

Executive Summary

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

1. Introduction

2022 starts year three of the City of Wausau's 5-year Consolidated Plan. In 2018, we formed a new partnership with Marathon County Parks Department for the redevelopment of neighborhood parks to upgrade the equipment and install ADA approved playground surfaces. This is the fourth year of this partnership. The previous park improvements that CDBG was able to assist with in the past years provided 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 tot lot. Staff is proposing the reconstruction of another street in a qualifying neighborhood. This continues to be 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 funding not being released until mid-to-late-summer and the project must be completed in the fall to meet HUD's timeliness factor. This can be an issue of getting it fully completed before the winter weather kicks in. New public service activities have approached the city for funding. Staff works with them to better their chances for success and, in turn, be successful in obtaining funding. It's fun to watch new non-profits develop and grow to meet the needs of the community. The continued struggle is to meet the HUD required timeliness test when funding is released late and now includes revolving loan funds/program income in that equation. Staff has found the need to continue to reprogram larger Homeowner Rehabilitation Loan repayments into other projects. However, it is never known how many loan repayments will be received each year to know how to plan for the need to reprogram or whether there will be a project that is a better use for these funds.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes that were identified in our 2022 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; however, with the on-going pandemic, new start-up businesses were again non-existent this past year and our focus continued to assist small businesses to survive in the pandemic environment. No new money for new economic development projects has been requested for either 2021 or 2022 as we will continue to work with the struggling small businesses with CDBG-CV funds.

The Housing Rehabilitation Program will continue to move forward; however, new funding will not be requested this program year as it has been difficult to get funds moving quickly. Contractors continue to be extremely busy and are not willing to work with government programs with the added regulations. Therefore, it continues to be difficult to receive prompt quotes from contractors. Construction costs have drastically increased over the past year that it continues to make rehabilitation projects less affordable. In addition, the Revolving Loan Fund has had another record year of repayments so new funds will not be necessary this coming year.

The Street Reconstruction program assists in replacing deteriorated streets and utility upgrades in low-income areas. 2022 identified a smaller street 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 2022, the proposed funding will assist a park in one of the City's lower income census tract areas. We are excited for this partnership and the ability for these necessary upgrades to happen.

Several repeat non-profit organizations will be assisted again this year including Faith in Action-Support for Seniors and North Central Community Action's transitional housing program. Several new programs have received approval for funding including: The Achieve Center, Wausau Conservatory of Music, and Homme Heights of which we are excited to be able to partner with and learn more of what these organization do.

3. Evaluation of past performance

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

No new funding has been requested for new startup businesses for 2021 nor 2022. In addition, the funding for 2020 was reprogrammed to Homeowner Rehabilitation since we don't anticipate any new startups for some time due to the Covid 19 pandemic.

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

This year we held two public hearings which were properly advertised and listed on the City's website. Due to the ongoing pandemic, several agencies 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. Based on an anticipated allocation amount, the Citizen's Advisory Committee made their recommendations. The initial Action Plan is prepared and made available for public comment. Once the actual allocation amount was disclosed, it was found that the final amount ended up being \$611,836 – or a 4.4% difference. Even though we did not need to hold a public hearing, we did to hear if there were any public concerns regarding previous allocations – primarily the Covid funding. Only Kimm Weber, Executive Director of MCDEVCO came to discuss the Covid funding they received. The adjustments were made to the plan and was then taken to the City Finance Committee and Common Council for their approval. It was unanimously approved with no comments.

5. Summary of public comments

During the initial two public hearings, the committee heard from nonprofits as to the need of street reconstruction, playground equipment upgrades, support for our elderly population, support for disabled children and adults, support for children, support for homeless population and those recently released from county jail, support for minority teens as well as programs for children. During the public comment period for the Action Plan (from 12/27/21 through 1/30/22) and during the public meetings at Finance and Common Council, no additional comments were received.

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

No comments were received that were not accepted.

7. Summary

Seventeen programs were submitted during the public hearings and requested funding, the most we've seen in many years. The organizations ranged from homelessness providers, the Hmong American Center for youth programs, educational programs for youth and the disabled, housing programs and public facility activities. The Citizen's Advisory Committee struggles each year with the public service activities

because all the agencies who speak at the public hearings have such great programs that assist the entire community. This year the committee struggled with not funding a couple of homeless providers; however, their past performance wasn't what was expected. Staff will work with these agencies so they can strengthen their programs and, hopefully, be able to work with them again in the future. Deciding who gets funded and who doesn't is always difficult with no one leaving the working session 100% happy.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administration	Community Development Manager	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

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

The actions that will take place in 2022 are as follows:

- Continue the partnership with Marathon County Health Department and the State of Wisconsin's Lead Safe Homes program to derive ways to decrease the number of children affected by lead based paint poisoning and the number of housing units that might have lead hazard within them. The need for additional contractors is higher than ever in this area and we are both trying to find ways to encourage additional contractors to become lead certified abatement contractors. This is a very hard up-hill battle.
- Continue working with 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 can 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.
- Work with North Central Health Care with transitional housing opportunities for persons coming out of rehabilitation either for substance abuse or mental health issues.
- Continue working in partnership with the Community Development Authority to turn public housing tenants into homeowners.
- Work with the new non-profit – Community Partners Campus – which will house several non-profits who work with the homeless, near homeless and extremely low clientele. By putting all the providers under one roof, a client can be assisted by several agencies on the same day and work together to better assist those who really need it.

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

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

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

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

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

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

The City of Wausau does not receive ESG funding.

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

1	Agency/Group/Organization	NORTH CENTRAL COMMUNITY ACTION PROGRAM
	Agency/Group/Organization Type	▪ Housing
	What section of the Plan was addressed by Consultation?	▪ Housing 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 CHARITIES
	Agency/Group/Organization Type	▪ Housing ▪ Services – Housing ▪ Services – Homeless ▪ Services – Education
	What section of the Plan was addressed by Consultation?	▪ Housing Need Assessment ▪ Homeless Needs – Chronically Homeless ▪ Homelessness Needs – Veterans ▪ Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities operates the local Warming Shelter for homeless adults and their 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 to provide transportation for those who cannot take themselves to doctor appointments, grocery store or food pantries, drug stores, or other necessary places. Volunteers reach out to 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 ▪ Anti-Poverty Strategy ▪ Homeless Needs - Chronically Homeless ▪ Homeless Needs – Families with Children ▪ Homelessness Needs – Veterans ▪ Homelessness Needs – Unaccompanied Youth ▪ Homelessness Strategy ▪ Non-Homeless Special Needs ▪ Economic Development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Marathon County provides crucial information in their annual Life Report which discusses unmet needs of the community. They developed a Housing and Homeless Coalition to tackle homelessness in Marathon County. These are just a couple of areas staff work with the local United Way.
6 Agency/Group/Organization	MARATHON COUNTY HEALTH DEPARTMENT
Agency/Group/Organization Type	▪ Housing ▪ Other Government - County
What section of the Plan was addressed by Consultation?	▪ Housing Need Assessment ▪ Lead-Based Paint Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marathon County Health Department and Community Development partner through their Lead Prevention Team meetings. The team determines ways to identify lead hazards in homes and how to eliminate them so children can remain safe from the dangers of lead. 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 (NCHC) staffs three homes owned by Community Development. Staff assist physically and mentally handicapped persons so they can live semi-independently. NCHC provides 24/7 care to these individuals. There have been many comments received that NCHC needs more facilities like them 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 work 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 Youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Hospital of Wisconsin operates the Head-Start and In-Home Parenting Skills programs throughout Marathon County. The programs consist of in-house parenting and children's education from birth to age 4. The programs help ensure children are school-ready once they enter pre-kindergarten or kindergarten. Community Development has assisted with funding for these programs for Wausau clients.
10 Agency/Group/Organization	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 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 Hmong/Laotian citizens in Marathon County. Their client focused needs consist of education, English as a Second Language (ESL), workforce development, housing, and youth programs. Community Development worked with them to translate the Fair Housing pamphlets into Hmong. We have also collaborated with them on housing/ rehabilitation projects, code enforcement and fair housing issues.
11 Agency/Group/Organization	K.A.T.S. INC. (Keeping Area Teens Safe)
Agency/Group/Organization Type	▪ Housing/Homelessness ▪ Service – Children
What section of the Plan was addressed by Consultation?	▪ Housing Need Assessment ▪ Needs of Youth

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	K.A.T.S., Inc. is a non-profit homeless shelter for youth (under age 18) formed in 2020. Other homeless providers are not allowed to assist people under age 18 which means homeless youth had nowhere to go. K.A.T.S. provides temporary housing to homeless youth and provides case management services with a social worker to address the issues that caused their homelessness – mostly due to runaway situations – and get them back into permanent housing.
12 Agency/Group/Organization	WI INSTITUTE FOR PUBLIC POLICY – LENA PROGRAM
Agency/Group/Organization Type	▪ Education ▪ Service - Children
What section of the Plan was addressed by Consultation?	▪ Needs of Youth ▪ Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The LENA (Language Environment Analysis) Program operates through the Wisconsin Institute of Public Policy. LENA monitors the early stages of toddlers who are beginning to speak. They work with lower income families and educate parents on the importance of talking to their children to increase their children’s vocabulary. A child’s enhanced vocabulary will increase their ability to learn throughout their life.
13 Agency/Group/Organization	THE ACHIEVE CENTER
Agency/Group/Organization Type	▪ Education/Childcare ▪ Service – Children ▪ Persons with Disabilities
What section of the Plan was addressed by Consultation?	▪ Needs of Youth ▪ Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Achieve Center works with families with a child(ren) with disabilities who have difficulty affording or finding specialized childcare. The Achieve Center will provide families with disabled children an affordable, special needs childcare option. Outcomes will be the ability for families to be able to afford/access childcare for their disabled children. The program anticipates assisting 30-40 children each day.
14 Agency/Group/Organization	WAUSAU CONSERVATORY OF MUSIC
Agency/Group/Organization Type	▪ Education ▪ Service - Children
What section of the Plan was addressed by Consultation?	▪ Needs of Youth ▪ Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wausau Conservatory of Music operates the Musical Story Time for the children in the Head Start Program which allows children in low-income households the ability to access music opportunities. The program anticipates assisting 218 children.
15 Agency/Group/Organization	HOMME HEIGHTS, INC.
Agency/Group/Organization Type	▪ Accessibility ▪ Service - Elderly
What section of the Plan was addressed by Consultation?	▪ Needs of the Elderly ▪ Accessibility

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homme Heights, Inc. is a non-profit that provides specialized housing for the elderly. Resident may receive as much or little support as necessary, ranging from independent living to requiring supportive assistance. The outcome is to convert an old elevator into an ADA compliant elevator to better serve their clients.
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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 related to affordable housing, homelessness, education, 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, but it also insures there is less duplication of services. While there can never be enough funding to solve all the problems, working together can help identify and address the greater needs year by year.

AP-12 Participation – 91.105, 91.200(c)

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

This program year no formal Informational Sessions were held due to COVID-19. Instead, agencies and/or individuals were encouraged to call staff directly to discuss their programs and the 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. Local foundations were notified about our funding cycle and they, in turn, reached out to those on this distribution lists. This created many more organizations to inquire about funding. Staff spoke individually with several organizations and answered their questions and the steps involved for funding. Staff works closely with all organizations to get them ready for the application process and what it would mean for reporting requirements if they received funding.

Two public hearings were held to accept public comments on the proposed plan, public housing, and the needs of the community. Those public hearings were held on September 27th and October 6th. 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 September 10, 2021. Sixteen organizations attended and requested funding. As usual, the public service activities received more requests than were able to assist due to the 15% cap.

This draft 2022 Annual Action Plan was advertised in the Wausau Daily Herald on December 27, 2021. The Plan was made available for review/comment on the City's website with hardcopies were available in the lobby of City Hall and in the Community Development Department. The comment period was left open until January 30, 2022. No comments were received during that time.

Once the actual allocation amount was disclosed, which was \$611,836 – or a 4.4% difference. Even though we did not need to hold a public hearing, we did to hear if there were any public concerns regarding previous allocations – primarily the Covid funding. Only Kimm Weber, Executive Director of MCDEVCO came to discuss the Covid funding they received and possibility of utilizing all the funding. The adjustments were made to the plan and was then taken to the City Finance Committee and Common Council for their approval. It was unanimously approved with no comments.

Sort Order	Mode of Outreach	Target Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Mailings/ Emails with Dates of 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.	16 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 received were not accepted	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 discuss their program/issues	No comments received	N/A No comments received	N/A Phone calls and/or emails
3	Public Hearings	▪Minorities ▪Disabled Persons ▪Non-targeted/ broad community ▪Homeless and housing providers	Sixteen organizations attended one or both Public Hearings. All were requesting funds from the Community Development Block Grant Funds.	▪The need for additional resources for public service activities. ▪Funding for neighborhood activities	N/A No comments received were not accepted	https://www.ci.wausau.wi.us/Departments/CommunityDevelopment/CommunityDevelopmentBlockGrantOverview.aspx
4	Newspaper Ad	▪Minorities ▪Disabled Persons ▪Non-targeted/ broad community ▪Public/Assisted Housing Residents	Unsure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of the direct invite by staff.	No additional comments other than those received at the Public Hearings	N/A No comments received	N/A No URL for the printed paper
5	City of Wausau Website	Same as above	Unsure how many organizations attended the Informational Sessions or Public Hearings due to the post on the City's website. Most came because of a direct invite by staff.	No additional comments other than those received at the Public Hearings	N/A No comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The City of Wausau had received Neighborhood Revitalization Funds (NSP1) and continues to recycle those funds. We utilize these funds to purchase foreclosed, vacant properties of which we rehabilitate and sell or demolish, rebuild, and sell. 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 homes 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 Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	HUD	<ul style="list-style-type: none"> ▪Admin/Planning ▪Public Facilities ▪Housing ▪Public Services 	\$611,836 (anticipated amount)	\$150,000	\$806,291	\$1,596,291	775,000	Annual allocation of CDBG Program income is from revolving loan funds
CDBG – CV	HUD	Housing and Small business assistance for those affected by COVID-19	N/A	N/A	\$138,680	\$138,680	\$-0-	All remaining CDBG CV funds should be disbursed in 2022.

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, local lenders down payment assistance programs for income qualifying new homebuyers. The funding is also leveraged through the first mortgage and the homebuyer’s contribution into purchasing the home. Matching funds also come through the partnership with local employers through the Live It Up Downpayment Assistance Program.

CDBG does not require matching funds, but through the fund raising and local contributions CDBG tends to be easily matched ten times over the amount given towards projects. With both the Street Reconstruction and the Park upgrades, city/county funds are utilized to assist with the funding so the total projects can get completed.

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.

If appropriate, describe publicly 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 publicly owned land for redevelopment. Currently our inventory is at its lowest point with the following properties remaining:

- 906 S. 7th Avenue – vacant lot from where a house burned down. Lot has an accepted offer to purchase with Habitat for Humanity. The closing will happen the spring of 2022 of which the new home should be moved to the lot during the summer months of which the owner should take over ownership in early fall.
- 1019 W. Bridge Street – vacant lot from where a house burned down. The lot is being marketed for a single-family home to be built.
- 206 N. 6th Ave – vacant lot from which the City purchased a blighted, foreclosed property from Marathon County. The property had been vacant for several years of which the prior owner was a hoarder. The neighbors had complained of the smell emitting from the house for several years. Staff tried to work with a contract to build a single-family house but received no bids through a Request for Proposal process. Staff hopes to try again in 2022.
- 2101 Grand Avenue – blighted, burned previous motel was purchased late 2019. Building was demolished and was sold to an approved developer in early 2021. New development started with the first of two apartment buildings in the process of being built of which will be designated for income-qualified tenants.
- The City has purchased several properties using local foundation funds and TIF funds along the Bridge Street, Short Street, and 3rd Street – 1st Street corridor. The properties that were purchased were primarily rental properties that the landlords no longer wished to maintain. This area is part of a redevelopment plan in which the city is working with a developer to building Brownstones. Phase I was completed in 2019, Phase II was completed in 2021 with Phase III starting in 2022.
- 401 S. 1st Avenue – vacant commercial building on gateway into Wausau’s downtown. Revitalization of this property was for economic development opportunities. A second proposal fell through due to COVID-19. The parcel went out for another RFP in spring of 2021 with no responses. Another one went out in fall of 2021. This time we were successful with Gorman & Company proposing to build an apartment complex with WHEDA Tax Credits. If all goes through City Council and is awarded through WHEDA, the project should start the fall of 2022.
- Riverfront properties – City purchased and cleaned up the contaminated soils. Redevelopment to date include a wharf, a restaurant/family entertainment site, a new playground/park area, and a new housing complex that opened mid-2020. Two more developments have been approved with one starting spring of 2022 and the other will probably start later in 2023.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objective

Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CD Administration	2022	2025	Administration/ Planning	N/A	N/A	\$128,000	N/A
2	Blight Elimination	2022	2025	Acquisition/Blight Remediation	Citywide	Blight Reduction	\$50,000	2 -3 properties – can consists of acquisition/demolition, just demolition, environmental clean up
3	Bike Pedestrian Improvements	2022	2022	Public Facility	Census Tract 1 / Block Group 3 and CT 7 / BG 3	Safety	\$14,000	2 public facility upgrades – addressing the crossing needs in high traffic areas to make it safer for bicyclers and pedestrians
4	Homme Heights Elevator Upgrade	2022	2022	Public Facility	2901 N. 7 th St	Accessibility Needs for Elderly	\$83,000	1 public facility upgrade to address accessibility issues for the elderly in a housing unit
5	Street Reconstruction	2022	2022	Public Facility	Torney Ave	Street Reconstruction	\$200,000	1 public facility – reconstruction of a street, curb and gutter replacement and lead pipe and sewer line replacement in a low-income area
6	Playground Equipment Replacement	2022	2023	Public Facility	822 S. 5 th Ave	Accessibility / Safety	\$75,000	1 public facility – reconstruction of a neighborhood playground for safety and ADA accessibility
7	Public Service Activities	2022	2022	Public Service	Citywide	Elderly, Disabled, Childcare, Transitional Housing, Youth Education	\$90,000	Public service activities for Low/Moderate Income Housing Benefit: 513 Households Assisted

Goals Summary Information

Table 6 – Goals Summary

Goal Descriptions

Goal 1	CD Administration
Goal Description	To assist with administrative costs associated with program operations.
Goal 2	Blight Elimination
Goal Description	Program can consist of acquisition and demolition/cleanup of a blighted property to be redeveloped; just demolition/cleanup of a blighted property, and/or cleanup of a contaminated parcel
Goal 3	Bike Pedestrian Improvements
Goal Description	
Goal 4	Homme Heights Elevator Upgrade
Goal Description	Program to replace an old, unreliable elevator system with a new ADA approved elevator in an elderly housing unit operated by a non-profit.
Goal 5	Street Reconstruction
Goal Description	Funding to assist with the reconstruction of Torney Avenue – project to include the replacement of curb, gutter, lead water lines and sewer lines along with the reconstruction of the roadway.
Goal 6	Playground Equipment Replacement
Goal Description	Funding to assist in the removal and replacement of old, deteriorated playground equipment at Werle Neighborhood Tot Lot. Block Grant funding will assist with the purchase and installation of ADA compliant playground equipment and fall surfaces for the neighborhoods to enjoy.
Goal 7	Public Service Activities
Goal Description	The 2022 Block Grant program year allocated \$90,000 towards Public Service Activities. These activities include funding for Faith in Action’s Support for Seniors, Hand in Hand Housing program, The Achieve Center, and Wausau Conservatory of Music.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Wausau will utilize Block Grant allocations for the following projects for the 2022 year. All projects fall under the goals and objectives set forth in its 2020 – 2024 5-Year Consolidated Plan.

Projects

NUMBER	PROJECT NAME	FUNDED AMOUNT
1	CD Administration	\$128,000
2	Blight Elimination	\$50,000
3	Bike Pedestrian Improvements	\$14,000
4	Street Reconstruction	\$200,000
5	Homme Heights Elevator Upgrade	\$83,000
6	Playground Equipment Replacement - Lincoln Tot Lot	\$75,000
7	Achieve Center - Childcare	\$35,000
8	Faith in Action – Support for Seniors	\$20,000
9	North Central Community Action – Hand in Hand Housing	\$20,000
10	Wausau Conservatory of Music – Pathways to Music	\$15,000

Table 6 - Project Information

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

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

Blight Elimination – Funding will assist in the cleanup of blighted properties. Even though the housing market is currently fast moving, there are still several blighted and abandoned properties located in the City of Wausau. Funds can be directed to assist with the clean up of these parcels so they can be redeveloped and no longer a burden on the tax base. Obstacles can be public outcry assuming the City utilized “taxpayer funds” to purchase properties or the high cost of redevelopment after the demolition and/or cleanup.

Bike Pedestrian Improvements – Funding will go towards public safety for two difficult crossways in a lower income neighborhood. There tends to be a higher number of pedestrians/bicyclists in lower income neighborhoods than higher income neighborhoods, so addressing these areas will assist more people by keeping them safe on busy streets.

Homme Heights Elevator Upgrade – Funding will assist with the replacement of an older, maintenance ridden elevator in a non-profit housing development. The development is comprised of elderly residents, many with physical and mental disabilities. The new elevator will alleviate the downtime the old one requires due to frequent breakdowns. The obstacle is the need to follow Davis Bacon wage rates on the project which, in turn, may increase the project’s overall costs.

Street Reconstruction – Funding will assist with the reconstruction of the portion of Torney Street from Townline Road to McDonald Street. The obstacle is the need to follow Davis Bacon wage rates on the project, Section 3 guidelines and not receiving funding timely to start the project at the beginning of the construction season versus the end of it. The reporting for both programs is burdensome on both the business and the city.

Playground Equipment Replacement – Funding will assist with the replacement of old and unsafe playground equipment with new ADA compliant equipment and fall surfaces in an income-qualified neighborhood park. Funds will be used to purchase the new equipment and fall protection. The obstacle not receiving funding timely to start the project at the beginning of the construction season versus the end or potentially having to wait until the following year to have it installed.

Achieve Center – Treatment Focused Childcare – This program offers childcare/education/respite care for families with children with disabilities. There is no daycare available for most disabled children. If they can find one, it is typically too expensive to utilize.

Faith in Action – Support for Seniors – This program partners volunteers with elderly clients who need rides to medical appointments, grocery shopping, etc. It also addresses isolation seniors may feel due to being unable to come and go as they please causing them to feel trapped and alone. Obstacles are the constant need for more volunteers as our aging population increases.

North Central Community Action Program – 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 families who receive zero to low-cost rent if they work through the program to overcome hurdles contributing to their homelessness. Obstacles are the amount of time it takes to overcome these hurdles and getting families to agree to participate in the program.

Wausau Conservatory of Music – Pathways to Music – This program assists low-income families to offer the ability for music/instrument lessons for their children. Instrument costs are burdensome whether they are rented or purchased. This program will provide the instrument at a low/no cost to families so their children can benefit from learning an instrument.

AP-38 Project Summary

Project	PROJECT NAME	FAITH IN ACTION – Support for Seniors
	Target Area	Citywide
	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 is 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	06/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 235 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	NORTH CENTRAL COMMUNITY ACTION PROGRAM - 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	06/01/22
	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	ACHIEVE CENTER – Treatment Focused Childcare
	Target Area	Families whose children have neurodevelopmental disorders, chronic health issues and physical challenges
	Goals Supported	Public Service Activities
	Needs Addressed	▪Youth Education
	Funding	CDBG: \$35,000

Description	Funding will assist the new Treatment Focused Childcare Program through the Achieve Center. This program will provide high level of affordable licensed childcare for children 20 months through 4 years while providing the kinds of prescribed treatment required for each individual child. This type of childcare is not readily available in the Wausau area.
Target Date	6/01/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 children with neurodevelopment disorders, chronic health issues and physical challenges. Families will be low/moderate income households.
Location Description	520 N. 28 th Avenue, Wausau
Planned Activities	Childcare and education opportunities for children with disabilities who may require behavioral, physical, occupational, music, speech and language or feeding therapies. These therapies will happen in conjunction of childcare, so parents are able to join the workforce and have excellent childcare for their disabled child.

4	PROJECT NAME	WAUSAU CONSERVATORY OF MUSIC – Musical Story Time
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Target Area	Citywide
Goals Supported	Public Service Activities
Needs Addressed	•Youth Education
Funding	CDBG: \$15,000
Description	Funding will assist the Musical Story Time Program for children enrolled in the Marathon County Head Start Program and will provide access to music education.
Target Date	06/01/21
Estimate the number and type of families that will benefit from the proposed activities	Approximately 218 youths from families whose income is less than the federal poverty limits as set by HUD. These children are enrolled in Marathon County Head Start Program which provides additional educational opportunities for these low-income families.
Location Description	The center is located at 404 Seymour Street, Wausau
Planned Activities	Students enrolled in these programs will receive music education fit for their age groups. Students will receive age-appropriate music books and will be introduced to musical instruments to pique their interest in music. As they get older, grants are available for the rental costs of the equipment so students can continue their education if they wish.

5	PROJECT NAME	HOMME HEIGHTS – Elevator Upgrade
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Target Area	2901 N. 7 th Street
Goals Supported	Public Facility Activity
Needs Addressed	•Housing Concerns •Concerns for the Elderly •Handicapped accessibility concerns
Funding	CDBG: \$83,000
Description	Homme Heights is a non-profit that operates an elderly housing complex. This complex has elevators between 50 – 80 years old and need replacement to better serve their clients.
Target Date	06/01/22
Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 elderly individuals will be positively impacted with the upgrades.
Location Description	2901 N. 7 th Street

Planned Activities	Funding will assist with the replacement of current elevators. Once replaced the elevators will no longer breakdown or need constant repairs which makes down time difficult for their clients to be able to come and go as they wish.
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6	PROJECT NAME	PLAYGROUND EQUIPMENT REPLACEMENT
	Target Area	Lincoln Tot Lot
	Goals Supported	Public Facility
	Needs Addressed	▪Blight Concerns ▪ADA Accommodations ▪Needs of Youth
	Funding	CDBG: \$75,000
	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	9/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1500 - 2000 households are in this census track/block group areas.
	Location Description	Tot Lot is located at 822 S. 4 th Avenue
	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	Torney Avenue, 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 storm water improvements.
	Target Date	8/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	26 residential properties will directly benefit as well as over 100 surrounding residential properties.
	Location Description	Torney Avenue from Townline Road to McDonald Street. Census Tract 7, Block Group 2
	Planned Activities	This activity consists of reconstruction of the deteriorated street, curb and gutter, storm water improvements and replacement of lead pipe and sewer laterals.

8	PROJECT NAME	BICYCLE/PEDESTRIAN IMPROVEMENTS
	Target Area	▪Longfellow Neighborhood ▪East Towne Neighborhood
	Goals Supported	Public Facility
	Needs Addressed	▪Safety Concerns
	Funding	CDBG: \$14,000

Description	Installation of higher visible lights on a crosswalk within a high traffic area and installation of loop sensors on a high traffic crossway which will allow cyclists to trigger the traffic signal rather than waiting until a vehicle approaches to set off the signal change.
Target Date	6/01/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 2500 pedestrian and cyclists will benefit from these upgrades in lower income census tracks/block groups.
Location Description	Upgrade #1 is located on Grand Avenue – Census Tract #7, Block Group 3 Upgrade #2 is located on corner of Washington & 6 th Street – Census Tract #1 Block Group 3
Planned Activities	Activities include #1) installing a flashing beacon to replace existing lower visibility crosswalk on Grand Ave. at Henrietta St. The upgrade will serve the surrounding neighborhood and Riverview Towers, a housing complex owned by Community Development Authority which houses people who fall under HUD’s income guidelines and are either elderly or disabled. #2) Installing bike loop sensors at the intersection of Washington St. and 6 th St. so cyclists can trigger the signal change and not have to wait for a vehicle to trigger it.

9	PROJECT NAME	BLIGHT ELIMINATION
	Target Area	Citywide
	Goals Supported	Blight Elimination
	Needs Addressed	▪Neighborhood Concerns ▪Housing Concerns
	Funding	CDBG: \$50,000
	Description	Funding to assist with the cleanup of blighted buildings
	Target Date	6/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	2 – 3 buildings will be addressed which will result in the surrounding neighborhoods to be positively impacted.
	Location Description	Currently undetermined, Wausau
	Planned Activities	Funding to assist with either the acquisition and demolition of blighted buildings, just demolition of blighted buildings, and/or cleanup of contamination materials on blighted properties.

10	PROJECT NAME	CD ADMINISTRATION
	Target Area	N/A
	Goals Supported	N/A
	Need Addressed	N/A
	Funding	CDBG \$128,000 Tax Increment Financing \$35,000 HOME \$45,000
	Description	Staff costs associated with running programs which include but not limited to salaries, travel, supplies, etc.
	Target Date	1/1/2024
	Planned Activities	Funding will assist in salaries and benefits for employees, travel expenses, and daily office administration activities.

AP-50 Geographic Distribution – 91.220(f)

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

The geographic area for the entitlement is the City of Wausau’s corporate limit. There are no "targeted areas" associated with any of the programs that have been set up. We work with income qualifying Neighborhood Associations of which two public facilities (Bicycle/Pedestrian Improvement projects have been identified within two of these neighborhood associations – but they were not “targeted” for a project.

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	257
Special-Needs	15
Total	292

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	415
The Production of New Units	8
Rehab of Existing Units	19
Acquisition of Existing Units	15
Total	457

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

Discussion

The housing programs Community Development Department are as follows:

Downpayment Assistance – Low interest loan to assist income qualified homebuyers with the down payment and/or closing costs of purchasing a home. Loan amount is between \$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 Safe Homes Program – Funding to assist both rental on owner occupied units with children who qualify for Medicare Works for lead paint abatement in their homes. Lead based paint hazards are identified and abated so the property is lead safe for its occupants. Lead based paint education is provided to the occupants to ensure the safety of all possible children coming to the home. This program is funded through the State of Wisconsin Department of Health Services through its Lead Safe Homes program.

Neighborhood Revitalization Program (NSP) – One last property remains that was purchased, and the building demolished with NSP funds. 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 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. 2022 will mark the third 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 third year include additional landscaping, parking area resurfacing and overhead door replacements.

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

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

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

provide case management is huge so the client can understand the obstacles they face, to develop a plan, and work towards that plan so they can find and afford suitable, long-term housing. Due to COVID an additional shelter was needed so their clients can socially distance while staying in the shelter(s).

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Catholic Charities' Beyond Shelter program provides housing for the "hardest" to shelter men. Because of the makeup of the house, they are only able to house males. The program is mirrored to the Housing

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

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

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 can be reached and assisted, the better chance they have to succeed. Unfortunately, many individuals wait until the Sheriff Sale is imminent before they reach out for help. By then, it is too late to assist.

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

Open Door of Marathon County works with recently released individuals from the Marathon County jail system. Since inmates are released at 5:00 A.M., it is difficult for them to accomplish anything until businesses open. Many are released with the clothes they were arrested in and may not meet the attire needed for the season they are released. Open Door opens at 5:00 A.M. and provides them with breakfast

and weather-related clothing. They are offered the assistance of a case manager to work through their issues which may include housing, employment opportunities and even addiction issues. If clients have someone to help them overcome major issues, they have an increased chance of bettering their life and not reoffending.

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

Discussion

Marathon County's Homeless Coalition is a strong coalition that is working together to fight homelessness. This initiative involves all the housing providers working together instead of against one another. Marathon County has dedicated non-profit agencies that continue to work together to better their community rather than having to worry about "stepping on each other toes". All the homeless providers have been changing their programs to require their clients go through in-depth counseling and develop plans that will enhance their ability to find and maintain permanent housing. Each agency has had several success stories and hopes to continue to be successful with this change in 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 continue. New and more stringent code changes have been added and continue to drive up the cost of rehabilitation and new construction. The regulation on the lead-based paint law for renovations significantly add to the cost of rehabilitation work.

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

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

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

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

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

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

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

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction: Actions planned to address obstacles to meeting underserved needs

The past couple of 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 between \$800,000 - \$900,000 – now it is hovering around the mid/low \$600,000 mark. This decrease impacts the amount of funding non-profits can utilize to assist the very-low-income population. It forces a municipality to make tough decisions as to which programs can no longer be funded. With the increase of federal regulations and decrease of funding, it is difficult to operate important programs that assist low to moderate income households. We will continue to educate our state and federal representatives as to the importance of these state and federal programs and the impacts these funds have on low-income persons and the importance of streamlining procedures.

Actions planned to foster and maintain affordable housing

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

- Continue to offer the Down Payment Assistance Program for income qualifying households which will reduce their first mortgage, lower their monthly mortgage payments, and will make the home affordable. The current level of funding is between \$2,000 - \$6,000 per household. With the housing costs increasing, staff discussed the possibility of increasing funding levels to \$5,000 - \$10,000. Staff will take this recommendation to the Citizens Advisory Committee to seek their approval.
- Continue the Homeowner Rehabilitation Loan program which offers a low interest loan to income qualifying households for necessary repairs. This allows the homeowner to keep their home affordable and safe for them to live in. This past year the guidelines were changed slightly to allow any testing fees (lead, asbestos, mold) to be considered a grant for the homeowner. These testing costs can be high which decreases the amount of funding available for the actual rehab work. This change will provide that extra funding towards the true work that needs to be completed.
- 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, the NSP contract can be closed out and any remaining program income will be transferred to CDBG program income and treated as such.
- Continue to offer the Rental Rehabilitation Loan Program for landlords so they can make necessary improvements that will allow them to keep their units rentable. A low interest loan will offer low monthly payments and should not create a financial burden for the landlord which would result in them increasing rent for a low-income tenant.

- Work with our local Habitat for Humanity chapter to utilize a city-owned vacant lot to build a new, single-family home for their approved recipients. The home will be completed in 2022 with a new owner by late fall.
- Work with the State of Wisconsin Lead Safe Homes Program which provides grants to remove lead hazards in income-qualified homes. Lead abatement is expensive, and the grant allows families to stay in their homes and remove hazards that could make their children sick.

Actions planned to reduce lead-based paint hazards

- Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead-based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation Loan and the Rental Rehabilitation Loan Programs.
- Continue to educate new homebuyers of the hazards of lead-based paint in older homes. This education is provided during the Homebuyer Education classes and then during the inspection process of the new home they are planning to purchase.
- Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978. This is getting difficult as many contractors are not maintaining their lead licensing since only federal programs follow up on this requirement.
- Continue to work with the Marathon County Health Department to address Lead Hazard Reduction needs in the community.
- Utilize new pilot funding - Lead Safe Homes Program, funded through the State of Wisconsin, to abate lead hazards in housing in which income eligible families reside. If the program is successful, the city will continue to apply for additional funding.

Actions planned to reduce the number of poverty-level families

- Continue to collaborate with Get Smart Wausau Coalition to provide financial education.
- Continue homebuyer education classes to educate clients in making wise choices on when it is the right time to purchase a home and what it means to be a homeowner.
- Continue to work with agencies who assist very low-income households with case management, financial education, budgeting classes, goal setting, etc. so they can become self-sustaining.
- Apply for the Mayors for Guaranteed Income – a pilot program which provides a stipend to qualified households for 15–18 months to better their situation in hopes they can develop strategies to sustain it 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 other’s toes” or try to “outdo” other agencies. We have been told that our community agencies are like no other within the state.

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

Discussion:

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

Program Specific Requirements

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

Introduction:

For the past couple of years, the City of Wausau has maintained a larger-than-normal Homeowner Rehabilitation Revolving Loan Fund. This past year, \$150,000 was reprogrammed to be used to assist the acquisition of a building to assist the new Non-Profit – Community Partners Campus (see substantial amendment for PY 2020). This had brought down the Revolving Loan Fund to almost zero and was able to assist a great 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. However, that fund is rebuilding quickly as the housing market continues to be strong and people are selling their homes and paying off the loans.

The city does not anticipate any other program income to be returned this next year.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(i)(1)

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

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

Other CDBG Requirements

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