



City of Wausau

**Community Development
Department**

ACTION PLAN

PROGRAM YEAR

2020

Expected Resources

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

Introduction

In the past, the City of Wausau had applied for and received HOME funds through the State of Wisconsin. However, due to the amount of program income the city has accumulated over the years, we no longer qualify for new funding. Staff has been utilizing program income to continue the operation of its Downpayment Assistance Program, its Rental Rehabilitation Loan Program and its new-construction program.

The City of Wausau started the Live It Up Wausau Program which is a downpayment assistance program geared towards economic development opportunities. Local businesses donate to the fund of which makes their employees (with no income restrictions) eligible for downpayment assistance to purchase a home located within the City of Wausau. The client's income is evaluated and if they qualify for the HOME funds, both funds are used together for the downpayment assistance. This helps the Live It Up Wausau Program to assist more families and stretch the money out farther.

All non-profits who receive CDBG funding through the public service activity, have their own fund raising activities to keep their program viable. In most cases, the amount of CDBG funds they receive is matched by local fundraising ten times over.

Through the Street/Sidewalk Reconstruction Program, Parks/Playground Reconstruction Program, Blight Elimination Programs, the CDBG funds are matched with City or County levy funds to make the projects viable. In Blight Elimination, Tax Increment Financing can be used to complete a project in an approved Tax Increment District or the City may partner with the Community Development Authority's Redevelopment Authority for combined financing of an approved project.

The City is working with the State of Wisconsin with a 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	105,000	580,731	1,175,731	750,000	Annual allocation for Community Development Block Grant Funds Program Income is a compilation of repayments to the Housing Rehabilitation Loan fund and program income anticipated this next year

Table 1 - Expected Resources – Priority Table

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

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

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

CDBG does not require matching funds, but through the fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects.

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

The City has been actively promoting the sale of publically owned land for redevelopment. Currently our inventory is at its lowest point with the following properties remaining:

906 S. 7th Avenue – vacant lot from where a house burned down. Lot has an accepted offer to purchase of which the new owner will build their single family retirement home. Closing is scheduled for the beginning of the year or early spring.

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

101-103 Short Street – City foreclosed four-unit rental property. Property was demolished and has an offer to purchase for its redevelopment.

The City has purchase several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, and 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the City is working with a developer to building Brownstones. Phase I was completed in 2019 with Phase II and III starting in 2020.

Riverfront properties – City purchased and cleaned up the contaminated soils. Redevelopment to date include a restaurant/family entertainment site and a new playground. Redevelopment into a mixed use property has been approved and developer chosen with buildings of Phase I to be open in 2020.

1328 Torney Avenue – a city foreclosed property of which the building was demolished. The lot is being advertised for sale for single family redevelopment.

206 N. 6th Avenue – blighted, foreclosed property purchased and demolished with Neighborhood Stabilization Funds. Property being advertised for sale for a single family redevelopment.

2101 Grand Avenue – blighted, burned previous motel was purchased late 2019. Property will be either demolished and rebuilt OR rehabilitated. Property will then be redeveloped for either a low-income housing opportunity or an economic development opportunity for job creation.

401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization of this property is for economic development opportunities. A Request for Proposal had been released. The City is working with a potential developer to redevelop this property. Project to potential begin this summer.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Job Creation	2020	2022	Economic Development	City-wide	Economic Development Concerns	CDBG: \$70,000	Jobs created/retained: 4-6 Jobs
2	Housing Rehabilitation	2020	2022	Affordable Housing	City-wide	Housing Concerns	CDBG: \$45,000 + revolving loan funds	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Sidewalk Installation	2020	2020	Public Facility – Safety	Census Tract 3, Block Group 5	Safety Concerns	CDBG: \$125,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 219 Households directly assisted
4	Playground reconstruction	2020	2020	Public Facility	Compilations of Census Tracts 6.01/ Block Groups 1 & 2 5/BG 2; 1/BG 4; 6.02/BG 2	Public Facility, Handicapped Accessibility	CDBG: \$ \$97,000 + P.I. \$20,000	Public Facility for Low/Moderate Income Housing Benefit: approx. 3000 households assisted
5	Community Gardens	2020	2020	Public Facility	Corner of E. Wausau Avenue and N. 2 nd Street	Public Facility, Handicapped Accessibility, Low Income	CDBG: \$ 40,000	Public Facility for Low/Moderate Income Housing Benefit: approx. 20 – 40 gardeners assisted annually

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Activities	2020	2020	Public Service	City-wide	Health/Disability Concerns Homeless Concerns Elderly Concerns Youth/Education Concerns	CDBG: \$87,000	Public service activities for Low/Moderate Income Housing Benefit: 540 Households Assisted
6	Administration	2015	2019	Administration	N/A	N/A	CDBG - \$116,000	N/A

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Job Creation
	Goal Description	Economic Development continues to be a high priority for Wausau. This fund assists low-income start-up businesses, small business expansion or other economic development activities.
2	Goal Name	Housing Rehabilitation
	Goal Description	The City's Housing/Homeowner Rehabilitation Program is the cornerstone of the Block Grant funding. This program assists income-qualifying homeowners make the necessary repairs to keep their properties code-compliant, safe and energy efficient. This program also allows the rehabilitation of City-owned properties to be restored and sold to income qualifying households.
3	Goal Name	Sidewalk Installation
	Goal Description	2020 Funding will assist with the installation of sidewalk along N. 2 st Street from East Wausau Avenue north to connect with existing sidewalks just after E. Union Avenue on the east side of the street. This street is highly traveled and doesn't have sidewalks on that portion of the street. This has been a safety concern especially with Athletic Park adjoining this street. The new sidewalks will also correct current drainage issues and the installation of a retaining wall. This stretch of sidewalks will make the neighborhood safer to walk. Block Grant funding will erase any special assessments each property owner would need to pay towards this project.

4	Goal Name	Playground Equipment Replacement
	Goal Description	The 2020 funding will assist in removing old, deteriorated playground equipment in three small areas of Marathon Park, relocate the playground into one large area. Block Grant funding will assist with the purchase and installation of ADA compliant playground equipment and fall surfaces for the neighborhoods to enjoy.
5	Goal Name	Community Garden
	Goal Description	The 2020 funding will assist in installing hard surface walkways around the plotted garden spaces for walkability and handicap accessibility as well as installation of fencing around the new garden areas.
6	Goal Name	Public Service Activities
	Goal Description	The 2020 Block Grant program year allocated \$87,000 towards Public Service Activities. These activities include funding for, Catholic Charities program (Beyond Shelter), Adaptive Communities, Faith in Action's Support for Seniors, Keep Area Teens Safe program, Hand in Hand Housing program, and the LENA (Language ENvironment Analysis) program.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2020 year. All projects fall under the goals and objectives set forth in its 2020 – 2024 5-Year Consolidated Plan which will be submitted with this 2020 Annual Plan to the local HUD field office.

Projects

#	Project Name	Funded Amount
1	CD Administration	\$116,000
2	Homeowner Rehabilitation	\$ 45,000
3	Economic Development	\$ 70,000
4	Playground Replacement	\$97,000 + \$20,000 program income
5	Street Reconstruction	\$125,000
6	Community Gardens	\$40,000
7	Adaptive Communities	\$ 15,000
8	Beyond Shelter	\$ 10,000
9	Faith in Action – Senior Support	\$15,000
10	Keep Area Teens Safe program	\$15,000
11	Hand in Hand Housing program	\$15,000
11	WI Institute for Public Policy	\$17,000

Table 3 – Project Information

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

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is

discouraging to the homeowner because they do not want to have to take out a larger loan for repairs they may not want to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they decide to sell within the next couple of years. Staff discusses this with the homeowner in great length so they understand all the loan guidelines and possible ramifications of following through with the program.

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

Sidewalk Installation – This project assists with the costs of installing a sidewalk along a busy corridor and connects E. Wausau Avenue to the existing sidewalk north just after E. Union Avenue. This project assists income qualifying neighborhoods with walkability and safety. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines as well as not receiving funding in a timely manner to get the project started at the beginning of the construction season versus the tail end. The reporting for both of these programs is burdensome on both the business and the City.

Playground Equipment Replacement – The project assists with the replacement of old, unsafe playground equipment with new ADA compliant equipment and fall surfaces in income-qualified neighborhood parks. Funding will go towards the purchase of all equipment of which the Parks Department staff will perform the installation. The obstacle is receiving funding in a timely manner to get the project started at the beginning of construction season versus at the end.

Adaptive Communities – This program provides services to adults with special needs to better enrich life skills and enhance quality of life at a safe location located in the City of Wausau. Current obstacles are that the program has become so successful, they are outgrowing their space and the need for additional workers.

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

Faith in Action – Support for Seniors program – This program partners volunteers with elderly clients who need rides to medical appointments and grocery shopping. This program also addresses the fear of isolation senior feel when they are not able to drive themselves around anymore. Obstacles are the constant need for volunteers as our aging population rises.

Keep Area Teens Safe (K.A.T.S.) – This program addresses the need for housing for runaway or displaced teens in the Wausau area. Currently there are no programs to assist with this growing problem. Teens

are provided a safe place to stay while working out their home lives or what caused them to run away or to lose housing with their families. Obstacles are the promotion of the program and getting runaways to agree to get assistance through the program.

Hand in Hand Housing – This program is operated through North Central Community Action. They partner with Salvation Army, Catholic Charities and St. Vincent de Paul to provide temporary housing for families who are homeless or are about to become homeless. Funding provides case management for these families who receive no-rent to low-rent stay as long as they work through the program to overcome those hurdles that made them homeless. Obstacles are the amount of time it takes to overcome these hurdles and families agreeing to work through the program.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Adaptive Communities
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Special Needs Non-Housing needs
	Funding	CDBG: \$15,000
	Description	Funds to assist adults with special needs to learn social and life skills in a safe and caring environment. Assistance is at their new facility in Wausau; however, day trips to local businesses encourage the clients to be engaged in the community.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 special needs clients can be at the local facility at the same time. Activities consists of community outings that will encourage a higher level of independence and how to behave in a community setting.
	Location Description	The facility is located at 520 S. 17 th Avenue, Wausau
Planned Activities	Activities include day trips to local businesses such as BIGGBY COFFEE to learn how to interact in the community, LandArt to learn gardening skills, Wausau Police Department to learn about community safety, and People’s State Bank to learn about financing and how to save and pay bills	
2	Project Name	Beyond Shelter – Catholic Charities
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Chronic Homelessness

	Funding	CDBG: \$10,000
	Description	Funding will assist Catholic Charities with their pilot program that houses the most chronic homeless males.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	10 chronic homeless males
	Location Description	The individual males that this program assists are homeless males living on the streets of Wausau. The housing unit is also located in Wausau.
	Planned Activities	This program provides housing for chronically homeless males in Wausau by using the Housing First approach. Housing is on a long term basis and clients are working with a project coordinator to identify their needs that have kept them homeless. In many cases, it is mental illness, addictions, health issues and chronic unemployment. The goal is to keep the males at this location until they are ready to be independent again. Unlike other homeless programs, there is no time limit placed on how long they can stay and continue to work on their goals.
3	Project Name	FAITH IN ACTION – Support for Seniors
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Senior concerns
	Funding	CDBG: \$15,000
	Description	Funding will assist providing transportation for our senior population to allow them to safely get to medical appointments, grocery shopping, other areas as needed. This service is at no cost for the client. This program also addresses the feelings of isolation that seniors feel when they are not able to travel on their own anymore.

	Target Date	06/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 seniors
	Location Description	Faith in Action is located at 630 Adams Street, Wausau
	Planned Activities	Activities include volunteers providing transportation for qualifying seniors to medical appointments, grocery shopping, trips to local food pantries as well as possible installation of fall protection equipment – handrails, guardrails, etc.
4	Project Name	Keeping Area Teens Safe program
	Target Area	Citywide
	Goals Supported	Public Service Activity
	Needs Addressed	Homeless Concerns Housing Concerns Youth Concerns Public Safety Concerns
	Funding	CDBG:\$15,000
	Description	Keeping Area Teens Safe is a new program that provides emergency shelter to runaway teens or teens who find them without housing. The shelter provides case management to assist with identifying obstacles that have made them in this situation and works with them to overcome those hurdles while providing them a safe place to live temporarily.
	Target Date	06/01/20
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 teens will be offered an opportunity to benefit from this emergency shelter.

	Location Description	The emergency shelter is located at 1115 Hillcrest Street, Wausau.
	Planned Activities	Provide safe housing for homeless teens, provide case management to address obstacles that have created the situation.
5	Project Name	Hand in Hand Housing
	Target Area	Citywide
	Goals Supported	Public Service Activity
	Needs Addressed	Homeless Concerns Housing Concerns Public Safety Concerns
	Funding	CDBG:\$15,000
	Description	Hand in Hand Housing is operated through the North Central Community Action Program and partners with Catholic Charities, Salvation Army and St. Vincent de Paul to provide transitional housing for homeless families or near-homeless families. Funding assists with case management to work with the families with their individual needs.
	Target Date	06/01/20
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 – 40 households will be offered an opportunity to benefit from this transitional housing program.
	Location Description	Citywide
	Planned Activities	Provide safe and affordable transitional housing for homeless families working through any of the partnering organizations. Activities include case management to address obstacles that have caused the homeless/near homeless situation. Housing is provided through local landlords of which the program pays the rent for up to 6 months and works with the family to be able to afford the rent after they graduated from the program.

6	Project Name	Wisconsin Institute for Public Policy – LENA program (Language ENvironment Analysis)
	Target Area	Wausau Families enrolled in the Head Start program
	Goals Supported	Public Service Activities
	Needs Addressed	Youth education
	Funding	CDBG: \$17,000
	Description	Funding will assist the new LENA program to purchase a “talk Pedometer” that toddlers will wear that will record the number of words a toddler is exposed to during a normal day. Parents and care-givers are then educated on what they are doing good and where they could improve as they talk to their toddler. The more words a toddler is exposed to daily the more likely the toddler will be able to learn to read and learn overall.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 households enrolled in the LENA Program at the Head Start location or are enrolled through WIC will be able to utilize these “talk pedometers”
	Location Description	The Head Start program is located at 616 Grant Street, Wausau. WIC clients are citywide families.
	Planned Activities	Families of toddlers who are enrolled in the Head Start program in Wausau will be able to participate in the LENA program. Toddlers will wear the “talk pedometers” on a given day during the week to record the number of words they are exposed to during that day. Then the family member has the opportunity to receive feedback and learn evidence-based Talking Tips. The program runs for 13 weeks so gage how the family/toddler is doing and learning.
7	Project Name	CD Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A

	Funding	CDBG: \$116,000 Tax Increment Financing: \$35,000 HOME: \$25,000 NSP program income: \$8,000
	Description	Staff costs associated with running programs which include but not limited to salaries, travel, supplies, etc.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration activities
	Location Description	City Hall - 407 Grant Street, Wausau
	Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
8	Project Name	Homeowner/Housing Rehabilitation
	Target Area	Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Concerns
	Funding	CDBG: \$45,000 + revolving loans funds received throughout the year
	Description	Homeowner rehabilitation designed to assist extremely low to moderate income households with necessary repairs, deferred maintenance items and/or code violations.
	Target Date	6/01/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 income-qualified households will benefit from this program.
	Location Description	This program is available to all City of Wausau residents.
	Planned Activities	Activities consist of necessary home repairs needed to bring the property up to code and make it decent, safe and sanitary for the homeowner to be able to keep and stay in their home. Such activities can include electrical, plumbing, HVAC upgrades, insulation, roof, siding, window replacement, etc.
9	Project Name	Economic Development
	Target Area	N/A – City-wide
	Goals Supported	Job Creation
	Needs Addressed	Economic Development Concerns
	Funding	CDBG: \$70,000 Tax Increment Financing: \$75,000
	Description	Includes acquisition, rehabilitation, installation of commercial or industrial improvements; financial assistance for business expansion, retention in neighborhoods and economic development services, to include providing technical assistance for marketing, workshops, referrals, formal technical assistance and other related activities.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3-5 new jobs will be assisted in either new business start-ups or expansion of current businesses.
	Location Description	This project can assist businesses city-wide.

	Planned Activities	Activities consist of business start-up costs and/or expansion costs. Assistance will be provided as a loan to the clients.
10	Project Name	Playground Reconstruction
	Target Area	Marathon Park
	Goals Supported	Public Facility
	Needs Addressed	Blight Concerns/ADA accommodations
	Funding	CDBG: \$97,000 Program income: \$20,000
	Description	Funding will assist with the purchase of new ADA approved playground equipment and fall protection surfaces. Park Department staff will provide the installation of such equipment.
	Target Date	6/01/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2500 - 3000 households are located in this census track/block group areas.
	Location Description	Marathon Park is located at 1207 Stewart Avenue, Wausau
	Planned Activities	Activities can consist of acquisition of new ADA compliance playground equipment and fall protection surfacing material at this park.
11	Project Name	Sidewalk Installation
	Target Area	N. 3rd Street, Wausau
	Goals Supported	Public facility installation
	Needs Addressed	Neighborhood/Safety Concerns
	Funding	CDBG: \$125,000

	Description	Installation of new sidewalk along N. 3 rd Street from E. Wausau Ave north to connect with current sidewalk just north of E. Union Avenue. The sidewalk will address safety issues along a busy roadway where there currently is no sidewalks as well as correcting drainage issues and replacing a deteriorated retaining wall.
	Target Date	7/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 surrounding residential properties will benefit from this activity.
	Location Description	N. 3rd Street starting from E. Wausau Avenue north to existing sidewalk just north of E. Union Avenue. Census Tract 3, Block Group 5
	Planned Activities	This activity consists of installation of new sidewalks to connect E. Wausau Avenue north to existing sidewalk located just north of E. Union Avenue. Project will also correct drainage issues and rebuild a deteriorated retaining wall.
12	Project Name	Community Gardens
	Target Area	N. 2nd Street, Wausau
	Goals Supported	Public facility installation
	Needs Addressed	Low income benefit
	Funding	CDBG: \$40,000
	Description	Installation of new community gardens located along N. 2 nd Street just south of E. Wausau Avenue.
	Target Date	6/01/2020

Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 – 40 income qualifying households will receive a garden plot to grow and harvest their own vegetables.
Location Description	N. 2nd Street located just north of E. Wausau Avenue. Census Tract 3, Block Group 5
Planned Activities	This activity consists of installation of hard surface pathways around garden plots to assist with accessibility as well as the installation of fencing to secure the area.

The initial 2020 Action Plan was advertised and submitted for public comment used an anticipated amount of \$580,000. Once the actual allocation is received, another public hearing will be required IF the allocation has more than a 10% difference than what was originally planned for. If the allocation is less than the 10% difference, staff can allocate as deemed necessary before taking it to City Finance and Common Council for their approval.

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

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	0%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Wausau offers many programs that assist with affordable housing. Those programs are the Downpayment Assistance Program, the Homeowner Rehabilitation Loan Program, the Rental Rehabilitation Loan Program, and Lead Based Paint Reduction Program. Staff is working towards becoming a HUD approved Housing Counseling agency in order to be able to provide Pre-Purchase, post-purchase and homebuyer counseling. Staff may continue purchasing foreclosed, vacant properties for demolition and new construction or rehabilitation as funding is available. Once the home is completed, it is then sold to an income qualifying household. These programs are not just funded with Community Development Block Grant Funds - HOME, HCRI, NSP, TIF and other funding sources are used to keep these program up and running.

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

One Year Goals for the Number of Households to be Supported	
Homeless	140
Non-Homeless	328
Special-Needs	15
Total	455

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	380
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	1
Total	389

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The housing programs Community Development Department are as follows:

Downpayment Assistance – Low interest loan to assist income qualified homebuyers with the downpayment and/or closing costs of purchasing a home. Loan amount is between \$2,000 and \$6,000. Loan amount is determined by the lender as to how much gap financing is needed to make the

home purchase come together. Clients must purchase the home within the City of Wausau's limits and must utilize at least \$1,000 of their own funds towards the purchase. This program is funded through HOME and HCRI (Housing Cost Reduction Initiative).

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

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

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

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

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The WCDA will continue the leasing, management and maintenance of its public housing units and look for ways to prolong the useful life and affordability of those units within its portfolio. 2020 will mark the first year of the WCDA's new 5-Year Capital Improvement Plan. This plan outlines the strategic use of its capital funding and the projected improvements planned for their 46 units of scattered site public housing. Those improvements for the first year include reroofing all the public housing units and garages along with concrete repairs.

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

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

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

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

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

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

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

N/A – The WCDA is not a troubled PHA.

Discussion

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

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

Introduction

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

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

- * To work with the housing non-profits to determine better ways to assist the homeless population.
- * To work with North Central Community Action to find other apartments that will better house the Hand-in-Hand program's clients.
- * To continue to work with the United Way's Housing and Homeless committee to find additional avenues to assist the ever-growing homeless population in Wausau.
- * To continue to work with Catholic Charities with their Warming Shelter and Beyond Shelter programs which address the needs of the homeless population.
- * To continue working with Salvation Army to address their needs for additional beds for families at their current location or at another location.

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

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

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

The Warming Shelter, operated through Catholic Charities, provides a warm place to stay overnight. It also provides two hot meals, the ability to take a shower and to do one's laundry. Staff works on gaining the client's trust so they will be more open to case management. As discussed above, the ability to

provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing.

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

Introduction:

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

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

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

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

The ability to afford broadband in low income housing is difficult. Families with school age children are required to provide the ability for their children to access their homework via the internet. This is not always feasible as to the cost associated with monthly fees. Even though there are ways to access free Wi-Fi: through the local libraries, coffee shops, and the schools themselves, transportation for these families can be a barrier and the time of day in which these free services are available may not always fit into the families schedules.

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

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

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

The City's Planning and Zoning Divisions updated the City's zoning ordinances this past year. As part of the process, the previous zoning ordinances were analyzed for possible fair housing discrepancies. Staff worked with the consultants to remove any possible ordinances that posed negative effects or hinder the development of affordable housing. This new ordinance should be easier to work with to develop affordable housing.

Discussion:

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

The City of Wausau will continue to educate the community on fair housing issues. We are in the process of updating our rental and fair housing brochures to reflect updated legislation, have them translated again and distribute them to all housing partners and public areas. The cost for these updated brochures will be higher due to the translating of the updated verbiage, re-designing and then printing them. We anticipate the expense to be between \$1,000 - \$2,000 this year.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Community Development Block Grant funds continue to see decreases every year. Even though they may be small cuts from year to year, the overall impact is great. Over the years, the City of Wausau has lost over \$300,000 in Block Grant Funding. Even though these past years we saw a small increase, five years ago, our funding was well over \$700,000 – now it is hovering around the \$580,000 mark. This decrease impacts the amount of funding non-profits are able to utilize to assist the very-low income population. It forces a municipality to make tough decisions as to which programs can no longer be funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households.

Actions planned to foster and maintain affordable housing

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

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

*Continue to purchase vacant, foreclosed properties with recycled Neighborhood Revitalization Program funds. These properties will be revitalized using energy efficient standards which will make the property more affordable to live in once a new homeowner takes over. These program income funds are dwindling down and the ability to purchase and rehabilitation with just NSP funds is no longer feasible. We will combine HOME or CDBG funds as needed. Once these funds have been 100% utilized any remaining program income will be transferred into CDBG program income and treated as such.

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

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

* Utilize the new pilot funding - Lead Safe Homes Program – funded through the State of Wisconsin to abate lead hazards in housing in which income eligible families reside. If this program is successful, the City will continue to apply for additional funding.

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

Discussion:

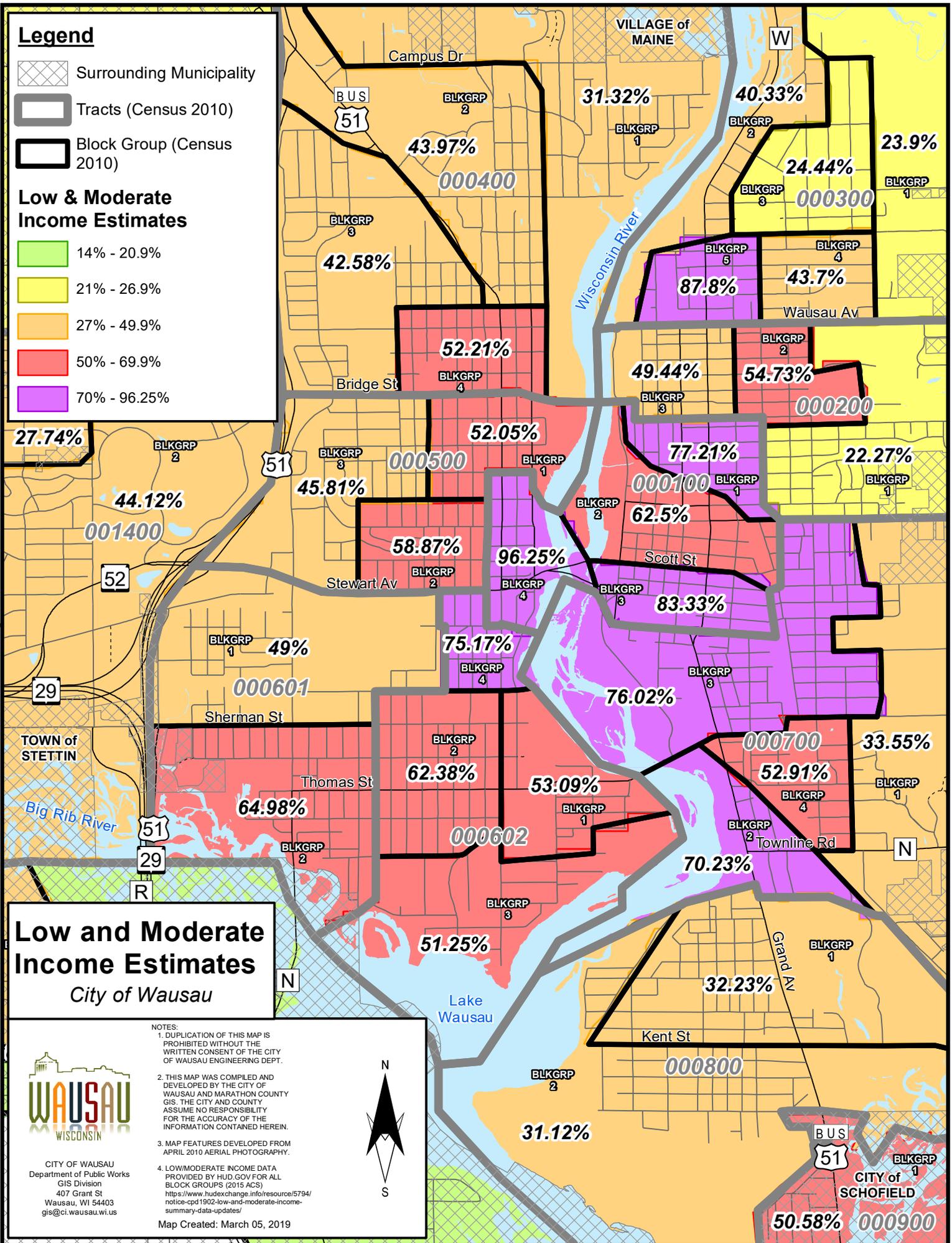
As mentioned above, as all funding decreases, the ability to assist income-qualifying families also decreases. Many more families are "falling through the cracks" or have to wait a long time before they can receive assistance. Long waiting lists or no ability to apply for funding due to shortages only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

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



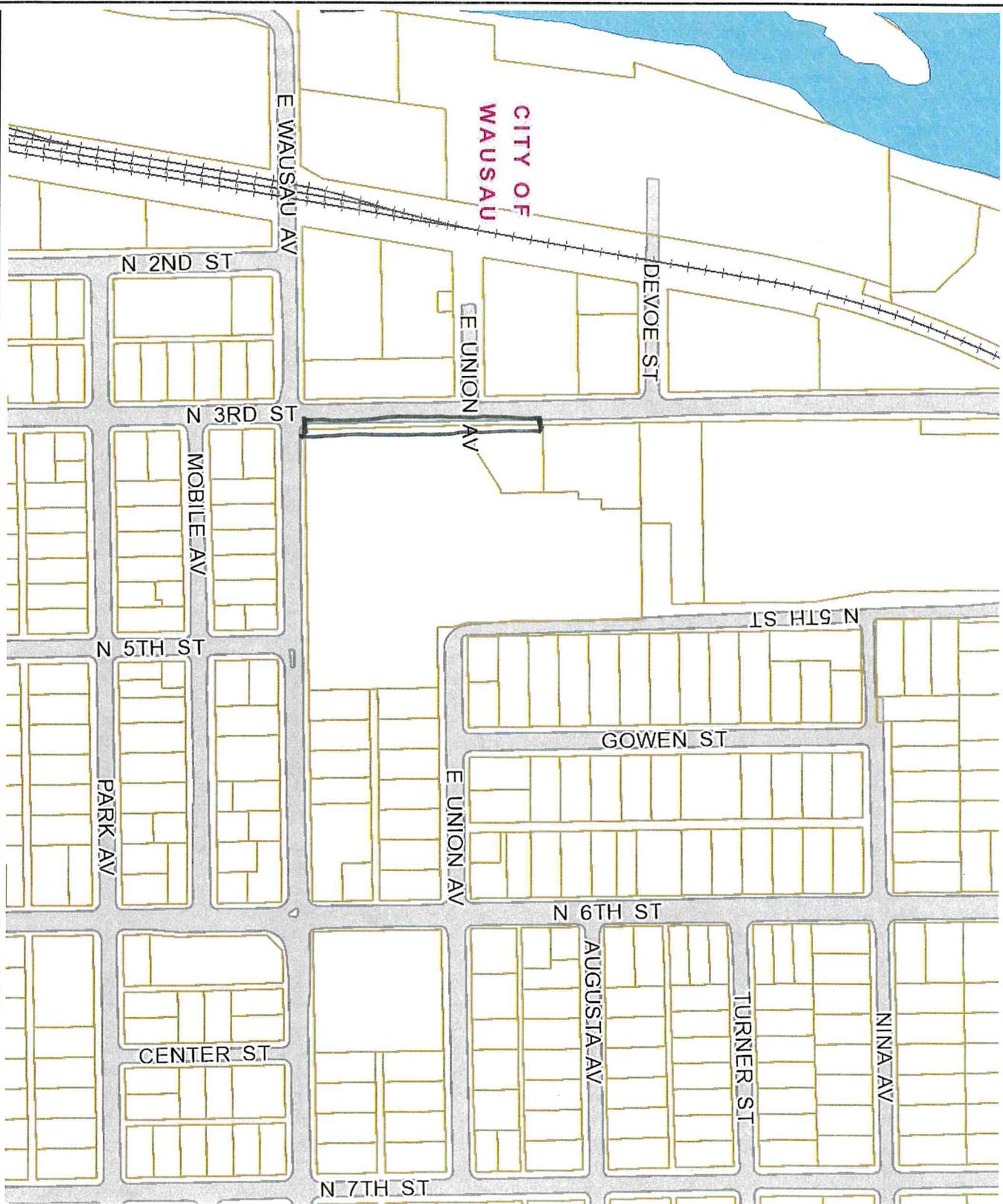
CITY OF WAUSAU
 Department of Public Works
 GIS Division
 407 Grant St
 Wausau, WI 54403
 gis@ci.wausau.wi.us

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





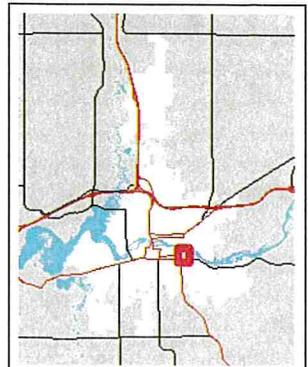
CITY OF
WAUSAU

Map Created: 11/22/2019
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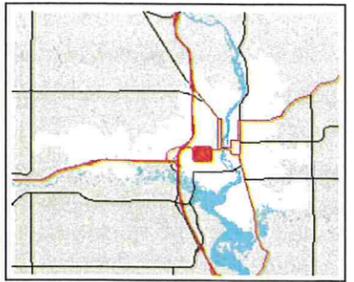
Legend

- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp
- Parcel
- + Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way



Notes



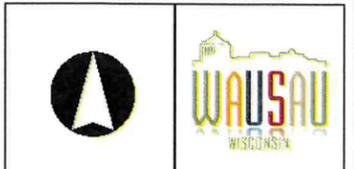


Legend

- Parcel
- + Railroad
- ▭ Bridge
- ▭ Overpass
- ▭ Paved Road
- ▭ Divided Highway
- ▭ Right Of Way
- Stream - River
- Pond - Lake
- ▭ Wausau Wetland
- ▭ Swamp

O = existing Playgrounds

▭ = location of New larger playground



Notes

Map Created: 10/28/2019
 80.46 0 80.46 Feet
 NAD_1983_2011_WISCRS_Marathon_Feet

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ATTACHMENT C



EXISTING CONDITIONS