affordable Housing Non-Homeless Special Needs	Citywide	Homeless Concerns Neighborhood Concerns Housing Concerns Health Care Concerns	CDBG: \$50,000 OTHER: 125,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
4	Job Creation	2020	2024	Economic Development	Citywide	Neighborhood Concerns Economic Development Concerns	CDBG: \$300,000	Jobs created/retained: 15 Jobs Businesses assisted: 8 Businesses Assisted
5	Brownfield Remediation	2020	2024	Economic Development	Citywide	Economic Development Concerns	CDBG: \$75,000	Brownfield acres remediated: 1 Acre

6	Blight Elimination	2020	2024	Blight	Citywide	Neighborhood Concerns Housing Concerns Economic Development Concerns	CDBG: \$75,000	Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 2 Household Housing Unit
7	Rental Rehabilitation	2020	2024	Affordable Housing	Citywide	Neighborhood Concerns Housing Concerns	HOME: \$250,000	Rental units rehabilitated: 17 Household Housing Unit
8	Housing Counseling	2020	2024	Affordable Housing	Citywide	Neighborhood Concerns Housing Concerns	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
9	Rental Assistance	2020	2024	Affordable Housing Public Housing	Citywide	Homeless Concerns Neighborhood Concerns Housing Concerns	NSP program income: \$15,000	Tenant-based rental assistance 12 Households Assisted
10	Homebuyer Downpayment	2020	2024	Affordable Housing	Citywide	Neighborhood Concerns Housing Concerns	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
11	Street/Sidewalk Reconstruction	2020	2024	Affordable Housing Public Facility	Citywide	Neighborhood Concerns Housing Concerns	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
12	Playground/Park Reconstruction	2020	2024	Public Facilities	Citywide	Neighborhood Concerns Youth/Education Concerns Housing Concerns	CDBG: \$400,000	Reconstruction of play equipment in neighborhood parks for safety and Ada concerns 300 Households Assisted

13	Public Service Activities	2020	2024	Public Service	Citywide	Homeless Concerns Diversity Concerns Neighborhood Concerns Youth/Education Concerns Housing Concerns Health Care Concerns Economic Development Concerns	CDBG: \$400,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Homelessness Prevention: 500 Persons Assisted
14	Other Public Facilities	2020	2024	Public Facilities	Citywide	Neighborhood Concerns Youth/Education Concerns Health Care Concerns Economic Development Concerns	CDBG: \$150,000	Public Facilities activities could consist of broadband availability: 250 Households Assisted Acquisition/redevelopment of building/land for non-profit use: 100 Households Assisted
15	Neighborhood Revitalization	2020	2024	Public Facilities Housing Rehabilitation	Longfellow East Towne Westies Werle And other neighborhood associations in income qualifying census tracts	Neighborhood Concerns Youth/Education Concerns Housing Concerns	CDBG: \$50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeowner Housing Rehabilitated: 2 Household Housing Unit

16	Lead Based Paint Abatement	2020	2024	Housing – lead based paint abatement	Citywide	Youth/Education Concerns Housing Concern	LSHP: \$210,000	Lead based paint abatement activities in residential housing for units occupied by qualifying residents.
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Table 50 – Goals Summary

Goal Descriptions:

1	Goal Name	HOMEOWNER REHABILITATION
	Goal Description	HOMEOWNER REHABILITATION - Low interest loan to assist income-qualifying households with funding for rehabilitation work on their primary residence. Rehabilitation will consist of correcting code violations, increase energy efficiencies and make necessary repairs to maintain a property’s value.
2	Goal Name	Support of Homeless Shelters
	Goal Description	Support of Homeless Shelters - Support of the local Salvation Army's Emergency Shelter, the Women's Community Emergency Shelter, Catholic Charities Warming Center and/or Beyond Shelter. All provide assistance to those that have found themselves homeless. Provide 3 - 4 transitional housing units for the clients of Northcentral Community Action in which they will receive in depth counseling so they can bring themselves out of homelessness and maintain permanent housing. Support strategic planning for emergency shelters and other homelessness shelters/facilities.
3	Goal Name	Supportive Housing for Special Needs
	Goal Description	Supportive Housing for Special Needs - continue to manage two supportive housing buildings for handicapped individuals. One located on Bissell Street the other on Fulton Street.
4	Goal Name	Job Creation
	Goal Description	Funding to be used towards financial assistance to new or existing businesses to locate or expand in the Wausau area through Economic Development type loans.

5	Goal Name	Brownfield Remediation
	Goal Description	Assistance in low interest loans or grants for clean-up of contaminated sites so properties can be redeveloped and repurposed.
6	Goal Name	Blight Elimination
	Goal Description	Funding to assist in the purchase and demolition of blighted buildings located throughout City of Wausau. Properties are then offered for redevelopment.
7	Goal Name	Rental Rehabilitation
	Goal Description	Funding in the form of a low interest loan to assist with the rehabilitation of rental units throughout the City of Wausau. Rental units will then be made available to low-income households for five years after completion of the rehabilitation project.
8	Goal Name	Housing Counseling
	Goal Description	Provide housing counseling to clients who are interested in purchasing their first home.
9	Goal Name	Rental Assistance
	Goal Description	Funding to assist with rental payments for very low income tenants through the Community Development Authority and through the Community Development Department.
10	Goal Name	Homebuyer Downpayment
	Goal Description	Funding to assist with downpayment/closing costs of an income qualifying households to purchase a new home.
11	Goal Name	Street/Sidewalk Reconstruction
	Goal Description	Funding to assist with the special assessment costs in street reconstruction and/or sidewalk reconstruction projects on residential properties in low income census tracts.

12	Goal Name	Neighborhood Revitalization
	Goal Description	Funding to assist with public facility type needs for rehabilitation needs in low income neighborhoods.
13	Goal Name	Public Service Activities
	Goal Description	To assist non-profits with their programs that assist moderate - to extremely-low income households.
14	Goal Name	Park/Playground Reconstruction
	Goal Description	Funding to assist with the redevelopment/replacement of playground equipment in neighborhood parks located within low and moderate income neighborhoods.
15	Goal Name	Lead Based Paint Abatement
	Goal Description	Funding to assist with abatement of lead based paint hazards in residential homes with qualified residents – owner occupied and rental properties.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The estimated number of families broken down by income levels the City of Wausau hopes to assist the next five years per housing activity is provided in a chart that is located in the appendix.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Wausau CDA owns and operates Riverview Towers which is a 149 unit, income qualifying apartment complex that provides housing to near-elderly, elderly and disabled tenants. The first floor units are 100% handicapped accessible units. The remaining units are accessible by elevator and have features that can assist handicapped individuals. Four units per floor fall under the WHEDA guidelines and are considered handicapped units. With ten floors, that equates to 40 handicapped accessible units.

Activities to Increase Resident Involvements

The Wausau CDA encourages resident participation through its Resident Advisory Board and the regular resident meetings. They are asked for their input on ways to make the living environment better. One resident sits on the Community Development Authority Board and is active in the decision making of the Board.

Is the public housing agency designated as troubled under 24 CFR part 902?

Wausau Community Development Authority is not a troubled public housing agency.

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing still continue. New and more stringent code changes have been added and continue to drive the cost of rehabilitation and new construction up. The regulations 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.

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 it in other areas of the City.

The banking crisis created a new barrier to affordable housing. With the additional banking laws, it is more and more difficult for very-low and extremely-low income home buyers to obtain a mortgage to purchase a home.

The new Rental Inspection Ordinance may impact the number of affordable rental units. Landlords have already stated that they will pass all fees associated to this ordinance on to the tenants. Even though the inspection fee per unit is nominal, landlords state that they will be required to make repairs to their properties which will then negatively impact their net proceeds.

Broadband availability is necessary in today's world. However, the cost for broadband for lower income households can be difficult to afford. Some outlying areas of the community have a difficult time even having a broadband option to them. Families with school-age children are required to find broadband options since many of their homework is through an internet portal.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Wausau, through its Community Development Department, offers programs that assist to remove barriers to affordable housing. Staff worked with local lenders to develop new guidelines to its Downpayment Assistance Program that would be approved through Fannie Mae and Freddie Mac. Through these changes, lower income households are able to access downpayment assistance to help them achieve the American Dream. The Downpayment Assistance loan charges a low interest rate and the term is amortized out so the monthly payments are low enough not to be a burden to the new homebuyer.

Community Development will continue to utilize their Neighborhood Stabilization Program income funds to purchase vacant, foreclosed properties. Once these properties have been revitalized, they are made available to income qualifying households. The homeowner receives a completely renovated home at a discounted price that will have also low energy bills. These fund will be closed out in the next few years with any program income being converted into CDBG program income.

The Community Development Department will work with local contractors to assist in the cost of becoming Lead Certified through the State of Wisconsin. This will increase the number of Lead Certified Contractors that are available to bid projects, which equates to more competitive bids, which equates to lower renovation costs to the homeowner.

The Community Development Department will continue its Rental Rehabilitation Loan Program to assist landlords with necessary renovations so they can keep their units rented. The low interest loan payments are calculated out so they are affordable to the landlord – which allows them not to increase the rents in a way that makes the units unaffordable to low income households.

Community Development staff will work on options for affordable broadband options for income qualifying census tracts, non-profits working with low income households/individuals, costs associated with hard costs for installation of additional broadband services.

SP-60 Homelessness Strategy – 91.215(d)

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

Community Development Block Grant funds assisted with Catholic Charities Warming Center and Beyond Shelter programs as well as Salvation Army's Transitional Housing program. Both agencies believe that case management is the key to help identify barriers and help overcoming these barriers of their clients. From there, staff can assess what the client's individual needs are so they can develop a plan together which will bring them out of homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Both The Salvation Army and The Women's Community's emergency shelters require persons/families staying at the shelter to work with case managers. Northcentral Community Action's Transitional Housing program also requires each household to be matched with a case manager. These mentors work with the clients closely to determine why the client is homeless and what obstacles they have to overcome. They then develop reachable goals and timeframes and work together to achieve these goals. This has proven very effective with many success stories.

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.

Both the Salvation Army and The Women's Community work closely with their clients (whether individuals or families) to develop achievable goals to get them into permanent housing. Catholic Charities Beyond Shelter's program picks the most chronic homeless males and provides them housing. They then work on case management to address their individual issues. They are allowed to stay in the program for as long as they need so they can seriously work on their obstacles to become successful in obtaining and keeping long term housing. Northcentral Community Action Program offers transitional housing units for such clients. Here clients can take up to 24 months to achieve their goals (going back to school so they can get a better job, maintaining a job, etc.) so they can be successful in permanent housing. Northcentral works with Salvation Army and Catholic Charities to have their clients move into the Transitional Housing program and to continue with their case management.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Catholic Charities has foreclosure prevention specialist that work with households facing foreclosure. Once a Lis Pendens is filed, the county court system sends a notice to the owner to let them know that this assistance is available. Unfortunately, some homeowners do not seek assistance until they are so underwater they cannot get caught up. Community Development staff refers clients to Catholic Charities if they believe there is hope for them to keep their home.

The Community Development Authority operates the Housing Choice Voucher program and owns 46 Public Housing units. These programs assist very- and extremely-low income households with the payment of their monthly rent so they can stay in their homes. These both are wonderful programs, but unfortunately, there is not enough funding to go around and the waiting lists for both programs are long.

North Central Health Care provides treatment centers for those with mental health issues, drug and/or alcohol addictions. In order to receive assistance, the client needs to provide proof they have some place to go after they are released from the treatment facility. The need for additional transitional housing units is great and North Central is building transitional units for such clients who have no safe place to go.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Through the City of Wausau’s Homeowner Rehabilitation and Rental Rehabilitation Loan Programs, all lead hazards are addressed whether there are children present in the home or not. If the property was built prior to 1978, either a Lead Risk Assessment is performed on the property or all painted surfaces are assumed to contain lead based paint. Bid specifications include lead hazards and where lead based paint has been identified. Only State of Wisconsin Lead Safe Renovators are allowed to work on any home that was built prior to 1978. After all the work has been performed, a Lead Clearance test is performed and passing results must be received before the final payment is made to the contractor. If the clearance test fails, the contractor must re-clean and another clearance test (at the contractor’s expense) is performed. This will continue until passing results are received.

The City’s Downpayment Assistance Program educates new homeowners on the potential of lead based paint and its potential hazards in older homes. When the inspection is performed on a potential home (after the client has secured an accepted offer to purchase) staff looks for peeling paint. If there is peeling paint, the hazard must be treated as lead based paint and must be taken care of before closing.

Work with the State of Wisconsin with the new Lead Safe Homes Program which will provide assistance for the removal of lead based paint hazards in homes that children reside in. These funds can work hand in hand with Housing Rehabilitation and Rental Rehabilitation funds if there are non-code compliant issues in the home that need to be addressed in addition to the lead hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through the Community Development housing programs, we treat all project the same – whether there is an EBL diagnosed child or not. The only difference would be if there is an EBL diagnosed child, the project now becomes a “Lead Abatement” project and only a State of Wisconsin Lead Abatement Contractor can be used. That contractor must follow the abatement rules as far as notifying the state and preparing all the necessary paperwork.

Once a child has been diagnosed with elevated blood lead levels, Marathon County Health Department is notified. A Public Health Nurse and a Lead Risk Assessor visit the property and occupant to educate and identify lead hazards. They provide the property owner Community Development’s contact information for possible renovation assistance.

How are the actions listed above integrated into housing policies and procedures?

As mentioned above, the lead based paint regulations have been a part of the Downpayment Assistance Program, the Homeowner Rehabilitation Loan Program, and the Rental Rehabilitation Loan Program since the law was enacted in 2000.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Community Development Department and the Wausau Community Development Authority are part of the same division and under the same director. This has resulted in better use of resources to meet the shared goal of reducing poverty.

Local agencies, organizations, governmental, foundations, and non-profits share the same goal to provide decent, safe and affordable housing to low and moderate income households. Through shared resources and continued dialogue between agencies the number of people living in poverty will be reduced one person at a time.

The Housing Choice Voucher Program continues to be the strongest tool for affordable housing for low to extremely low income households. This program coordinates with The Salvation Army to place clients residing in the homeless shelter on the waiting list. The Marathon Job Center will coordinate job training skills for these clients. Northcentral Technical College provides educational tools for clients to earn their G.E.D. and/or additional vocational skills so they become more employable. The overall community goal is to provide decent, safe, affordable housing, employment and self-sufficiency.

The County and City will work with the private sector to promote economic development opportunities in the form of recruiting and retaining jobs that offer decent living wages. By increasing living wage jobs, the number of persons living in poverty will decrease.

The Community Development Department and the City of Wausau will continue to work with affordable housing developers and assist with incentives to locate and build units within the City that offer housing opportunities to families in poverty.

The Community Development Department will continue to work with the Get Smart Wausau Coalition to provide financial education to individuals/families throughout the community. With a better knowledge of how to manage their money, persons in poverty can make better decisions that will, in the long run, assist in bringing them out of poverty.

Staff will continue to work with programs that provide reliable transportation opportunities so people in poverty have the opportunity to obtain and/or retain jobs that they may not be able to get to on their own. Having reliable transportation to and from a job brings people out of poverty and reduces the stress level of families who may not be able to keep a job if they have transportation issues.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

When a client is offered in-depth case management, financial education and budget planning, the client can develop reachable goals that will bring them out of poverty – or at least keep them

housed. Community Development will continue to work with these agencies that assist the very low income households. When agencies work together with clients, the client is more likely to stay on task to achieve their goals.

SP-80 Monitoring – 91.230

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

The Community Development Department monitors its sub-recipients by requiring signed agreements that detail their expenditures, goals and activities. Quarterly reports are required by each sub-recipient for the first year – or until their grant funding is expended. Then the sub-recipient must report bi-annually for three years verifying that the program is continuing to assist the community. Staff will perform on-site monitoring reviewing accounting ledgers, financial reports, client reports, details of activities and credentials of staff. Expenditures are tracked to their contracted intent, sub-recipients are interviewed and testimonies from their clients are received. All this information is kept in their individual files and made available for audits and/or monitoring. Community Development staff provides technical assistance in the areas of reporting and timeliness of expenditures.

Community Development staff also monitors properties that had received rehabilitation assistance during the life of the loan. If a property is not kept to standards, staff will notify the owner with the required maintenance to bring the property back up to code. If the property owner does not comply, the property will be turned over to the City's Inspection Department for official orders and possible court action if they do not comply. In addition, staff may seek legal assistance in calling their mortgage due and payable for not following the terms of the mortgage and note with the City. Staff also monitors that all loans stay current on their real estate taxes and maintain ownership/owner-occupancy. If the property owner does not comply, staff works with the City Attorney's office for full repayment of the loan.

Appendix - Alternate/Local Data Sources

SP-45 Goals Summary – Chart indicating estimated number of families that will be assisted broken down by income levels and by housing activity:

Program	Year	Total Benefit	Low	Very Low	Extremely Low
Homeowner Rehab (Households)	5 yr goal	50	26	14	10
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Homebuyer Downpayment Program – (Households)	5 yr goal	75	60	9	6
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Rental Rehabilitation (units)	5 yr goal	25	4	4	17
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				

5 year totals of accomplishments					
Support of Homeless Shelters – (Individuals served)	5 yr goal	15,000			15,000
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Housing Counseling – (Households)	5 yr goal	100	70	20	10
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Lead Paint Reduction – (Households)	5 yr goal	75	30	18	27
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Additional Rental Assistance – (Households)	5 yr goal	75		20	55
CAPER year 1 accomplishment	2020				

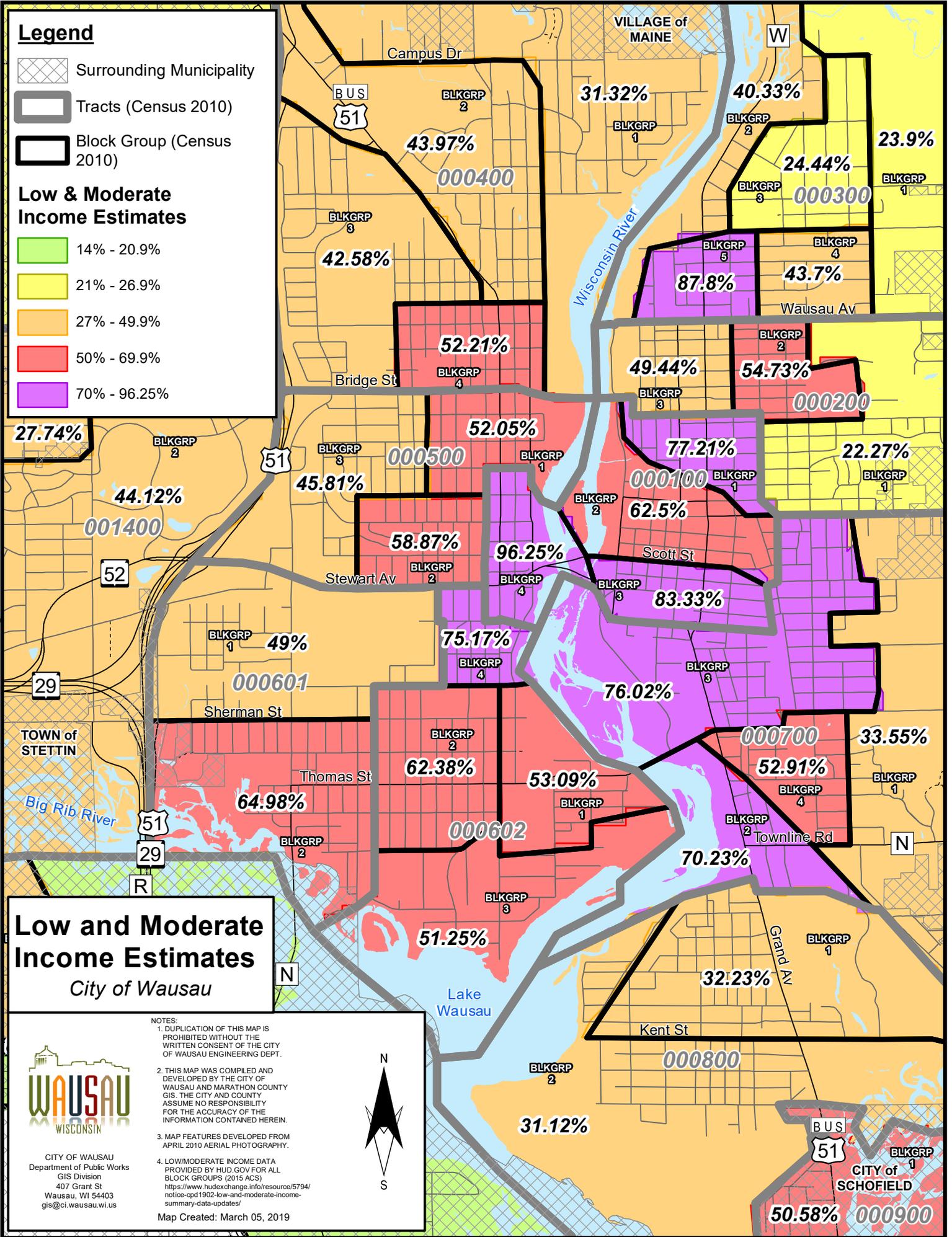
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Supportive Housing for Special Needs – (Households)	5 yr goal	75	0	20	55
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					
Public Facilities (# facilities)	5 yr goal	8	Income qualified census tracks		
CAPER year 1 accomplishment	2020				
CAPER year 2 accomplishment	2021				
CAPER year 3 accomplishment	2022				
CAPER year 4 accomplishment	2023				
CAPER year 5 accomplishment	2024				
5 year totals of accomplishments					

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



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 (2015 ACS) <https://www.hudexchange.info/resource/5794/notice-cpd1902-low-and-moderate-income-summary-data-updates/>

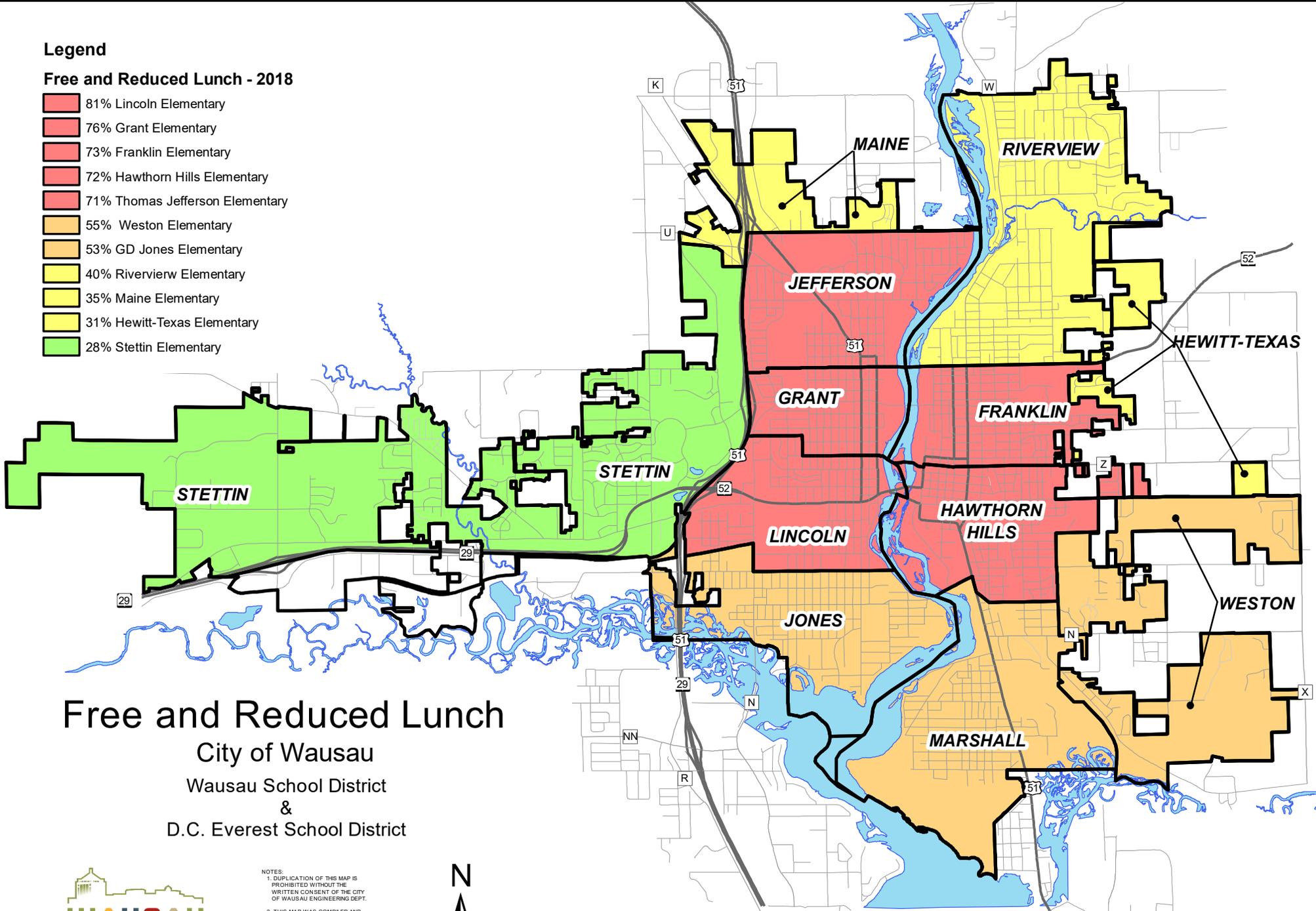


Map Created: March 05, 2019

Legend

Free and Reduced Lunch - 2018

- 81% Lincoln Elementary
- 76% Grant Elementary
- 73% Franklin Elementary
- 72% Hawthorn Hills Elementary
- 71% Thomas Jefferson Elementary
- 55% Weston Elementary
- 53% GD Jones Elementary
- 40% Riverview Elementary
- 35% Maine Elementary
- 31% Hewitt-Texas Elementary
- 28% Stettin Elementary



Free and Reduced Lunch

City of Wausau

Wausau School District
&
D.C. Everest School District

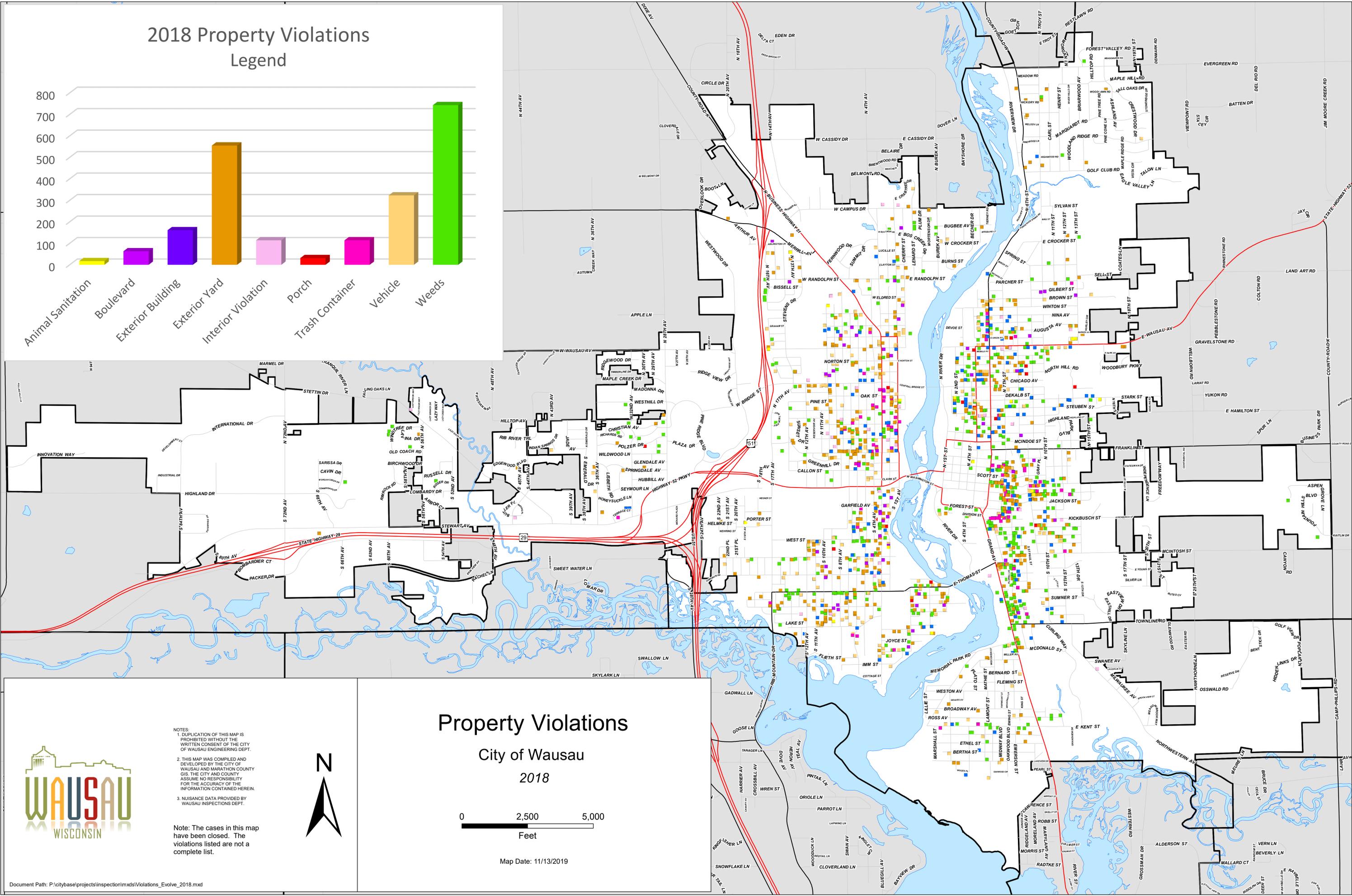
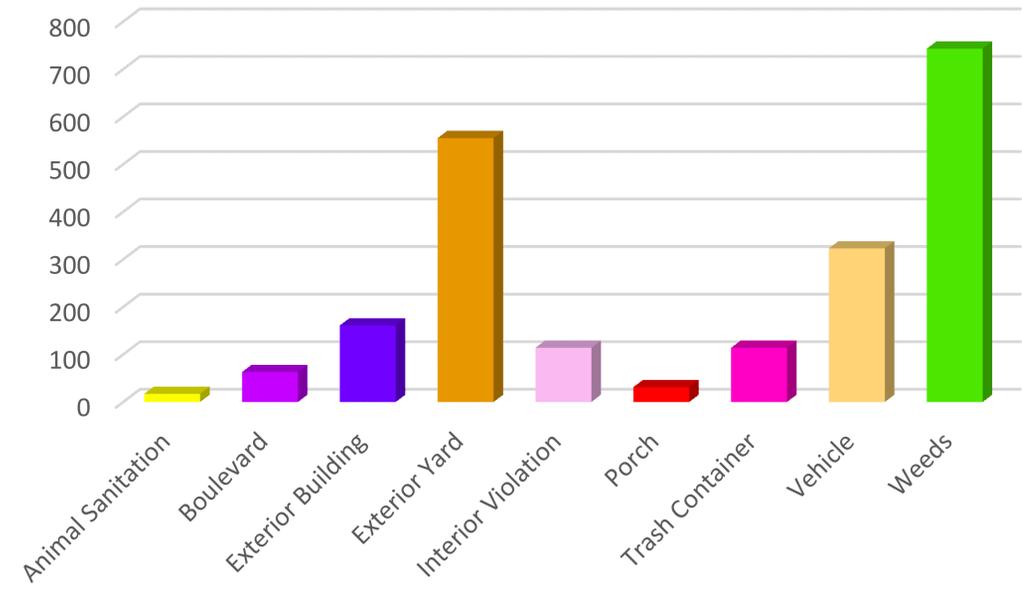


NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY AND OTHER SOURCES. DATA PROVIDED BY WAUSAU AND D.C. EVEREST SCHOOL DISTRICTS.

N
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Map Date: 11/12/2019

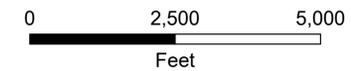
2018 Property Violations

Legend



Property Violations

City of Wausau
2018



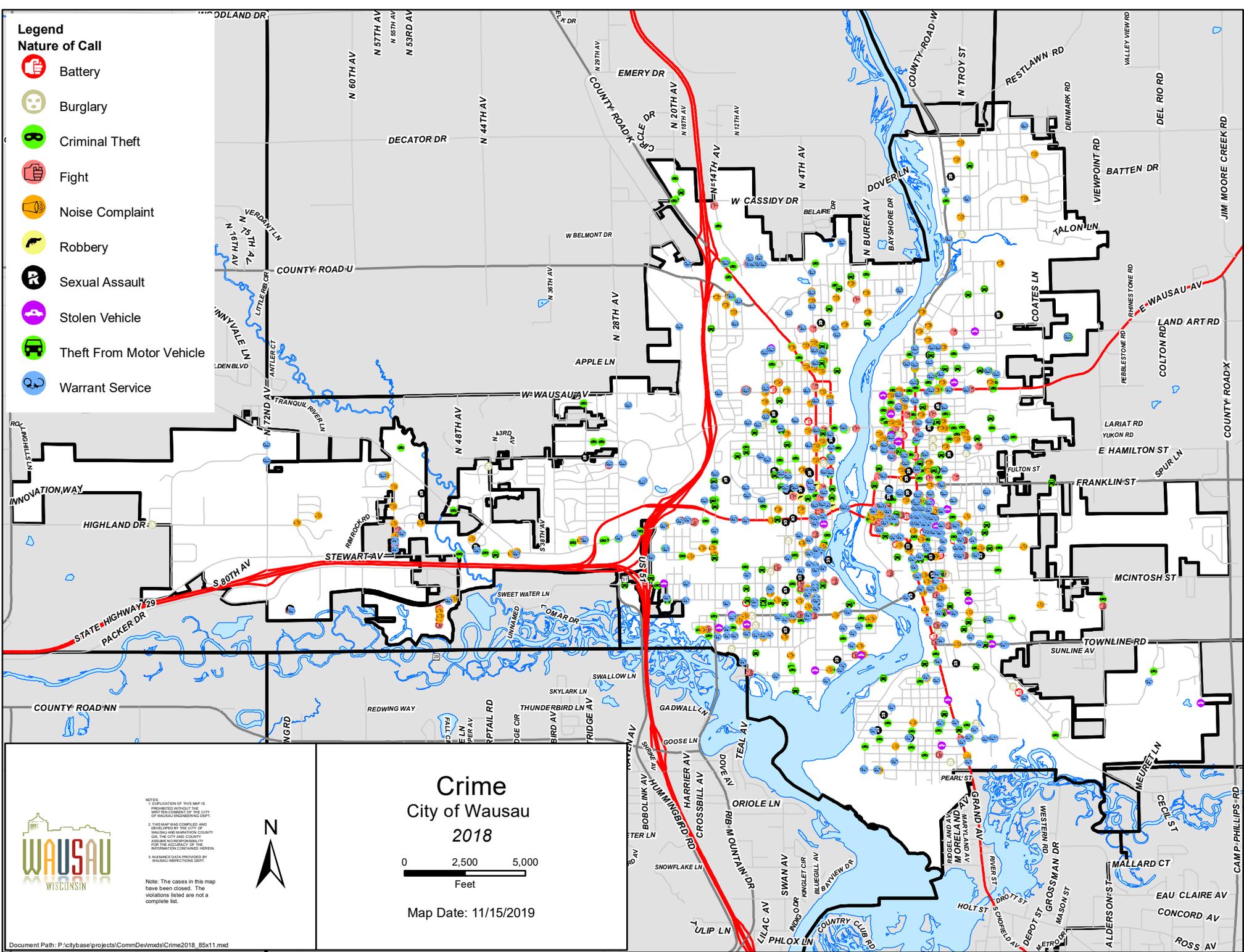
Map Date: 11/13/2019

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 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. NUISANCE DATA PROVIDED BY WAUSAU INSPECTIONS DEPT.



Note: The cases in this map have been closed. The violations listed are not a complete list.





- Legend**
- Nature of Call**
-  Battery
 -  Burglary
 -  Criminal Theft
 -  Fight
 -  Noise Complaint
 -  Robbery
 -  Sexual Assault
 -  Stolen Vehicle
 -  Theft From Motor Vehicle
 -  Warrant Service



NOTES:
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 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND HANNOVER COUNTY. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MISSED DATA PROVIDED BY WAUSAU INSPECTIONS DEPT.

Note: The cases in this map have been closed. The violations listed are not a complete list.



Crime
City of Wausau
2018

0 2,500 5,000
 Feet

Map Date: 11/15/2019