



# 2023 CAPER

*Consolidated Annual Performance & Evaluation Report*

City of Wausau, Wisconsin

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

2023 represents the fourth year of the City of Wausau's 2020-2024 5-Year Consolidated Plan. COVID continues to impact certain programs, from businesses still struggling to bounce back to pre-Covid numbers to supply chain issues causing a delay in receiving building materials. However, we continue to see positive movement in programs that were struggling over the past couple of years.

Our Downpayment Assistance Program saw another year of low usage due to the booming housing market and lack of housing options. Buyers did not have time to seek assistance, nor did they want the requirement of having an inspection contingency on their offer to purchase for fear their offer would be rejected by the seller. Sellers were able to pick and choose which offer they wanted and often accept an offer higher than the asking price with no contingencies. This also caused an unfair playing field for lower-income households because they could not afford to make higher offers for a home.

Our Housing Counseling program did see an upswing in the number of clients we could assist. Word is getting out that we are the only HUD Approved Housing Counseling Agency in central and northern Wisconsin. We continue to work hard to get this program well-known with our local lenders and realtors. We were excited to receive local ARPA funds to provide Education and Counseling for free along with a small grant for closing cost assistance for clients who complete the program prior to writing an offer to purchase a home in the City of Wausau; however, this service was underutilized as well as only 4 new homebuyers were able to receive this additional assistance. Since ARPA funds need to be committed by December 31, 2024, we only have a few more months to promote this program, after that the ARPA funds will need to be reallocated to a more useful project.

Our Housing Rehabilitation Loan Program saw another uptick in completed projects. We associate this to the additional assistance received from the State funded Lead Safe Homes Grant. The Lead Grant funds were able to address lead paint hazards while CDBG assisted with other safety issues related to electrical, plumbing and HVAC so homeowners received a bigger bang for their buck to assist with keeping their homes in good condition and safe for their families. Additionally, a couple more contractors became certified in lead abatement and are helping shrink our pipeline to complete projects in a timely manner. There were several emergency projects completed this year with the majority being sewer line replacement. These are also good because they can tap into the Lead Pipe Water Line replacement programs which help additional lead pipes to be replaced in our community.

Several public facility projects were finalized this year. The first was the sidewalk curb cut reconstruction project to install ADA compliant curb cuts in lower income neighborhoods. With the cost of construction being much higher than anticipated, we needed to reprogram underutilized programs to assist with this cost. In addition, the number of curb cuts had to be reduced by a couple of intersections. The other was installing pedestrian/bike sensors in a high-use area so the crosswalk lights will change when there is someone other than a vehicle stopped. Another was the installation of overhead pedestrian light signals so when people try to cross a busy intersection to get to the bus stop, vehicles are better apt to see them and stop allowing for safer crossing.

Unfortunately, the new Community Outreach Playground did not move forward as hoped. This was due to the cost of a proposed COP house that would have been built across the street of which the police department would utilize for a neighborhood outreach house. The cost was so high that it could not be justified in spending that much on a house in a lower income neighborhood. Those funds were then reprogrammed to assist with additional acquisitions of parcels to assist with housing projects.

The City of Wausau, like the rest of the communities across the nation, has a lack of housing – both market rate and affordable. Therefore, we increased the amount of CDBG funding allocated towards the acquisition of parcels to assist with affordable housing projects. The first parcel was the last standing house in an area the City has been

hoping to redevelop. This parcel was a rental for many years and has had its wear and tear on the building. This building will also be used by our young fire department for a training burn. Afterwards, the parcel will be added to the other lots with a Request for Proposals to be advertised for the development of housing or an economic development project – either one will have a component to assist income-qualified households. CDBG assisted with the acquisition of another parcel that will allow a new Low Income Housing Tax Credit project to create additional housing units than they could without this parcel. With these funds going quickly and the Outreach Neighborhood Park not going forward, it made sense to reprogram those funds to acquisition activities.

The public service activities that were funded this past year all met the goals of the City's 5-year Consolidated Plan. Faith in Action aids our elderly population with transportation, Hmong American Center provides training for their clients in business startups, Wausau Conservatory of Music provides the ability for lower income household's children to receive free or reduced costs of learning an instrument and enhancing their talents, and The Wausau Free Clinic provides free medical care and prescriptions to those who cannot afford medical insurance. All these organizations help enhance our community and provide access to households that may not have had access to these types of services in the past.

The Community Partners Campus, which houses several non-profits under one roof including a food pantry, a housing assistance program, a free medical clinic, a mental health program, an overnight warming center for homeless persons, and more, was a huge success over the past year. Clients no longer need to travel between agencies to obtain the help they need due to the development of this one-stop shopping experience! With the assistance of ARPA funds, Catholic Charities Overnight Warming Center was able to open year-round. A day center was temporarily opened with another agency; however, it was found they did not have the capacity to manage it. Catholic Charities will take that project over. This project is so successful that it was nominated for an Audrey Nelson award through the National Community Development Association – and it won!

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected: Strategic Plan	Actual: Strategic Plan	Percent Complete	PY Expected	PY Actual	Percent Complete
Administration	Administration	CDBG: \$107,164	N/A	N/A	5	4	80.00%	1	1	100.00%
Blight Remediation	Affordable Housing Econ Dev	CDBG: \$22,733	Buildings Demolished	Buildings	2	5	400.00%	2	1	50.00%
Blight Remediation	Affordable Housing Econ Dev	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	2	0	0.00%	0	0	0.00%
Brownfield Remediation	Econ Dev	CDBG: \$ 0	Acres Remediated	Acre	1	0	0.00%	0	0	0.00%
Down Payment Assistance	Affordable Housing	HOME/HCRI PI: \$60,000	Direct Financial Assistance to Homebuyers	Households Assisted	75	20	26.67%	15	7	46.67%
Housing Counseling	Affordable Housing		Other	Other	75	45	28.00%	15	24	160%
Housing Rehabilitation	Affordable Housing	CDBG: \$173,748	Homeowner Housing Rehabilitated	Household Housing Unit	25	52	208.00%	8	13	162.50%
Job Creation	Econ Dev	CDBG: \$	Jobs Created/Retained	Jobs	15	251	1,673.33%	0	0	0%
Job Creation	Econ Dev	CDBG: \$	Businesses Assisted	Businesses	8	65	812.50%	0	0	0%
Lead Paint Abatement	Affordable Housing Lead Based Paint	Abate Prgm: \$43,600	Rental Units Rehabilitated	Household Housing Unit	3	5	166.67%	2	1	50%
Lead Paint Abatement	Affordable Housing Lead Based Paint	Abate Prgm: \$74,435	Homeowner Housing Rehabilitated	Household Housing Unit	3	5	166.67%	2	1	50%
Neighborhood Revitalization	Non-Housing Comm Dev	CDBG: \$	Infrastructure/Public Facility Activities other than LMI Housing Benefit	Persons Assisted	100	24840	24,840.00%	0	0	0%
Neighborhood Revitalization	Non-Housing Comm Dev	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	2	100.00%	0	0	0%
Other Public Facilities	Homeless Non-Housing Comm Dev Non-Profit Public Facility	CDBG: \$107,903	Infrastructure/Public Facility Activities other than LMI Housing Benefit	Persons Assisted	250	5761	2,304.40%	5000	5475	110%
Other Public Facilities	Homeless Non-Housing Comm Dev Non-Profit Public Facility	CDBG: \$	Infrastructure/Public Facility Activities For LMI Housing Benefit	Households Assisted	120	655	545.83%	0	0	0.00%
Playground/Park Reconstruction	Public Facilities	CDBG: \$	Infrastructure/Public Facility Activities other than LMI Housing Benefit	Persons Assisted	3000	7660	255.33%	120	0	0.00%

Public Service Activities	Public Services	CDBG: \$	Infrastructure/Public Facility Activities other than LMI Housing Benefit	Persons Assisted	2500	57	2.28%	0	0	0.00%
Public Service Activities	Public Services	CDBG: \$92,500	Public Service Activities other than LMI Housing Benefit	Persons Assisted	500	2023	404.60%	483	740	153.21%
Public Service Activities	Public Services	CDBG: \$	Public Service Activities for LMI Housing Benefit	Households Assisted	54	114	211.11%	0	0	0.00%
Public Service Activities	Public Services	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	30	106	353.33%	0	0	0.00%
Public Service Activities	Public Services	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds Added	Beds	0	0	0	0	0	0.00%
Rental Rehabilitation	Affordable Housing	HOME PI: \$	Rental Units Rehabilitated	Household Housing Unit	17	2	11.76%	1	0	0.00
Special Needs Rent Assistance	Affordable Housing	Rcyld NSP Funds: \$	Tenant-Based Rent Assistance/ Rapid Rehousing	Households Assisted	40	33	82.50%	15	15	100%
Street/Sidewalk Reconstruction	Public Facility	CDBG: \$99,283	Infrastructure/Public Facility Activities other than LMI Housing Benefit	Persons Assisted	500	950	190.00%	1000	3500	350%
Homeless Shelter Support	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	2000	97	4.85%	0	0	0
Homeless Shelter Support	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds Added	Beds	3	0	0.00%	0	0	0
Homeless Shelter Support	Homeless	CDBG: \$1895	Homelessness Prevention	Persons Assisted	25	27	20.00%	0	2	200%
Homeless Shelter Support	Homeless	CDBG: \$	Housing for Homeless Added	Household Housing Unit	12	0	0.00%	0	0	0
Special Needs Supportive Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Infrastructure/ Public Facility Activities for LMI Housing Benefit	Households Assisted	75	46	61.33%	0	0	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The Housing Rehabilitation program assists lower income households with a low interest loan to affordably complete necessary home repairs. Many homeowners are unable to afford or qualify for a traditional bank loan to assist them so this program helps with funding they may be unable to obtain elsewhere. The ability to tap into the State's Lead Safe Homes Program has helped the Housing Rehabilitation program stretch its dollars by providing a grant to income-qualifying families with young children to assist with the removal of lead paint hazards which then allows the Housing Rehabilitation dollars to be used on other necessary repairs/upgrades to an ensuring lower income families have a safe home in good condition.

Economic Development (job creation) is also a high priority for the City of Wausau. CDBG-CV funds aided many businesses, helping them stay in business during the pandemic. Many businesses found ways to pivot in order to reach their customer base in other ways. We assisted more businesses than anticipated during the 2020 and 2021 program years and successfully met the 80% timeliness factor deadline for expending those funds. The goal for the remainder of the funds is to target in-home daycare providers and assist with their struggles during the pandemic. Several independent in-home daycares were able to receive assistance; however, not as many as was originally anticipated. Therefore, the remaining of the CDBG-CV funds is having difficulties getting expended. Staff is re-evaluating how the funds can assist in another way.

Assisting the homeless population is a top priority as the homeless population increases in our area. CDBG funds assisted Catholic Charities with their Beyond Shelter, Warming Center, and Project Step-Up programs and assisted the Salvation Army with their homeless programs. In addition, funds aided North Central Community Action with their Hand in Hand Housing program which provides rent and mortgage assistance for homeless or near-homeless individuals and/or families. All area homeless providers offer case management to develop individual plans to help clients overcome obstacles that resulted in the becoming homelessness or to keep them from becoming homeless. Case management is time consuming and expensive, so all funding sources are very important. Staff work closely with each agency to help identify ongoing needs.

Lastly, \$100,000 was reprogrammed from the originally proposed Outreach Playground that didn't move forward. An additional \$90,000 was reprogrammed from older administration funds to assist with the acquisition program. The need for additional housing units – both owner occupied and rental, continues to be a high priority. Acquisition aids in the purchase of land and/or buildings that can assist with the development or redevelopment of parcels for needs to assist income qualified households. In 2023, funds were utilized to purchase 1514 N 2<sup>nd</sup> Street. This is the remaining building in a city block that has been identified for redevelopment. 414 S 1<sup>st</sup> Avenue was another parcel that CDBG assisted in the purchase. This parcel will provide additional space for a developer and a Low-Income Housing Tax Credit project.

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

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

RACE	TOTAL
White	570
Black or African American	18
Asian	117
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	2
<b>TOTAL</b>	<b>714</b>

ETHNICITY	TOTAL
Hispanic	290
Not Hispanic	424
<b>TOTAL</b>	<b>714</b>

### Narrative

The above chart paints a good picture of the minority mix in Wausau. Wausau is primarily white; however, census data shows that we have approximately 13% Asian and 2% black/brown. The 117 figure calculates to 19% assistance toward Asian households and 3% black/brown households. The Hispanic population is growing throughout Marathon County with is reflected in the above numbers as well. This is exciting to see that these programs are getting to all backgrounds.

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

Identify the resources made available:

Source of Funds	Source	Resources Available	Expended During PY
CDBG	Public, Federal	1,374,071	723,684

Identify the geographic distribution and location of investments.

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
East Towne Neighborhood	6%	0%	
Longfellow Neighborhood Association	6%	0%	
Werle Park	0%	0%	
Westies Neighborhood Association	0%	1%	Homeowner Rehabilitation loan in this area.

### Narrative

The Community Development Department offers low interest, deferred loans to clients whenever possible. This is true with all our rehabilitation and downpayment assistance programs. Revolving Loan Funds with HOME funds make the Downpayment Assistance and the Rental Rehabilitation Loans possible. Both programs are operating with program income generated through loan repayments. Neither program would continue to exist if it were not for program income. In 2023, we were able to assist nine households with downpayment assistance. This is with the combination of HOME, HCRI and Live It Up Wausau program income.

The Lead Safe Homes program offered through the State of Wisconsin Department of Health Services, provides funds to abate lead hazards in homes with income qualified residents with children. The program can piggyback on our other rehabilitation loans to have other non-lead work completed while also permanently removing lead hazards from homes. This not only helps the generation who currently occupies the home, but all generations to come. Hopefully, the assistance provided to households will reduce the number of lead poisoned children in Wausau. In 2023, two lead abatement projects for homeowners were finalized and 3 rental units become lead paint hazard free.

Since the revolving loan funds are now counted towards a municipality's timeliness factor, it is necessary to keep those monies flowing. The past several years, our loan repayments have been between \$100,000 and \$200,000 with several well over the \$200,000 mark. This year was again higher at just over \$202,000.

## Leveraging

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

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

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

The City of Wausau purchases properties for different reasons including blight elimination, redevelopment, or economic development. Private organizations have donated properties to the City of Wausau due to the economic burden it was causing the organization/individual. The NSP program income was utilized to purchase foreclosed, vacant properties with the goal of rehabilitation/demolition, rehabilitation/rebuilding and then selling to income qualified households. We were able to turn over 14 properties of which 13 were sold to income qualified households and the last one was developed into a 6-unit apartment complex that assists lower income individuals with special needs.

The following list are the properties currently owned by the City of Wausau:

**1019 W. Bridge Street** is now a vacant lot after a home was destroyed by fire. The lot is being marketed to have a single-family home built. The location is less desirable so redevelopment might take some time to find the right fit. We received ARPA funds which we hope to use to build a single-family home on the lot and then sell to an income qualified household.

**Bridge Street, Dekalb Street, 1<sup>st</sup>, 2<sup>nd</sup>, and 3rd Street corridor** are several properties the City purchased using local foundation funds and TIF funds with the goal of combining these parcels to be all part of a new Request for Proposal for redevelopment. The final property – 1514 N 2<sup>nd</sup> Street was purchased this year utilizing CDBG funds. This will make the request need an element for beneficiaries to be under HUD's income guidelines – either in house or job creation.

**Riverfront Properties** The City invested funds to purchase 16 acres of land along the riverfront, then remediated contaminated soil and offered parcels for redevelopment. Wausau has since completed an extensive river's edge trail system, an incredible and unique playground, beautifully landscaped public areas, a family friendly restaurant with an arcade, laser tag and extensive patio overlooking the river, an ice cream shop, a bike share program, and a large apartment complex. The lots continue to be desirable, and some parcels have had redevelopment projects approved but have fallen through because the developer couldn't obtain the necessary financing to move forward. This past year proved the same as a local developer was approved to build a large-scale apartment complex with retail space on the first floor. However, after many months of getting the project to move forward, the developer realized they couldn't get the necessary financing and walked away from the project. With the current interest rates and material prices, new RFPs for that area are on hold until we believe we can get a viable response.

**206 N. 6<sup>th</sup> Avenue** was a blighted and foreclosed property purchased and demolished with Neighborhood Stabilization Funds. Habitat for Humanity has an accepted offer to purchase for this lot and plans to move a new home to the site in early summer of 2023. The approved family moved into the home in fall of 2023. We continue to work with Habitat to identify lots for such developments.

**401 S. 1st Avenue** is a vacant commercial building on a gateway into Wausau's downtown. Revitalization of this property is for economic development opportunities. A third proposal was accepted in late 2021 for a Low-Income

Tax Credit (LIHTC) project. The existing building will be demolished, and the developer will build a new apartment complex utilizing the tax credit program. The project was not chosen by WHEDA in 2021 but the developer has applied again for the 2022 round and were notified in the spring of 2023 that they were successful. The developer is currently working on funding mechanisms to get the project moving forward.

**700 Grand Avenue** is a combination of several lots the City purchased in anticipation of the Department of Transportation (DOT) expanding the street and intersection, but the project is no longer a project the DOT is considering. The City released a Request For Proposals and one of the four proposals received was approved by the City Council. The development is a LIHTC project and will consist of 50 units. The developer submitted their project to WHEDA in 2022 and found out they were not selected. They resubmitted the end of 2023 and are awaiting to hear a decision.

**Thomas Street Corridor** consists of several vacant lots resulting from a two-phased street reconfiguration project the city spearheaded several years ago. Several parcels were sold to a developer in Phase I who built four duplexes. A small insurance agency also built a new office building on one of the lots. Phase II has been more challenging to develop because of difficulties receiving the neighborhoods blessing on any proposed developments. After several neighborhood meetings, staff have an idea of how to proceed. ARPA funds will be utilized to assist with building single-family homes. However, the project is on hold waiting for the decision by the DNR as to a testing grant that was applied for. Until we know if there are any contaminations that need to be cleaned up, we can't move forward.

**722 & 727 Jefferson Street** are vacant lots purchased by the City many years ago. 727 was utilized by a local non-profit for community gardens. The gardens were successful for many years, however, could no longer be maintained during the pandemic. They parted ways with the City in 2022. 722 remained vacant for the duration of the community garden's existence as the neighborhood and community gardeners used the space for a gathering spot. Both lots will now be part of the in-fill housing development utilizing ARPA funds.

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

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

<b>HOUSEHOLD TYPE – AFFORDABLE HOUSING UNITS</b>	<b>1-YR GOAL</b>	<b>ACTUAL</b>
Number of Homeless Households to be Provided Affordable Housing Units	0	3
Number of Non-Homeless Households to be Provided Affordable Housing Units	61	579
Number of Special-Needs Households to be Provided Affordable Housing Units	17	17
<b><u>TOTAL</u></b>	<b><u>78</u></b>	<b><u>599</u></b>

<b>HOUSEHOLD TYPE – RENTAL ASSISTANCE</b>	<b>1-YR GOAL</b>	<b>ACTUAL</b>
Number Of Households Supported Through Rental Assistance	415	579
Number Of Households Supported Through The Production Of New Units	57	0
Number Of Households Supported Through Rehab Of Existing Units	7	10
Number Of Households Supported Through Acquisition Of Existing Units	2	9
<b><u>TOTAL</u></b>	<b><u>481</u></b>	<b><u>588</u></b>

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

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

The anticipated higher number of The Production of New Units was due to a Low-Income Housing Tax Credit project that was awarded through WHEDA; however, the project has not moved forward as fast as originally planned due to the higher costs to build the apartment complex. This project continues to move forward, just didn’t see the completion by the end of the year. Now we are hoping to see it occupied by the end of 2025!

The Wausau Community Development Authority (WCDA) has deemed homelessness as a high priority and recently approved a homelessness preference for their Housing Choice Voucher program. When the waiting list opened in 2022, the WCDA received 486 applications. 137 of those applicants reported they were homeless but only 20 of them met the HUD definition and were listed on VI-SPDAT. Three of those applicants found housing and signed a lease while 16 were unable to be reached, didn’t show for their appointment or their voucher expired. The remaining applicant was denied due to being on the sex offender list. After the initial application, another eight people became homeless, so their names were moved to the top of the list. Of those eight, only three were approved and found a suitable unit. Staff found when this population comes to the top of the waiting list, they are all in need of a one-bedroom unit which are very scarce in the Wausau area, so they all compete for the same apartments creating an impediment for those trying to find proper housing. WCDA plans to open the waiting list again in the spring of 2024.

The Homeowner Rehabilitation Loan program bounced back this year. We were able to partner with a few new contractors getting into the business. This helped not only in getting additional bids, but able to get projects completed in a timelier manner. We still solicit the contractors that have worked with us throughout the years as

we deem their dedication to the program as admirable. This way we can spread projects around and not burden just one or two contractors to get them all done. As every year, we are getting loans paid back. This year we saw another \$200,000+ in repayments. The need to reprogram wasn't as necessary as in the past but just under \$15,000 was reprogrammed to assist with the higher-than-anticipated sidewalk curb cut project's costs. The flexibility to reprogram these funds is vital when proposed projects find they need additional funds than previously anticipated.

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

Blight elimination is also a significant priority with one project completed and two more started by the end of the year. With the need for more housing units, we anticipate the need to acquire and demolish blighted buildings to make room for new developments.

CDBG is the main funding source for the Homeowner Rehabilitation Loan Program. The program assists income qualifying homeowners to make necessary repairs/code violations in an affordable way. The cost of home repairs has almost doubled this past year, making repairs even less affordable. The Homeowner Rehabilitation Loan Program provides homeowners with an affordable loan repayment option. This year we were able to complete several projects which brought us in line as we were during our good years.

Assisting the homeless population continues to be a very high priority. Staff continues to evaluate programs that CDBG funds can assist and can meet the federal regulations.

The need for additional housing units is a high priority. With the ability to use CDBG funds to purchase modular housing is huge in assisting other funding mechanisms to get new housing developed quickly. With the assistance of ARPA funds, staff are determined to develop as many new housing units on city-owned land as quickly as possible. With the sale of these houses, additional units can continue. Staff still hope to work with Marathon County to identify parcels that have not paid their taxes for too many years and have the County take over the parcels. It is hopeful that the City can then purchase those parcels and utilize CDBG funding and other funds to redevelop these parcels – whether it is through rehabilitation or demolition and rebuild.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	465	0
Low-Income	193	1
Moderate Income	89	6
<b>TOTAL</b>	<b>747</b>	<b>7</b>

**Narrative Information**

The above chart reflects the number of clients and their corresponding income category. It is interesting to see the percentage of extremely low-income households representing over 62% of were assisted with CDBG funds. Several of the clients work with our homelessness or near homeless agencies illustrating how important and impactful CDBG assistance is to the population served.

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

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

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

All the community homeless programs that received CDBG funds including North Central Community Action's Hand In Hand program, Salvation Army's Transitional Housing and Street Outreach programs, Catholic Charities' Warming Center, Project Step-Up and Beyond Shelter programs, build a rapport with their clients in an attempt to earn their trust so the client feels comfortable discussing their situation. All programs involve intense case management to work one-on-one with individual/families to uncover their obstacles and develop a plan to make the individual/families successful in finding permanent housing. When addiction is involved, overcoming those obstacles are even more daunting. Beyond Shelter provides housing so their clients can work on the extreme hurdles they face without worrying about having a roof over their head (built on the housing first model). The community recently lost K.A.T.S. (Keeping Area Teens Safe) due to funding. This program offered housing to the unhoused teens – which assisted a side of homelessness that the other agencies couldn't touch. Unfortunately, this opportunity is no longer an option. Bridge Street Mission is another organization that assists the homeless population; however, CDBG funding cannot assist due to the religious component of the program. This program has had very good outcomes and this past year purchased a building that will help with transitional housing for these individuals.

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

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

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

Salvation Army's current emergency shelter is only equipped to house one homeless family which is difficult because the need is growing in the area. In some cases, families may qualify for a hotel voucher, but this is only a very short-term solution. The Salvation Army recently purchased a vacant commercial building next to their complex with the hope to redevelop the area so it can accommodate additional families.

Catholic Charities operates the Warming Center which provides shelter to the unhoused during the evening hours of the winter months. With the assistance of ARPA funds, the shelter is now open 365 days a year. Clients are provided two meals, a warm shower, the opportunity to wash their clothes, and a warm, dry place to sleep. The shelter is at capacity daily and there is always a high demand for volunteers. Clients who are willing, can access case management to help them work through obstacles that lead to their homelessness. Catholic Charities also operates the Beyond Shelter program which is based on the Housing First model. Homeless providers identify potential residents of the program who are considered individuals who are the most difficult to house or the most chronically homeless. If accepted, the client is given their own room in a house and provided case management to address their needs. There is no timeframe for when they must find their own long-term housing. The program has had several successes which allows opening a room up for another homeless person wanting assistance.

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

Accessible transportation is a vital need for Wausau and the surrounding communities. Some families only have one vehicle or do not have their own transportation and need to use public transportation. Public transportation in Wausau only operates Monday through Friday during daytime hours. The bus system also does not have a route to Wausau's Business Campus where several industrial businesses are located, nor does it operate in neighboring communities. This creates a barrier because people reliant on public transportation are limited to job searching and availability to work to the hours the bus operates, meaning they are unable to work nights, weekends, holidays or in neighboring communities. The Housing and Homeless Coalition did a study to see where available jobs were located and how many were available by public transportation. Of the 386 job openings, only 94 were available by bus and during the timeframe the bus operates. That is only 24%! This substantiates the documentation if a household has an automobile breakdown, they may not be able to get to their job, and/or may not be able to keep their job, which could result in not being able to afford rent and becoming homeless.

**Wheels to Work** addresses the transportation issue and assists with a zero percent loan to purchase an automobile or repair their existing vehicle so they can get to and from work. Wheels to Work also provides taxi vouchers for program participants to get to work while they complete the educational components, until they receive a vehicle or are able to get theirs repaired. This ensures they do not lose their employment while completing the program.

**Open Door of Marathon County** is a non-profit that works specifically with persons who have just been released from the Marathon County jail. Persons can come for clothing, transportation assistance, a warm meal and/or other assistance as needed. Many have lost their housing due to being incarcerated and need assistance in finding and securing a job so they can afford rent. Case management is provided to those who want it, so they do not reoffend and end up back in jail.

**Public Housing Units and Housing Choice Voucher Programs** are extremely important and must continue to receive federal funding to assist very low and extremely low-income households. Affordable housing units are in great demand. Connecting these clients to housing can be very difficult and waiting lists are typically quite long. The Housing Choice Voucher program list is currently closed however, the WCDA created a homeless preference with their Housing Choice Voucher program. Those who meet the HUD definition of homeless and income limits, will be placed at the top of the waiting list. Due to the increase in market rent in the city, staff realized they cannot help as many clients as in the past because of increased funding going to each client. The WCDA signed onto HUD's new Fostering Youth to Independence Program (FYI) in 2020. This program works with young adults coming out of foster care or any child welfare system and offers housing vouchers, so they don't become homeless. The WCDA is working with several organizations for client referrals. To date, they only report a couple success stories but are hopeful there will be more in the future as the program continues. The pandemic caused many households to face possible homelessness. The assistance of CDBG-CV funding, plus other federal and state programs, allowed housing agencies to provide housing assistance in the form of rent, mortgage, and utility payments which helped a number of households stay in their homes and avoid homelessness.

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

Working with clients through in-depth case management is a key to their success. The sooner goals are developed and worked on together, the sooner the client can become successful; however, the client must buy into the program 100% in order to achieve success. All facilities that work with the homeless population and provide in-

depth case management have seen an increase in success stories and a decrease in the number of clients who come back a second or third time. We, as a community, are working together to continue those successes.

Catholic Charities' Beyond Shelter was modeled after the Housing First program. Potential clients are chosen through the homeless database (VI-SPDAT). The system identifies who should be recommended for the housing program based on who has been homeless the longest and who has the most difficult hurdles to overcome. Clients work on their individual goals, so they can find employment and overcome hurdles that lead them to being homeless. Beyond Shelter has two houses with the hopes of a third (for women) coming soon.

FINAL

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

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

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

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

Rental Assistance Demonstration (RAD) is a HUD demonstration program that transitions public housing operating and capital fund subsidy units to a Section 8 HAP contract, providing a more stable funding platform. In 2017, the WCDA converted 149 LIHTC, mixed-finance units at Riverview Towers, LLC to Project Based Voucher (PBV) assistance through HUD's RAD. This past year, WCDA converted Riverview Terrace from elderly housing with supportive services to independent living. This is due to the waiting list for supportive services to become unnecessary and the waiting list for public housing growing.

The WCDA uses Capital Funding awards to assist with carrying out capital and management activities at their public housing scattered site developments ensuring that such developments continue to be available to serve low-income families. Those improvements for this past year included reroofing their six-unit apartment complex and upgrading all the public housing units with smoke detectors in every bedroom (total of 140 detectors) – to comply with the new NSPIRE rule.

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

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

The WCDA continues to promote the Community Development Department's (CDD) Downpayment Assistance Program to their public housing participants.

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

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

N/A – The WCDA is not a troubled PHA.

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

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

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

Staff remain proponents of Low-Income Housing Tax Credit projects, educating the community on the need for affordable housing as well as fight the stigma that low-income clients are not good neighbors. The Housing and Homeless Coalition advocates for decent, safe, and sanitary affordable housing for all. The City also recently created an Affordable Housing Task Force with members from community organizations who work with low-income clientele and City staff. The Task Force met many times to discuss options to create and encourage more affordable housing in Wausau. Various ideas were identified and recommended to City Council for approval of the use of ARPA funds to assist in bringing these ideas to fruition. Two ideas presented were approved including one that entails partnering with North Central Community Action to build a six-plex to provide low-income families/individuals with affordable long-term housing. Unfortunately, this project was denied through the re-zoning process due to the neighborhood coming out against the project. Plan Commission approved the re-zone application because it met the requirements; however, City Council denied the application. Staff was extremely disappointed and went back to the drawing board to find another site. However, this will increase the cost because of the need to purchase a lot big enough for such development. The other project is the development of new single-family homes on vacant city owned lots throughout the city. ARPA funds in combination with the City's HOME Program Income will be used for these developments and provide the financing gap needed to make the units affordable. This project didn't move forward as fast as staff wished due to waiting for a decision on a DNR grant for testing for possible contamination on the Thomas Street parcels. The grant was submitted in July with the anticipated turn around time of 90-day. As of the end of the year, we have still not heard back on this grant.

The availability of affordable single-family homes and rental units were identified as barriers in our most recent Impediments to Fair Housing. The City recently streamlined the process of filing a fair housing complaint by the City and how quickly a response is provided. We don't receive many complaints, but the process is now simplified and less committee involvement.

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

Community Development staff collaborates with local non-profit agencies to identify community needs. The City offers housing programs to low-income families to help with education, affordability, and ensure safe housing. Programs offered are as follows:

- **Housing Counseling and Homebuyer Education** – as a HUD certified Housing Counseling agency, staff assists with clients who are thinking about buying a home. Budgets and credit are reviewed to see if the timing to purchase a home is right. Then, if they are ready, all aspects of purchasing a home are discussed so the buyer understands the necessary steps – everything from choosing a real estate agent, choosing a lender, and understanding all the loan products available, to homeowner insurance, home inspections, title insurance, closing, and what it means to be a homeowner afterwards. Statistics show that homeowner who have gone through this type of education make better decisions and are apt to not end up in foreclosure.
- **The Downpayment Assistance Program** provides home buyers a low-interest, low monthly payment loan with the potential for partial forgiveness. The loan will reduce a homebuyer's first mortgage, lowering or

eliminating the cost of PMI thereby lowering their monthly payment making the home affordable.

- The **Homeowner Rehabilitation Loan Program** provides homeowners with a low-interest, low monthly payment loan for necessary home repairs. It allows a homeowner to keep their home in safe and good condition while remaining affordable.
- The **Rental Rehabilitation Loan Program** provides landlords a low-interest, reasonable monthly payment loan to make necessary improvements to rental units allowing them to maintain marketable units. Providing a low monthly payment creates less of a burden for the landlord and hopefully prevents the need to increase rent which could make unit(s) unaffordable for some tenants.
- **Fair Housing Education** - The City prints and distributes Fair Housing and Landlord Tenant informational brochures (in English, Hmong, and Spanish) developed by the Community Development Department, with the use of CDBG funds. Brochures are available at City Hall, Community Development Authority, Public Library, all non-profit agencies providing housing assistance as well as distributed in Homebuyer Education and the annual Financial Wellness Conference.

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

- Continue to perform lead risk assessments on properties built prior to 1978 to identify and correct lead-based paint hazards as a part of the necessary renovations during both the Homeowner Rehabilitation and the Rental Rehabilitation Loan Programs. Our Housing Rehabilitation guidelines were amended this past year to allow the risk assessments and clearance testing to be a grant for the homeowner. This will alleviate over \$800 in testing expenses that, in the past, was added onto the mortgage.
- Continue to hire lead safe renovators, as a minimum, to complete all renovation projects on residential properties built prior to 1978 unless a paint inspection documents that there is no lead-based paint in the areas we will work on or no lead paint hazards in the house.
- Continue to work with the Marathon County Health Department and address Lead Hazard Reduction needs in the community.
- Continue to educate new home buyers on the effects of Lead Based Paint and how to properly maintain a home to reduce potential lead-based paint hazards.
- Continue the Lead Safe Homes grant through the State of Wisconsin to assist with Lead Abatement projects. With the assistance from the State, we have identified several contractors **that are willing** to bid these projects. However, the process is a little slow but the grant did pay for cleaning supplies to assist the occupant to properly clean while they are waiting for the work to be approved and moving forward. Four projects were completed in 2023 with five in the pipeline.

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

In consideration of the ongoing pandemic, many educational/budgeting programs were put on hold because they were unable to meet in-person. Many programs now offer services virtually and some restarted in-person services again. It is still difficult to get attendees for any time of educational program. Below are areas we are working in:

- Collaborate with Get Smart Wausau Coalition to provide financial education. In-person education was put on hold, and it took time to figure out how to meet with people virtually or by phone, and many did not take advantage of this once it was available. In October 2023, we held our first in-person Financial Wellness Conference since February 2020. The number of registrations was lower than previous years and we are unsure whether it was because the day it was held was a beautiful and warm fall Saturday and people didn't want to spend it indoors, were still concerned about the pandemic, or are just not willing to give up a Saturday for educational purposes.

- Continue our Housing Counseling and Homebuyer Education to educate clients on how to make wise choices when they are mortgage ready. In 2021, we started in-person conversations but have pivoted to allow phone or virtual sessions for those uncomfortable with in-person, but we don't feel it is as effective. 2022 and again in 2023 has shown many people still prefer an in-person option as our numbers assisting people has increased dramatically. We have also found that we are the only HUD approved Counseling Agency in the northern part of the state. We continue to receive calls from other counties looking for this assistance.
- Continue working with agencies who assist very low-income households with case management, financial education, budgeting classes and goal setting so they learn to be self-sufficient.

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

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

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

The City of Wausau (and Marathon County as a whole) has great organizations. They all work together to address the needs of clients agencies don't "step on toes" or try to "outdo" other agencies. When a client meets with one agency, staff will identify their household needs and refer to other agencies who also might be able to assist them, so all their needs are addressed. We have been told our community resources are like no other in the state. We pride ourselves in working together; helping clients succeed with less duplication of services.

Many providers who typically work with the same clientele became housed in the same building when the new Community Partners Campus opened late in 2022. This makes it easier for clients to access several agencies at once and alleviate transportation difficulties. Also, it allows agencies to make sure clients are not receiving duplicate services. This project is so successful we nominated it for an Audrey Nelson Award through the National Community Development Association – and won!! It was fun to share this project with the rest of the nation.

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

Community Development Staff educates the community and public officials regarding Low Income Tax Credit Projects (LIHTC). The stigma of low-income households is sometimes deemed as dirty, drug-dealing residences. In reality, income qualifying tenants could be you and me; hardworking households who are struggling to make ends meet. We did a survey of the current tenants at the last LIHTC project which showed tenants employed as teachers, grocery store clerks, employees of our downtown businesses, etc. Some are retired or disabled and on social security. None of them are undeserving of a decent, safe place to live.

Staff worked with the City Attorney's office to streamline the City's Housing Discrimination Ordinance. Once a complaint is received, it should not take months and months to resolve. The new ordinance makes the process go through quicker. Since the ordinance has been updated, we only received one complaint, which did not result in a true discrimination case, so we have not been able to test the new process as of yet.

Connecting to our Hmong speaking community members to provide services can sometimes be difficult. When preparing our Housing Discrimination/Tenant's Rights brochures, we found there isn't an easy format for translations. Additionally, many non-English speaking Hmong residents don't read the written Hmong language. Therefore, it is difficult to convey and educate about fair housing rights. The brochures were translated and printed in Hmong and were distributed to agencies that work with our Hmong residents however, they're not reprinted often due to underutilization. We are trying to find a better solution for this outreach issue. The same is true with our Hispanic population. Even though brochures have been translated and printed in Spanish, we have

not been able to get them in the right hands. We continue to work with this population on how to better educate them to trust the system when coming forward to lodge a complaint.

Staff is involved with Wausau's Get Smart Coalition which promotes financial and housing education as their main goal. All seminars and educational materials are printed in English, Hmong, and Spanish. Outreach to the Hmong and/or Spanish regarding seminars remains difficult. Translators are available; however, in most cases, are not needed because no one attends who needs one. We are struggling to find ways to have these populations attend educational seminars.

Very low-income households have found it more difficult to be able to qualify for a home loan due to banking laws becoming more stringent and the housing market being so tight. This is an impediment to fair housing choices for low-income persons to become or continue to be homeowners. Through housing counseling, potential new buyers learn about the home buying process and what they need to do to make themselves mortgage ready. This helps break down barriers to make lower income households become successful in purchasing and keeping a home. However, until the market changes and potential homebuyers are not trying to outbid one another on a potential home, the lower-income household will continue to have difficulties trying to purchase in this environment.

F E M I N A L

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

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

The Community Development Staff oversees its subrecipients by requiring signed agreements detailing their expenditures, goals, and activities. Quarterly reports are required by each subrecipient for a full year, or until their grant is fully expended, whichever is later. The subrecipient must then report biannually for two years to verify the program continues to assist the community.

In 2023, staff monitored four subrecipients. These agencies received funding in 2022 and/or 2023. This consisted of on-site monitoring which included reviewing accounting ledgers, financial reports, client reports, details of activities and credentials of staff. Expenditures are tracked based on their signed agreement, subrecipients are interviewed and testimonies from their clients are received. All information collected is kept in their individual files and made available for audits and/or monitoring. Most of the non-profits did an excellent job of maintaining their records. Only a few had areas of concern of which staff have dedicated more time with them to educate them on the importance of record retention and documentation of expenditures. In most cases, those agencies have made changes to their procedures to address the issues.

Community Development staff also monitors properties that received rehabilitation assistance during the life of the loan. If a property is not kept to standards, staff will notify the owner with the required maintenance to bring the property back up to code. If the property owner does not comply, the property will be turned over to the City's Inspection Department for official orders and possible court action. In addition, staff may seek legal assistance in calling their mortgage due and payable for not following the terms of the mortgage and note with the City. In 2023, we did file foreclosure on a property that the owner had passed away and no one was coming forward to claim it. Fortunately, this does not happen often.

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

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

Two public hearings were held as part of discussing the 2023 program year. Many comments regarding the needs of the community were received. Those comments received at the public hearings ranged from affordable housing, services for the elderly, services for children, homelessness, sidewalk curb reconstruction to meet ADA requirements, and a playground addition to a neighborhood. The Citizens Advisory Committee discussed current trends and needs of the community and how funding would best assist with those needs. In all cases, the committee vets the requests for funding and reprogramming of funds and will direct their recommendations to the City's Finance Committee and Common Council. Taking that step to City committees is on hold until we received final figures from HUD. Once the figure is received, we can move forward with the process. During the vetting process, the public was made aware of the requests/proposed projects through advertisement in the Wausau Daily Herald as well as being posted on the City's website. Hard copies were available in the lobby of City Hall.

Once this Consolidated Annual Performance and Evaluation Review (CAPER) was completed, the written plan was made available to the Citizens Advisory Committee, City Alderpersons, and the public with an official notice that ran in the Wausau Daily Herald. A written copy could be found at City Hall in addition to the plan being on the City's website along with contact information if there are any comments or concerns regarding the plan. The plan was available from March 15, 2024. No comments were received by the time it was submitted to HUD.

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

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

Due to COVID-19, additional funding was made available through the CDBG-CV program. We met our 80% timeliness deadline; however, started struggling with how to get the remaining funds into the proper hands. We were also struggling with how to assist the childcare profession so promoted our CV funds towards in home daycares. We were able to assist only a few that way and still have funding remaining.

In 2023, we did have an issue with the Outreach Park moving forward. Due to the cost of new construction, the Police Department decided not to move forward with a COP house which would hold community services for a neighborhood. The Outreach Park would have been built across the street which would also benefit the neighborhood. Since the COP house did not move forward, the park was also cancelled. The funding for the playground was then reprogrammed for acquisition to assist with affordable housing units.

The remaining public facility projects went forward as planned; however, the cost for the ADA curb cuts ended up costing more than anticipated. However, we had some public facility dollars remaining from a couple other projects of which the costs were less. We were able to utilize these funds for the curb cut project.

The Homeowner Rehabilitation Program found some success in finding a few new contractors this past year. This allowed more projects moving forward in a timelier manner. Ten projects were completed that included several emergency projects. Program guidelines were adjusted to allow the lead risk assessments and clearance tests be in the form of a grant due to increased construction costs, allowing the extra \$800 to be utilized towards the project.

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

Wausau does not have any open BEDI grants.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided:

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers					
Direct, on-the job training (including apprenticeships)					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training					
Technical assistance to help Sect. 3 workers compete for jobs (e.g., resume assistance, coaching)					
Outreach efforts to identify & secure bids from Section 3 business concerns					
Technical assistance to help Sect. 3 business concerns understand & bid on contracts					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services					
Held one or more job fairs					
Provided or connected residents with supportive services that can provide direct services or referrals					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation					
Assisted residents with finding childcare					
Assisted residents to apply for or attend community college or a 4-year educational institution					
Assisted residents to apply for or attend vocational/technical training					
Assisted residents to obtain financial literacy training and/or coaching					
Bonding assistance, guaranties, or other efforts to support viable bids from Sect.3 business concerns					
Provided or connected residents with training on computer use or online technologies.					
Promote the use of a business registry designed to create opportunities for disadvantaged & small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation & Opportunity Act					
Other					

### Narrative

There were no projects that reached the funding numbers associated with the need for Section 3 compliance during the 2023 program year.