

City of Wausau  
Community Development Department



**CONSOLIDATED ANNUAL PERFORMANCE  
AND  
EVALUATION REPORT**

**PROGRAM YEAR  
2021**

## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) (This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.)**

2021 represents the second year of the City of Wausau's 2020-2024 5-Year Consolidated Plan. As COVID continues to be an issue, some programs have not been able to produce their normal successes while other saw more activity due to the additional need of assistance.

Our Downpayment Assistance Program was one that saw a huge decrease in activity although it was not due to COVID but due the booming housing market. New buyers did not have time to seek assistance nor have additional contingencies on their offer to purchase due to fear their offer would be rejected by the seller. Sellers were able to pick and choose which offer they wanted and often times, accept an offer higher than the asking price. This also caused an unfair playing field for lower income households because they could not afford to purchase for higher.

On the same note, our Housing Counseling program also did not hit the numbers expected. Even though we officially became a HUD Approved Housing Counseling Agency in the summer of 2020 and are on several websites to help market our program, we only saw a handful of clients looking for that kind of assistance.

In addition, it was difficult to complete projects for the Housing Rehabilitation Loan Program due to a shortage of contractors and those willing to work with our program. It was nearly impossible to obtain bids. It took many months to get contractors over to look at a project let alone to get it started (if awarded it) and complete it in a timely manner. There were many emergency roof projects and a few emergency sewer line replacement projects completed. If it wasn't for those, we would have only been able to complete two projects.

We were able to finalize our Sidewalk Project this past spring and then begin two new public facility projects this fall: the reconstruction of McIntosh Street and the reconstruction of Riverside Park. McIntosh Street is 98% complete with the 2% being withheld until spring to ensure the improvements survive the winter. Riverside Park equipment is purchased but holding off until spring of 2022 to remove the existing playground equipment and install the new fall protection and equipment. This is always an exciting project to see completed.

The remainder of older Blight funds were utilized in 2021 with 2 demolition projects completed. One now vacant site has a new affordable housing project in the midst of being built, with hopes it will be ready for occupancy in summer of 2022. The other site was able to be reconfigured to assist with a training program for apprentice mechanics.

Our public service activities all came through with flying colors. Some had a few hiccups along the way as they continued to battle with the affects of COVID, but many learned how to pivot and get their program to clients who needed them. It is truly amazing how resilient and creative some agencies can be!

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

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

F E M N A L

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
<b>Administration</b>	Administration	CDBG: \$137,136	Other	Other	3	2	33.33%	1	1	100.00%
<b>Blight Remediation</b>	Affordable Housing Economic Development	CDBG: \$28,090	Buildings Demolished	Buildings	2	4	200.00%	2	2	100.00%
<b>Blight Remediation</b>	Affordable Housing Economic Development	CDBG: \$0 Tax Increment Financing: \$	Housing Code Enforcement / Foreclosed Property Care	Household Housing Unit	2	0	0.00%	0	0	100.00%
<b>Brownfield Remediation</b>	Economic Development	CDBG: \$0 Tax Increment Financing: \$	Brownfield Acres Remediated	Acre	1	0	0.00%	0	0	100.00%
<b>Downpayment Assistance</b>	Affordable Housing	HOME Program Income: \$18,000	Direct Financial Assistance to Homebuyers	Households Assisted	75	10	13.33%	15	3	20%
<b>Housing Counseling</b>	Affordable Housing		Other	Other	75	11	14.67%	15	9	60%
<b>Housing Rehabilitation</b>	Affordable Housing	CDBG: \$182,932 Lead Paint Abatement Program: \$172,907	Homeowner Housing Rehabilitated	Household Housing Unit	25	17	68.00%	6	14	233%
<b>Job Creation</b>	Economic Development	CDBG: \$	Jobs Created/Retained	Jobs	15	208	1386%	3	208	6933%
<b>Job Creation</b>	Economic Development	CDBG: \$	Businesses Assisted	Businesses Assisted	8	60	750%	2	60	3000%
<b>Lead Paint Abatement</b>	Affordable Housing Lead based Paint	Lead Paint Abatement Program: \$61,735	Rental Units Rehabilitated	Household Housing Unit	3	1	33.33%	1	1	100%
<b>Lead Paint Abatement</b>	Affordable Housing Lead based Paint	Lead Paint Abatement Program: \$87,166	Homeowner Housing Rehabilitated	Household Housing Unit	3	2	66.66%	1	2	200%
<b>Neighborhood Revitalization</b>	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%	0	0	0.00%
<b>Neighborhood Revitalization</b>	Housing Community Development	CDBG: \$72,737	Homeowner Housing Rehabilitated	Household Housing Unit	2	2	100.00%	1	2	200%
<b>Other Public Facilities</b>	Homeless Non - Housing Community Development Non - Profit Public Facility	CDBG: \$207,000	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%	16	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
<b>Playground/ Park Reconstruction</b>	Public Facilities	CDBG: \$120,000	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	3000	7660	2553%	2000	7660	3830%
<b>Public Service Activities</b>	Public Services	CDBG: \$207,000	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	2500	57	2.30%	500	0	0%
<b>Public Service Activities</b>	Public Services	CDBG: \$104,567	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	500	883	176.6%	520	499	95.96%
<b>Public Service Activities</b>	Public Services	CDBG: \$20,000	Public Service Activities for Low/Moderate Income Housing Benefit	Households Assisted	54	99	183.0%	20	57	285%
<b>Public Service Activities</b>	Public Services	CDBG: \$5170	Homeless Person Overnight Shelter	Persons Assisted	30	106	353%	10	97	970%
<b>Public Service Activities</b>	Public Services	CDBG: \$	Overnight/ Emergency Shelter/ Transitional Housing Beds Added	Beds	0	0	0.00%	0	0	0.00%
<b>Rental Rehabilitation</b>	Affordable Housing	HOME Program Income: \$10,901	Rental Units Rehabilitated	Household Housing Unit	17	2	11.8%	3	2	66.67%
<b>Special Needs Rental Assistance</b>	Affordable Housing	Recycled NSP Funds: \$23,280	Tenant-Based Rental Assistance/ Rapid Rehousing	Households Assisted	40	17	42.5%	8	9	112.5%
<b>Street/ Sidewalk Reconstruction</b>	Public Facility	CDBG: \$252,521	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	500	950	190.0%	150	150	100.0%
<b>Support of Homeless Shelters</b>	Homeless	CDBG: \$5,170	Homeless Person Overnight Shelter	Persons Assisted	2000	97	4.85%	400	97	24.25%
<b>Support of Homeless Shelters</b>	Homeless	CDBG: \$	Overnight/Emergency Shelter/ Transitional Housing Beds Added	Beds	3	0	0.00%	1	0	0.00%
<b>Support of Homeless Shelters</b>	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	25	5	20.00%	5	0	0.00%
<b>Support of Homeless Shelters</b>	Homeless	CDBG: \$	Housing for Homeless Added	Household Housing Unit	12	0	0.00%	2	0	0.00%
<b>Supportive Housing for Special Needs</b>	Affordable Housing Non-Homeless Special Needs	Other Funds: \$4,845 Recycled NSP Funds: \$23,280	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	75	30	40.00%	15	15	100.00%

**Table 1 - Accomplishments – Program Year 2021**

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

Affordable housing is a very high priority and will continue to be with the high cost of living. Through our Blight Elimination program, two parcels were demolished and cleaned up. One parcel is in the process of being redeveloped into affordable rental units. The other is assisting a non-profit with a jobs program that will provide education towards a living wage profession which will allow housing to be affordable in the long run. The Housing Rehabilitation program assists lower income households with the necessary repairs so homeowners can continue to afford their home. Many homeowners cannot afford a traditional bank loan and these programs help them to make needed repairs affordable and keep their home in good condition.

Economic Development/job creation is a high priority for the City of Wausau however, due to COVID-19, new business startups were non-existent. The assistance of CDBG-CV funds were utilized to assist businesses to stay afloat during the pandemic. Many businesses learned how to pivot in order to reach their clients in other ways. We were able to assist many more businesses than anticipated based on the plan completed at the end of 2019 because of CARES funds. Those funds were primarily disbursed in 2020; however, job reporting started this program year. Therefore, no funding was expended but the number of businesses assisted and number of jobs retained or hired are high. 2021 found to be almost as difficult as 2020 and we have continued to work with numerous businesses to help them stay afloat. By the end of 2021, potential new startups started reaching out to ask about potential assistance and take some small business classes offered through MCDEVCO. We are hopeful 2022 will be a more exciting year for new, small businesses.

Assisting the homeless population continues to be a very high priority. CDBG funds have assisted Catholic Charities with their Beyond Shelter, Warming Center and Project Step-Up programs. CDBG also assisted the Salvation Army with their homeless programs. All homeless providers offer case management to develop individual plans so clients can overcome obstacles that left them homeless or keep them from becoming homeless. Case management is time consuming and expensive so all funding sources are very important. Staff work closely with each agency to help identify ongoing needs. Staff is also working with a potential new program that may bring "tiny homes" into our community for our hard to house homeless population. The project will take support from the whole community to bring it all together and be successful. Stay tuned for more in 2022...

Two non-profits were able to be assisted through public facility dollars. Bridge Community finalized the CDBG funded portion of the new community gardens the spring of 2021; however, since the pandemic has caused supply chain issues, building materials/supplies to make the raised gardens did not come in order for the gardens to be up and running for the 2021 growing season. Therefore, they were unable to report any accomplishments this year. Additionally, \$150,000 was reprogrammed from our Housing Rehabilitation Revolving Loan Fund into acquisition assistance for a new non-profit, Community Partners Campus. The building was acquired in late fall 2021 with renovations beginning spring 2022 with a goal to be open by fall 2022. Accomplishments will be reported when the agency is up and running.

## CR-10 - Racial and Ethnic composition of Families Assisted

Describe the families assisted (include the racial and ethnic status of families assisted).  
91.520(a)

	CDBG
White	446
Black or African American	6
Asian	30
American Indian or American Native	6
Native Hawaiian or Other Pacific Islander	0
<b>TOTAL</b>	<b>488</b>
Hispanic	14
Non Hispanic	474

Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds

### Narrative

The census stated Wausau has approximately a 15% minority rate. The chart above reflects 9.4% of the assistance provided through CDBG funding assisted minority families. The number is lower than we'd like and confirms our need to boost outreach to minority households so additional minority families are aware of and knowledgeable of resources available and they feel more comfortable reaching out for assistance.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$1,730,385.00	\$1,030,246.00
Other – HOME Funds	Public - Federal	\$246,948.00	\$35,970.00
Other Lead Safe Homes	Public - State	\$185,000.00	\$148,900.00

Table 3 - Resources Made Available

### Narrative

Community Development offers low interest, deferred loans to clients whenever possible. This is true with all our rehabilitation and downpayment assistance programs. Revolving Loan Funds with HOME funds make the Downpayment Assistance and the Rental Rehabilitation Loans possible. Both programs are operating with program income generated through loan repayments. Neither program would continue to exist if it was not for the program income. In 2020, we were able to assist 10 households with downpayment assistance.

The Lead Safe Homes program offered through the State of Wisconsin Department of Health Services, provides funds to abate lead hazards in homes with income qualified residents with children. The program can piggyback on our other rehabilitation loans to get more work accomplished and to permanently remove lead hazards from homes. This not only helps the generation who currently occupies the home, but all generations to come. Hopefully, the assistance provided to households will reduce the number of lead poisoned children in Wausau.

Since the revolving loan funds are now counted towards a municipality's timeliness factor, it is necessary to keep those monies flowing. The past several years, our loan repayments have been between \$100,000 and \$200,000 but this past year was over \$270,000! The continued difficulty of obtaining bids from contractors in order to keep projects moving, the need to find other eligible projects these funds can be reprogrammed into is a must. In 2021, we were able to reprogram \$150,000 of these funds to assist with the purchase of a building for the new non-profit Community Partners Campus, which will house several non-profits in the same building to better serve clients and so non-profits can work better together. Renovations will begin in spring 2022 with the goal of opening by fall of 2022.



**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
East Towne Neighborhood	0%	0%	Neighborhood Revitalization
Longfellow Neighborhood Association	0%	0%	Neighborhood Revitalization
Werle Park	0%	0%	Neighborhood Revitalization
Westies Neighborhood Association	0%	3.9%	Neighborhood Revitalization
Southwest Jones Association	0%	3.1%	Neighborhood Revitalization

**Table 1 – Identify the geographic distribution and location of investments**

**Narrative**

The programs the City of Wausau offers are primarily opened citywide. There are no targeted areas. The homeowner rehabilitation numbers represent the percentage of funds that were allocated in 2017 through 2020 program years plus recycled revolving loan funds.

The neighborhood associations develop their own neighborhood boundaries. Staff works with each group that is willing to develop goals. If CDBG funds can assist to meet their goals, staff works with the neighborhood group to develop a plan to meet them.

Projects completed in the past were the redevelopment of a former industrial site into a Tot Lot, four new single-family homes, and a multi-family apartment complex for the disabled. All three projects were located in the Werle Park Neighborhood. Werle Park, Longfellow and East Towne Neighborhood Associations were able to receive low-level street lighting on main streets in their neighborhood to deter crime and make their neighborhoods more walkable.

Neighborhood signage was developed and installed for both Longfellow and East Towne Neighborhoods. Signage was such a popular project that two upper-income neighborhood associations raised their own funds to get signage developed and installed in their neighborhood. Staff offered signage for the other eligible neighborhoods; however, there were no takers. Since the funding was close to expiring and there were no projects coming to the table, staff utilized the remaining funds into a sidewalk project in an income qualified neighborhood. Additional funds will not be set aside specifically for one neighborhood until clear projects come to light.

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

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

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

The City of Wausau purchases properties for different reasons including, blight elimination, redevelopment, or economic development. Private organizations have donated properties to the City of Wausau due to the economic burden it was causing the organization/individual. NSP program income is utilized to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition, rehabilitating/rebuilding, then selling to an income qualified household. The following list are the properties currently owned by the City of Wausau:

**906 S. 7th Avenue** is a vacant lot from where a house burned down. The City of Wausau has accepted an offer to purchase from Habitat for Humanity who will build a new home in the fall of 2022 of which an income eligible homeowner purchasing soon thereafter.

**1019 W. Bridge Street** is a vacant lot from where a house burned down. The lot is being marketed for a single family home to be built. The location is less desirable so redevelopment might take awhile to find the right fit.

**Bridge Street, Short Street, 3rd Street and 1st Street corridor** are several properties the City purchased using local foundation funds and TIF funds. The properties purchased were primarily rental properties that landlords no longer wished to maintain. This area is part of a redevelopment plan where the City is working with a developer to building Brownstones. Phase I was completed in 2019. Phase II started in 2020 with almost all the units being sold in 2021. Phase III should be starting in 2022.

**Riverfront Properties** – City purchased and cleaned up contaminated soils. Redevelopment to date include a restaurant/family entertainment site, a new playground, and a large market rate apartment complex. Redevelopment into a mixed use property has been approved and a developer chosen with building beginning in 2022. Discussions with other developers continue for other parcels in that location.

**206 N. 6<sup>th</sup> Avenue** was a blighted and foreclosed property purchased and demolished with Neighborhood Stabilization Funds. Property being advertised for sale for a single family redevelopment.

**2101 Grand Avenue** was a blighted and fire damaged former motel purchased late 2019. The building was demolished and sold to an approved developer in early 2021 and construction started

late summer of 2021. New development will consist of two apartment buildings of which one will be designated for income qualified tenants and the others will be market rate.

**401 S. 1st Avenue** is a vacant commercial building on a gateway into Wausau's downtown. Revitalization of this property is for economic development opportunities. A third proposal was accepted in late 2021 for a Low Income Tax Credit project. The existing building will be demolished and the developer will build a new apartment completex utilizing the tax credit program. If approved through WHEDA, the project should start late 2022.

F E M N A W

## CR-20 - Affordable Housing 91.520(b)

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

	One Year Goal	Actual
Number of Homeless households provided affordable housing units	130	13
Number of Non-Homeless households provided affordable housing units	316	111
Number of Special-Needs households provided affordable housing units	15	15
<b>Total</b>	<b>461</b>	<b>139</b>

Table 2 – Number of Households

	One Year Goal	Actual
Number of households supported through rental assistance	495	523
Number of households supported through the production of new units	1	0
Number of households supported through rehab of existing units	10	10
Number of households supported through acquisition of existing units	0	0
<b>Total</b>	<b>506</b>	<b>533</b>

Table 3 – Number of Households Supported

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

Our goals and outcomes were in line in some areas and low in others. Community Development's strength is working with Affordable Housing; however, when working with outside factors, projects seem to take longer than we wish they would. We added the number of units the Community Development Authority manages as well as the Housing Choice Voucher Program, showing the number of non-homeless households to be provided affordable housing units to over 500!

The number of homeless individuals/families who need affordable housing continues to be a high priority. We again partnered with the Beyond Shelter Program which assisted 37 homeless individuals with a permanent housing opportunity. This program is based on the Housing First model and provides the opportunity of having shelter so they can work on other contributing factors that originally/continuously causes them to become homeless. These individuals can stay as long as they need as long as they are trying to work towards long term housing.

The Wausau Community Development Authority (WCDA) deemed homelessness to be a high priority also. They recently approved a homelessness preference for their Housing Choice Voucher program. The last time the waiting list was opened, the WCDA received 355 applications. 113 applicants claimed they were homeless; however, only 23 met the HUD definition and were listed on VI-SPDAT. Only 6 of the 23 were able to be leased up. 14 either did not come to their appointment or allowed their voucher to expire. The remaining three were denied due to drug use with one being over income.

Community Development Department partnered with the Community Development Authority to purchase a blighted, fire damaged former hotel. This hotel was purchased and demolished in 2020. A developer was chosen through a Request For Proposal process. That developer also purchased and demolished the neighboring property to create a larger footprint. He will build two 16-unit buildings. One will be for income qualified tenants and the other will be at market rate. The income qualified building should be completed by fall 2022.

The Homeowner Rehabilitation Loan program struggled again this year due to the booming housing market and difficulties finding a contractor willing to bid on our projects. Contractors are so overbooked that they do not want to bid on projects that require additional paperwork and oversight. Once/if we were successful in obtaining bids, the homeowner needs to wait 4 – 6 months before the contractor is able to begin their project and/or get the necessary supplies. In the meantime, we are getting loans paid back that we cannot recycle in a timely manner. We reprogrammed \$150,000 of repaid funds into a public facility activity. This allowed us to meet our timeliness factor and will assist non-profits to be located in one space to better serve their shared clients.

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

Blight elimination is also a high priority; however, it was difficult to get projects moving to utilize the 2018 program year funds. In 2021, we successfully finalized two remaining blighted sites. The first is in the process of being redeveloped into a mixed income housing project that should be completed the fall of 2022. The other site contained a blighted building which was razed and then the parcel was reconfigured with the adjoining site to assist with a training program for apprentice mechanics.

CDBG is the main funding source for the Homeowner Rehabilitation Loan Program. The program assists income qualifying homeowners to make necessary repairs/code violations in an affordable way. The cost of home repairs have almost doubled this past year making repairs even less affordable. This program provides homeowners with an affordable loan repayment option. Due to a lack of available contractors, we again fell short this year. We remain optimistic for 2022.

Assisting the homeless population continues to be a very high priority. CDBG funds assisted the Hand in Hand collaboration which assists families/individuals who are homeless or close to homelessness with a transitional housing opportunity. Hand In Hand provides intensive case management to develop individual plans so clients can overcome the obstacles that lead them to homelessness or near homeless.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-Income	49	0
Low-Income	18	1
Moderate-Income	5	2
<b>Total</b>	<b>72</b>	<b>3</b>

Table 4 – Number of Households Served

### Narrative Information

The above chart reflects the number of clients who fell into each income category. It is interesting to see the percentage of Extremely-Low income households represent over 65% of where our CDBG funding assisted in the category of affordable housing. Several of these clients have been working with our homelessness or near homeless providers. This illustrates how important CDBG is and how it touches so many individuals.

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

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

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through reaching out to homeless persons (*especially unsheltered persons*) and assessing their individual needs**

All the community homeless programs that receive(d) Community Development Block Grant funds - the Hand In Hand program, Salvation Army's Transitional Housing and Street Outreach programs, Catholic Charities' Warming Center, Project Step-Up and Beyond Shelter programs, build a rapport with their clients and try to earn their trust so they feel comfortable discussing their situation. All have intense case management programs that work one-on-one with each individual/family to uncover their obstacles and develop a plan to make the individual/family successful in finding permanent housing. When addiction is involved, overcoming those obstacles are even more daunting. **Beyond Shelter** provides housing so their clients can work on their extreme hurdles and not worry about having a roof over their head (built on the housing first model). **Keeping Area Teens Safe (K.A.T.S)** is a relatively new non-profit which addresses the homeless needs of teens. All other area homeless programs need to have an adult in the picture in order to receive assistance. This barrier literally left children out in the cold. K.A.T.S. provides housing for homeless/runaway kids and works with them to determine why they are homeless and provide case management services needed to help them return home safely or properly into the foster care system to provide safety.

**The Housing and Homelessness Coalition** oversees the homeless count in both January and July each year. Through these counts, anyone found on the streets is asked a series of questions to see what kind of assistance they need and try to fit them with the correct agency. Unfortunately, many living on the streets do not wish to answer such questions and may actually prefer their current living arrangements. Since the homeless count is so well advertised now, the homeless people who don't wish to be found, seek alternative shelter during the count and are therefore not counted. The count also does not include those who are staying with friends/families or "couch surfing".

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Wausau does not have enough transitional housing units to assist those who reach the end of the time allotted for their stay at Salvation Army or Women's Community which is how the Hand in Hand Housing Program was born. This program partners with local landlords who agree to provide housing. The client receives rent assistance for the first six months while they work toward being able to afford the rent on their own through case management services. Successful clients will then be able to continue residing in their current unit rather than having to relocate their family again. This allows the landlord to have a long term, stable tenant and for the tenant to afford long term housing. The Hand in Hand Program has been very successful for both the client and the landlords.

**Salvation Army's** current building is only equipped to house one homeless family. This has become a burden since the need is growing. In some cases, families may qualify for a hotel voucher but this is only a very short term solution. When COVID hit, many shelters scrambled to figure out how to stay in operation and to keep their clients safe. Several had to send clients out

the of shelters and into hotel rooms. This affected the shelters budget and many struggled to keep their clients housed.

**Catholic Charities** runs the **Warming Center** which provides shelter during the evening hours during the winter months. Clients are provided two warm meals, a warm shower, the ability to wash their clothes, and a warm place to sleep. The shelter is always full and the need for volunteers is always high. Willing clients, are able to tap into case management to address any issues resulting in homelessness. Due to COVID, the Warming Center had to find an larger space to assist with the number of homeless and to keep them safely distanced from each other. The assistance of CDBG-CV, they were able to open a temporary larger location. The facility will remain open for the 2021-2022 winter season. The **Beyond Shelter** program was modeled after Housing First. Potential clients are determined through the homeless providers to be the hardest to house or the most chronic homeless persons. If accepted, the client is given their own room in a house and provided case management to address their needs. There is no timeframe for when they have to find their own long term housing. The program has had several successes with opening a room up for another homeless person wanting assistance.

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

Lack of transportation continues to be high priority for Wausau and its surrounding communities. Many families do not have their own transportation and are forced to use public transportation. This barrier limits people to finding employment only with working hours during the time the buses run and only in the area in which the bus system operates. This means people reliant on the bus for transportation will never be available on nights, weekends, or able to work in surrounding communities. The Housing and Homeless Coalition did a study on where the available jobs were located and how many were available by public transportation. Of the 386 job openings, only 94 were available by bus and during the timeframe the bus operates. That is only 24%! This substantiates the documentation if a household has an automobile breakdown, they may not be able to get to their job, and/or may not be able to keep their job, which could result in not being able to afford rent and becoming homeless. **Wheels to Work** addresses the transportation issue and assists with a zero percent loan to purchase an automobile or repair their existing vehicle so they can get to and from work. Wheels to Work also purchased a van to assist with those program participants to get to work while they are completing their educational components until they receive a vehicle or are able to get theirs repaid. This ensures that they do not lose that income stream while going through the program.

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



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

**Public Housing Units and Housing Choice Voucher Programs** are extremely important and must continue to receive federal funding to assist very-low and extremely-low income households. Affordable housing units are in great demand and connecting these clients to housing can be very difficult. The waiting lists are typically very long and the Housing Choice Voucher program list is currently closed however, the WCDA did create a homeless preference with their Housing Choice Voucher program. Those who meet the HUD definition of homeless and meet the necessary requirements, will be placed at the top of the waiting list. Due to the increase in market rent in the city, staff realized they cannot help as many clients as in the past because of the increased funding going to each client.

The WCDA signed onto HUD's new Fostering Youth to Independence Program (FYI) in 2020. This program works with young adults coming out of foster care or any child welfare system and offers housing vouchers so they don't become homeless. The WCDA is working with several organizations for the referral of these clients. In the 2020-2021 program year, they only had one success story but is hopeful that there will be more in the future as this program continues.

The pandemic caused many households to face possible homelessness. The assistance of CDBG-CV funding, plus other federal and state programs, housing providers were able to provide housing assistance in the form of rent, mortgage, and utility payments which helped a number of households stay in their homes and avoid homelessness.

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

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

**Catholic Charities's Beyond Shelter** was modeled after the Housing First program. Potential clients are chosen through the homeless database (VI-SPDAT). The system identifies who should be recommended for the housing program based on who has been homeless the longest and who has the most difficult hurdles to overcome. Clients work on their individual goals so they are able to have an income and overcome hurdles that had created their homelessness. Beyond Shelter has grown into three houses with the hopes of a fourth (for women) coming soon.

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

### **Actions taken to address the needs of public housing**

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

The Wausau Community Development Authority (WCDA) staff continues to serve on the Housing and Homelessness Coalition and the Emergency Housing Assistance Fund (EHAF), meeting on a monthly basis. They are also a champion for the Marathon County LIFE Report which is coordinated by the United Way of Marathon County.

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

The WCDA uses Capital Funding awards to assist with carrying out capital and management activities at their public housing scattered site developments ensuring that such developments continue to be available to serve low-income families. Those improvements for the second year include landscaping and water heater replacements at the 40 scattered sites.

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

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

The WCDA continues to promote the Community Development Department's (CDD) Downpayment Assistance Program to their public housing participants and encourages further discussion relative to homeownership and homebuyer education. The additional American Rescue Plan (ARP) funds, staff is looking into affordable housing options that may positively assist some public housing tenants to become homeowners.

The WCDA board of commissioners meets monthly and includes a resident board member allowing the voice of tenants to be heard at its meetings. All residents are encouraged to attend organized tenant meetings and become active members of the Resident Advisory Board (RAB). Even though the pandemic halted some of these meetings, members were still encouraged to voice their concerns with staff as needed.

### **Actions taken to provide assistance to troubled PHAs**

N/A - Wausau is not considered a troubled PHA.

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

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

In 2019, the City completed and adopted new zoning ordinances after a two year process of studying the old ordinances, offering suggestions for updates, offering public comment sessions and going through the approval process. The previous ordinance was enacted in 1967. This allowed a closer look at how the old zoning ordinances impacted affordable housing as well as all other zoning issues. The new zoning allows building on small lots a possibility without having to jump through hoops to request a zoning variant which also allows lower income households an opportunity to build without adding political stress to pulling a permit.

We will continue to be proponents of Low Income Housing Tax Credit projects and educate community members on the need for affordable housing as well as fight the stigma that low income clients are not good tenants. The Housing and Homeless Coalition continues to fight for affordable housing that is decent and safe. The City of Wausau just created an Affordable Housing Task Force of which several members of the community and staff meet to find ways to encourage more affordable housing in Wausau. The Task Force is in its beginning stages so we are excited to see what new ideas will come from it.

Both of these items have been identified as barriers in our most recent Impediments to Fair Housing. The City recently streamlined the process of when a fair housing complaint is received by the City and how fast a response is given. We don't receive many complaints, so it may be a while before we may see how well the new process works.

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

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

- The **Downpayment Assistance Program** reduces new homebuyer's first mortgage, which lowers their monthly mortgage payments, which makes the home affordable.
- The **Homeowner Rehabilitation Loan Program** is a low interest loan for necessary home repairs. It allows the homeowner to keep their home affordable and safe for them to live in.
- The **Rental Rehabilitation Loan Program** assists landlords in making necessary improvements that will allow them to keep their units rentable. A low interest loan from the city provides a reasonable monthly payment so it doesn't create a burden for the landlord where they would need to increase rents to make the payment and in turn, make their unit(s) unaffordable for the tenant.
- Continue to print and distribute Fair Housing and Landlord Tenant informational brochures (in English, Hmong and Spanish) that were developed through Community Development with

the use of CDBG funds. The brochures were updated this past year with the new version being available at City Hall, the Community Development Authority, Marathon County Public Library and all non-profit agencies that provide housing assistance. The brochures are distributed at our Homebuyer Education sessions and the annual Financial Wellness Conference.

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

- Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation Loan Program and the Rental Rehabilitation Loan Program. Our Housing Rehabilitation guidelines were amended this past year to allow the risk assessments and clearance testing to be a grant for the homeowner. This will alleviate over \$800 in testing expenses that, in the past, was added onto the mortgage.
- Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978.
- Continue to work with the Marathon County Health Department and address Lead Hazard Reduction needs in the community.
- Continue to educate new home buyers on the affects of Lead Based Paint and how to properly maintain a home to reduce potential lead based paint hazards.
- Continue the Lead Safe Homes grant through the State of Wisconsin to assist with Lead Abatement projects. The program assisted in paying for several contractors to go through training to obtain their Abatement licenses and enlarge our pool of abatement contractors. Unfortunately, most contractors are so busy they don't want to bid these type of jobs. We do have one contractor willing to work with us but can only get so many done at a time. Two projects were completed in 2021, one in the process and two more waiting in the wings. The State notified us that there will be additional funds the next fiscal year so we will continue to promote for additional projects.

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

In consideration of the ongoing pandemic, many educational/budgeting programs were put on hold due to not being able to meet face-to-face. Many programs learned how to continue through remote access. Some have restarted in-person. It is still advised that large in-person meetings be placed on hold until Marathon County's COVID numbers decrease. Below is a list of things we typically do and how we adapted, or didn't, in the pandemic.

- Continue to collaborate with Get Smart Wausau Coalition to provide financial education. In-person education was put on hold. It took awhile to figure out how to meet with people via Zoom or over the phone but many did not take advantage of this once it was available. Since this coalition is strictly volunteers, 2022 is still up in the air on how to move forward.
- Continue homebuyer education classes to educate clients in making wise choices on when it is the right time to purchase a home. In 2021 we started the in-person conversations but have continued to allow over-the-phone or virtual sessions for those uncomfortable with the in-

person, but it isn't as effective.

- 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. For 2021, most agencies opened back up to meet with clients face to face.

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

Community Development staff will work together to make sure the plan is carried out according to the needs of the community. Staff will continue to work with community agencies and leaders to identify the ever changing needs and to adapt accordingly. 2020 was definitely a year of change and learning how to adapt to assist the ever rising number of people in need. 2021 continued to see the impact of the pandemic but, many have learned how to pivot and how to better watch out for one another.

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

The City of Wausau (and Marathon County as a whole) have 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. When a client meets with one agency, that agency identifies the needs of the household and offers suggestions as to how other agencies might also assist them so all needs are addressed. We have been told that our community agencies are like no other within the state. We pride ourselves in working together; that way the clients succeed with less duplication of services.

Many providers who typically work with the same clientele will be housed in the same building when the new Community Partners Campus opens. This will make it easier for clients to see several agencies at once and alleviate transportation difficulties. Also, it will allow agencies to make sure clients are not receiving duplicate services. This building should be up and running by fall 2022.

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

Community Development will continue to educate the community and public officials when it comes to Low-Income Tax Credit Projects. The stigma of “low-income” households is sometimes deemed as dirty, drug-dealing residences. In reality, income qualifying tenants could be you and me; hardworking households who are struggling to make ends meet. We did a survey of the current tenants at the last Low Income Housing Tax Credit project and some were school teachers, clerks at the local grocery store, employees of the downtown area, etc. Some are on social security and/or disability but that doesn't mean they don't deserve a decent, safe place to live.

Staff worked with the City Attorney's office to streamline the City's Housing Discrimination Ordinance. Once a complaint has been received, it should not take months and months to resolve. The new ordinance makes the process go through quicker. Since the ordinance has been

updated, we only received one complaint, which ended up not being a true discrimination case, so we have not been able to test the new process as of yet.

Reaching out and educating our Hmong speaking community is sometimes difficult. We found in preparing our Housing Discrimination/Tenant's Rights brochures that there isn't an easy format for translations. In addition, many non-English speaking Hmong residents don't always read the written Hmong language. Therefore it is difficult to reach out and promote fair housing rights. We translated the brochures and have them distributed with those agencies that work with our Hmong residents however, they're not reprinted often due to underutilization. We are trying to find a better solution for this outreach issue. The same is true with our Hispanic population. Even though brochures have been translated and printed in Spanish, we have not been able to get them in the right hands. We continue to work with this population as to how to better educate them to trust the system when coming forward to lodge a complaint.

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

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Community Development Department oversees its sub-recipients by requiring signed agreements detailing their expenditures, goals and activities. Quarterly reports are required by each sub-recipient for a full year, or until their grant funding is expended, whichever is later. Then the sub-recipient must report biannually for three years verifying the program continues to assist the community.

In 2021, staff monitored nine sub-recipients. These agencies received funding in 2020 and/or 2021. This consisted of on-site monitoring which included 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 the information collected is kept in their individual files and made available for audits and/or monitoring. Most of the non-profits did an excellent job of maintaining their records. Only a few had areas of concern of which staff have dedicated more time to educate on the importance of file retention and documentation of expenditures. In most cases, those agencies have made changes to their procedures to address these issues. Currently, there is only one agency that staff continues to work with, almost on a weekly basis. Community Development is also considering hiring an auditing firm to assist with retaining better records and ensure the organization is in good standing.

Community Development staff also monitors properties that 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. 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. Fortunately, this does not happen often.

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

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

The City was open again in 2021 for in-person meetings. In addition, the ability to attend virtually continued to be an option for every open meeting. At the beginning, many still wished to attend virtually; however, as the year went on, more and more started attending in person. We found people don't participate as well when they attend virtually.

Three public hearings were held this past year and were well attended. The first was for the reprogramming of funds for the new Community Partners Campus and the required substantial amendment. Only positive comments were made and the reprogramming of funds was approved very quickly.

Two additional public hearings were held as part of the upcoming 2022 program year. Many comments regarding the needs of the community were received. Comments received at the public hearings ranged from affordable housing, services for the elderly, services for children, homelessness, street reconstruction, and playground upgrades. The Citizens Advisory Committee discussed current trends and needs of the community and how funding would best assist with those needs. In all cases, the committee vetted the requests for funding and reprogramming of funds and sent/will send their recommendations to the City's Finance Committee and Common Council. Taking that step to City committees is on hold for the upcoming program year until we receive final figures from HUD. Once that figure is received, we can move forward with our plan. During the vetting process, the public was made aware of the requests/proposed projects through advertisement in the Wausau Daily Herald as well as being posted on the City's website. Hard copies were available in the lobby of City Hall.

Once this Consolidated Annual Performance and Evaluation Review (CAPER) was completed, the written plan was made available to the Citizens Advisory Committee, City Alderpersons, and the public with an official notice that ran in the Wausau Daily Herald. A written copy can be found at City Hall in addition to the plan being on the City's website along with contact information if there are any comments or concerns regarding the plan. **Any comments received during the comment period will be added here before the plan is submitted to HUD.**



## **CR-45 - CDBG 91.520(c)**

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

Due to COVID-19, additional funding was made available through the CDBG-CV program. The pandemic also caused several programs/sub-recipients to halt for a period. It also made it important to shift programming to allow programs to continue in a world of not meeting face-to-face. This caused a decrease in some services and the increase of others. The CDBG-CV funding helped address the needs of those who were hit hard due to the pandemic. Funding assisted small businesses and provided rent/mortgage assistance. Both cases, local non-profits were utilized for the administration of these funds since they had the expertise to do so. Surprisingly, there are still funds remaining as we move into 2022. We truly thought these funds would be expended by the end of 2021 but, with the influx of other funding sources, CDBG funds were not as desirable. The funds directed to mortgage assistance were returned due to not being able to expend it. Those funds were reprogrammed to assist the Warming Center for a second year to keep their larger location open due to COVID. Staff is looking into ways to better utilize the CARES small business loans/grants as the funds are not being utilized as originally thought.

This past year, the City prepared a substantial amendment to its 2020 Action Plan to reprogram additional homeowner rehabilitation revolving loan funds into a public facility project – assistance towards the acquisition of a building that will house a campus of non-profits. The campus will allow non-profits to work better together and offer services to their clients more effectively as well as share space and equipment, which will alleviate expenses for each non-profit. The acquisition is completed and now reconstruction of the space needs to be completed with the goal of opening by October 2022.

For the actual 2021 CDBG program year, there were no major changes. All public facility projects went forward as planned. The Homeowner Rehabilitation Program still proves to be difficult in finding contractors to bid and work on our projects. Our revolving loan fund continues to grow faster than we can get new projects completed as a result of the housing market booming the last couple of years. If it wasn't for several emergency situations (leaking roof and sewer line replacements) only two projects would have been completed this year. Eight projects were completed that included the emergency projects. Program guidelines were adjusted this past year to allow the lead risk assessments and clearance tests to be in the form of a grant due to increased construction costs allowing the extra \$800 to be utilized towards the project.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If so, [BEDI grantees] Describe accomplishments and program outcomes during the last year.**

No, the City does not have any open BEDI grants.

**2021**

**SUCCESS STORIES**

**FEMNAL**

# McIntosh Street Reconstruction Project



Before



After

## Marathon Park Playground Reconstruction



Before



After

**REHAB PROJECT in conjunction with LEAD SAFE HOMES FUNDS**



120 N. 7<sup>th</sup> Avenue – Before



120 N. 7<sup>th</sup> Avenue – After

## **PUBLIC SERVICE SUCCESS STORIES**

**(taken from their quarterly reports)**

### **ADAPTIVE COMMUNITIES**

Our highlight this year was to have the ability to provide all holidays to our members. Past years we've come up short on providing family style meals as well as full parties. This year we had amazing turnouts from members and community involvement. We provided a huge Halloween bash, Thanksgiving and two Christmas parties. By doing this, our members felt important and loved by their community. No one was left out and everyone had fun filled holidays.

### **CATHOLIC CHARITIES – WARMING CENTER**

One of our proudest accomplishments is our continued partnership with the Homeless Task Force and the Wausau Police Department. There is an example:

“Frank” has battled addiction issues and homelessness in the Wausau area for many years. He was found this last summer, outdoors, unconscious, laying in his own excrement. Maggots were on his clothes and he was close to death. Frank was rushed to Aspirus Hospital and revived. He was in their in-patient treatment for two weeks and recovered a bit. After he was released from the hospital, he was taken to a rehabilitation facility for therapy Frank had lost a lot of muscle tone and was still weak. This is when Officer Eric Lemirand became involved. Officer Lemirand knew Frank from pervious work and did not ant to give up on him. He contacted Frank's sister, who had not had much interaction with him and got Tracy Rieger from the Warming Center to visit Frank – she also had previously known him. Tracy got to work because she knew putting Frank back out into homelessness would most likely mean his death. Tracy knew that the Housing Authority was prioritizing people who chronically battled homelessness for Section -8 vouchers this year, and she thought this could be Frank's golden ticket to a new home and a new life. Tracy convinced the rehab facility to keep Frank there until his application could be submitted. She made sure Frank's information was inputted into the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) so he could at least be considered for the housing voucher.

Frank's application was accepted and in interview was set up in September to see if he would receive the voucher. Tracy prepared documents for Frank and consulted with him and his sister so things would go the best they could at his appointment. Frank was approved for a housing voucher in October and now lives near his sister – in his own apartment for the first time in 25 years! He is sober, clean, and happy.

Recently, Frank came into Catholic Charities office and asked for a twin bed. People who have experienced homelessness often will sleep on the floor when they get an apartment because they feel that they always must be ready to “pick up and go”. Frank was sleeping on an air mattress. So, the reason this is a good accomplishment to be celebrated, is that it is proof that Frank is ready to never go back to homelessness. It shows a change in mindset. We do not know who or why this change was made by Frank, but we are sure without the collaborative and consistent effort by the Wausau community, it never would have happened.

### **WIPPS – LENA START PROGRAM**

18 of the 21 families met the graduation requirements (attendance and number of recordings) for 85% graduation rate, which is excellent for a 10-week parent education program.

83% of parents showed positive change after completing LENA Start classes, with measures including: awareness of child development, increased parent self-efficacy, confidence in future school success, reading, community engagement and others. There were significant gains in adult words spoken to children and language development scores, particularly noted in households that began with the lowest amount of talk. All participating parents are reading to their children regularly!

Focus group data revealed overwhelmingly positive experiences for the participants. The most common comment/question was that the participants wanted to know how they could get more families to participate.

"Because of LENA Start our child's mom and I intentionally got down on the floor more to play, and oh boy did our little guy love it! The free weekly books provided the opportunity to share that floor time for not only play, but reading!"



### **NORTHCENTRAL COMMUNITY ACTION – HAND IN HAND PROGRAM**

Rent assistance was given to six households this quarter. All were in need. Currently, all households are current with their rent. Five households are employed, one is receiving disability. All households are stable at this time, meaning their basic needs are met and they are not in danger of losing their housing.




### **FAITH IN ACTION OF MARATHON COUNTY, INC (FIAMC) – SUPPORT FOR SENIORS**

Faith in Action is celebrating 20 years of serving City of Wausau Residents. We are blessed with a dynamic group of volunteers, the generosity of donors, and the commitment of community partners. Throughout the years, it has been our joy to experience the time, talents, and treasures you have so generously and unselfishly donated in helping to fulfill our mission! We sincerely thank you for your continued support and involvement with Faith in Action of Marathon County. We are excited to continue collaborating with you and embarking on this journey together.






In 2021, FIAMC contributed the following impact to the senior community:

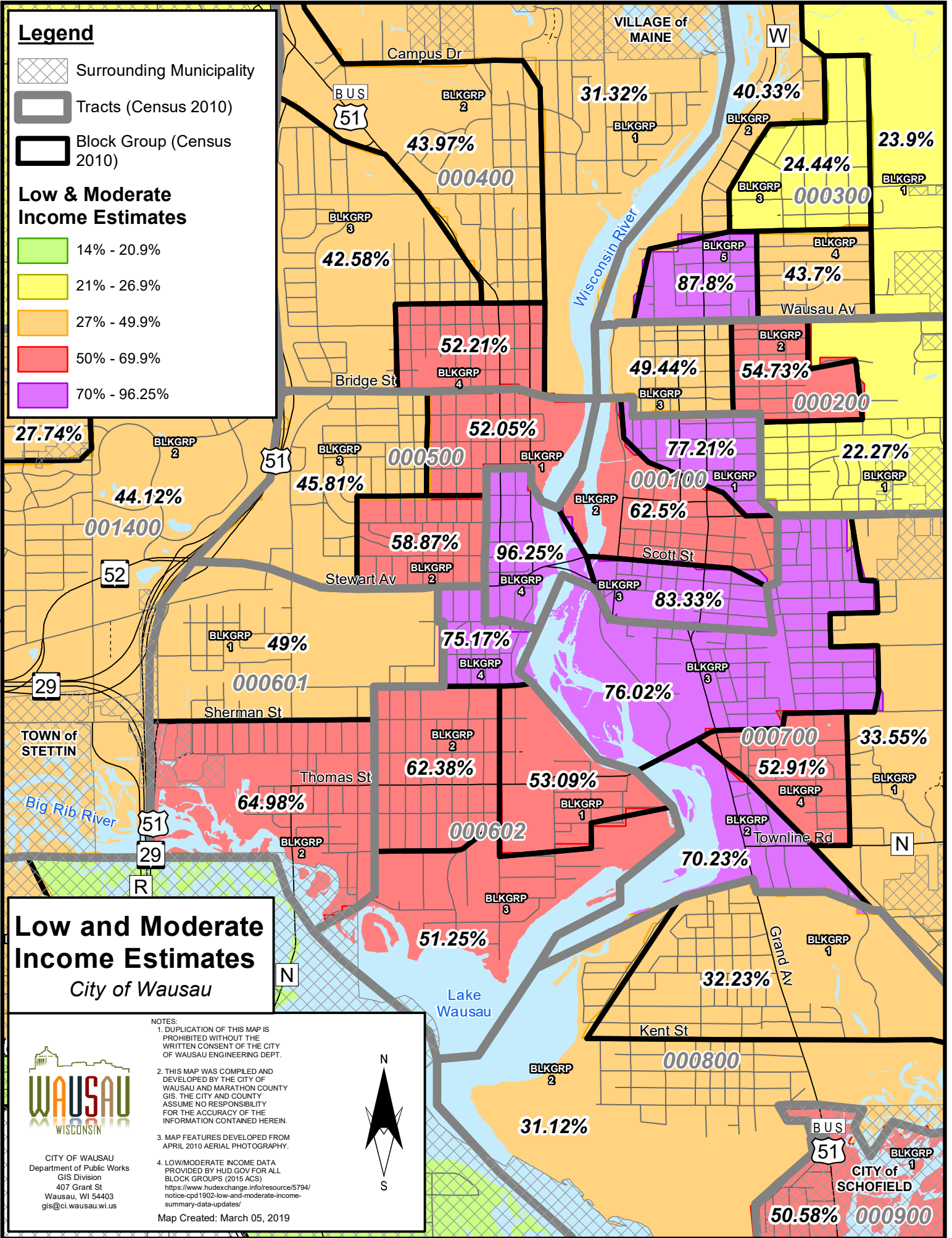
- 3,053 Service Opportunities supplied
- 2,086 Volunteer Service Hours = savings to seniors of \$59,514
- 15,438 miles driven for transportation to/from medical appointments and food securities.

# 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



# NEIGHBORHOOD GROUPS

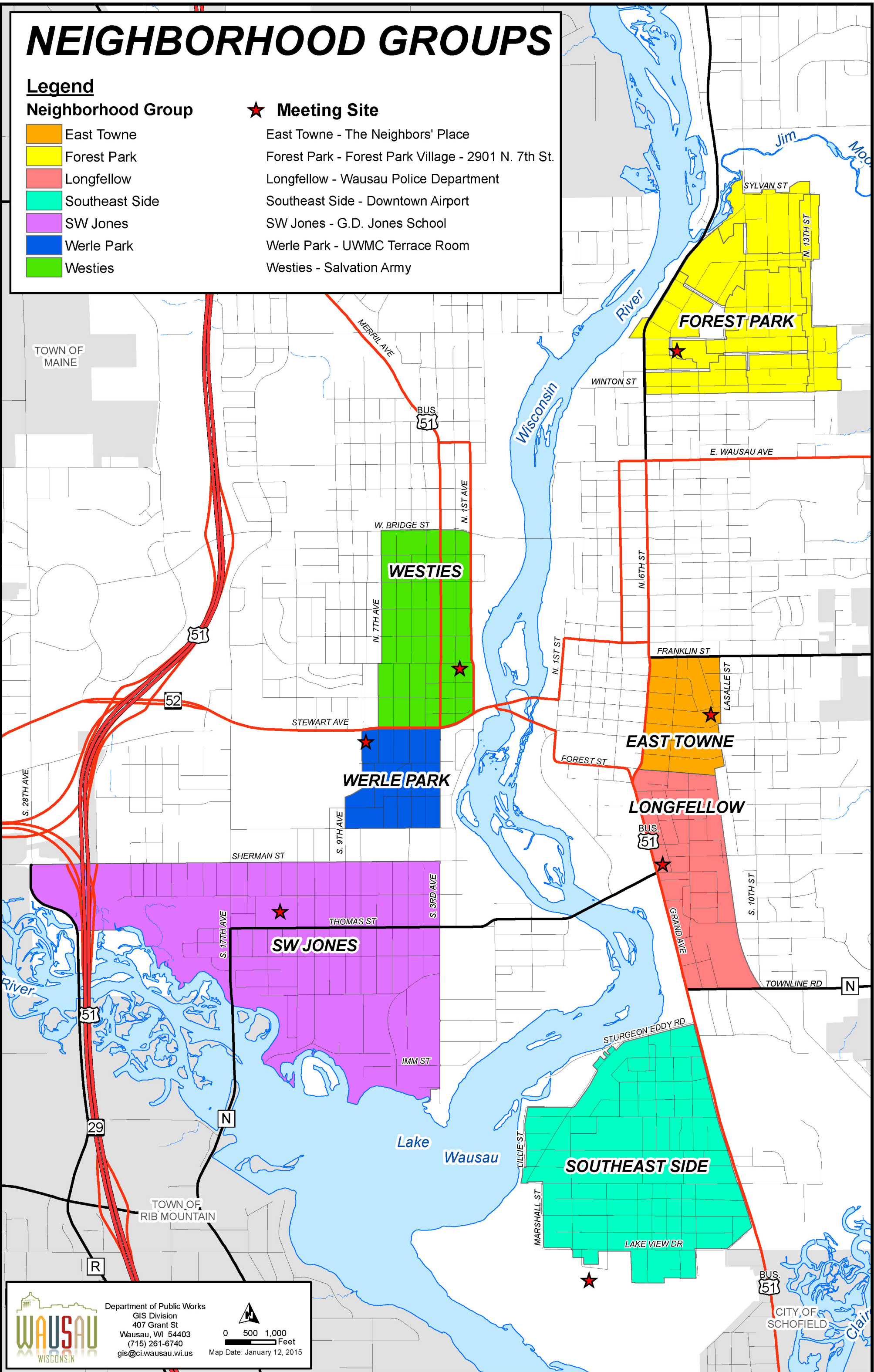
## Legend


### Neighborhood Group

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


### ★ Meeting Site

- East Towne - The Neighbors' Place
- Forest Park - Forest Park Village - 2901 N. 7th St.
- Longfellow - Wausau Police Department
- Southeast Side - Downtown Airport
- SW Jones - G.D. Jones School
- Werle Park - UWMC Terrace Room
- Westies - Salvation Army





Department of Public Works  
GIS Division  
407 Grant St  
Wausau, WI 54403  
(715) 261-6740  
gis@ci.wausau.wi.us



0 500 1,000  
Feet

Map Date: January 12, 2015

BLOCK AD

## **SUMMARY OF 2021 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

To all interested agencies, organizations, and individuals: the City of Wausau Community Development Department has prepared its 2021 Consolidated Annual Performance and Evaluation Report (CAPER) as required by the Department of Housing and Urban Development as part of the Community Development Block Grant Program. The CAPER will be submitted to the Dept. of Housing and Urban Development Milwaukee office on or about the 30th of March for their review. The written plan can be reviewed at the Community Development Department, 407 Grant Street, Wausau, WI between the hours of 8:00 AM to 4:30 PM, Monday through Friday. An on-line plan can be viewed at the City of Wausau's website at:

<https://www.ci.wausau.wi.us/Departments/CommunityDevelopment/CommunityDevelopment/CommunityDevelopmentBlockGrantOverview.aspx>

Any written comments that can become a part of the report may be directed to the above address or to [comdev@ci.wausau.wi.us](mailto:comdev@ci.wausau.wi.us) and must be received by Friday, March 25, 2022.

Please run Wednesday, February 23, 2022.