



City of Wausau
Community Development
Department
ACTION PLAN
PROGRAM YEAR
2021

Executive Summary

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

1. Introduction

2021 reflects the second year of the City of Wausau's 2020-2024 Five-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. This is the third year of this partnership and the park improvements that were previously assisted with in the past two years, provided the funds necessary to upgrade the fall protection and add handicap accessible equipment. The playgrounds are vibrant and more interactive and have been a huge success for the neighborhoods. We are hoping the same will be true of this year's park. Staff is proposing the reconstruction of another street in a qualifying neighborhood. This is also a struggle to find a street small enough that the costs can be covered by CDBG due to the amount of funding the City of Wausau receives. Timing is another hurdle with the funding not being released until mid-to-late-summer, the project must be completed in the fall. This can be an issue of getting it completed before the winter weather kicks in. New public service activities have approached the City for funding, some staff is working with to better their chances for success and, in turn, be successful in obtaining funding. It is fun to watch new non-profits develop and grow to meet the needs of the community. The continued struggle is to meet the HUD required timeliness test when funding is released late and 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 in a given year to know how to plan for the need to reprogram and 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 2021 Action Plan are consistent with the needs identified in the City's 5-Year Consolidated Plan. We continue to strive to assist the lowest income category in housing, neighborhood resources and through public service activities. Economic Development is still a high priority with existing businesses willing to expand and new businesses ready to take a chance on a new dream. However, with the pandemic, new start-up businesses were non-existent and our focus has changed to assist small businesses to survive in the pandemic environment. No new money for new economic development projects has been requested for 2021 as we will continue to work with the struggling small businesses.

The Housing Rehabilitation Program will continue to move forward with additional funds to add to the Revolving Loan funds to assist income qualified homeowners with a loan to make necessary repairs to their home so they can afford to stay in their homes.

The Street Reconstruction program assists in replacing deteriorated streets and utility upgrades in low income areas. 2021 identified a smaller street portion that not only serves a very-low income census area but has been in disrepair for a long time. The upgrades will not only replace the road but will remove lead water laterals and replace the very old sanitation system.

A new partnership was developed in 2018 to work with the Marathon County Park's Department to upgrade old playground equipment in income qualifying census tracts. These parks will have new life brought back into them with the needed ADA fall protection installed with new, safer playground equipment as well as equipment specialized for handicapped children. In 2021, the proposed funding will assist a park in one of the City's lower income census tracts area. We are excited for this partnership and the ability for these necessary upgrades to happen.

Several public service activities will be assisted again this year – Faith in Action's Support for Seniors, Hmong American Center's youth programs, Northcentral Community Action's transitional housing program, Open Door's One-on One program for recently released Marathon County inmates, and Wisconsin Institute for Public Policy's LENA program which is a reading/speaking education program for new parents

3. Evaluation of past performance

Housing is high on the City's priority list. The Homeowner Rehabilitation Loan Program once again is popular and aims to assist low-income households to better their homes in energy-efficiency, safety hazards, and non-code compliant issues. The waiting list has challenges each year – the past few years the list has grown due to not being able to getting contractors to bid on these 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 that project. It takes longer to take people off the waiting list due to this issue.

No new funding has been requested for new start-up businesses this year due to the 2020 pandemic and the ability for new businesses to take the risk to start-up in the crazy environment. Most of our attention has been to assist the current small businesses to stay afloat and learn how to pivot in order to stay in business. We are hoping that in 2022 we will again start to see more new businesses start up.

Homelessness continues to be an issue. Funding is going to assist the successful Hand in Hand Housing program which consists of subsidized rent while families work with case management to better their living situation and be able to afford rent on their own. This has created a partnership with the local landlords and Northcentral Community Action. 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.

Street Reconstruction is a popular project as once the repairs are completed, it has been noticed that the neighborhood's properties tend to have necessary repairs done to them. It really enhances and beautifies a neighborhood. Issues with the cost of reconstruction, the amount of CDBG funding available to Wausau, and the timeframe of which Wausau will actually receive the funds, makes it difficult to reconstruct a longer street. Staff must identify shorter streets or shorter sections of streets to make the costs fit into the budget.

Playground equipment replacement has been a huge success. The CDBG funding is able to assist with fall protection and additional handicapped accessible equipment for neighborhood parks on which normal funding would not allow. The upgrades not only make the playgrounds safer to play on but the new style brings more interactive playtime for the children. The neighborhoods have appreciated the new bright colors and the kids love the different challenges these upgrades provide.

4. Summary of Citizen Participation Process and consultation process

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

This year we held two public hearings which were properly advertised and listed on the City's website. Due to the pandemic, many people chose to attend virtually. We found that the virtual meetings do not have as much discussion as if it was all in person; however, it is a necessary step to keep people safe. After the Citizen's Advisory Committee has made their recommendations, this Action Plan is prepared and then made available to the public for their comments. Once the actual CDBG funding has been disclosed by HUD, staff will determine if another public hearing will need to be held to adjust the initial recommendations. These recommendations will then be forwarded onto the City's Finance Committee and finally onto City Council for their approval. The plan will then be finalized through IDIS.

5. Summary of public comments

(This will be completed after the public comment period is over.)

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

(This will be completed after the public comment period is over.)

7. Summary

Eleven organizations attended the public hearings and requested funding – programs from homelessness providers, the Hmong American Center for youth programs and public facility activities. The Citizen’s Advisory Committee struggles each year with the public service activities because all the agencies who speak at the public hearings have such great programs that assist the community as a whole. 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 to they can better 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 and no one leaves the working session 100% happy.

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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 Administration	Tammy Stratz, Community Development Manager	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

Tammy Stratz - Community Development Manager, 715-261-6682, tammy.stratz@ci.wausau.wi.us

Shannon Graff – Community Development Specialist, 715-261-6679, shannon.graff@ci.wausau.wi.us

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

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

1. Introduction

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

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

The actions that will take place in 2021 are as follows:

* Continue the partnership with Marathon County Health Department to derive ways to decrease the number of children affected by lead based paint poisoning. The need for additional contractors is higher than ever in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.

*Continue working with North Central Health Care with providing housing for special needs clients. The City owns two properties. Bissell Street is a group home for severely handicapped males. Fulton Street is a six-unit complex with houses adults with cognitive disabilities but are able to live on their own with some assistance. North Central Health Care staff is on both sites 24/7 to assist with the needs of these tenants.

*Continue 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 in order 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 are able to access the shower and laundry facilities and are provided case management, food assistance and other programs to try to better their situations.

Staff will continue to collaborate with Northcentral Community Action 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.

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

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

The City of Wausau does not receive ESG funds.

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

See attached table for those agencies that participated in the CDBG process.

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

3	Agency/Group/Organization	CATHOLIC CHARITES
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities operates the local Warming Shelter for homeless adults and their new Beyond Shelter Program for extremely chronic homeless males. They also provide services through their Project Step Up Program which is a mentoring program to assist their clients develop goals to become self-sufficient. They are part of the collaboration of the Hand in Hand Housing Program.
4	Agency/Group/Organization	Faith in Action
	Agency/Group/Organization Type	Services - Elderly Persons Services-Persons with 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 works with the elderly population. They provide transportation services for those who cannot take themselves to doctor appointments, the grocery store or food pantries, drug stores, or other necessary transportation issues. Volunteers reach out to their clients so they don't feel so isolated. Volunteers also assist with necessary in-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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Marathon County provides crucial information in their annual Life Report which discusses the un-met needs of the community. They developed a Housing and Homeless Coalition which is tackling ending homelessness in Marathon County. These are just a few of the areas staff works with the local United Way.
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 through their Lead Prevention Team meetings. They discuss identifying lead hazards in homes and how to eliminate them so children are no longer exposed to these hazards. They also developed the Housing and Hoarding Coalition whose goal was to better assist citizens who have a hoarding issue.
7	Agency/Group/Organization	NORTH CENTRAL HEALTH CARE
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Central Health Care Center provides staff to assist handicapped (both physical and mental) persons so they can live semi-independently. Community Development owns three different buildings of which their clients are able to live. North Central Health Care then provides 24/7 care to these individuals. Staff is constantly told that North Central Health Care needs more facilities like we have to house their clients.
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?	Wausau Community Development Authority operates the Housing Voucher programs, 46-scattered sites for public housing, Riverview Towers (elderly and disabled housing for income-eligible households) and Riverview Terrace (assisted-living units for income-qualifying households). Staff works closely together for the housing needs of the community and the lack of decent, affordable housing.
9	Agency/Group/Organization	CHILDREN'S HOSPITAL OF WISCONSIN COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of our Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. Their programs consist of in-house parenting and children's education from birth to age 4 - to make sure the children are school ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for this program for our Wausau clients.
10	Agency/Group/Organization	B.A. ESTHER GREENHECK FOUNDATION
	Agency/Group/Organization Type	Housing Services - Housing Business and Civic Leaders Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The B.A. Ester Greenheck Foundation assists with funding for the Transitional Housing Pilot Program. The foundation pays the rent on behalf of the client so the client can concentrate on bettering their situation so they can find and maintain long-term housing. The foundation agrees that strong case management is needed to assist the client in making right choices and to make them accountable for their actions.
11	Agency/Group/Organization	JUDD S. ALEXANDER FOUNDATION
	Agency/Group/Organization Type	Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Blight Reduction

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Judd S. Alexander Foundation has offered funding for several City programs including Downpayment Assistance for police officers purchasing homes within the City of Wausau's corporate limits. They also assist with the first funding for purchase of blighted properties along the 2nd, 3rd, 1st and Short Street corridors. This area is in the process of being redeveloped and bringing vitality back to the neighborhood.
12	Agency/Group/Organization	WAUSAU AREA HMONG MUTUAL ASSOCIATION
	Agency/Group/Organization Type	Housing Service-Fair Housing Service - Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Needs of the Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Hmong American Center (FKA Wausau Area Hmong Mutual Association) works with the Hmong/Laotian citizens in Marathon County. They focus on the needs of their clients - from education, English-as-a-second-language classes, workforce development, housing, and youth programs. Community Development worked with them with the translation of Fair Housing pamphlets into Hmong. We also worked with them in collaboration with housing - rehabilitation projects, code enforcement and fair housing issues.
13	Agency/Group/Organization	K.A.T.S. Inc.
	Agency/Group/Organization Type	Housing/Homelessness Service – Children

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Needs of the Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	K.A.T.S., Inc. is a new non-profit that was formed to assist with the needs of homeless youths. Currently, kids who are not accompanied by an adult have no place to go. If they are under 18, other homeless providers are not allowed to provide assistance. K.A.T.S. proposes to provide temporary housing and counselors to work out issues that had caused them to be homeless – mostly due to run-away situations – and get them back into permanent housing.
14	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 the 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 operated through the Wisconsin Institute of Public Policy monitors the early stages of toddlers who are beginning to speak. They work with lower income families and educate the importance of talking with their children so their vocabulary is enhanced which helps the children better their learning capabilities throughout life.

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
LIFE Report	Unity Way of Marathon County	The LIFE report identifies “gaps” in Marathon County – affordable housing, homelessness issues, educational gaps, and alcohol and/or drug abuse issues.
City of Wausau Comprehensive Plan	City of Wausau	Needs for Economic Development, housing issues, transportation issues
Comprehensive Outdoor Recreation Plan	Marathon County Parks Department	Need for upgrading local parks for safety and to meet ADA standards
Public Housing Comprehensive Plan	Wausau Community Development Authority	Need for affordable and safe housing, needs of the elderly
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, it insures there is less duplication of services. While there can never be enough funding to solve all the problems, working together can help identify and address the greater needs year by year.

AP-12 Participation – 91.105, 91.200(c)

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

This program year no formal Informational Sessions were held due to COVID-19. Instead, agencies and/or individuals were encouraged to call staff directly to discuss their programs and possibility of meeting CDBG requirements. 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. Staff spoke individually with several organizations and answered their questions and the steps involved for funding. Staff works closing with all organizations to get them ready for the application process.

Two public hearings were held to accept public comments on the proposed plan, public housing and the needs of the community. Those public hearings were held on November 17th and 22nd. 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 12, 2020. Eleven organizations attended and requested funding. As usual, the public service activities received more requests than we are able to serve due to the 15% cap.

The proposed funding plan was advertised in the Wausau Daily Herald on December 21, 2020 and ran in their digital paper from December 21, 2020 through January 17, 2021. It was also placed in the lobby of City Hall and uploaded to the City's website as an "Announcement". No comments nor concerns were received during the public comment period.

Citizen Participation Outreach

(See below chart)

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Mailings/e-mails regarding upcoming public hearings	All local non-profits	No way of knowing if this outreach was the reason why people attended but we assume it is the most effective way because it is more personable.	11 organizations attended the public hearing to discuss their programs and their proposed outcomes. Comments ranged from youth homelessness and educational programs, homelessness programs, public facility needs, housing needs, and needs for disabled individuals.	N/A – no comments were unaccepted.	N/A – mailing and e-mails.
2	One-on-one Informational Sessions	All local non-profits – no official targeted area	Spoke with several agencies on the phone to talk through their program/issues	No comments received	No comments received	N/A – phone calls and/or e-mails

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearings	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Eleven organizations attended one or both Public Hearings. All were requesting funds from the Community Development Block Grant Funds.</p>	<p>The need for additional resources for public service activities. There are always more dollars requested in this category than the 15% maximum can fund.</p>	<p>N/A – No comments received were unaccepted.</p>	<p>https://www.ci.wausau.wi.us/Home/Calendar/tabid/95/ModuleID/459/ItemID/5021/mctl/EventDetails/Default.aspx</p>
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.</p>	<p>No additional comments other than those received at the Public Hearings</p>	<p>N/A – None were received</p>	<p>N/A – no URL for the printed paper.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	City of Wausau web site	Same as above	Not sure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No additional comments other than those received at the Public Hearings	N/A – None were received	

Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City of Wausau has received HOME funds for many years from the State of Wisconsin through their competitive grant cycles. The HOME funds are used for 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. We will continue to use these program income funds until the funds are exhausted. The recycled funds will become CDBG program income funds once the State of Wisconsin has received direction as to how to close out these contracts.

The City 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 home safe for young children for years to come.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public/private	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Anticipated \$612,000	Anticipated \$125,000	763,209	1,500,209	604,000	Annual allocation for Community Development Block Grant Funds Program Income is a compilation of repayments to the Housing Rehabilitation Loan fund and program income anticipated this next year
CDBG-CV	Public/private	Programs directly assisting those affected by COVID-19	\$-0-	\$-0-	\$358,000	\$358,000	\$-0-	All CDBG-CV funds should be disbursed in 2021.

Table 5 - Expected Resources – Priority Table

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

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

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

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

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

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

906 S. 7th Avenue – vacant lot from where a house burned down. Lot had an accepted offer to purchase of which the new owner was going to build their single family retirement home. This sale has fallen through so the property is back on the market.

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.

101-103 Short Street – City foreclosed four-unit rental property. Property was demolished and has an offer to purchase for its redevelopment as part of the 2nd/Third/Short Street redevelopment proposal.

The City has purchase several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, and 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the City is working with a developer to building Brownstones. Phase I was completed in 2019, Phase II started in 2020 and have several buildings for sale with Phase III starting in 2021.

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

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

2101 Grand Avenue – blighted, burned previous motel was purchased late 2019. Building was demolished and will be sold to an approved developer in early 2021. New development is two apartment buildings of which one will be designated for income-qualified tenants.

401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization of this property is for economic development opportunities. A second proposal fell through due to COVID-19. This parcel will again go out for an RFP in spring of 2021 with hopes that this time it will be successful.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2023	Affordable Housing	City-wide	Housing Concerns	CDBG: \$85,000 + revolving loan funds	Homeowner Housing Rehabilitation: 6 Households Housing Units
2	Street Reconstruction	2021	2022	Public Facility – Safety	McIntosh Street Census Tract 1, Block Group 3	Safety Concerns Neighborhood Concerns	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Neighborhoods: 150 Households assisted
3	Playground reconstruction	2021	2022	Public Facility	Riverside Park Census Tracts 1/ Block Group 4 & Census Tract 6.02/ Block Groups 1,2,4	Public Facility, Handicapped Accessibility	CDBG: \$120,000	Public Facility for Low/Moderate Income Housing Benefit: approx. 2000 households assisted
4	Public Service Activities	2021	2022	Public Service	City-wide	Health/Disability Concerns Homeless Concerns Elderly Concerns Youth/Education Concerns	CDBG: \$87,000	Public service activities for Low/Moderate Income Housing Benefit: 540 Households Assisted
5	Administration	2021	2024	Administration	N/A	N/A	CDBG - \$120,000	N/A

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	The City's Housing/Homeowner Rehabilitation Program is the cornerstone of the Block Grant funding. This program assists income-qualifying homeowners make the necessary repairs to keep their properties code-compliant, safe and energy efficient. This program also allows the rehabilitation of City-owned properties to be restored and sold to income qualifying households.
2	Goal Name	Street Reconstruction
	Goal Description	2021 funding will assist with the reconstruction of McIntosh Street from Prospect Avenue to St. Paul Street. This street has been severely unrepaired for years. Block Grant funding will erase any special assessments each property owner would need to pay towards this project and will assist the safety concerns for the entire neighborhood when traveling on this street.
3	Goal Name	Playground Equipment Replacement
	Goal Description	The 2021 funding will assist in removing old, deteriorated playground equipment in Riverside Park. Block Grant funding will assist with the purchase and installation of ADA compliant playground equipment and fall surfaces for the neighborhoods to enjoy.
4	Goal Name	Public Service Activities
	Goal Description	The 2021 Block Grant program year allocated \$87,000 towards Public Service Activities. These activities include funding for Faith in Action's Support for Seniors, Hand in Hand Housing program, Hmong American youth programs, Open Door's One-on-One program, and the LENA (Language ENvironment Analysis) program.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2021 year. All projects fall under the goals and objectives set forth in its 2020 – 2024 5-Year Consolidated Plan.

Projects

#	Project Name	Funded Amount
1	CD Administration	\$120,000
2	Homeowner Rehabilitation	\$ 85,000
3	Playground Replacement	\$120,000
4	Street Reconstruction	\$200,000
5	Faith in Action – Senior Support	\$ 20,000
6	Hmong American Center youth programs	\$ 17,000
7	Hand in Hand Housing program	\$20,000
8	Open Door – One-on-One	\$15,000
9	WI Institute for Public Policy	\$15,000

Table 7 - Project Information

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

Homeowner Rehabilitation Loan Program – Allocating priority for this program is high due to the cost of rehabilitating a home. With the City of Wausau’s housing stock being older, homes typically need more than one item repaired/replaced at a time. The homeowner may only wish to have their roof replaced, but through the inspection we find there are other safety items that need to be addressed. Often this is discouraging to the homeowner because they do not want to have to take out a larger loan for repairs they may not want to have done. But, with the federal funds, all repairs must be completed. This takes additional equity out of the home which may place the homeowner in a bad situation if they decide to sell within the next couple of years. Another obstacle is the lack of contractors that are willing to bid the projects since they are so busy with private projects that don’t have all the requirements/regulations public work entail.

Street Reconstruction – Funding assists the reconstructing a portion of McIntosh Street from Prospect Avenue to St. Paul Street. The obstacle for this project is following the Davis Bacon wage rates and Section 3 guidelines as well as not receiving funding in a timely manner to get the project started at the beginning of the construction season versus the tail end. The reporting for both of these programs is burdensome on both the business and the City.

Playground Equipment Replacement – Funding assists with the replacement of old, unsafe playground equipment with new ADA compliant equipment and fall surfaces in income-qualified neighborhood parks. Funds go towards the purchase of equipment and fall protection. The obstacle is receiving funding in a timely manner to get the project started at the beginning of construction season versus at the end or having to wait until the following year to have it installed.

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

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

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

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

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

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AP-38 Project Summary

Project Summary Information

1	Project Name	FAITH IN ACTION – Support for Seniors
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Senior concerns
	Funding	CDBG: \$20,000
	Description	Funding will assist providing transportation for our senior population to allow them to safely get to medical appointments, grocery shopping, other areas as needed. This service is at no cost for the client. This program also addresses the feelings of isolation that seniors feel when they are not able to travel on their own anymore.
	Target Date	06/01/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 230 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	Hand in Hand Housing
	Target Area	Citywide
	Goals Supported	Public Service Activity

	Needs Addressed	Homeless Concerns Housing Concerns Public Safety Concerns
	Funding	CDBG:\$20,000
	Description	Hand in Hand Housing is operated through the North Central Community Action Program and partners with Catholic Charities, Salvation Army and St. Vincent de Paul to provide transitional housing for homeless families or near-homeless families. Funding assists with case management to work with the families with their individual needs.
	Target Date	06/01/21
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30-40 individuals or 10 households will be offered an opportunity to benefit from this transitional housing program.
	Location Description	Citywide
	Planned Activities	Provide safe and affordable transitional housing for homeless families working through any of the partnering organizations. Activities include case management to address obstacles that have caused the homeless/near homeless situation. Housing is provided through local landlords of which the program pays the rent for up to 6 months and works with the family to be able to afford the rent after they graduated from the program.
3	Project Name	Wisconsin Institute for Public Policy – LENA program (Language ENvironment Analysis)
	Target Area	Wausau Families enrolled in the Head Start program
	Goals Supported	Public Service Activities
	Needs Addressed	Youth education
	Funding	CDBG: \$15,000

	Description	Funding will assist the new LENA program to purchase a “talk Pedometer” that toddlers will wear that will record the number of words a toddler is exposed to during a normal day. Parents and care-givers are then educated on what they are doing good and where they could improve as they talk to their toddler. The more words a toddler is exposed to daily the more likely the toddler will be able to learn to read and learn overall.
	Target Date	6/01/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 households enrolled in the LENA Program at the Head Start location or are enrolled through WIC will be able to utilize these “talk pedometers”
	Location Description	This year due to COVID, there is no primary location. All activities will be virtual. Clients are referred to by WIC, Head Start, the Job Center and Social Services. Clients are citywide families.
	Planned Activities	Families of toddlers who are enrolled in the Head Start program in Wausau will be able to participate in the LENA program. Toddlers will wear the “talk pedometers” on a given day during the week to record the number of words they are exposed to during that day. Then the family member has the opportunity to receive feedback and learn evidence-based Talking Tips. The program runs for 13 weeks so gage how the family/toddler is doing and learning.
4	Project Name	HMONG AMERICAN CENTER YOUTH PROGRAMS
	Target Area	City wide
	Goals Supported	Public Service Activities
	Needs Addressed	Youth concerns
	Funding	CDBG: \$17,000
	Description	Funding will assist the youth programs (H.M.O.N.G. and YES) the Hmong American Center offers their clients. These programs help steer youth and young adults towards educational success and steer them away from trouble.
	Target Date	06/01/21

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 youths/young adults
	Location Description	The center is located at 1109 6 th Street, Wausau
	Planned Activities	Students enrolled in these programs will receive educational guidance and tutoring and space to do their homework. They will be encouraged to engage in community activities as well as opportunities to develop leadership and communications skills.
	Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
5	Project Name	Open Door of Marathon County
	Target Area	Downtown Wausau
	Goals Supported	Public Service Activity
	Needs Addressed	Homeless Concerns Housing Concerns Economic Development Concerns Public Safety Concerns
	Funding	CDBG:\$15,000
	Description	Open Door of Marathon County offers a place for newly released inmates to go to get proper clothing, a meal, and hope right after being released from jail. This program will also assist family members with resources to assist their family member who is currently in jail and/or newly released so they can better cope and don't reoffend.
	Target Date	06/01/21
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 individuals will be offered an opportunity to learn how to assist an incarcerated family member.

	Location Description	The organization is located at 319 4 th Street, Wausau which is right across from the Marathon County Jail.
	Planned Activities	Meet with recently released inmates to assist with basic needs, housing and the ability to get a job so they will not reoffend and land back into jail.
6	Project Name	Playground Reconstruction
	Target Area	Riverside Park
	Goals Supported	Public Facility
	Needs Addressed	Blight Concerns/ADA accommodations
	Funding	CDBG: \$120,000
	Description	Funding will assist with the purchase of new ADA approved playground equipment and fall protection surfaces. Park Department staff will provide the installation of such equipment.
	Target Date	6/01/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2000 - 2500 households are located in this census track/block group areas.
	Location Description	Riverside Park is located on the corner of Sherman Street and S. 1 st Avenue, Wausau
	Planned Activities	Activities can consist of acquisition of new ADA compliance playground equipment and fall protection surfacing material at this park.
7	Project Name	Street Reconstruction
	Target Area	McIntosh Street, Wausau
	Goals Supported	Public facility installation
	Needs Addressed	Neighborhood/Safety Concerns
	Funding	CDBG: \$200,000

	Description	Reconstruction of a deteriorated street, curb and gutter and stormwater improvements.
	Target Date	8/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 surrounding residential properties will benefit from this activity.
	Location Description	Portion of McIntosh Street from Prospect Avenue to St. Paul Street. Census Tract 1, Block Group 3
	Planned Activities	This activity consists of installation of new sidewalks to connect E. Wausau Avenue north to existing sidewalk located just north of E. Union Avenue. Project will also correct drainage issues and rebuild a deteriorated retaining wall.
8	Project Name	Homeowner/Housing Rehabilitation
	Target Area	Citywide East Towne Neighborhood Association Longfellow Neighborhood Association Werle Park Westies Neighborhood Association
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Concerns
	Funding	CDBG: \$85,000 + revolving loans funds received throughout the year
	Description	Homeowner rehabilitation designed to assist extremely low to moderate income households with necessary repairs, deferred maintenance items and/or code violations.
	Target Date	6/01/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 income-qualified households will benefit from this program.
	Location Description	This program is available to all City of Wausau residents.
	Planned Activities	Activities consist of necessary home repairs needed to bring the property up to code and make it decent, safe and sanitary for the homeowner to be able to keep and stay in their home. Such activities can include electrical, plumbing, HVAC upgrades, insulation, roof, siding, window replacement, etc.
9	Project Name	CD Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$120,000 Tax Increment Financing: \$35,000 HOME: \$25,000
	Description	Staff costs associated with running programs which include but not limited to salaries, travel, supplies, etc.
	Target Date	6/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administration activities
	Location Description	City Hall - 407 Grant Street, Wausau

Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.
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The initial 2021 Action Plan was advertised and submitted for public comment used an anticipated amount of \$612,000. Once the actual allocation is received, another public hearing will be required **IF** the allocation has more than a 10% difference than what was originally planned for. **If** the allocation is less than the 10% difference, staff can allocate as deemed necessary before taking it to City Finance and Common Council for their approval.

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

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AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	0%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	130
Non-Homeless	316
Special-Needs	15
Total	461

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	495
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	506

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

Discussion

The housing programs Community Development Department are as follows:

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

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

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

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

Neighborhood Revitalization Program (NSP) – One last property remains that was purchased and the building demolished with NSP funds. It is hopeful that a single family home will be built on this property this year which will be sold to an income qualified household. Then the contract with the State of Wisconsin can be closed out.

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The WCDA will continue the leasing, management and maintenance of its public housing units and look for ways to prolong the useful life and affordability of those units within its portfolio. 2021 will mark the second year of the WCDA's new 5-Year Capital Improvement Plan. This plan outlines the strategic use of its capital funding and the projected improvements planned for their 46 units of scattered site public housing. Those improvements for the second year include landscaping and water heater replacements at the 40 scattered sites.

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

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

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

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

The WCDA educates their public housing residents on the Downpayment Assistance Program the Community Development Department (CDD) offers. The residents are encouraged to speak with CDD staff to discuss homeownership and homebuyer education. The WCDA also offers budgeting classes for their tenants in which they are encouraged to develop financial goals. With the assistance of a budget, we hope there will be more successful tenants becoming homeowners in the future. Unfortunately with COVID, these classes were put on hiatus. Hopefully soon they will be able to 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 continue to work with the United Way's Housing and Homeless committee to find additional avenues to assist the ever-growing homeless population in Wausau.
- * To continue to work with Catholic Charities with their Warming Shelter and Beyond Shelter programs which address the needs of the homeless population.
- *To continue working with Salvation Army to address their needs for additional beds for families at their current location or at another location.
- *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 are able to connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, etc. All of these obstacles take time to overcome. It is imperative that 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 started a new program called Street Outreach. This program assists those individuals who do not qualify to stay in the shelter – typically due to drug and/or alcohol addiction. The services offered are the same as those that can stay at the shelter – case management, transportation vouchers, clothing, meals, showers, etc. Case management tries to connect them with agencies that can help towards recovery, but the clients need to want those services.

The Warming Shelter, operated through Catholic Charities, provides a warm place to stay overnight. It also provides two hot meals, the ability to take a shower and to do one's laundry. Staff works on gaining the client's trust so they will be more open to case management. As discussed above, the ability to provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing. Due to COVID an additional shelter was needed so their clients can social 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 filled to capacity. Clients also receive in-depth case management because typically they are dealing with more issues than just homelessness.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

Hand in Hand Housing, operated through North Central Community Action, assists homeless families with free housing for up to six-months. 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.

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 Housing Authority 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.

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 are able to 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 up. 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, giving more individuals the tools they need to be successful.

During this past year and the pandemic, many low-income households were facing homelessness. The eviction moratorium and rental assistance programs helped these individuals but until these families can get back to work or work the necessary hours needed to afford their rent, these programs only go so far.

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 programming. Of course, the additional counseling costs money for each of the agencies and funding is always an issue.

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

Introduction:

The City of Wausau's Analysis of Impediments (AI) to Fair Housing was updated in early 2016. The identified impediments were lack of education of what fair housing means and how to report it, the fear of submitting a complaint, language barriers and outreach to non-English speaking residents, and the then cumbersome City's Fair Housing Ordinance. Ways to overcome those barriers and other affordable housing barriers are listed below:

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

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

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

The ability to afford broadband in low income housing is difficult. Families with school age children are required to provide the ability for their children to access their homework via the internet. This is not always feasible as to the cost associated with monthly fees. Even though there are ways to access free Wi-Fi: through the local libraries, coffee shops, and the schools themselves, transportation for these families can be a barrier and the time of day in which these free services are available may not always fit into the families schedules. In the midst of the COVID pandemic, this issue has increased with kids forced to attend school remotely. Many local places have closed down (libraries, coffee shops) which limits the ability to obtain the use of the free Wi-Fi.

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

The City will continue to be proponents of Tax Credit projects and try to educate everyone that affordable housing does not equate to bad tenants. With the prior tax credit projects Wausau was fortunate to

receive, their tenants are almost all hard working families but cannot afford higher rents along with utilities, health care and food expenses.

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

The City's Planning and Zoning Divisions 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.

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction: Actions planned to address obstacles to meeting underserved needs

The past couple of year the Community Development Block Grant funds have seen a slight increase in funding. This is encouraging; however, most communities, including Wausau, are still far below where they used to be at. Our funding used to be well over \$700,000 – now it is hovering around the low \$600,000 mark. This decrease impacts the amount of funding non-profits are able to utilize to assist the very-low income population. It forces a municipality to make tough decisions as to which programs can no longer be funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households. 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 Downpayment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable.

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

*Finalize our remaining vacant lot in which a blighted building was purchased and demolished with Neighborhood Revitalization Program funds. This lot is slated for a new, single family home to be built of which will be made available to an income-qualified homebuyer. We will need to utilize HOME funds to see this project through. Once this project is complete, this contract can be closed out and any remaining program income will be transferred into CDBG program income and treated as such.

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

*Work with our local Habitat for Humanity chapter to utilize vacant, City lots to build new, single family homes for their approved recipients.

*Work with the State of Wisconsin Lead Safe Homes Program which provides grants to remove lead hazards in income-qualified homes. Lead abatement is quite expensive and this grant will allow 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 the new pilot funding - Lead Safe Homes Program – funded through the State of Wisconsin to abate lead hazards in housing in which income eligible families reside. If this program is successful, the City will continue to apply for additional funding.

Actions planned to reduce the number of poverty-level families

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

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

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

*Apply for the Mayors for Guaranteed Income – a pilot program which provides a stipend of funding to qualified households for between 15 – 18 months to better their situation in hopes they can create ways they can better their situation long term.

Actions planned to develop institutional structure

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

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

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

A new non-profit: Community Partners Campus was developed with working with all the local non-profits. The campus will offer space to all non-profits that typically work with the same clients so they are under one roof. That client then can receive necessary services and the non-profits will work better together so there is less duplication of services and they can share information regarding that client. This will allow the client to receive services without having to worry about getting from one agency to another when transportation is an issue. In addition, all the organizations can share common spaces and office equipment which will reduce their overhead and expenses. This project has been in the works for many years and it is exciting to see it become reality.

Discussion:

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

Program Specific Requirements

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

Introduction:

At the start of 2021, the City of Wausau has a larger Homeowner Rehabilitation Revolving Loan Fund. Of these funds, \$150,000 will be reprogrammed to be used to assist the acquisition of a building to assist a new Non-Profit – Community Partners Campus (see substantial amendment for PY 2020). This will bring down the Revolving Loan Fund to almost zero and will assist a good project that has been worked on for many years. This will also help alleviate the burden of meeting the timeliness test due to having too many funds in a Revolving Loan Fund.

We do anticipate a \$10,000 repayment for the sale of a parcel of land we cleared with our Blight Elimination funds. However, until we receive these funds, we cannot anticipate where it will be utilized towards. Hence, entering it on the below chart.

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

Community Development Block Grant Program (CDBG)

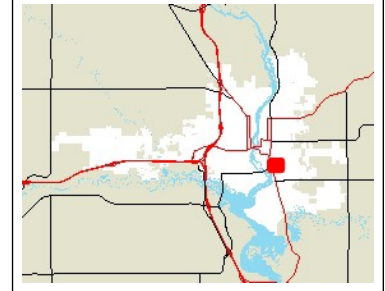
Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$10,000.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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Legend

- Parcel
- Section Line/Number
- Municipality

Map Created: 11/17/2020

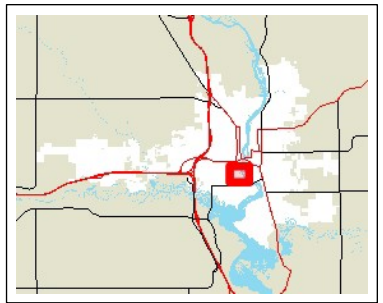
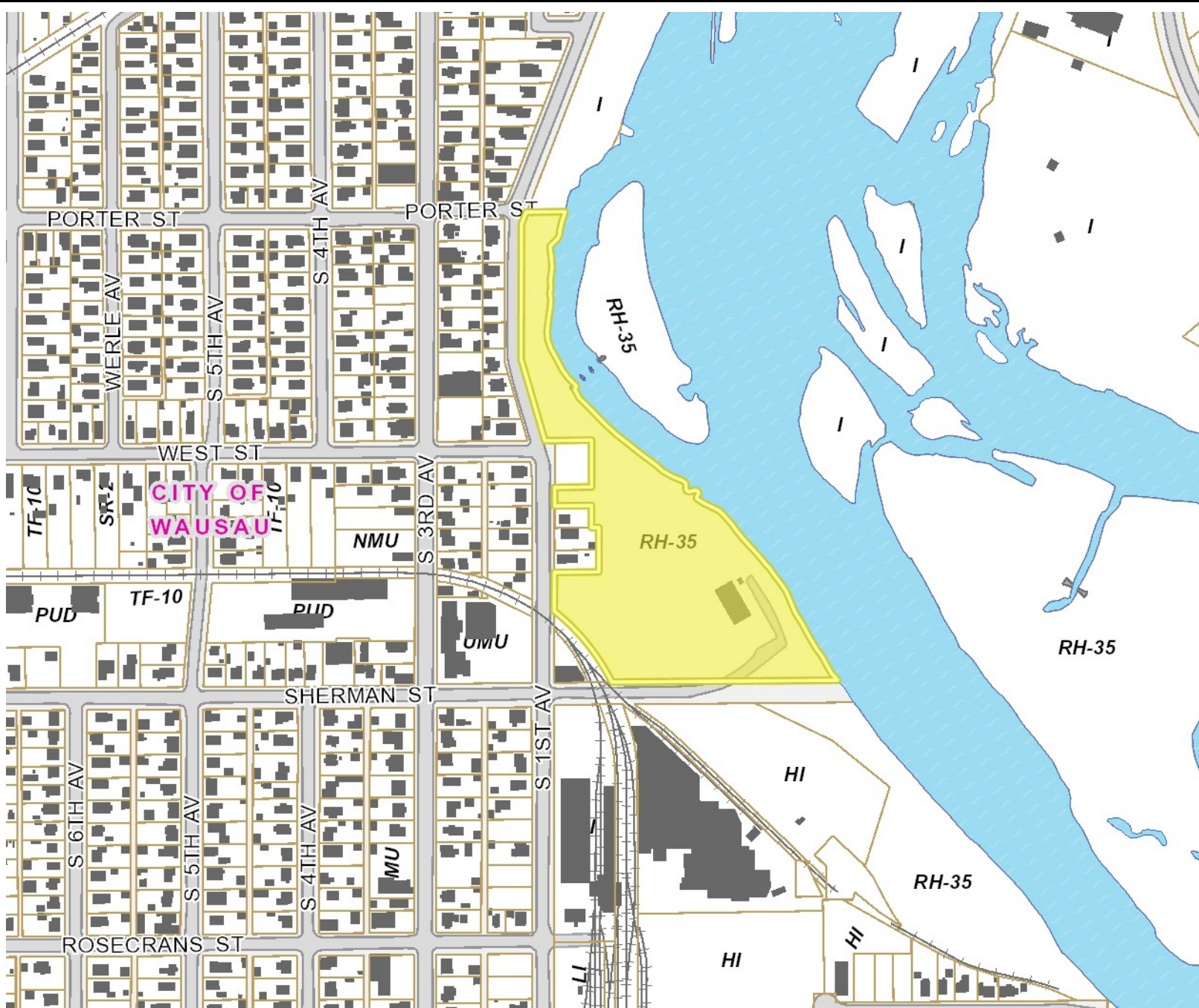
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Notes



Legend

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



Map Created: 12/30/2020
 193.34 0 193.34 Feet

 NAD_1983_2011_WISCRS_Marathon_Fee

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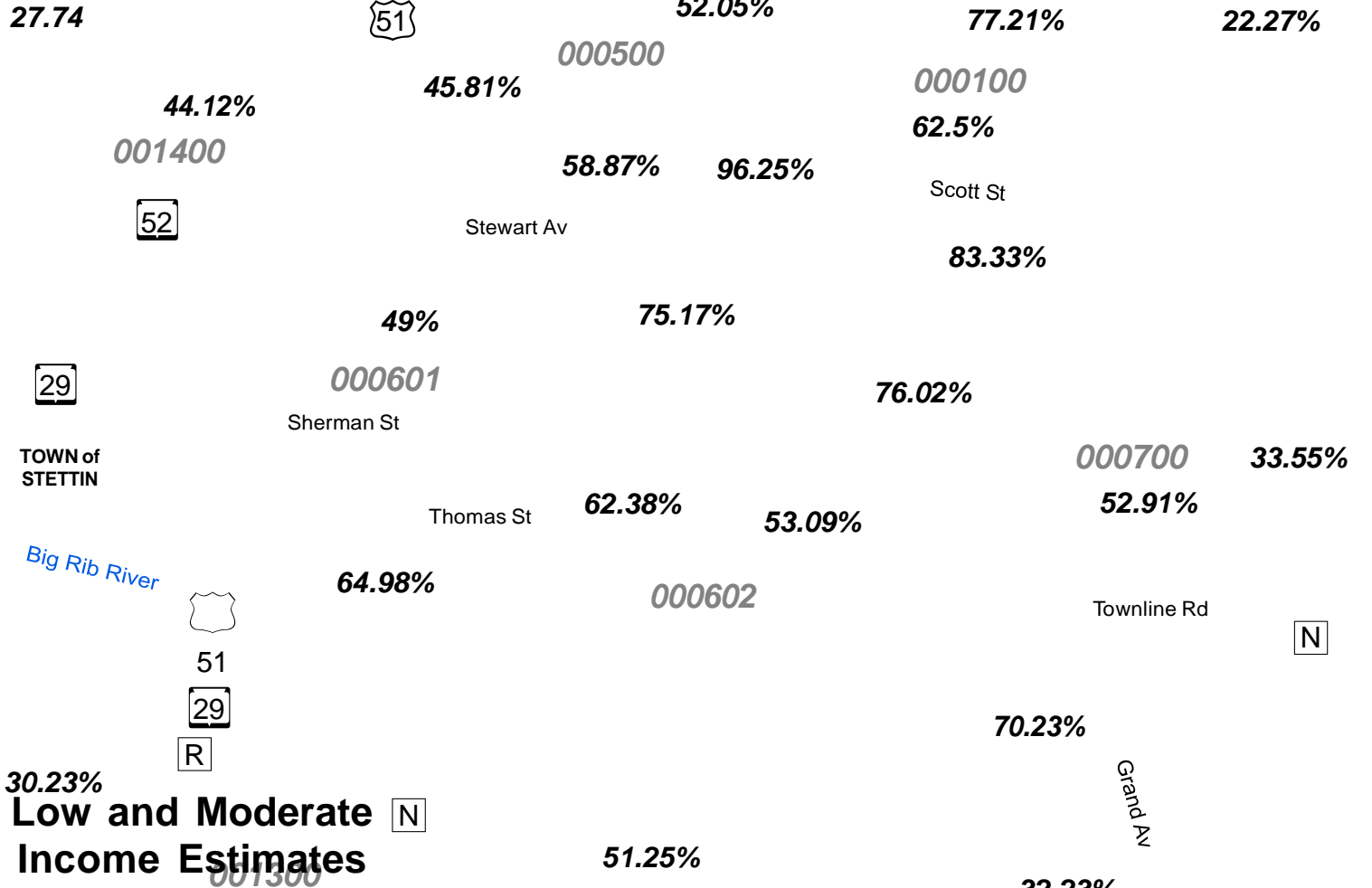
Notes
 Riverside Park

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

8.8%

8.8%

31.12%

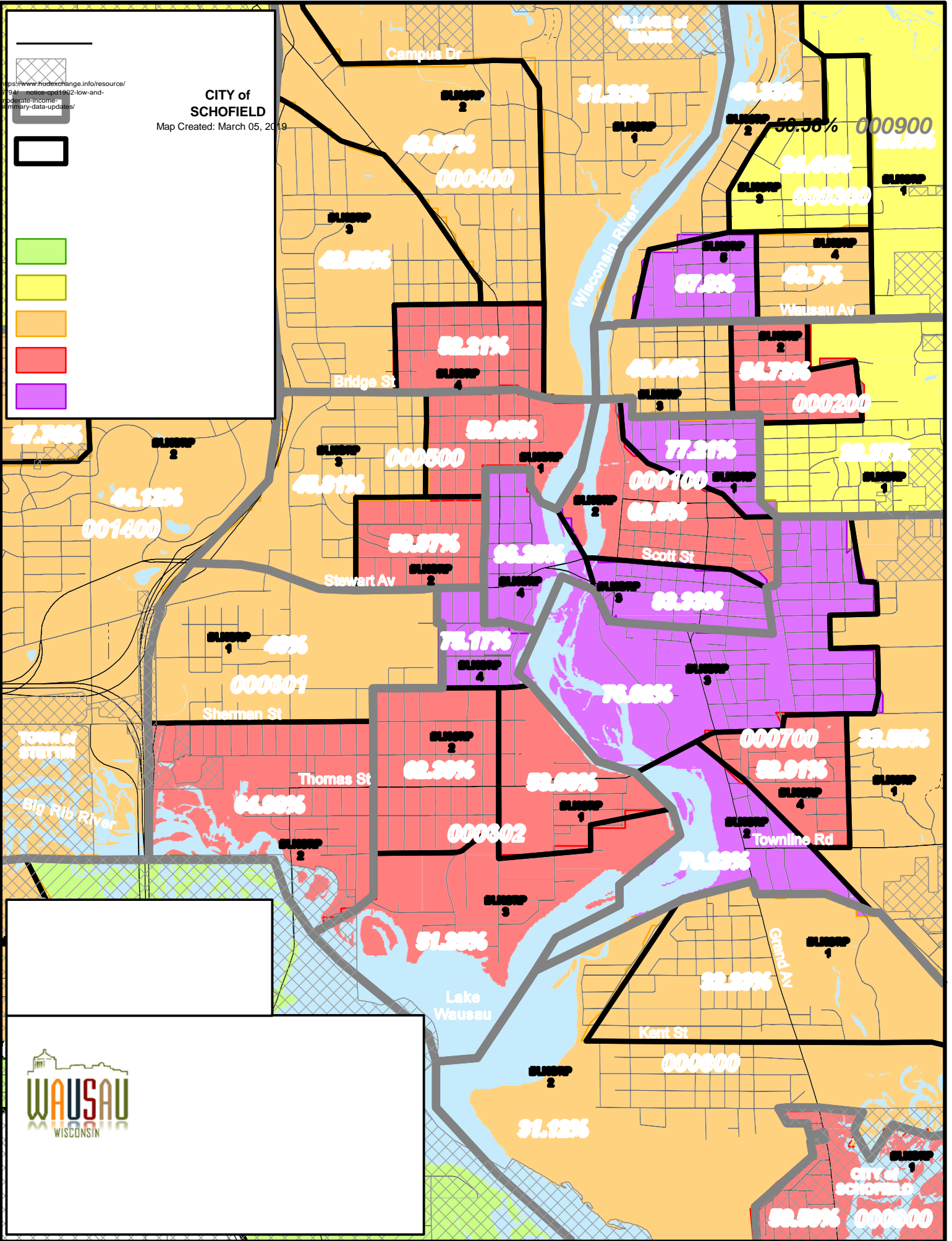
31.12%

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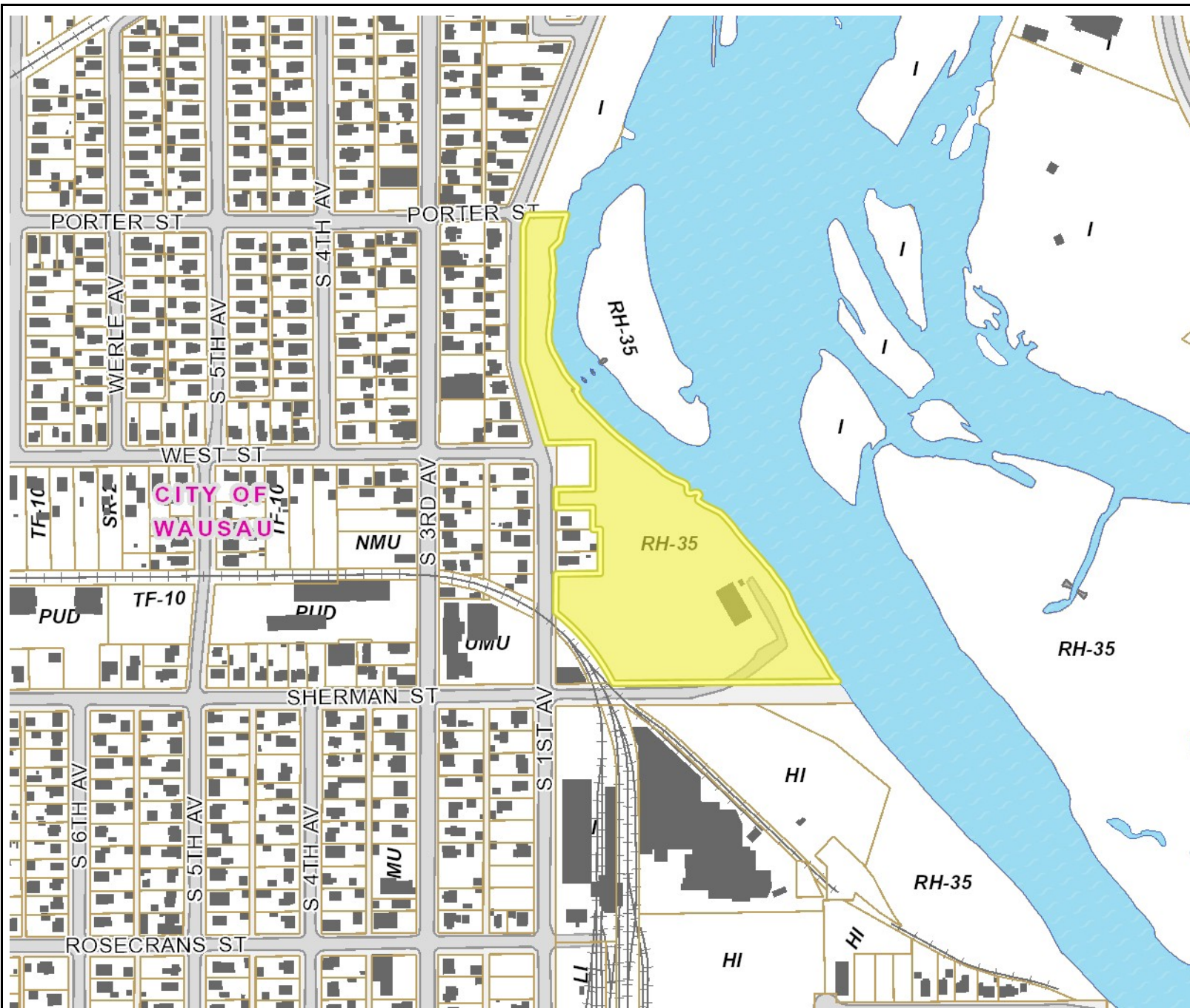
https://www.hudexchange.info/resource/6194/notice-cpd1902-low-and-moderate-income-property-data-updates/

CITY of SCHOFIELD
Map Created: March 05, 2019



CITY of SCHOFIELD

58.58% 000000



Legend

- Stream - River
- Pond, Lake
- Swamp
- Parcel
- Building
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Label Only

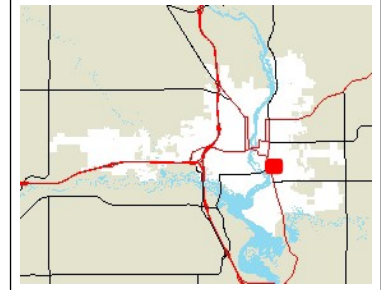
Notes

Riverside Park

Map Created: 12/30/2020
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 NAD_1983_2011_WISCRS_Marathon_Fee

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Legend

- Parcel
- Section Line/Number
- Municipality

Map Created: 11/17/2020

100.00 0 100.00 Feet



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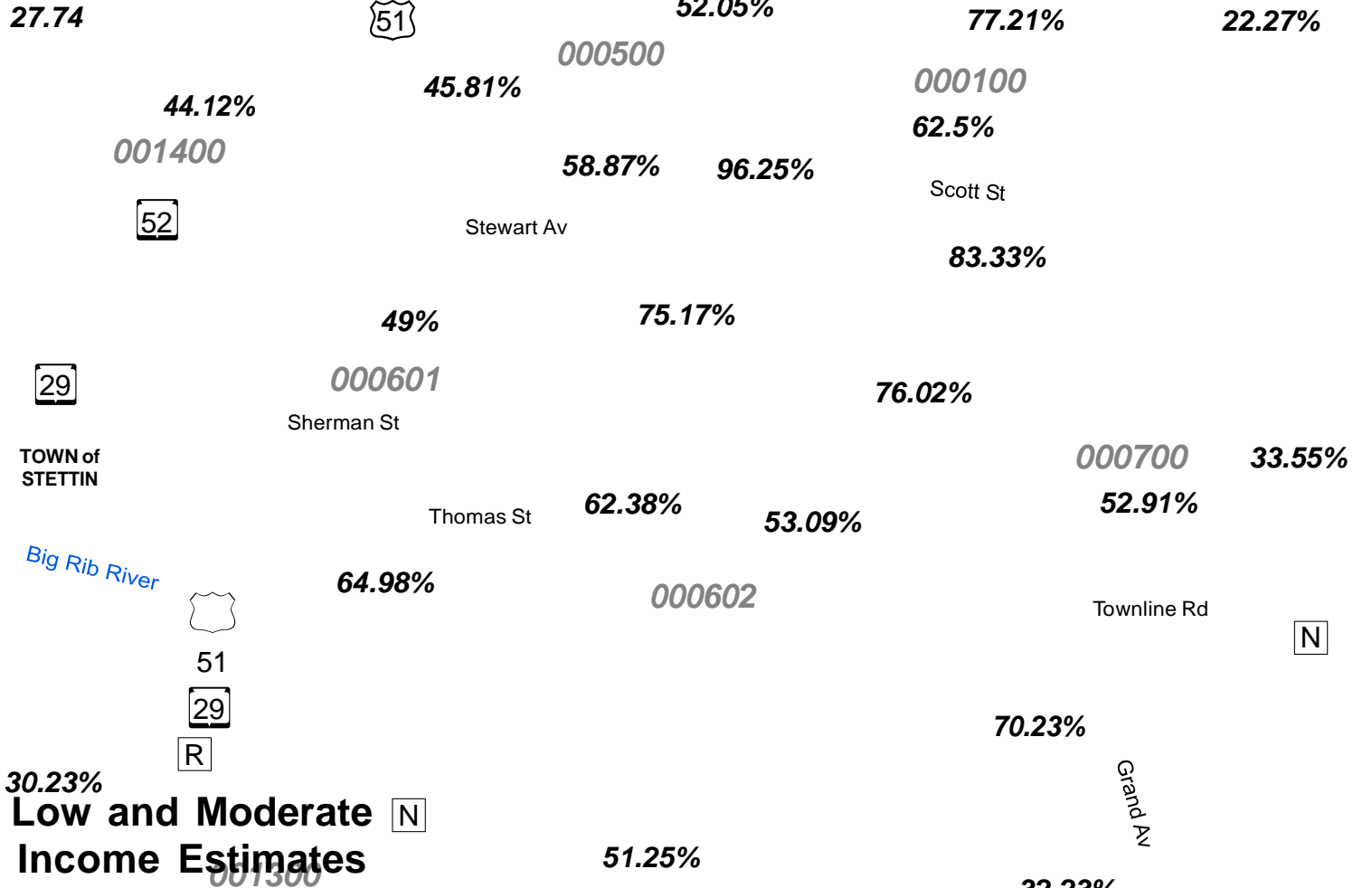
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Low and Moderate Income Estimates

City of Wausau

8.8%

30.23%

13.98%

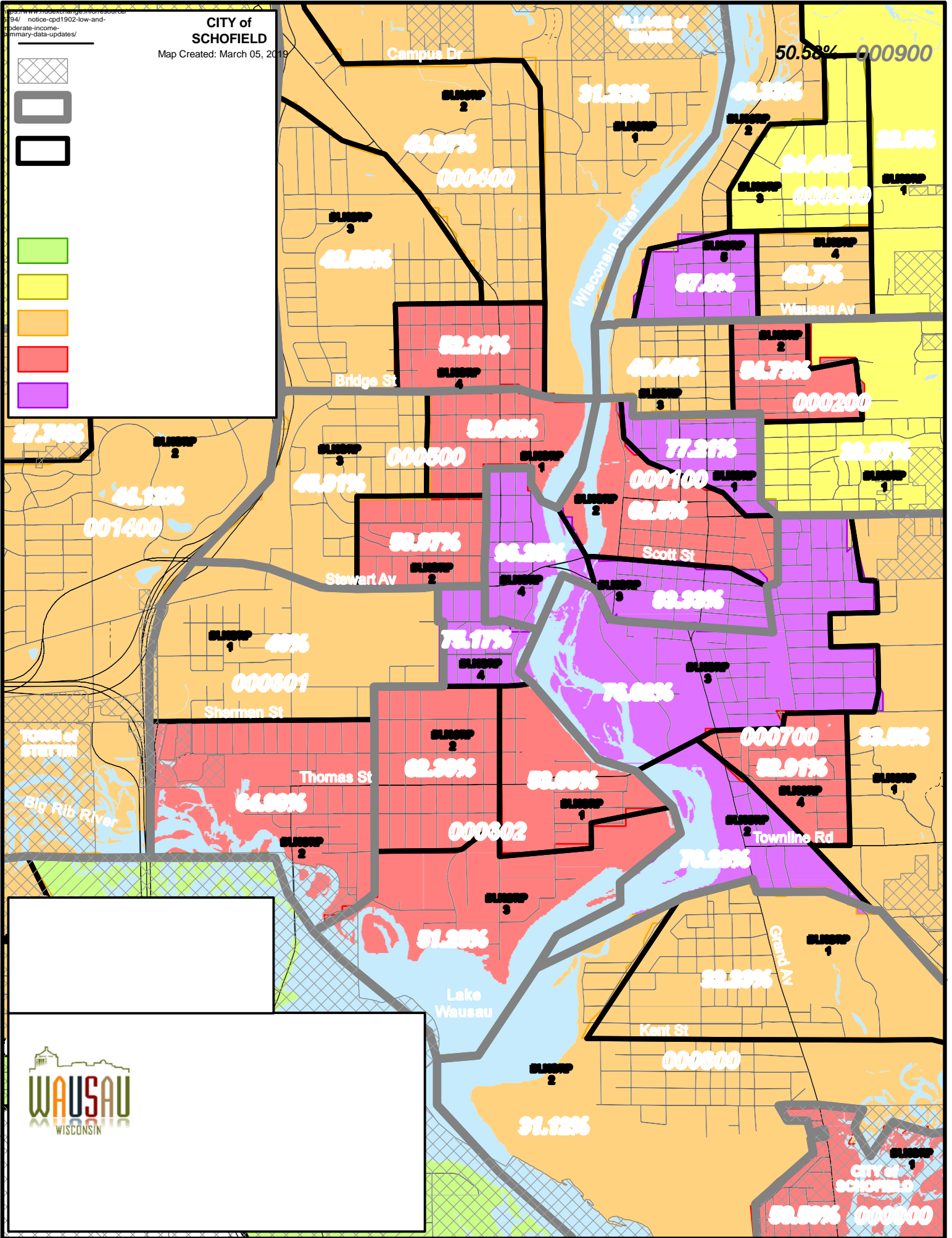
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CITY of SCHOFIELD

Map Created: March 05, 2019



CITY of
SCHOFIELD