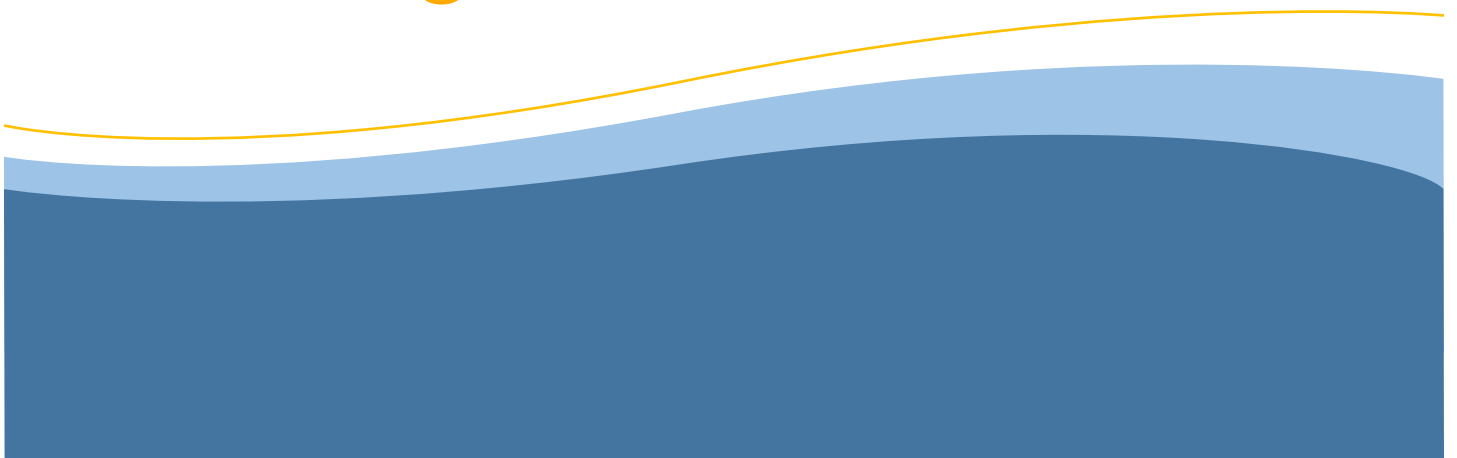


COMMUNITY DEVELOPMENT DEPARTMENT



Action Plan for *Program Year 2023*



Executive Summary

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

1. Introduction

2023 starts year four of the City of Wausau's 5-year Consolidated Plan. In 2018, we formed a new partnership with Marathon County Parks Department for the redevelopment of neighborhood parks to upgrade the equipment and install ADA approved playground surfaces. Last year we finalized the playgrounds in lower income neighborhoods; however, the police department received a grant through the State of Wisconsin to build a COP's house – a single family house that fits into a neighborhood and serves as a place the police can house community service activities and try to better the quality of life in that neighborhood. Directly across from this identified City-owned lot is another vacation, city-owned lot that was deemed a great place to put a small neighborhood park. CDBG funds would be a great source to assist with this plan. Due to the high construction costs, we found in 2022 that CDBG can no longer cover the costs for even a very small street reconstruction project. The City's Engineering Department proposed assistance to make identified high traffic sidewalks of which the curb cuts do not meet ADA guidelines and a couple of street crossings that need upgrades to their crosswalk/streetlight upgrades. This year we can tackle several of those areas. These types of programs should also help with the timing issue we had with having enough time to bid projects and get the work done since we don't typically hear our CDBG allocation until last spring. Timing is another hurdle with funding not being released until mid-to-late-summer and the project must be completed in the fall to meet HUD's timeliness factor. This is another year of several new public service agencies to approach the city for funding. Staff works with them to better their chances for success and, in turn, be successful in obtaining funding. It's fun to watch new non-profits develop and grow to meet the needs of the community. The continued struggle is to meet the HUD required timeliness test when funding is released late and now includes revolving loan funds/program income in that equation. Staff has found the need to continue to reprogram larger Homeowner Rehabilitation Loan repayments into other projects. However, it is never known how many loan repayments will be received each year to know how to plan for the need to reprogram or whether there will be a project that is a better use for these funds.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes that were identified in our 2023 Action Plan are consistent with the needs identified in the City's 5-Year Consolidated Plan. We continue to strive to assist the lowest income category in housing, neighborhood resources and through public service activities.

The Housing Rehabilitation Program continues to move forward; Contractors continue to be extremely busy and are not willing to work with government programs with the added regulations. Therefore, it continues to be difficult to receive prompt quotes from contractors. However, we were able to find a few newer contractors that have started working with our program. They are typically apprehensive at first, but helping them work through the strings, they find that it isn't as cumbersome as they were afraid of – and we pay very quickly! Construction costs have drastically fluctuated over the past couple of years that it continues to make rehabilitation projects less affordable. In addition, the Revolving Loan Fund has had another record year of repayments. Now that the City has Lead Safe Homes program funds through the

State of Wisconsin, we find as we get into homes, that more than lead work needs to be done to make the house safe for the families. Since families qualify for this program, they easily qualify for our Rehab program so we can other work completed – i.e., electrical, heating, plumbing, roofing, etc.

The City's Engineering Department and Community Development staff has determined that CDBG funds are not best used for the reconstruction of a street. This is due to the higher costs of construction and lower amount available through CDBG. Therefore, we are proposing to switch to replacement of non-ADA compliant sidewalk curb cuts. There are many throughout the city that the City's budget cannot tackle; therefore, CDBG is a perfect fit. We will address those in lower income neighborhoods first – especially those closer to the schools.

In addition to the ADA approved curb cuts, the City's Bike/Pedestrian Committee identified several crosswalks that are not pedestrian/bike friendly. The lights do not trigger when pedestrians are walking or biking, so the stop lights don't change to allow pedestrians to cross safely. We will assist with upgrades to intersection approaches, in income qualified neighborhoods, that will be triggered to change by pedestrian traffic so they can safely cross the street. We will also assist with the installation of a voice assisted crosswalk in the downtown area to support those with visual disabilities to also be able to cross a busy street safely.

The City of Wausau's Police Department received a grant through the State of Wisconsin to develop a "COP" house. This is funding to be used towards the purchase and rehabilitation of a single-family home in an identified neighborhood or the new construction of a new house. This house will then be used by the police department to assist with neighborhood needs and provide a safe haven for those that need it. The city has a lot in their desired neighborhood which made it a perfect fit. In addition, the city owns a vacant lot across the street from this identified parcel. It was deemed a great place to add a small city park/playground since the closest one was miles away. This is an exciting partnership, and we are excited to get it moving forward.

Several repeat non-profit organizations applied for assistance; however, only one was chosen to continue to see funding. That was Faith in Action-Support for Seniors. Wausau Conservatory of Music also was chosen for a second year of funding. The Hmong American Center is no stranger to CDBG funds; however, they have started a new program – small business training for prospective entrepreneurs. A new program – Wausau Free Clinic received its first-year approval of funding. They will be moving into the new Community Partners Center and anticipate seeing their clientele double. We are excited to partner with them so we can assist more patients who have no insurance and cannot afford health care.

3. Evaluation of past performance

Housing is high on the City's priority list. The Homeowner Rehabilitation Loan Program aims to assist low-income households to better their homes in energy-efficiency, safety hazards, and non-code compliant issues. Every year the waiting list has challenges. The past few years, the list has grown due to not being able to get contractors to bid on projects since they are so busy with private work. If we are successful in obtaining a bid, it takes months before the contractor can get to the project. It has been taking longer and longer to take people off the waiting list due to this issue. However, this past year we have developed a

good relationship with a couple new contractors and are hoping to keep them bidding our work to get the projects completed on a timelier basis.

Homelessness continues to be an issue. Wausau has several homeless providers that assist the homeless in different ways. The city continues to work with them in other ways than just funding. However, the providers that did request assistance this year were not successful due to their past performance with the City or didn't request CDBG funds to fund appropriate line items. We will continue to better educate our homeless providers on how CDBG can assist our most vulnerable population.

Street Reconstruction was a popular public facility for many, many years. However, we found this past year that it is no longer economically feasible to utilize CDBG funds for street reconstruction due to the cost. The street that did get funded this past year ended up costing double that it would have last year; therefore, we had to go to the City for the additional funding in order to get this project completed. Due to this we decided to address non-ADA compliant curb cuts in cross walks. The first priority are those lower income neighborhoods with grade or middle schools in the close vicinity to make it safer for students to walk/bike to school.

Playground equipment replacement has been a huge success. Low-income neighborhoods were able to benefit from the old and deteriorating play equipment to be replaced with new, vibrant, challenging equipment. In addition, better fall protection and ADA accessible equipment has been added so children with all disabilities can play.

4. Summary of Citizen Participation Process and consultation process

The Community Development Citizens' Advisory Committee consists of thirteen citizens who are appointed by the Mayor, of which, one is a City Council Member. Our committee plans the Block Grant application process and is responsible for recommending annual Block Grant funding allocations towards eligible activities. In preparation of each program year, two public hearings are held to receive Community Development Block Grant and Public Hearing concerns (three if the actual allocation is more or less than 10% of what was initially planned for). The committee takes those comments, reviews funding request, and works together to make recommendations of funding for the coming year. Their recommendations are forwarded on to the City of Wausau's Finance Committee and then on to the City's Common Council for approval. After the Citizen's Advisory Committee develops their plan and before Council approval, the proposed plan is advertised in the Wausau Daily Herald as well as posted on the City of Wausau's web page to accept comments. Any comments that are received are passed on to the appropriate body and added to the proposed Action Plan for that program year.

This year we held two public hearings which were properly advertised and listed on the City's website. The city is no longer allowing virtual attendance to City meetings. Based on an anticipated allocation amount, the Citizen's Advisory Committee made their recommendations. The initial Action Plan is prepared and made available for public comment. The Citizens Advisory Committee also agreed that IF the City of Wausau receives more in allocation than anticipated, the amount allowed to go towards public service activities would go to the Hmong American Center and then the rest will go towards the Park Department's request. Once the actual allocation amounts are disclosed, if the actual amount is 10% more or less than the anticipated amount, another public hearing will be held to help reallocate those funds.

Those decisions will be made available to the public as staff takes the recommendations to Finance Committee and Council for their approval. Once approved, the Plan will be submitted to HUD.

5. Summary of public comments

During the public hearings, the need for assistance to the homeless population (both adults and kids), the need for assistance for those just coming out of the county jail so they do not offend again, children's programs, economic and financial education, and programs for seniors were all discussed. In addition, City staff discussed the need for upgrades to infrastructure, housing rehabilitation programs and to possibility of a new playground in a lower income neighborhood.

The draft Action Plan was available for public comment using the proposed allocation of \$580,000 starting January 19, 2023 and allowed for public comments through February 19, 2023. An ad in the Wausau Daily Herald ran on January 19, 2023 indicating so. In addition, the plan was placed on the City's web site with an Announcement showing where to click to find it. City Finance Committee members received information on the proposed allocations and how to comment on any decisions. In addition, hard copies were placed in the downstairs lobby and at Community Development office. No comments during that time.

The public will also have opportunities to make comments when the City's Finance Committee meets to discuss the recommendations as well as when it moves onto Common Council's approval. If any comments are made during this time, this section will be updated before submitting to HUD.

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

No comments were received during the comment period; therefore, none were *not* accepted.

7. Summary

Fifteen applications were submitted during the public hearings and requested funding. The organizations ranged from homelessness providers, the Hmong American Center for entrepreneurial and financial education programs, programs for elderly and the disabled, housing programs and public facility activities. The Citizen's Advisory Committee struggles each year with the public service activities because all the agencies who speak at the public hearings have such great programs that assist the entire community. This year the committee struggled with not funding a couple of homeless providers; however, their past performance wasn't what was expected. Staff will work with these agencies so they can strengthen their programs and, hopefully, be able to work with them again in the future. Deciding who gets funded and who doesn't is always difficult with no one leaving the working session 100% happy.

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

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

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

Agency Role	Name	Department/Agency
CDBG Grant Administration	City of Wausau	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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City of Wausau
Community Development Department
407 Grant Street, Wausau, WI 54403

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

Introduction

The Community Development Department works very closely with all non-profit organizations throughout the City of Wausau and Marathon County as a whole. This year we reached out to local foundations to help get the word out about the opportunity to apply for Block Grant funding. The Community Foundation sent this information to everyone on their mailing list! We received phone calls and e-mails from non-profits we didn't know existed. They educated us on their non-profits and we, in turn, educated them on what CDBG can be utilized for. Working in collaboration with all these agencies make us do a better job in understanding the needs of the community and find ways in which we can work together to tackle some of the tough issues out there. Some examples are lack of public transportation, need for living wage jobs, need for workforce, need for additional affordable housing, and the ever-increasing homeless population to name a few.

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

The actions that will take place in 2023 are as follows:

- Continue the partnership with Marathon County Health Department and the State of Wisconsin's Lead Safe Homes program to derive ways to decrease the number of children affected by lead based paint poisoning and the number of housing units that might have lead hazard within them. The need for additional contractors is higher than ever in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.
- Continue working with special needs providers of which we will provide housing for their clients. The City owns two properties. Bissell Street is a group home for severely handicapped males. Fulton Street is a six-unit complex with houses adults with cognitive disabilities but can live on their own with some assistance. North Central Health Care staff is at the Bissell Street property and Succeed is at the Fulton Street property. Staff is at each site 24/7 to assist with the needs of these tenants.
- Work with North Central Health Care with transitional housing opportunities for persons coming out of rehabilitation either for substance abuse or mental health issues.
- Continue working in partnership with the Community Development Authority to turn public housing tenants into homeowners.
- Work with the new non-profit – Community Partners Campus – which will house several non-profits who work with the homeless, near homeless and extremely low clientele. By putting all the providers under one roof, a client can be assisted by several agencies on the same day and work together to better assist those who really need it.

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

The Community Development Department works with Catholic Charities with several of their homeless programs – the Warming Shelter and Beyond Shelter. CDBG funds have also assisted their Project Step Up program. All programs provide safe shelter and case management to assist clients identify hurdles and to overcome them so they can find long term housing.

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

Staff will continue to collaborate with Northcentral Community Action with their Hand in Hand Program. This program works with homeless families to provide temporary housing for these families while they work with case managers to overcome hurdles and better their situation so they can afford permanent housing. The program works with local landlords to provide the housing with the program paying the rent for up to 6 months. The client should be able to take over the lease once they graduate from the program and can stay where they are which will provide stability for their family. NCCAP is also the lead agency for central Wisconsin’s Continuum of Care.

Staff will work with NCCAP with the new construction of a six-unit apartment complex that will be available to low-income families. These families will be identified by NCCAP, and they will also manage the building. This will allow 6 more families with an affordable rent option.

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

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

The City does not receive ESG funds

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

There are no groups or agencies that were purposely not consulted.

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

1	Agency/Group/Organization	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	▪Housing
	What section of the Plan was addressed by Consultation?	▪Housing Needs Assessment ▪Homeless Needs (Chronically Homeless) ▪Homeless Needs (Families w/Children) ▪Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Community Action works with several types of housing issues, from security deposits, rent payments, homelessness, and working with clients to identify their ongoing needs. Staff work closely with clients through the Hand in Hand Housing Program.
2	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	▪Housing ▪Services (Housing) ▪ Services (Homeless) ▪Services (Education) ▪ Services (Employment)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Homeless Needs (Chronically Homeless) ▪Homeless Needs)Families w/ Children) ▪Homelessness Strategy
	Briefly describe how the Agency/ Group / Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff works closely with the Salvation Army on funding for their Homeless Shelter. The City of Wausau owns the property where the Transitional Housing Pilot Program is utilized.
3	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	▪Housing ▪Services (Housing) ▪Services (Homeless) ▪Services (Education)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Homeless Needs (Chronically Homeless) ▪ Homelessness Needs (Veterans) ▪Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities operates the local Warming Shelter for homeless adults and their newer program Beyond Shelter for extremely chronic homeless males. They also offer services through their Project Step-Up Program which mentors individuals on developing goals to become self-sufficient. They also collaborate with the Hand in Hand Housing Program.
4	Agency/Group/Organization	FAITH IN ACTION OF MARATHON COUNTY
	Agency/Group/Organization Type	▪Services (Elderly Persons) ▪Services (Persons w/ Disabilities) ▪Services (Housing)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Faith in Action serves the elderly population to provide free supportive services to assist seniors in improving their quality of life and remain independent. Services include transportation for medical appointments, shopping, deliveries, and friendly visiting. Volunteers may also assist with simple-home safety repairs, such as handrails and grab bars.

5	Agency/Group/Organization	UNITED WAY OF MARATHON COUNTY
	Agency/Group/Organization Type	▪Regional Organization ▪Foundation
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Public Housing Needs ▪Anti-Poverty Strategy ▪Homeless Needs (Chronically Homeless) ▪Homeless Needs (Families w/ Children) ▪Homelessness Needs (Veterans) ▪Homelessness Needs (Unaccompanied Youth) ▪Homelessness Strategy ▪Non-Homeless (Special Needs) ▪Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	United Way of Marathon County provides crucial information in their annual Life Report which illustrates unmet needs of the community. They developed a Housing and Homeless Coalition to address homelessness in Marathon County. These are just a couple of areas staff work with the local United Way
6	Agency/Group/Organization	MARATHON COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	▪Housing ▪Other Government (County)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Lead-Based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Health Department and Community Development partner on the Lead Prevention Program and hold regular collaborative team meetings. The team determines ways to identify lead hazards in homes and elimination tactics, so children remain safe from lead dangers. The team also developed the Housing and Hoarding Coalition with a goal to better assist citizens with a hoarding disorder.
7	Agency/Group/Organization	NORTH CENTRAL HEALTH CARE
	Agency/Group/Organization Type	▪Housing ▪Services(Housing) ▪Services(Person's w/Disabilities) ▪Other Government(County)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Non-Homeless (Special Needs)
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Health Care (NCHC) staffs three homes owned by Community Development. Staff assist physically and mentally handicapped persons so they can live semi-independently. NCHC provides 24/7 care to these individuals and there have been many comments that NCHC needs more facilities like them.
8	Agency/Group/Organization	WAUSAU COMMUNITY DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	▪PHA ▪Grantee Department
	What section of the Plan was addressed by Consultation?	▪Public Housing Needs ▪Market Analysis ▪Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Authority operates the Housing Voucher programs, 46-scattered sites for public housing, Riverview Towers (elderly and disabled housing for income-eligible households) and Riverview Terrace (assisted living units for income qualifying households). Staff work diligently on affordable housing issues and the housing needs of the community

9	Agency/Group/Organization	CHILDREN'S HOSPITAL OF WI COMMUNITY SERVICES
	Agency/Group/Organization Type	▪Services (Children) ▪Services (Health) ▪Services (Education) ▪Child Welfare Agency
	What section of the Plan was addressed by Consultation?	▪Anti-Poverty Strategy ▪Needs of Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. The programs consist of in-house parenting and children's education from birth to age 4. The programs help ensure children are school-ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for these programs for Wausau clients.
10	Agency/Group/Organization	HMONG AMERICAN CENTER
	Agency/Group/Organization Type	▪Housing ▪Service (Fair Housing) ▪Service (Children)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Economic Development ▪Anti-Poverty Strategy ▪Needs of Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hmong American Center (FKA Wausau Area Hmong Mutual Association) works with Hmong/Laotian citizens in Marathon County. Their client focused needs consist of education, English as a Second Language (ESL), workforce development, housing, and youth programs. Community Development worked with them to translate the Fair Housing pamphlets into Hmong also collaborated with them on housing/rehabilitation projects, code enforcement and fair housing issues.
11	Agency/Group/Organization	K.A.T.S. INC. (KEEPING AREA TEENS SAFE)
	Agency/Group/Organization Type	▪Housing/Homelessness ▪Service (Children)
	What section of the Plan was addressed by Consultation?	▪Housing Need Assessment ▪Needs of Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	K.A.T.S., Inc. is a non-profit formed in 2020 as a homeless shelter for youth (under age 18). Other homeless shelters are not allowed to assist people under 18 which means homeless youth had nowhere to go. K.A.T.S. provides homeless youth temporary housing while a social worker provides case management to address the issues that led to homelessness (mostly due to runaway situations) and get them back into permanent housing.
12	Agency/Group/Organization	WI INSTITUTE FOR PUBLIC POLICY – LENA PROGRAM
	Agency/Group/Organization Type	▪Education ▪Service (Children)
	What section of the Plan was addressed by Consultation?	▪Needs of Youth ▪Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The LENA (Language Environment Analysis) Program operates through the Wisconsin Institute of Public Policy. LENA monitors the early stages of toddlers who are beginning to speak. They work with lower income families and educate parents on the importance of talking to their children to increase their children's

	vocabulary. A child's enhanced vocabulary will increase their ability to learn throughout their life.
13 Agency/Group/Organization	THE ACHIEVE CENTER
Agency/Group/Organization Type	▪Education/Childcare ▪Service (Children) ▪Service Person's w/Disabilities
What section of the Plan was addressed by Consultation?	▪Needs of Youth ▪Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Achieve Center works with disabled children and their families who have difficulty affording or finding specialized childcare. The Achieve Center provides families with access to affordable childcare that specializes in children with disabilities. The program expects to serve 30-40 children per day.
14 Agency/Group/Organization	WAUSAU CONSERVATORY OF MUSIC
Agency/Group/Organization Type	▪Education ▪Service (Children)
What section of the Plan was addressed by Consultation?	▪Needs of Youth ▪Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Conservatory of Music operates the Musical Story Time for the children in the Head Start Program which allows children in low-income households the ability to access music opportunities. The program anticipates assisting 218 children.
15 Agency/Group/Organization	HOMME HEIGHTS, INC
Agency/Group/Organization Type	▪Accessibility ▪Service (Elderly)
What section of the Plan was addressed by Consultation?	▪Needs of the Elderly ▪Accessibility
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homme Heights, Inc. is a non-profit that provides specialized housing for the elderly. Resident may receive as much or little support as necessary, ranging from independent living to requiring supportive assistance. The outcome is to convert an old elevator into an ADA compliant elevator to better serve their clients.
16 Agency/Group/Organization	MARATHON COUNTY LITERACY COUNCIL (MCLIT)
Agency/Group/Organization Type	▪Services (Homeless) ▪Services (Education)
What section of the Plan was addressed by Consultation?	▪Needs of the Homeless ▪Accessibility
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MCLit offers assistance to those who cannot read, those who cannot read/speak English, those that just need a little assistance to find housing, employment or anything that is keeping them in stuck in their existing situation, whatever it may be.
17 Agency/Group/Organizations	THE HAGAR HOUSE
Agency/Group/Organization Type	▪Services (Homeless) ▪Services (Education)
What section of the plan was addressed by Consultation	▪Needs of the Homeless ▪Accessibility
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Hagar House provides long term housing to women with children who are homeless due to crisis. Wausau's domestic violence shelter is limited to a 90-day stay so clients may be unable to re-establish themselves by then.

	Hagar House allows mothers to stay for 6-18 months and works with them on a roadmap to self-sufficiency and independent living.
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Table 2 – Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
LIFE Report	Unity Way of Marathon County	The LIFE report identifies “gaps” in Marathon County related to affordable housing, homelessness, education, and
City of Wausau Comprehensive Plan	City of Wausau	Needs for Economic Development, housing issues, transportation issues.
Comprehensive Outdoor Recreation Plan	Marathon County Parks Department	Need for upgrading local parks for safety and to meet ADA standards.
Public Housing Comprehensive Plan	Wausau Community Development Authority	Need for affordable and safe housing, needs of the elderly.
City of Wausau Housing Affordability Report	City of Wausau	The housing report discusses the different types of housing in Wausau and what the gaps are and how to address those gaps.

Table 3 – Other Local / Regional / Federal Planning Efforts

Narrative (optional)

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

AP-12 Participation – 91.105, 91.200(c)

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

This program year no formal Informational Sessions were held. We found during COVID-19 one-on-one consultation works better. Agencies are more apt to discuss their programs and potential funding requests if no other agencies are there to listen. Instead, agencies and/or individuals were encouraged to call staff directly to discuss their programs and the possibility of meeting CDBG requirements. Staff will meet with organization any time during the year – not just during the actual funding times. In addition, mailings/e-mails were sent to all non-profits who received funding in the past and those that had mentioned they were interested throughout the year providing them with dates and deadlines for applying for funding. Local foundations were notified about our funding cycle and they, in turn, reached out to those on this distribution lists. This created many more organizations to inquire about funding. Staff spoke individually with several organizations and answered their questions and the steps involved for funding. Staff works closely with all organizations to get them ready for the application process and what it would mean for reporting requirements if they received funding.

Two public hearings were held to accept public comments on the proposed plan, public housing, and the needs of the community. Those public hearings were held on November 2nd and November 7th. Advertisement of these public hearings were posted on the City of Wausau's website as well as an ad that ran in the Wausau Daily Herald on October 21, 2022. Thirteen organizations attended and requested funding. As usual, the public service activities received more requests than were able to assist due to the 15% cap.

This draft 2023 Annual Action Plan was advertised in the Wausau Daily Herald on January 19, 2023. The Plan will be available for review/comment on the City's website with hardcopies were available in the lobby of City Hall and in the Community Development Department. The comment period was left open until February 19, 2023. No comments were received during this time.

On February 28, 2023 we received notification from HUD that the actual allocation will be \$617,593 – which is under the 10% change from the anticipated amount. Therefore no additional meetings are required. Staff listed to its Citizens Advisory Committee recommendation that if the amount is greater than anticipated, the Hmong American Center will receive as much as the 15% allows (which brings them up to \$25,000) and the remaining going to the Park's Department to bring them up to their original ask (which we did for the \$100,000). The remaining \$7,093 was distributed as follows: \$7,000 towards allocation and \$93 towards administration. The recommended 2023 program now goes onto the City's Finance Committee and Common Council for their approvals. The plan will then be forwarded onto HUD for its final approval. During all these committee meetings, the public can make comments about the proposed 2023 CDBG program year. If there are any comments during these timeframes, staff will add these to the Action Plan.

Citizen Participation Outreach

Mode of Outreach	Target Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
Mailings/Emails with Dates of Public Hearings	<ul style="list-style-type: none"> All local non-profits 	No way of knowing if this outreach was the reason people attended but, we assume it is the most effective way because it is more personable.	13 organizations attended the public hearing to discuss their programs and proposed outcomes. Comments ranged from adult and youth homelessness, educational programs, and needs for public facilities, housing, and for disabled individuals.	N/A No comments received, were not accepted	N/A Mailing and e-mails
One-on-One Informational Sessions	<ul style="list-style-type: none"> All local non-profits – no official targeted area 	Spoke with several agencies on the phone to discuss their program/issues	No comments received	N/A No comments received	N/A Phone calls and/or emails
Public Hearings	<ul style="list-style-type: none"> Minorities Disabled Persons Non-Targeted/ broad community Homeless and housing providers 	13 organizations attended one or both Public Hearings. All requested Community Development Block Grant Funds.	<ul style="list-style-type: none"> The need for additional resources for public service activities. Funding for neighborhood activities 	N/A No comments received, were not accepted	www.ci.wausau.wi.us/Departments/CommunityDevelopment/CommunityDevelopmentBlockGrantOverview.aspx
Newspaper Ad	<ul style="list-style-type: none"> Minorities Disabled Persons Non-Targeted/ broad community Public/Assisted Housing Residents 	Unsure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No additional comments other than those received at the Public Hearings	N/A No comments received	N/A No URL for the printed paper
City of Wausau Website	Same as above	Posted on city website making it difficult to determine attendance of organizations at Informational Sessions or Public Hearings. Most attendance was due to direct invite by staff.	No additional comments other than those received at the Public Hearings	N/A No comments received	

Expected Resources

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

Introduction

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

The City of Wausau had received Neighborhood Revitalization Funds (NSP1) and continues to recycle those funds. We utilize these funds to purchase foreclosed, vacant properties of which we rehabilitate and sell or demolish, rebuild, and sell. Our last parcel with this program received an accepted offer to purchase with the closing to happen spring, 2023 and occupancy should happen in fall, 2023. The remaining funds will become CDBG program income funds once we are able to finalize the State of Wisconsin contract.

The City received a Lead Safe Homes Grant through the State of Wisconsin for grants to assist residential properties with lead abatement work. The grant will eliminate lead hazards and will make these homes safe for young children for years to come.

The City of Wausau has received American Rescue Plan (ARPA) funds. Staff requested that a portion be assigned to the construction of a six-unit apartment complex for which North Central Community Action will manage and make available to very-low-income households. In addition, staff will build several single-family homes on current vacant lots the city owns. These houses will be sold to income-qualified homebuyers. ARPA funds will also assist with a \$500 grant for income qualified homebuyers who go through the City’s Homebuyer Education program BEFORE writing an offer to purchase. The grant will be given at the time of closing to assist with the closing costs to purchase a home within the City of Wausau.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	HUD	<ul style="list-style-type: none"> •Admin/Planning •Public Facilities •Housing •Public Services 	\$617,593	\$125,000 (estimated)	\$761,000	\$1,503,593	\$775,000	Annual allocation of CDBG Program income is from revolving loan funds
CDBG-CV	HUD	<ul style="list-style-type: none"> •Small Business Assistance Targeting •Childcare 	N/A	N/A	\$53,000	\$53,000	\$-0-	All remaining CDBG-CV funds should be disbursed in 2023.

Table 4 - 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 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, local lenders down payment 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. This year the addition of ARPA funds will assist with the construction of single-family homes and a six-unit apartment complex.

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. With both the Sidewalk reconstruction and the Park upgrades, city/county funds are utilized to assist with the funding so the total projects can get completed.

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

- 1019 W. Bridge Street – vacant lot from where a house burned down. The lot is being marketed for a single-family home to be built.
- 206 N. 6th Ave – vacant lot from which the City purchased a blighted, foreclosed property from Marathon County. The property had been vacant for several years of which the prior owner was a hoarder. The neighbors had complained of the smell emitting from the house for several years. This year we received an offer to purchase from Habitat for Humanity of which they will move a new single-family home that one of the local high school builds. An income-qualified household has been identified for this house with the anticipated closing to happen in the fall of 2023.
- The City has purchased 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, Phase II was completed in 2021 and Phase III started late, 2022. 315 N. 2nd Street would be the remaining property that we would like to build a single-family home on this coming year.

- 401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization of this property was for economic development opportunities. A second proposal fell through due to COVID-19. The parcel went out for another RFP in spring of 2021 with no responses. Another one went out in fall of 2021. This time we were successful with Gorman & Company proposing to build an apartment complex with WHEDA Tax Credits. Unfortunately, Gorman was not successful in being awarded the WHEDA funds. They will try again in the 2023 round. Our fingers are crossed that this time they will be successful!
- Riverfront properties – City purchased and cleaned up the contaminated soils. Redevelopment to date include a wharf, a restaurant/family entertainment site, a new playground/park area, and a new housing complex that opened mid-2020. Two more developments were approved in 2022. However, one developer breached his contract so that project is not moving forward. The other should be starting by the fall of 2023. Another Request for Proposals will be released in early 2023 to look for another developer.

Discussion

The City of Wausau has been concentrating on reducing the number of parcels it owns – selling for redevelopment purposes so they can get back on the tax roll. Some parcels take longer than others to find the right fit and developer. Those parcels that have income restrictions attached to them are even more difficult to redevelop.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CD Administration	2023	2026	Administration/ Planning	N/A	N/A	\$100,093	Keeping the programs running smoothly
2	Acquisition	2023	2026	Acquisition/ Blight Remediation	Citywide	Blight Reduction	\$182,000	2 -3 properties – acquisition of identified parcels that will result in housing for income-qualified households
3	Housing Rehabilitation	2023	2026	Housing	Citywide	Housing	\$50,000	3-5 housing rehabilitation projects to assist income-qualified homeowners with necessary repairs
4	Pedestrian Single Improvements	2023	2023	Public Facility	Corner of Scott and 1 st Streets	Accessibility for Disabled	\$18,000	1 public facility upgrade to address safety and accessibility issues for the disabled in the downtown area
5	Sidewalk Ramp Reconstruction	2023	2023	Public Facility	Scott/2 nd St Jefferson/ 3 rd St Jefferson/ 4 th St Oak/4 th Ave	Sidewalk Ramp Reconstruction	\$75,000	4 public facilities – reconstruction of curb ramps in lower income census tracts to update to ADA standards making crossing the street safer for pedestrians
6	New neighborhood playground	2023	2024	Public Facility	727 Jefferson	Accessibility	\$100,000	1 public facility – construction of a new playground in a low-income neighborhood
7	Public Service Activities	2023	2023	Public Service	Citywide	Elderly, Disabled, Youth Education, Job training, free health care	\$92,500	Public service activities for Low/Moderate Income Housing Benefit: 1040 Households Assisted

Goal Descriptions

Goal 1	CD Administration
Goal Description	To assist with administrative costs associated with program operations.
Goal 2	Acquisition
Goal Description	Program will consist of acquisition of properties to assist with affordable housing units for income-qualified residents for both renters and homeowners
Goal 3	Housing Rehabilitation
Goal Description	Program will assist with the improvements to owner-occupied houses. Assistance is in the form of a low-interest, low-repayment loan so homeowner can make necessary repairs so they can stay in their houses.
Goal 4	Pedestrian Signal Upgrade
Goal Description	Funds to assist with the installation of an audio crosswalk signal so those with visual disabilities can hear when the signals turn.
Goal 5	Sidewalk Ramp Replacement
Goal Description	Funding to assist with the reconstruction of sidewalk ramps so they meet ADA requirements at 4 identified crossings in income-qualified census tracts and near schools so crossing the streets are easier and safer for pedestrians.
Goal 6	Playground Construction
Goal Description	Funding to assist a new playground in a low-income neighborhood. Currently the closes playground is several blocks away and across an active railroad. This new playground will be situated across from a planned new Community Outreach Program (COP) house that the police department received a grant to build.
Goal 7	Public Service Activities
Goal Description	The 2023 Block Grant program year allocated \$87,000 towards Public Service Activities. These activities include funding for Faith in Action's Support for Seniors, Wausau Conservatory of Music, Hmong American Center, and Wausau Free Clinic.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2023 year. All projects fall under the goals and objectives set forth in its 2020 – 2024 5-Year Consolidated Plan.

Projects

NUMBER	PROJECT NAME	FUNDED AMOUNT
1	CD Administration	\$100,093
2	Acquisition	\$182,000
3	Housing Rehabilitation	\$50,000
4	Sidewalk Ramp Reconstruction	\$75,000
5	Pedestrian Signal Upgrade	\$18,000
6	Playground Construction – Jefferson St	\$100,000
7	Faith in Action – Support for Seniors	\$25,000
8	Hmong American Center – Small Business education	\$25,000
9	Wausau Conservatory of Music – Pathways to Music	\$17,500
10	Wausau Free Clinic	\$25,000

Table 5 - Project Information

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

CD Administration – Allocating funds so programs can be staffed and managed to ensure funding is expensed according to all federal regulations.

Acquisition – Funding will assist in the purchase of properties identified to assist with affordable housing for either tenants or homeowners. Properties can be located through the City of Wausau.

Housing Rehabilitation – Funding to assist in the rehabilitation of existing properties that are owner-occupied. These loan funds help keep the monthly payments low for income qualified homeowners so they can make the needed repairs and afford the payments to keep them in the homes.

Sidewalk Ramp Reconstruction – Funding will go towards the ADA approved upgrades to current sidewalk ramps in lower income neighborhoods that are closer to schools. There tends to be a higher number of pedestrians/bicyclists in lower income neighborhoods than higher income neighborhoods, so addressing these areas will assist more people by keeping them safe on busy streets.

Pedestrian Signal Upgrade – Funding will assist with the upgrade to an audible signal on the corner of Scott and Fourth Streets to assist with the ability for those with a visual disability to cross safely.

AP-38 Project Summary

Project Summary Information

1	PROJECT NAME	FAITH IN ACTION – Support for Seniors
	Target Area	Citywide
	Goals Supported	Public Service Activities
	Needs Addressed	Senior Concerns
	Funding	CDBG: \$25,000
	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	05/01/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 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.).
2	PROJECT NAME	HMONG AMERICAN CENTER – Small Business Education
	Target Area	Citywide
	Goals Supported	Public Service Activity
	Needs Addressed	Microbusiness education
	Funding	CDBG: \$25,000
	Description	Assistance for the Hmong American Center to offer potential small businesses learn what it means to be a new business owner. Funding is for outreach and educational opportunities.
	Target Date	05/01/23
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low-income individuals with business education to see if they are ready to start their own business.
	Location Description	Citywide
	Planned Activities	This program is operated through the Hmong American Center will provide outreach and education to minorities who are interested in starting their own business.
3	PROJECT NAME	WAUSAU FREE CLINIC
	Target Area	Families/individuals who have health issues and no insurance or no ability to pay for such services
	Goals Supported	Public Service Activities
	Needs Addressed	•Heath care
	Funding	CDBG: \$25,000
	Description	Funding will assist volunteer doctors/nurses with free access to health care for those who cannot afford medical assistance.
	Target Date	5/01/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 individuals who do not have and/or cannot afford health insurance. Many will be homeless and minorities.
	Location Description	360 Grand Avenue, Wausau

Planned Activities

Funding will assist medical evaluation, management and treatment of chronic medical conditions, limited lab testing, medication prescribing and management, linkage to support services, help in applying for public/marketplace health insurance and other forms of assistance.

4	PROJECT NAME	WAUSAU CONSERVATORY OF MUSIC – Musical Story Time
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Target Area	Citywide
Goals Supported	Public Service Activities
Needs Addressed	▪Youth Education
Funding	CDBG: \$17,500
Description	Funding will assist the Musical Story Time Program for children enrolled in the Marathon County Head Start Program and will provide access to music education.
Target Date	05/01/23
Estimate the number and type of families that will benefit from the proposed activities	Approximately 190 youths from families whose income is less than the federal poverty limits as set by HUD. These children are enrolled in Marathon County Head Start Program which provides additional educational opportunities for these low-income families.
Location Description	The center is located at 404 Seymour Street, Wausau
Planned Activities	Students enrolled in these programs will receive music education fit for their age groups. Students will receive age-appropriate music books and will be introduced to musical instruments to pique their interest in music. As they get older, grants are available for the rental costs of the equipment so students can continue their education if they wish.

5	PROJECT NAME	ACQUISITION
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Target Area	Citywide
Goals Supported	Housing
Needs Addressed	▪Affordable Housing
Funding	CDBG: \$182,000
Description	The acquisition of parcels that will assist with the increase of affordable housing opportunities.
Target Date	05/01/23
Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low-income tenants and 2 single-family homes.
Location Description	Undetermined at this time
Planned Activities	Funding will assist with the acquisition costs of purchasing parcels that will assist with the increase of affordable housing units.

6	PROJECT NAME	PLAYGROUND CONSTRUCTION
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Target Area	East Towne and Longfellow Neighborhoods
Goals Supported	Public Facility
Needs Addressed	▪Blight Concerns ▪ADA Accommodations ▪Needs of Youth
Funding	CDBG: \$100,000
Description	Funding will assist with the building of a new playground in a low-income neighborhood
Target Date	9/1/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 households are in this census track/block group areas.
Location Description	Playground to be built at 727 Jefferson Street
Planned Activities	Activities can consist of the construction of a small neighborhood park.

7	PROJECT NAME	SIDEWALK RAMP RECONSTRUCTION
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Target Area	Scott & N 2 nd Street; Jefferson and N. 3 rd St; Jefferson and N. 4 th St; Oak St and 4 th Ave
Goals Supported	Public facility installation
Needs Addressed	•Neighborhood/Safety Concerns
Funding	CDBG: \$75,000
Description	Installation of ADA approved ramps in low-income areas
Target Date	7/1/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1000 residents will benefit from these updates.
Location Description	Scott & N 2 nd Street; Jefferson and N. 3 rd St; Jefferson and N. 4 th St; Oak St and 4 th Ave
Planned Activities	This activity consists of removal of damaged ramps and the installation of ADA ramps in low-income neighborhoods to aide in the safe crossing for pedestrians.
8 PROJECT NAME	PEDESTRIAN SIGNAL UPGRADE
Target Area	NONE
Goals Supported	Public Facility
Needs Addressed	•Safety Concerns
Funding	CDBG: \$18,000
Description	Installation of an audio pedestrian signal to provide safe crossing for those with a visual disability.
Target Date	6/01/2023
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1000 pedestrians will benefit from this upgrade in the downtown area.
Location Description	Upgrade located on the corner of Scott and 4 th Streets – Census Tract #1, Block Group 2
Planned Activities	Activities include the installation of an audible crossing signal.
9 PROJECT NAME	HOUSING REHABILITATION
Target Area	Citywide
Goals Supported	Affordable Housing
Needs Addressed	•Neighborhood Concerns •Housing Concerns
Funding	CDBG: \$50,000
Description	Funding to assist with the rehabilitation of owner-occupied properties
Target Date	6/01/2024
Estimate the number and type of families that will benefit from the proposed activities	3 – 5 low/moderate income households will receive funding assistance to afford maintenance type repairs.
Location Description	Currently undetermined, Wausau
Planned Activities	Funding to assist with either the rehabilitation and/or weatherization of owner-occupied properties.
10 PROJECT NAME	CD ADMINISTRATION
Target Area	N/A
Goals Supported	N/A
Need Addressed	N/A
Funding	CDBG \$100,093
Description	Staff costs associated with running programs include but not limited to salaries, travel, supplies, etc.
Target Date	1/1/2025
Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.

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. The construction of the neighborhood park is located within the East Towne Neighborhood which also buffers with Longfellow Neighborhood – both located within low-income census tracts/block groups.

The other public facility upgrades are located in income-qualified census tracts but are not associated with any neighborhood associations.

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

Geographic Distribution

Target Area	Percentage of Funds
Longfellow and East Towne Neighborhoods	12.9%

Table 6 - 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 evaluate projects – if they meet the income guidelines and all other requirements set 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 cannot be allocated.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	61
Special-Needs	17
Total	72

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	415
The Production of New Units	57
Rehab of Existing Units	7
Acquisition of Existing Units	2
Total	481

Table 8 - 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 down payment and/or closing costs of purchasing a home. Loan amount is between \$6,000 and \$10,000. 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).

Housing 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 Safe Homes Program – Funding to assist both rental on owner occupied units with children who qualify for Medicare Works for lead paint abatement in their homes. Lead based paint hazards are identified and abated 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 the State of Wisconsin Department of Health Services through its Lead Safe Homes program.

Neighborhood Revitalization Program (NSP) – One last property remains that was purchased, and the building demolished with NSP funds. This past winter, we received an offer to purchase from Habitat for Humanity to build on that last lot. Once that property is completed and occupied, the contract with the State of Wisconsin can be closed out.

Rental Assistance is provided through the Wausau Community Development Authority. All public housing units or RAD units' 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 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, Succeed 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.

American Rescue Plan Funds – The City will utilize ARPA funding to assist with the construction on a six-unit apartment complex of which North Central Community Action will maintain and manage. Units will be affordable of which the households must fall under HUD's income limits. The City will also utilize ARPA funds to build one to two new single-family homes this coming year. The houses will be sold to income qualified households and will be owner occupied.

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, which prior to fall of 2023 was a 26-unit Residential Care Apartment Complex (RCAC) for income-qualifying, frail elderly. This year they dropped that designation. It is now a Project Based Voucher assisted apartment complex for income-qualified 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. 2023 will mark the fourth 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 this year include reroofing their six-unit apartment complex and upgrading all the public housing units with smoke detectors in every bedroom (total of 140 detectors) – to comply with the new NSPIRE rule.

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 high cost of rents in the past year has created a burden on tenants finding landlords that will not charge more than fair market rents to those enrolled in this program. Outreach will continue to happen to find better/more landlord partners to assist this population.

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. With any potential discrimination complaint, they are familiar with the City's ordinance and how to make a complaint.

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) 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 – the plan is to release an RFP for a voucher-based housing project in 2023; 5) work with Community Development with the transfer of the Fulton Street

apartments from City-Owned to WCDA and turn it into a voucher-based project. The WCDA is better equipped to be landlords and has the maintenance on staff to address issues once they arise.

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, with COVID, these classes were put on hiatus for another year, and they lost their educator. Hopefully they will be able to find another educator so they can start up again.

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 and find ways for more affordable housing options.

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

- To work with North Central Community Action to find other apartments that will better house the Hand-in-Hand program's clients.
- To work with North Central Community Action to construct a six-unit apartment complex to house those that are homeless or near-homelessness to keep residents off the street by providing affordable housing opportunities.
- 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. In addition, assist with Catholic Charities in ways to have their Warming Shelter become a day-shelter.
- To continue working with Salvation Army to address their needs for additional beds for families at their current location or at another location.
- To work with the new non-profit KATS (Keeping Area Teens Safe) whose goal is to provide safe shelter for area runaway or homeless teens.

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 connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, etc. All these obstacles take time to overcome. It is imperative that shelters work with 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 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. Due to COVID an additional shelter was needed so their clients can socially distance while staying in the shelter(s).

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 facility can house more clients than their previous location, it is also at 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 are 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.

Catholic Charities is investigating ways to open a Day Shelter for those that don't have anywhere to go during the day. They could provide educational services, job searching opportunities, etc., to meet the needs of the individual and get them to be able to afford permanent housing.

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 can 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 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. 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 needed 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. 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 for the family.

The Community Partners Compass opened their doors this past fall! This is a building that is housing many of the non-profit agencies who typically see the same clients. This will not only help the client to get from one agency to another, but it will also help the agencies know who is already helping a client and who may need more services. This partnership has been in the works for over ten years, and we are so excited to see it come to life!

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. The Wausau Community Development Authority (WCDA) has started a new program working with young adults coming out of foster care to provide a voucher to assist them with housing and not become homeless. This has been slow going but have had at least one success so far.

Foreclosure prevention is another program where additional funds are needed to assist 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 can be reached and assisted, the better chance they have to succeed. Unfortunately, many individuals 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 families to better their financial stability 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. Many are released with the clothes they were arrested in 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. They are 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 to give more individuals the tools they need to be successful.

The Hagar House is a new non-profit that assists with longer term housing for women with children coming out of the Women's Community Shelter but don't have any place to go. The Hagar House will take them in for as long as it is needed to get back on their feet. They have secured a building that can house up to 5 families. We are excited to see this program make a huge difference in these families' lives.

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. We are in the process of updating this but am also waiting to see what the new guidance HUD will be releasing later this year. 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 then cumbersome City's Fair Housing Ordinance. Ways to overcome those barriers and other affordable housing barriers are listed below:

Barriers to affordable housing 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 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 family's schedule.

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 and received City Council approval. Since that time, we have only received 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 recently updated the City's zoning ordinances. 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 and make other housing opportunities a possibility.

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. The rental and fair housing brochures have been updated to reflect newer legislation and they are available to all housing partners and public areas. The brochures are available in English, Spanish and Hmong. We will continue to print and distribute these brochures as the supply is depleted. Since we just printed many this past year, we anticipate the expense for this year to be far less – around \$500.

AP-85 Other Actions – 91.220(k)

Introduction: Actions planned to address obstacles to meeting underserved needs

The past couple of years, the Community Development Block Grant funds had seen a slight increase in funding. However, this past year was another decrease. We had planned for stable funding of which we found was incorrect and needed to readjust. Our funding used to be between \$800,000 - \$900,000 – now it is hovering around the mid/low \$600,000 mark. This decrease impacts the amount of funding non-profits can 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. We will continue to educate our state and federal representatives as to the importance of these state and federal programs and the impacts these funds have on low-income persons and the importance of streamlining procedures.

Actions planned to foster and maintain affordable housing

The past couple of years the housing markets has boomed. This has caused the price of housing to increase significantly which makes it harder for low to moderate income households to afford housing.

The city will:

- Continue to offer the Down Payment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable. We updated our funding amount from between \$2,000 - \$6,000 per household to \$5,000 - \$10,000. We hope this will entice homeowners to move forward with our program so we can better educate and offset the higher costs of obtaining a mortgage.
- Utilize ARPA funds to promote Homebuyer Education. If a potential homebuyer goes through our Housing Counseling and Home Buyer Educational programs PRIOR to writing an offer, ARPA funds will go towards a \$500 grant to assist with the closing costs IF they purchase a home within the City of Wausau. By providing education early, new homebuyers will better understand the process and will be more mindful in making choices in the house they purchase and the loan product they choose. Statistics show that homeowners who go through these types of programs have a lower foreclosure rate than those who don't.
- 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. This past year the guidelines were changed slightly to allow any testing fees (lead, asbestos, mold) to be considered a grant for the homeowner. These testing costs can be high which decreases the amount of funding available for the actual rehab work. This change will provide that extra funding towards the true work that needs to be completed. We also increased the maximum loan amount from \$25,000 to \$35,000 due to the high construction/materials costs. This will allow for more repairs to be completed than the previous \$25,000.
- Finalize our remaining vacant lot in which a blighted building was purchased and demolished with Neighborhood Revitalization Program funds. This lot received an offer to purchase from Habitat for

Humanity this past fall. A new home, currently being built by a local high school, will be moved onto the site at the close of the school year – typically late May/early June. Once the house is completed and the homebuyer provides his number of volunteer hours, closing occurs – typically in October. Once this project is complete, the NSP contract can be closed out and any remaining program income will be transferred to CDBG program income and treated as such.

- Continue to offer the Rental Rehabilitation Loan Program for landlords so they can make necessary improvements that will allow them to keep their units rentable. A low interest loan will offer low monthly payments and should not create a financial burden for the landlord which would result in them increasing rent for a low-income tenant.
- Utilize ARPA funds along with HOME program income funds to assist with the new construction of a six-unit apartment complex to house lower-income households. North Central Community Action manage the complex because they are familiar with households that could use a hand up.
- Utilize ARPA along with HOME program income funds to build additional single-family homes on City-owned lots that will be made available to income-qualified households. The homes will be sold at reduced rates and receive Downpayment assistance to make the first mortgage affordable.
- Work with our local Habitat for Humanity chapter to utilize a city-owned vacant lot to build a new, single-family home for their approved recipients. Another home will be completed in fall of 2022 with a new one in the process for another city owned lot this year.
- Work with the State of Wisconsin Lead Safe Homes Program which provides grants to remove lead hazards in income-qualified homes. Lead abatement is expensive, and the grant allows families to stay in their homes and remove hazards that could make their children sick.

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 programs follow up on this requirement.
- Continue to work with the Marathon County Health Department to address Lead Hazard Reduction needs in the community.
- Utilize 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 the 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.
- Support and promote the Community Partners Campus which houses several agencies who assist very low-income households with case management, financial education, budgeting classes, goal setting, etc. so they can become self-sustaining. In working together and being under the same roof, agencies can provide better/quicker services to those in need rather than having them find a way to travel between each one.
- Apply for the Mayors for Guaranteed Income – a pilot program which provides a stipend to qualified households for 15–18 months to better their situation in hopes they can develop strategies to self-sufficient.

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 agencies. They all work together to address the needs of their clients. There are no agencies that “step on other’s toes” or try to “outdo” other agencies. We have been told that our community agencies are like no other within the state.

A new non-profit, Community Partners Campus, was developed to work with all local non-profits. The campus will offer space to all non-profits that typically work with the same clientele so they will be under one roof allowing clients to receive services all in the same place and avoid traveling to multiple locations when transportation may be an issue. The campus will help non-profits easily share information so there is less duplication of services and better communication between agencies. The non-profits will share common spaces and office equipment which will reduce expenses. The building was purchased in 2021 with the remodeling and non-profit move in starting in the fall of 2022 with the remaining agencies moving in early 2023.

Discussion:

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

Program Specific Requirements

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

Introduction:

For the past couple of years, the City of Wausau has maintained a larger-than-normal Homeowner Rehabilitation Revolving Loan Fund. For the past several years, funds were reprogrammed from this account to assist with other qualifying projects. This helps maintain the Revolving Loan Fund to help meet our timeliness factor in addition to assisting great projects along the way. However, that fund is rebuilding quickly as the housing market continues to be strong and people are selling their homes and paying off the loans. We are working with a couple of non-profits of which we may need to reprogram some of these funds in the near future to assist with their needs.

With the anticipated close out of the NSP contract with the State of Wisconsin, we do anticipate those funds to be “turned into” CDBG program income. We anticipate whatever that amount is, we be utilized towards the building of the six-unit apartment complex or the single-family homes.

The City does not have a Section 108 loan guarantee, any urban renewal settlements, unused drawn funds nor any float-funded activities. The city also did not have any funding allocated towards a specified “urgent need”.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)




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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$-0-
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$-0-
3. The amount of surplus funds from urban renewal settlements	\$-0-
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$-0-
5. The amount of income from float-funded activities	\$-0-
Total Program Income	\$-0-






Other CDBG Requirements

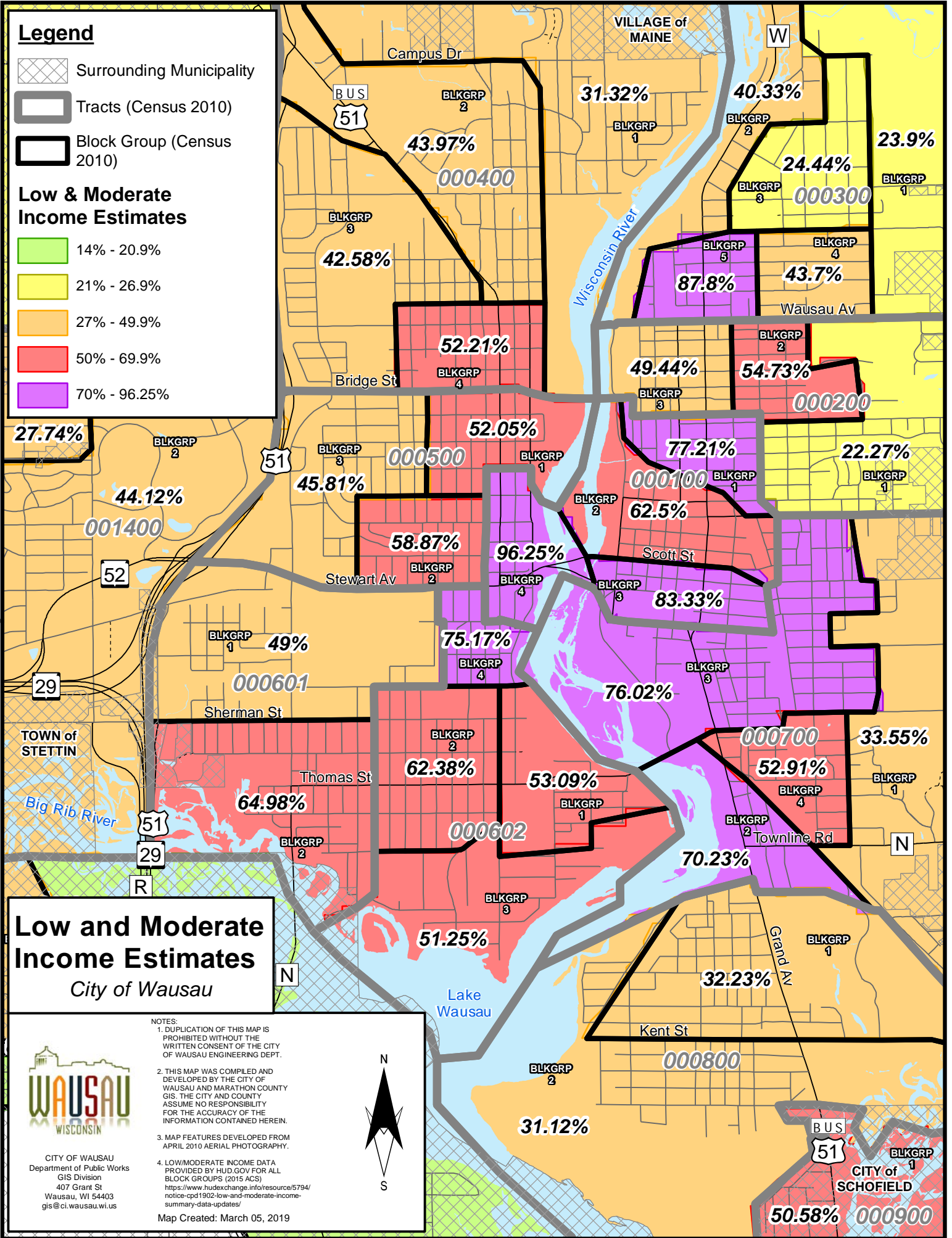
1. The amount of urgent need activities	\$-0-
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Legend

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

Low & Moderate Income Estimates

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



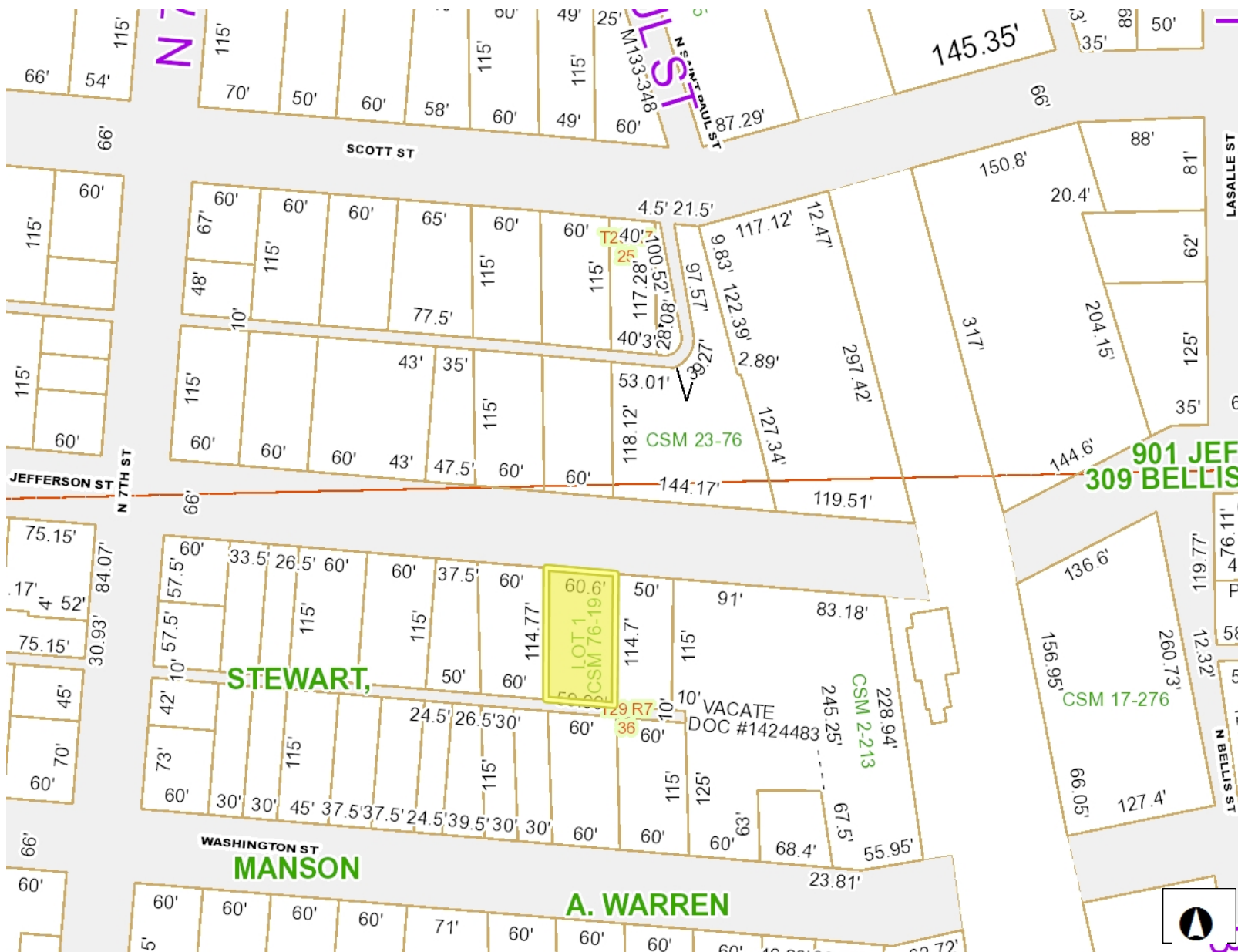
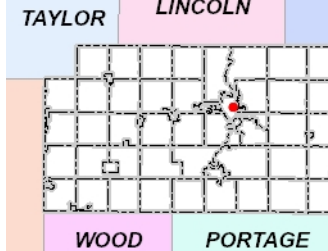
Low and Moderate Income Estimates City of Wausau



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 4. LOW/MODERATE INCOME DATA PROVIDED BY HUD.GOV FOR ALL BLOCK GROUPS (2015 ACS)
<https://www.hudexchange.info/resource/5794/notice-cpd1902-low-and-moderate-income-summary-data-updates/>
- Map Created: March 05, 2019





- ### Legend
- Road Names
 - Parcels
 - Parcel Lot Lines
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities

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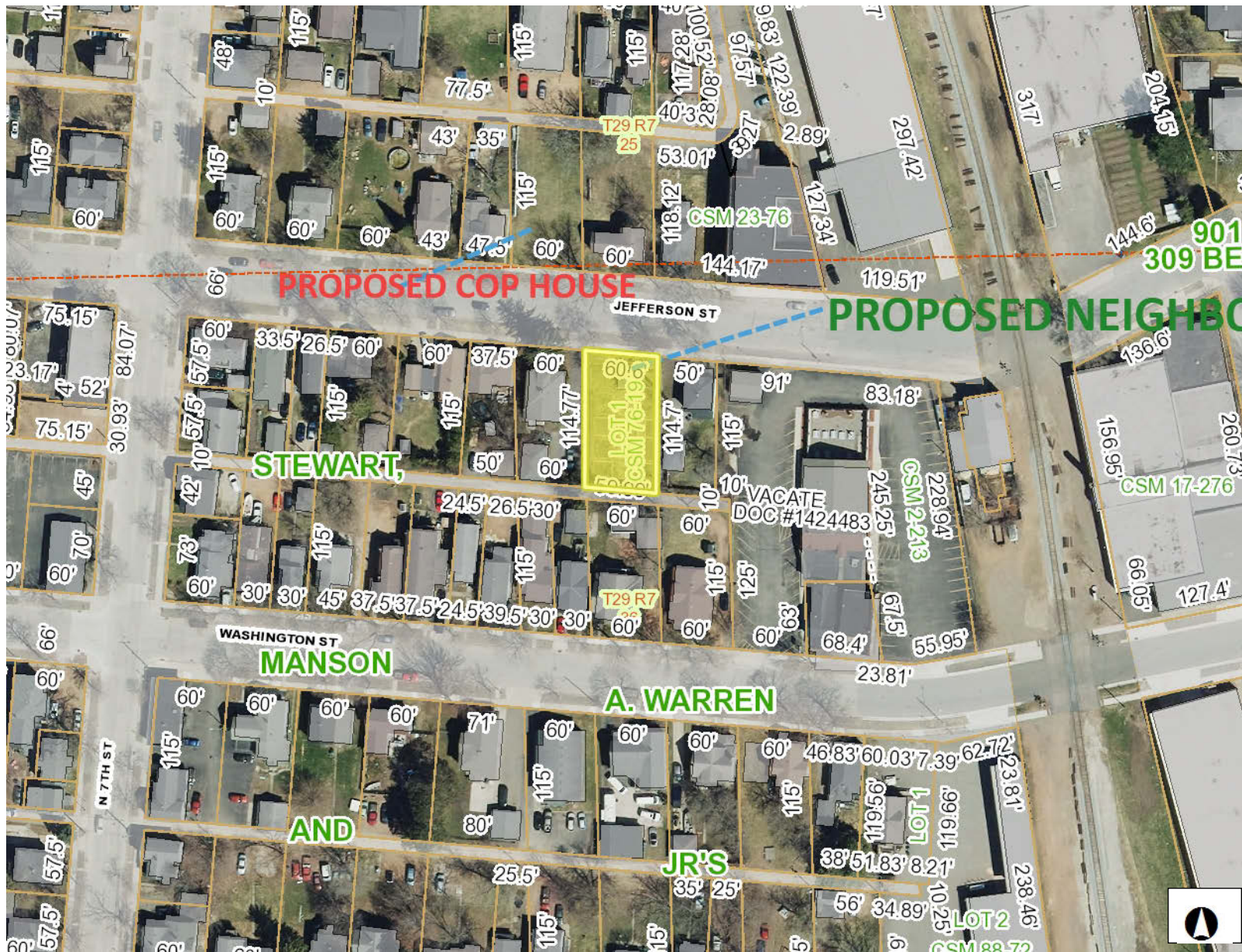
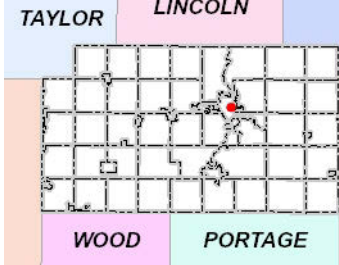


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Notes

Proposed Community Outreach
 Playground



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings 2020
- Named Places
- Municipalities
- 2020 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



62.37 0 62.37 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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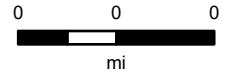
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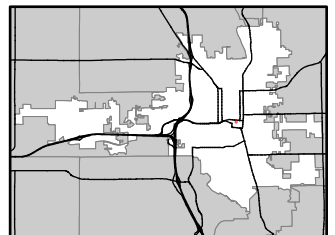
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 10/31/2022



 Municipal Boundaries



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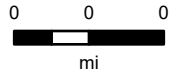
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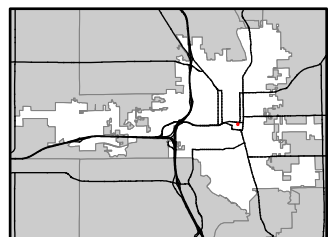
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Municipal Boundaries



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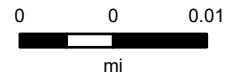
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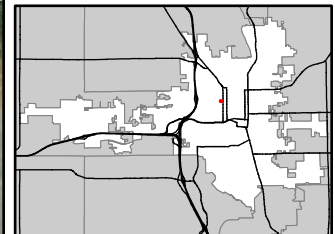
ArcGIS Web Map

City of Wausau / DPW

Date: 11/1/2022



- Municipal Boundaries
- Parcel

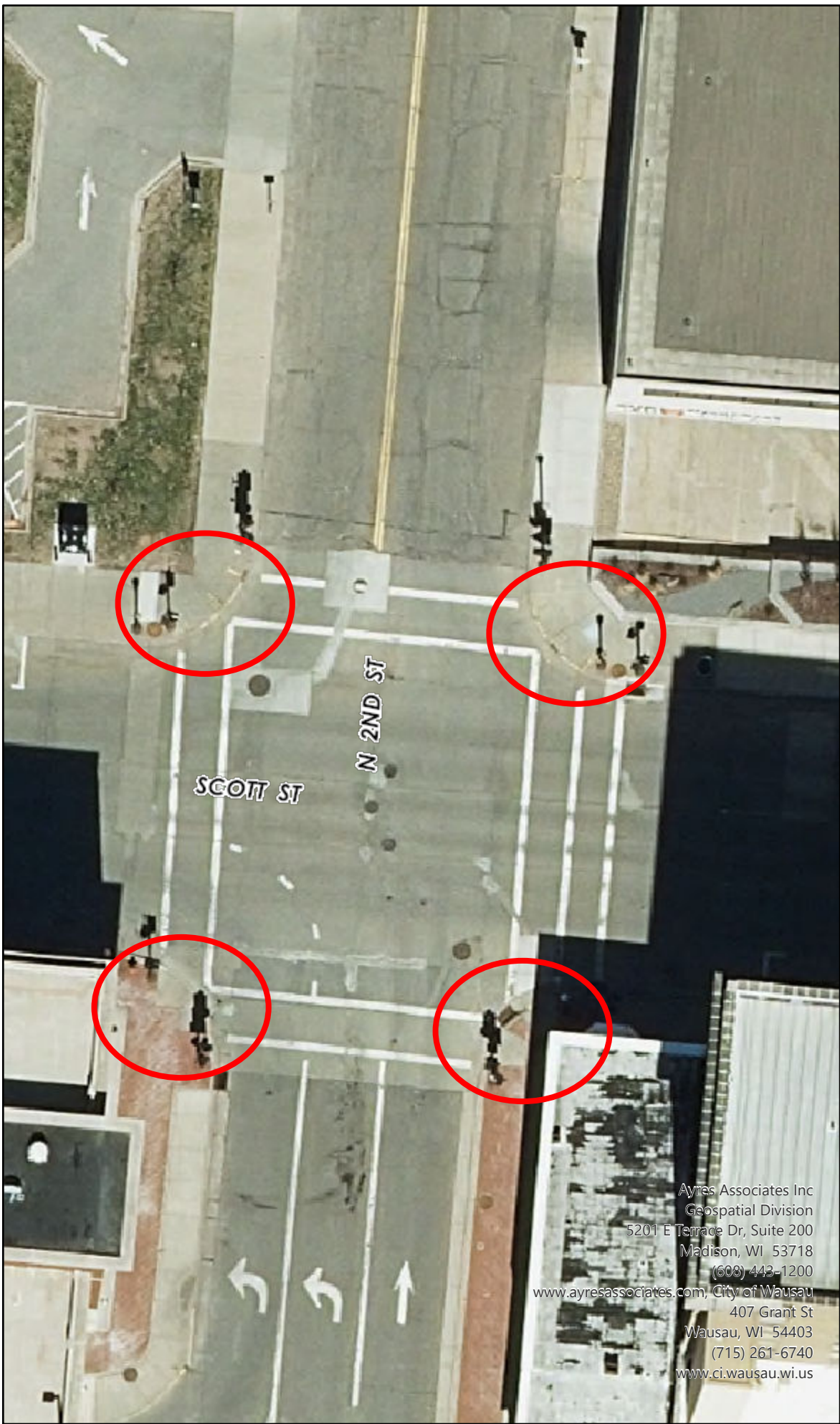


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407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



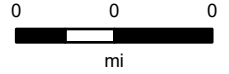
Ayres Associates Inc
Geospatial Division
5201 E Terrace Dr, Suite 200
Madison, WI 53718
(608) 443-1200
www.ayresassociates.com, City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
www.ci.wausau.wi.us




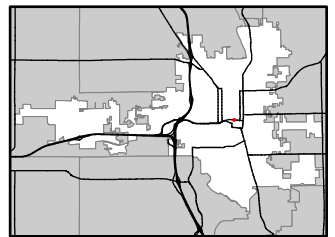
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 10/31/2022



 Municipal Boundaries

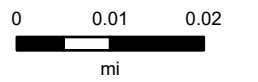


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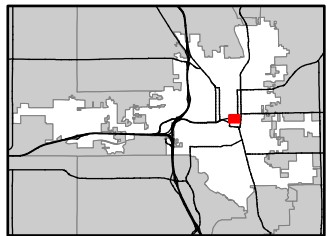
- NOTES:
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 2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
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City of Wausau
DPW

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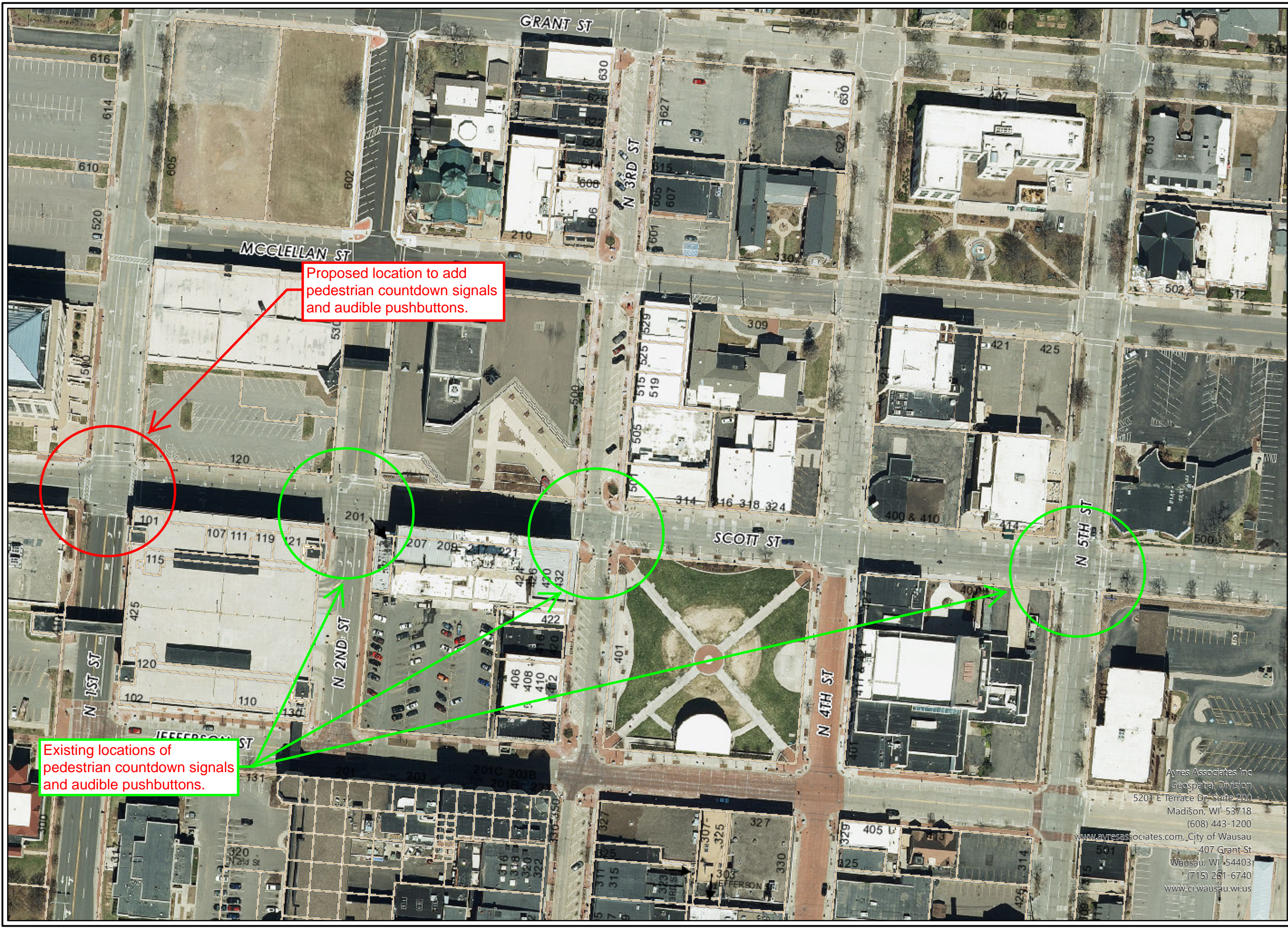


- Municipal Boundaries
- Parcel



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Proposed location to add pedestrian countdown signals and audible pushbuttons.

Existing locations of pedestrian countdown signals and audible pushbuttons.

BLOCK AD

SUMMARY OF 2023 ANNUAL PLAN

To all interested agencies, organizations, and individuals: the City of Wausau Community Development Department has prepared its Proposed 2023 Annual Plan as required by the Department of Housing and Urban Development as part of the Community Development Block Grant Program (CDBG). This plan provides the requested programs that have tentatively received CDBG funding awards for 2023. The Annual Plan will be submitted to the Department of Housing and Urban Development Milwaukee office within 60 days after HUD's announcement of the actual 2023 allocation amounts. If the actual CDBG allocation is more (but under 10%) the Hmong American Center will receive funding to take them to the maximum of 15% of all public service activities. The remaining balance will be awarded to the new park. If the actual CDBG allocation to the City of Wausau increases or decreases more than 10% from the planned amount, the Annual Plan will be reallocated and republished.

The proposed 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 or on-line at <https://www.ci.wausau.wi.us/Departments/CommunityDevelopment/CommunityDevelopment/CommunityDevelopmentBlockGrantOverview.aspx>. A public comment period will run from January 19, 2023 through February 19, 2023. Comments may be submitted in writing to the Community Development Department, 407 Grant Street, Wausau, or e-mail to comdev@ci.wausau.wi or phone call to 715-261-6680.