



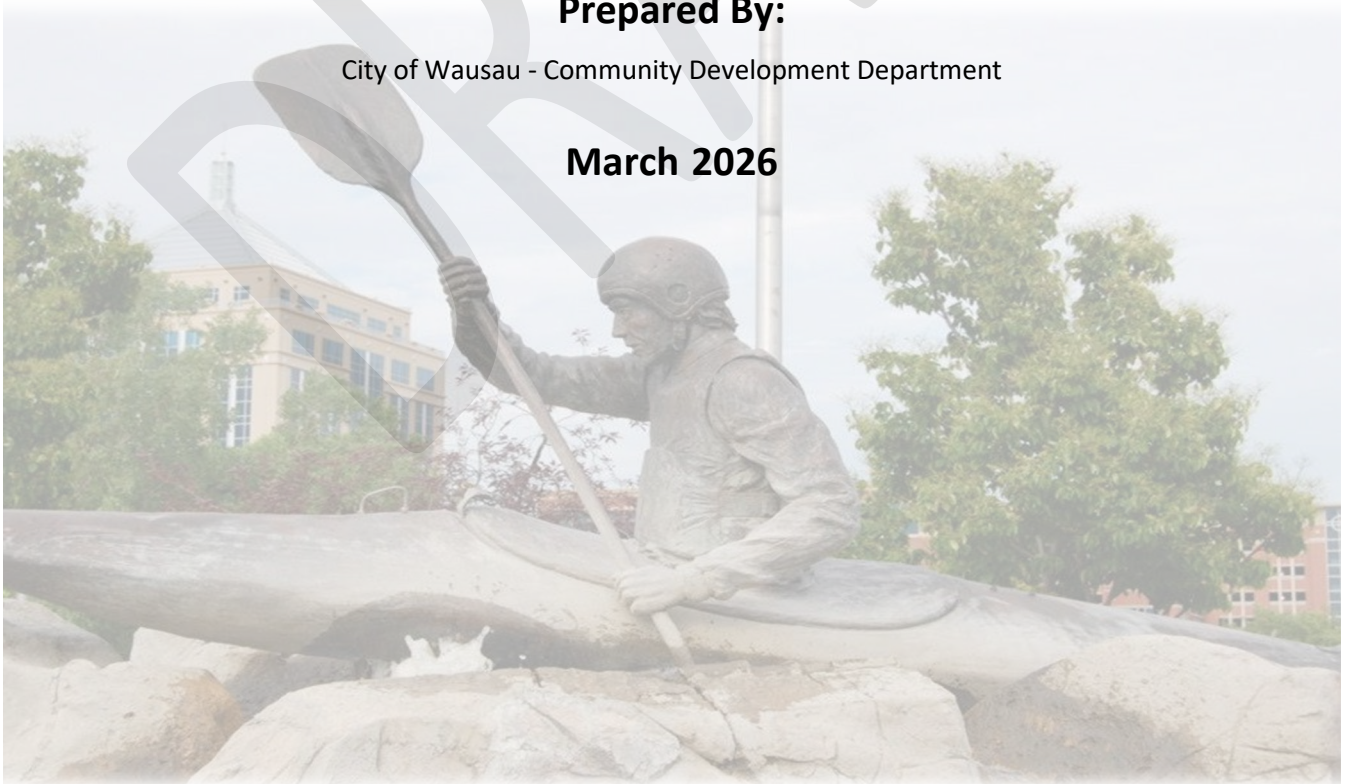
**2025**  
**Consolidated Annual Performance  
& Evaluation Report**

*Prepared for the U.S. Department of Housing and Urban Development*

**Prepared By:**

City of Wausau - Community Development Department

**March 2026**



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## CR-05 - Goals and Outcomes

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

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During the program year, the City of Wausau made progress toward implementing the priorities and objectives identified in the 2025–2029 Consolidated Plan through activities funded primarily with CDBG, HOME, ARPA, NSP, Lead Safe Homes, and other sources. As the first year of a five-year plan comes to a close, the following is an evaluation of what happened over the course of a year. Staff focused on advancing housing stability, addressing homelessness, supporting economic development, and maintaining administrative and compliance capacity while initiating longer-term capital projects.

Major initiatives executed during the program year included housing acquisition and rehabilitation, lead hazard reduction, public service delivery, economic development activities, and expanded homeless shelter capacity. Several activities met or exceeded program year expectations, particularly in job creation, public services, housing rehabilitation, lead-based paint abatement availability for owner and rental units, and homeless shelter operations. Other activities, especially public facilities and infrastructure projects, started but were unable to be finalized due to receiving the funds late summer and winter coming earlier than years past. These projects will be completed spring of 2026.

Overall, progress during the program year reflects a balanced approach to addressing immediate community needs while laying the groundwork for longer-term strategic objectives. This past year was no different.

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### 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)

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The table on pages three (3) and four (4) compares proposed outcomes identified in the 2025–2029 Consolidated Plan and the 2025 Action Plan with actual accomplishments achieved during the program year. Progress varied across goal categories, funding sources, and priority levels, reflecting differences in project readiness, market conditions, and the multi-year nature of several activities. Where goals were not fully met, contributing factors are explained below.

**Affordable Housing Activities:** Housing acquisition resulted in one homeowner unit added, achieving 50% of the strategic plan goal and 100% of the program year target. Housing rehabilitation activities completed 12 homeowner units, meeting 75% of the annual target and 30% of the strategic plan goal. Rental rehabilitation resulted in two completed units, achieving 50% of the strategic plan goal. Lead-based paint abatement for rental units exceeded annual expectations, with five units completed, representing 100% of the program year target and 50% of the strategic plan goal.

Down payment assistance and housing counseling outcomes were below projected targets. Three (3) households received down payment assistance, meeting 37.5% of the program year goal and 7.5% of the strategic plan goal, while housing counseling served 15 households, achieving 50% of the annual target. These outcomes were influenced by limited housing inventory, market conditions, and household readiness.

No measurable outputs were recorded for homeowner lead abatement, lead water lateral line replacement, brownfield remediation, or demolition activities during the program year. These activities remain part of the long-term strategic plan and are expected to progress as funding, project readiness, and eligible opportunities arise.

**Economic Development:** Economic development activities exceeded expectations. Seventeen jobs were created or retained, surpassing both the program year target (340%) and the strategic plan goal (113%). Assistance to three businesses exceeded the annual target while progressing toward the long-term goal.

**Public Services:** Public service activities exceeded anticipated outcomes, serving 2,001 individuals—187% of the program year target and 50% of the strategic plan goal—reflecting increased demand for services during the reporting period.

**Public Facilities and Infrastructure:** Public facility and infrastructure activities, including sidewalk, street, park, playground, and other facility improvements, did not report completed outputs during the program year. Program year goals for several activities were started; however, winter conditions halted the completion of these projects until spring of 2026.

**Homeless Activities:** Homeless shelter activities significantly exceeded expectations. Emergency and overnight shelter services assisted 355 individuals, meeting 100% of the program year goal and 17% of the strategic plan target.

Additionally, 60 emergency and transitional shelter beds were added, far exceeding both annual and strategic plan projections due to expanded shelter capacity supported with ARPA funds. Other homelessness prevention and permanent housing activities did not record outcomes during the program year as they remained in planning or early implementation stages.

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**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.**

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The City’s use of funds, particularly CDBG, was consistent with the highest priority needs identified in the Consolidated Plan, including affordable housing, homelessness response, public services, and economic opportunity. CDBG resources supported housing rehabilitation, acquisition, public services, job creation, and public facility planning, ensuring benefits to low- and moderate-income households and persons.

Funds were strategically directed toward activities with immediate impact—such as housing rehabilitation, lead hazard reduction, public services, and homeless shelter capacity—while also supporting longer-term infrastructure and community development projects. Variances between proposed and actual outcomes were largely attributable to funding availability, and market conditions rather than changes in priority or intent.

Taken together, the City’s allocation and use of funds during the program year reflect meaningful progress toward Consolidated Plan objectives and establish a strong foundation for continued implementation in subsequent years.

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

Goal	Category	Source	Amount	Indicator	Units	Plan Target	Plan Actual	% Complete	PY Target	PY Actual	% Complete
Acquisition	PF Affordable Housing	CDBG	\$125,000	Homeowner Housing Added	Housing Units	2	1	50%	0	1	100%
Acquisition	PF Affordable Housing	CDBG	\$119,211	Other	Other	1	5	500%	0	5	100%
Administration	Administration	CDBG	\$151,865	Other	Other	5	1	20%	1	1	100%
Blight	ED Affordable Housing	N/A	\$0	Buildings Demolished	Buildings	2	0	0%	0	0	0%
Blight	ED Affordable Housing	NSP	\$20,000	Code Enforcement / Foreclosed Property Care	Housing Units	2	1	50%	0	1	100%
Brownfield	ED Affordable Housing	N/A	\$0	Brownfield Acres Remediated	Acres	1	0	0%	0	0	0%
DPA	Affordable Housing	HCRI	\$30,000	Financial Assistance to Homebuyers	Households	40	3	7.5%	8	3	37.5%
Housing Counseling	Affordable Housing	N/A	\$0	Other	Other	150	15	10%	30	15	50%
Housing Rehab	Affordable Housing	CDBG	\$101,804	HO Housing Rehabilitation	Housing Units	40	12	30%	16	12	75%
Job Creation	Economic Development	CDBG	\$137,500	Jobs Created and/or Retained	Jobs	15	17	113%	5	17	340%
Job Creation	Economic Development	CDBG	\$137,500	Businesses Assisted	Businesses	8	3	37.5%	2	3	150%
Lead Paint Abate	Affordable Housing	Lead Safe	\$212,664	Rental Units Rehabilitated	Housing Units	10	5	50%	2	5	250%
Lead Paint Abate	Affordable Housing	Lead Safe	\$0	HO Housing Rehabilitated	Housing Units	8	0	0%	0	0	0%
Lead Lateral Replacement	Affordable Housing	DNR BIL City	\$8,556,585 \$255,951	HO Housing Rehabilitated	Housing Units	25	1521	0%	5	1521	304%
Other Public Facilities	Public Facility	CDBG	\$120,000	PF/Infrastructure Non-LMI Housing Benefit	Persons	250	106	42%	250	106	42%
Other Public Facilities	Public Facility	N/A	\$0	PF/Infrastructure LMI Housing Benefit	Households	1	0	0%	80	0	0%

Goal	Category	Source	Amount	Indicator	Units	Plan Target	Plan Actual	% Complete	PY Target	PY Actual	% Complete
Park Improvements	Public Facility	CDBG	\$130,000	PF/Infrastructure Non-LMI Housing Benefit	Persons	300	0	0%	10,000	0	0%
PS Activities	Public Services	CDBG	\$70,000	PS Activities Non-LMI Housing Benefit	Persons	4,000	2,001	50%	1,070	2,001	187%
PS Activities	Public Services	N/A	\$0	Homeless Person Overnight Shelter	Persons	0	0	0%	0	0	0%
Rental Rehab	Affordable Housing	HOME	\$12,475	Rental Units Rehabilitation	Housing Units	4	2	50%	0	2	100%
Sidewalk/Street Reconstruction	Public Facility	CDBG	\$51,089	PF/Infrastructure Non-LMI Housing Benefit	Persons	500	0	0%	750	0	0%
Homeless Shelters	Homeless	ARPA	\$250,000	Homeless Person Overnight Shelter	Persons	2,000	355	17%	0	355	100%
Homeless Shelters	Homeless	ARPA	\$250,000	Emergency/Transitional Beds Added	Beds	3	60	1900%	0	60	100%
Homeless Shelters	Homeless	N/A	\$0	Homelessness Prevention	Persons	30	0	0%	0	0	0%
Homeless Shelters	Homeless	N/A	\$0	Housing for Homeless Added	Housing Units	3	0	0%	0	0	0%
Special Needs Housing	Non-Homeless Special Needs	N/A	\$0	PF/Infrastructure for LMI Housing Benefit	Households	30	0	0%	0	0	0%

## 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	CDBG
White	1,641
Black or African American	83
Asian	48
American Indian or American Native	37
Native Hawaiian or Other Pacific Islander	3
Black/African American & White	50
Asian & White	109
American Indian/Alaskan Native & White	33
<b>TOTAL</b>	<b>2004</b>

ETHNICITY	CDBG
Hispanic	339
Non-Hispanic	1665
<b>TOTAL</b>	<b>2004</b>

**Narrative:** During the program year, a total of 2,004 individuals and families were assisted through CDBG-funded activities. The majority of participants identified as White (1,641), with smaller numbers of Black or African American (83), Asian (48), American Indian or Alaskan Native (37), and Native Hawaiian or Other Pacific Islander (3) individuals. Additionally, some participants identified as multi-racial, including Black/African American & White (50), Asian & White (109), and American Indian/Alaskan Native & White (33).

Regarding ethnicity, 339 participants identified as Hispanic, while 1,665 participants identified as non-Hispanic, reflecting a diverse mix of families receiving support through CDBG programs.

Overall, these outcomes demonstrate that the City's programs are reaching a broad cross-section of Wausau's population, including both racial and ethnic minority households, consistent with the City's goal of providing equitable access to affordable housing, public services, and community development resources.

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

FUND	SOURCE	AVAILABLE	EXPENDED IN 2025
CDBG Balance Forward	Public – Federal	\$600,338	\$467,319
2025 CDBG Entitlement	Public – Federal	\$578,864	\$352,838
Lead Safe Homes Grant	Public – State	\$354,129	\$292,375
Lead Capacity Building Grant	Public – Federal	\$1,973,313	\$99,175
HCRI	Public – State	\$287,402	\$16,174
HOME	Public – State	\$859,615	\$3,711
Tax Increment Financing	Local	\$7,735,652	Minimal
<b>TOTAL</b>		<b>\$4,741,923</b>	<b>\$8,967,244</b>

**Narrative:** During the 2025 program year, the City of Wausau had access to a diverse mix of federal, state, and local funding sources to support community development, affordable housing, and neighborhood improvement activities. Available resources included both prior-year balances and current-year allocations.

The City carried forward a CDBG balance of \$600,338 from prior years and received a 2025 CDBG entitlement allocation of \$578,864. These funds supported eligible activities aligned with the City’s Consolidated Plan priorities, including housing, public services, public facilities, and administrative costs.

Local Tax Increment Financing (TIF) resources totaling \$7,735,652 were available to support redevelopment and economic development initiatives, although expenditures may span multiple years depending on project readiness and implementation timelines. The City of Wausau awards TIF to developers as reverse financing meaning, the developer is reimbursed their expenses after they perform certain milestones. Several projects have been committed towards the previously listed amount; however, the projects are not to the point of which reimbursements have occurred by the end of 2025.

The City also had significant resources available through state and federal housing and lead-related programs. Over five years, the city has been awarded \$354,129 in Lead Safe Homes funding and \$1,973,313 in Lead Capacity Building funds late in 2024. Both of these funding sources are to support lead hazard reduction, compliance, and program capacity. HOME funds totaling \$859,615 were available for affordable housing activities, with expenditures expected to occur in starting in 2026 and beyond, as projects advance.

In addition, the City has on hand \$287,402 in Housing Cost Reduction Initiative (HCRI) recycled program income funds, of which \$16,174 was expended during the program year for down payment assistance to home buyers. Remaining balances across several funding sources reflect the multi-year nature of housing, infrastructure, and redevelopment projects, as well as the time required for environmental review, procurement, and project development.

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**Identify the geographic distribution and location of investments of the jurisdictions allocation.**

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TARGET AREA	PLANNED %	ACTUAL %	NARRATIVE
East Towne Neighborhood	0	0	No Specific Projects Identified for 2025
Longfellow Neighborhood	0	0	
GD Jones Neighborhood	0	0	
Werle Park Neighborhood	0	0	
Westies Neighborhood	0	0	

**Narrative:** No specific neighborhood-targeted projects were implemented, with resources instead distributed based on overall program needs.

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**Leveraging: Explain how federal funds leveraged private, state, and local resources, including satisfaction of matching requirements, and describe any use of publicly owned land or property to address Consolidated Plan priorities.**

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In 2025, Wausau continued to successfully leverage federal funds to attract additional private, state, and local resources, amplifying the impact of its community development initiatives. While CDBG funding does not require a match, local non-profits receiving these funds significantly increase their reach by securing local funding and engaging in fundraising efforts. For every dollar of CDBG funding awarded, these organizations leverage multiple times that amount through other sources, allowing them to expand services, increase capacity, and better address community needs.

For HOME funding, the City remains responsible for a 25% match, which is met through several avenues. Contributions from the Federal Home Loan Bank’s Downpayment Plus Program® (DPP), the City’s Live it Up Wausau Downpayment Assistance Program (LIU), and incentives from local lenders for low-income homebuyers all help satisfy this requirement. Additional leverage comes from first mortgages and homebuyer contributions, ensuring resources go further to support housing stability. While downpayment assistance usage has continued to be lower than expected due to factors such as home availability, affordability, and program requirements, these programs remain a critical tool in expanding homeownership opportunities.

The City also continues to utilize publicly owned land to advance redevelopment and affordable housing goals. Properties are acquired for blight elimination, economic development, and housing initiatives through direct purchases, foreclosures,

or occasional donations from private organizations and individuals. Previous initiatives leveraged Neighborhood Stabilization (NSP) funds to acquire, rehabilitate, and redevelop properties for income-qualified households. These efforts resulted in the successful redevelopment of 14 properties—13 sold to income-qualified buyers, and one converted into a six-unit apartment complex serving lower-income individuals with special needs. In 2025 another property was acquired with these funds. This is a vacant lot of which a prior home was destroyed due to the foundation caving in. The property has been identified to build another affordable, single-family, owner-occupied, home.

Wausau held a Tax Incremental District (TID) open for an additional year to be used for affordable housing projects. In 2025, these funds assisted with the construction of a Low-Income Housing Tax Credit (LIHTC) project, “700 Grand” on the corner of Grand Avenue and Thomas Street. This project is on schedule for occupancy by the end of 2026. Additional increment can assist the acquisition and installation of single-family modular and manufactured homes or other affordable housing opportunities as they arise.

ARPA (America Rescue Plan Act) funds were allocated towards affordable housing opportunities. The Community Development Authority (CDA) was awarded these funds. Current developments include the construction of an affordable 6-plex project as well as additional single-family homes on city-owned lots. The CDA and City work together with these and other funding sources to create as many additional affordable opportunities as possible, ensuring long-term, sustainable community development and housing solutions.

***The following is a list of properties currently owned by the City of Wausau:***

**1019 W. Bridge Street:** This lot became vacant after a fire destroyed the previous home and the city purchased it for the purpose of To advance redevelopment, a combination of CDBG and HOME program income funds were allocated to construct a single-family home to be sold to an income-qualified household. Redevelopment with a single-family modular or manufactured home has been a lengthy process. After issuing three requests for bids without responses, a fourth request resulted in a proposal from a manufactured home dealer, which has been accepted. The home was initially planned for placement in fall 2025; however, due to some delays, it will now be placed in spring 2026. This timing works well, as the home will be ready for sale by summer, a more favorable season for homebuyers.

**Thomas Street Corridor:** The Thomas Street Corridor continues to face ongoing challenges. This area consists of several vacant lots created by a two-phased street reconfiguration project initiated by the City several years ago. Phase I was completed successfully, with several parcels sold to a developer who built four duplexes, and a small insurance agency constructing a new office building on one lot. Phase II has encountered persistent obstacles, particularly in securing neighborhood approval for proposed developments. While several neighborhood meetings have provided clearer direction, concerns remain about potential environmental risks, and the neighborhood has requested further testing to ensure new housing will be safe.

The City was awarded a WAM grant from the DNR for additional environmental testing, but the process has been lengthy. By the end of 2025, the DNR received a draft Phase II environmental report, which is currently under review and coordination with the contractor. The City is awaiting the finalized report before proceeding with further testing or any necessary remediation. These delays have extended the timeline, but once environmental concerns are addressed, ARPA, CDBG as well as proceeds from sale of previous new home builds will support the purchase and placement of single-family modular or manufactured homes on the sites, including potential Habitat for Humanity projects. Additional funding may be available to assist with any required cleanup.

**415 and 401 S. 1st Avenue:** In late 2021, a proposal for a Low-Income Housing Tax Credit (LIHTC) project was submitted, but it was not selected by the Wisconsin Housing and Economic Development Authority (WHEDA), delaying construction. The developer reapplied in 2022 and secured funding in 2023. The commercial building on the site was demolished in 2024, and construction began on a 56-unit apartment complex through the LIHTC program. The adjacent property at 401 S. 1st Avenue was acquired with CDBG funds to expand resident parking, enabling the addition of five more units.

Westside Commons, developed by Gorman & Co., was successfully completed and opened for rent in November 2025. The complex provides housing for low- to moderate-income individuals, with a select number of units reserved for homeless veterans.

**722 & 727 Jefferson Street:** These lots were originally acquired by the City many years ago with the goal of constructing single-family homes for income-qualified households. Lot 727 was previously used by a local non-profit for community gardens, which were active for several years but discontinued in 2022 due to maintenance challenges during the

pandemic. During that time, lot 722 remained vacant and served as a neighborhood gathering space.

In 2024, Habitat for Humanity secured a purchase agreement for lot 722 to construct a single-family home. The house frame was built through a school partnership, and volunteers completed the remainder, with the project finishing in the summer of 2025. Habitat also purchased lot 727 in 2025 to place their first manufactured home. Thanks to CDBG funding, the home was completed quickly, allowing the family to move into their brand-new home just in time for the holidays—welcoming them to a joyful first Christmas in their own home!

The City maintains a strong partnership with Habitat for Humanity, which has built over 70 single-family homes, 75% of them in Wausau.

**1514 N 2<sup>nd</sup> Street:** The last remaining home on a city block was purchased by the City in 2023 for redevelopment, whether for housing or economic development. The home was successfully demolished in 2024, with the demolition also serving as a training exercise for the local fire department.

A community engagement meeting was held to gather input on what residents envision for the site. Following that, the first Request for Interest (RFI) was released based on resident feedback. The City received a single proposal from a local developer to build a mixed-use property. The plan was approved with additional details requested, but the developer withdrew shortly afterward. The second RFI release received no responses. The third release is currently open with no closing date, allowing interested parties to submit proposals as they come. Larger signs have been placed on the property to increase visibility and attract interest. To date, no viable proposals have been submitted.

This site remains a top priority, and the goal is to secure viable proposals to move the project forward in 2026.

**210 & 208 Wyatt Street:** The Wyatt Street lots were initially planned for a 6-plex affordable housing development, but strong neighborhood opposition prevented the project from moving forward. During a public meeting, residents raised concerns about increased traffic, environmental issues, and the site's location within a flood zone. A neighborhood petition required a two-thirds city council vote to proceed, and much of the opposition appeared to stem from resistance to affordable housing rather than specific site conditions. The development, which would have been funded through ARPA and other sources and proposed to be managed by North Central Community Action Program (NCCAP), was intended to provide affordable rental units for income-qualified households.

Following the project's cancellation, the site was listed on the City's website as available for development. This generated significant neighborhood interest, though most proposals did not align with the City's housing goals for the lot. Suggestions included keeping the property as green space or expanding an adjacent property with a garage. Ultimately, a resident submitted a proposal to build an owner-occupied single-family home, which has been approved. The sale is currently in the title company's review process, and once completed, construction of the home can begin with completion proposed for late 2026.

**408 S. 8<sup>th</sup> Avenue:** In 2024, the City acquired a former parking lot on S. 8th Avenue across from UWSP-Wausau, a strategic move to relocate the planned 6-plex originally proposed for Wyatt Street. The decision to move the project was guided by the site's proximity to city amenities and its potential to revitalize an underutilized area. The lot was purchased by the City's Community Development Authority using CDBG and CDBG CVIII funds allocated for affordable housing and the City is partnering with the Authority to complete the project.

A neighborhood engagement session was held to introduce the proposed 6-plex and gather input from residents. Concerns were raised regarding increased traffic and potential stormwater runoff due to the site's hilltop location. These issues were addressed through project planning and design adjustments, allowing the project to move forward without delay. An advertisement for bids was issued, and three proposals were received. Two proposals exceeded the budget by more than half, while one proposal, from the same contractor currently constructing a large LIHTC project in Wausau, was within budget and subsequently selected. Construction is planned to begin in February 2026, with completion targeted for the summer prior to the contractor's busy season.

**Riverfront Properties:** The City invested in 16 acres of riverfront land, remediated contaminated soil, and made parcels available for redevelopment. Since then, Wausau has completed an extensive river's edge trail system, a unique playground, landscaped public spaces, a family-friendly restaurant with an arcade, laser tag, and riverfront patio, an ice cream shop, a bike share program, and a large apartment complex. The riverfront lots remain highly desirable, though some approved redevelopment projects have stalled.

In 2023, a local developer was approved to build a large-scale apartment complex with first-floor retail on the riverfront's south lot, but after months of planning, they were unable to secure financing and withdrew. A new Request for Interest was issued in May 2024, and a single proposal was received from Wangard Partners. The project has since progressed, including Plan Commission approval of the Site Improvement Plan, securing a quitclaim deed from the Railroad, and ongoing financial review and rework. Their planning agreement, which expired on 12/31/25, has been requested for extension through 6/30/26. While no construction start date has been set, the project is anticipated to begin in 2026, with completion expected in 2027 or early 2028.

**1609 Bos Creek Dr** | **1419 E Cherry St** | **921 S 19<sup>th</sup> Ave** | **424 Burns St**

These lots became available through a county tax deed with the intention of developing affordable single-family housing. They have been listed on the city's website for public sale, but any purchase must align with the city's affordable housing goals. We have received a few inquiries on the Bos Creek and E. Cherry lots, but there has been much more interest in the S. 19th Avenue parcels; however, no sales have occurred to date. Many inquiries are from individuals seeking to expand their lot or prevent neighboring development, and these interests often do not align with the city's goals, causing potential buyers to lose interest. If the lots do not sell to proposals that meet the affordable housing objectives, the city plans to move forward with developing single-family homes, likely modular or manufactured, as these can be completed quickly.

424 Burns Street consists of three city-owned lots. A neighboring property owner is interested in purchasing a portion of the lot to expand their property. While this does not directly advance the city's housing goals, dividing the lot would create a more standard-sized parcel. If that portion can be sold, Habitat for Humanity has expressed interest in purchasing the remaining section. Currently, the lot's size results in higher property taxes, making it financially challenging for a low-income family to afford a mortgage, which is why Habitat has not yet moved forward. Completing this sale has been difficult because the City Council wants offers to reflect the amount the city originally paid to acquire the property. The neighbor is on their third counteroffer, and we are optimistic it will be accepted, allowing the city to move forward with the sale and partner with Habitat for another home construction.

**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>AFFORDABLE HOUSING UNITS BY TYPE</b>	<b>1-YR GOAL</b>	<b>ACTUAL</b>
Units Serving Homeless Households	50	2
Units Serving Non-Homeless Households	93	24
Units Serving Special-Needs Households	25	296
<b>TOTAL</b>	<b>168</b>	<b>322</b>

<b>HOUSEHOLDS ASSISTED BY ACTIVITY TYPE</b>	<b>1-YR GOAL</b>	<b>ACTUAL</b>
HH Assisted with Rental Assistance	400	480
HH Assisted through New Housing Production	59	55
HH Assisted through Rehab of Existing Units	10	12
HH Assisted through Down Payment Assistance	8	3
<b>TOTAL</b>	<b>469</b>	<b>550</b>

**Narrative:** The City of Wausau, in coordination with the Wausau Community Development Authority (WCDA), made measurable progress in providing affordable housing during the program year, with outcomes that exceeded several annual goals and demonstrated a continued emphasis on serving households with the greatest need.

During the reporting period, a total of 322 affordable housing units were provided across all housing types, exceeding the one-year goal of 168 units. While only two units served homeless households, compared to a goal of 50, the City

significantly exceeded its goal for special-needs households, serving 296 households compared to a target of 25. Twenty-four units served non-homeless households, below the annual goal of 93, reflecting market constraints and limited unit turnover rather than a lack of demand.

In terms of households assisted by activity type, the City exceeded overall expectations by assisting 550 households, compared to a goal of 469. Rental assistance was the most impactful activity, with 480 households assisted, surpassing the goal of 400. Assistance through rehabilitation of existing units also exceeded targets, with 12 households served versus a goal of 10. Assistance through new housing production fell slightly short of projections (55 actual versus 59 goal), while down payment assistance remained below target due to limited housing inventory, rising home prices, and affordability challenges.

WCDA-assisted programs—including Housing Choice Vouchers, public housing, Riverview Terrace, Riverview Towers, and project-based vouchers—served 480 families during the program year. The majority of these households were extremely low-income, reflecting strong alignment with the City’s housing priorities. A total of 232 families were at or below 30 percent of Area Median Income (AMI), followed by 69 very low-income households ( $\leq 50$  percent AMI) and seven low-income households ( $\leq 80$  percent AMI). Riverview Towers alone served 149 families at or below 60 percent AMI, reinforcing the City’s role in preserving deeply affordable housing. A limited number of households (23) exceeded income limits after admission, consistent with HUD allowances.

The City also continued to support households with special needs. Across WCDA programs, 296 households qualified as disabled, with the largest concentrations in the Housing Choice Voucher program and Riverview Towers. These outcomes significantly exceeded annual goals and underscore the City’s critical role in maintaining housing stability for residents with long-term supportive needs.

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

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While overall outcomes exceeded many annual goals, results varied by activity due to market conditions, program capacity, and the multi-year nature of development projects. Housing rehabilitation, lead-based paint abatement, lead lateral replacement, job creation and retention, public services, and assistance to homeless individuals met or exceeded program-year expectations.

Conversely, homeless housing placements and down payment assistance fell below projected targets. Limited unit availability, especially for one-bedroom units, high rental costs, rising interest rates, and competition in the housing market restricted the number of households able to transition into permanent housing. Additionally, verification challenges and voucher expiration affected outcomes for homeless applicants, despite preference policies that prioritized unhoused individuals.

Housing production goals were influenced by the timing and sequencing of large-scale affordable housing developments that extend beyond a single program year. The 415 and 401 S. 1st Avenue LIHTC project, later known as Westside Commons, was initially proposed in 2021 but was not selected for WHEDA funding, resulting in a delay. Funding was secured in 2023, the existing commercial structure was demolished in late 2024, and construction starting in late 2024 and just finalized November/December 2025 providing an additional 55 affordable units.

The delay in this project also affected the timing of a second LIHTC development, as both projects were unable to compete for WHEDA funding in the same year. The following year, the developer of the subsequent LIHTC project was successfully awarded funding and advanced construction rapidly. That project is currently ahead of schedule, with anticipation of new tenants by the end of 2026.

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

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These outcomes will directly inform future Annual Action Plans by reinforcing the importance of aligning annual targets with market realities and development timelines. WCDA will continue prioritizing extremely low-income households, special-needs populations, and rental assistance, while expanding project-based voucher partnerships, such as the Landmark initiative, to secure long-term affordability in a competitive market.

Significant progress in housing development supports this direction. Westside Commons, a 55-unit LIHTC development by

Gorman & Company, was completed and opened for rent in November 2025, providing housing for low- to moderate-income individuals, with select units reserved for homeless veterans. The City also made progress toward construction of a six-unit affordable housing development, and the 700 Grand LIHTC project is currently ahead of schedule, further strengthening the local affordable housing pipeline.

Moving forward, the City will continue coordinating with WCDA and the Community Development Department to expand housing supply, leverage multi-year investments, and refine annual goals to reflect both short-term capacity and long-term strategic impact. Overall, the program year reflects steady progress toward affordable housing objectives while highlighting the need for sustained investment and flexible strategies to respond to evolving housing market conditions.

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**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.**

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<b>NUMBER OF HH SERVED</b>	<b>CDBG</b>	<b>HOME</b>
Extremely Low-Income	5	0
Low-Income	7	0
Moderate-Income	1	0
<b>TOTAL</b>	<b>12</b>	<b>0</b>

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

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**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
- Addressing the emergency shelter and transitional housing needs of homeless persons
- Helping Low-Income Individuals and Families Avoid Homelessness
- Helping Homeless Persons Transition to Permanent Housing and Independent Living

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### **Reaching Out to Homeless Persons and Assessing Individual Needs**

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The City of Wausau has continued to strengthen its outreach and engagement efforts with homeless individuals, particularly those who are unsheltered, through the Community Outreach Specialist position established in 2022. This position focuses on direct street outreach, needs assessment, advocacy, and coordination with service providers and law enforcement to ensure individuals are connected to appropriate resources.

During Program Year 2025, the Community Outreach Specialist made consistent contact with individuals experiencing homelessness through regular canvassing of encampments, public spaces, and other known locations. Through trust-based, ongoing engagement, the Specialist assessed individual needs related to housing, health care, behavioral health, income, identification, and access to supportive services. As a result of these efforts, 26 individuals were successfully housed, and one individual was reunified with family in another county, demonstrating measurable progress in connecting unsheltered individuals to stable outcomes.

Data collected by the Community Outreach Specialist also identified 44 chronically homeless individuals who experienced four or more episodes of homelessness over the past three years totaling at least 12 months. This data highlights the severity and persistence of homelessness among a core population and indicates a clear need for at least 44 additional units of intensive supportive housing in Wausau to effectively address chronic homelessness.

In Program Year 2025, the City also supported outreach and resource navigation through Community Partners Campus (CPC), which received CDBG public service funding. CPC identified a growing need for hands-on guidance to help homeless individuals navigate housing, health, and social service systems. With CDBG support, CPC provided individualized assistance and resource coordination to 30 homeless individuals, helping reduce barriers to accessing services.

To address the Homelessness issue, the Mayor of Wausau and the Marathon County Administrator convened a Homelessness Task Force made up of local officials, service providers, and community partners to develop a coordinated

and sustainable plan to address homelessness in the region. Through this task force, the City and Marathon County created a new Public Health Coordinator position whose primary focus is addressing homelessness across the county, improving cross-agency collaboration, and aligning public health and housing strategies. This position is planned to be filling in early 2026.

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### **Addressing Emergency Shelter and Transitional Housing Needs**

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To address emergency shelter needs, the City of Wausau partnered with Marathon County to establish a 365-day overnight shelter, with each entity contributing \$200,000 in ARPA funds. This temporary, police-operated shelter (WMC shelter) provides year-round emergency shelter while serving as an interim solution until a permanent facility is operational.

The City issued a Request for Proposals for a permanent 365-day shelter, and Bridge Street Mission was the sole respondent. While community concerns were raised due to the organization's religious affiliation, City leadership made clear that no discrimination would be permitted in the operation of the overnight shelter. The Police Chief emphasized that any discriminatory practices would jeopardize funding.

Due to construction delays at Bridge Street Mission's new facility, the WMC shelter—originally approved to operate through December 31—was extended through the end of March 2026, to prevent a gap in shelter services. While a short interruption in capacity remains possible if construction timelines shift, this extension demonstrates the City's commitment to maintaining emergency shelter access during the transition period.

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### **Helping Low-Income Individuals and Families Avoid Homelessness**

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The City's homelessness response prioritizes prevention by connecting low-income and extremely low-income individuals to services before housing instability escalates. The Community Outreach Specialist works closely with individuals at risk of homelessness, including those interacting with law enforcement, health systems, and social service agencies, to facilitate timely referrals to housing, shelter, and supportive services.

Through partnerships with Marathon County, nonprofit organizations, and service providers addressing housing, health, employment, and social services, the City helps stabilize individuals who are exiting institutions or experiencing acute crises. These coordinated efforts aim to reduce the likelihood that vulnerable individuals and families enter homelessness in the first place.

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### **Helping Homeless Persons Transition to Permanent Housing and Independent Living**

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The City of Wausau continues to focus on transitioning homeless individuals—particularly those experiencing chronic homelessness—into permanent housing and independent living. The Community Outreach Specialist plays a central role in this effort by providing housing navigation, advocacy, and ongoing support to individuals who face significant barriers to housing stability.

Through direct outreach and sustained engagement, the Specialist assists individuals with securing identification, applying for housing programs, accessing income support, and connecting to health and behavioral health services. These efforts are designed to shorten the length of time individuals experience homelessness and reduce repeat episodes. During Program Year 2025, these strategies directly contributed to 26 individuals securing housing and one individual returning to permanent housing through family reunification.

The Housing Choice Voucher (HCV) program remains a key component of the City's strategy to address homelessness; however, program data highlights persistent challenges in serving homeless households. Of the 145 applicants who self-identified as homeless, only 51 were verified as such. Barriers encountered during the leasing process included returned mail, missed appointments, and voucher expirations. Even when verified homeless households were given priority on the waiting list, many continued to face difficulties securing housing, particularly due to limited availability of one-bedroom units.

To address immediate shelter needs while longer-term housing solutions are developed, the City of Wausau partnered with Marathon County to establish the Wausau–Marathon County Shelter, an interim, year-round shelter funded with

ARPA resources. This shelter was created through collaboration between the Mayor, County Administrator, law enforcement, and service providers and serves as a critical stopgap until Bridge Street Mission is able to open its permanent shelter and service campus.

The Bridge Street Mission shelter, located at 325 N. First Avenue, is a privately funded \$1 million renovation project that will expand shelter capacity and supportive services. Beginning in 2026, the City will contribute \$350,000 annually toward services, with funding decreasing by \$50,000 each year through 2031. The City has made clear that continued funding is contingent upon compliance with nondiscrimination requirements to ensure equitable access to shelter services.

The identification of 44 chronically homeless individuals underscores the need to move beyond emergency shelter toward long-term, intensive supportive housing solutions. Data-driven outreach, expanded shelter capacity, targeted public services, and regional collaboration have laid the groundwork for future planning efforts. Together, these actions represent a coordinated strategy to move individuals from homelessness to permanent housing while preventing returns to homelessness through sustained support and system alignment.

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

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

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The City of Wausau Community Development Authority (WCDA) has taken multiple steps to address the needs of public housing residents, with a focus on providing stable, affordable housing and expanding opportunities for long-term housing stability. In coordination with the Community Development Department, WCDA is supporting efforts to increase the supply of affordable housing and improve pathways for residents to transition from assisted housing into permanent housing options.

WCDA continues to work closely with the Development Department on the construction of single-family homes, which will create additional affordable housing opportunities for households currently participating in public housing and Housing Choice Voucher programs. These collaborative efforts are intended to expand the range of housing options available to assisted households and support greater residential stability within the community.

These outcomes underscore the continued demand for affordable housing and the need for expanded unit availability. WCDA remains committed to strengthening housing stability through program coordination, targeted development efforts, and ongoing evaluation of program barriers to better serve public housing residents and households experiencing homelessness.

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

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- ▶ The City of Wausau is not a troubled PHA.

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

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### **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)**

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The City of Wausau has taken steps to reduce regulatory and policy-related barriers that can limit the development and preservation of affordable housing. A key action was the update to the City's zoning and building codes in 2020, which increased flexibility in residential development standards. These updates were intended to better accommodate a range of housing types, support infill development, and allow more efficient use of existing land and infrastructure.

The City continues to review land use controls and zoning practices to ensure they do not unnecessarily restrict affordable

housing. This includes allowing a broader mix of housing types in residential districts, supporting higher-density development where appropriate, and encouraging redevelopment of vacant and underutilized properties. These changes help reduce development costs and improve the financial feasibility of affordable housing projects.

To further address cost barriers, the City uses publicly owned land strategically by acquiring, assembling, and disposing of property for affordable housing and redevelopment purposes. Properties may be conveyed at below-market value when projects meet City housing goals, which helps offset land acquisition costs and improves project viability.

The City also works collaboratively with developers, nonprofit partners, and funding agencies to navigate regulatory requirements, reduce delays, and identify alternative design or construction approaches when traditional methods are cost-prohibitive. This includes supporting modular and manufactured housing, which can reduce construction timelines and overall costs.

While some barriers—such as construction costs, financing constraints, and market conditions—remain outside of local control, Wausau continues to evaluate policies, procedures, and fees to ensure they do not unnecessarily impede affordable housing development. Ongoing coordination between planning, community development, and redevelopment functions allows the City to respond flexibly to housing needs while maintaining health, safety, and neighborhood compatibility standards.

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

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The City of Wausau has taken coordinated steps to reduce barriers faced by underserved populations, particularly in response to gaps in emergency and transitional housing. When local day services and seasonal overnight shelter were discontinued, City leadership worked with Marathon County to expand regional involvement. This collaboration resulted in a multi-agency task force and a joint ARPA investment, with the County contributing \$200,000 and the City contributing \$200,000. These funds are supporting an interim, year-round shelter model with the potential to include daytime services and wraparound support.

To address transitional housing needs, the City is also supporting exploration of a tiny home village concept intended to provide short-term stability paired with supportive services. Community partners have constructed initial units and are working to identify a site for a pilot project. While in theory, this is a great concept; finding a location that a neighborhood will allow will continue to be an uphill battle.

Beyond housing, Wausau continues to improve access to essential services that support housing stability. The City supports the Wausau Free Clinic, which provides free medical care to uninsured residents, and the Community Partners Campus, which co-locates multiple nonprofit service providers to reduce transportation barriers and improve service coordination. Due to increased demand, the Campus has identified the need for additional staffing to assist individuals in navigating available resources.

At the policy level, the Affordable Housing Task Force continues to develop strategies to expand housing options while educating the community about affordable housing needs. The City is also exploring potentially starting or joining an already existing Community Land Trust to promote long-term affordability.

Together, these efforts demonstrate Wausau's commitment to improving access to housing and services through collaboration, targeted funding, and sustainable, long-term solutions.

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

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The City of Wausau continues to operate the Lead Safe Homes Program in partnership with the Marathon County Health Department. Program funding has been used to complete several lead hazard abatement projects, primarily in response to cases where children have been identified with elevated blood lead levels and required medical treatment. While these circumstances are unfortunate, the program remains a critical public health intervention, and the City continues to work closely with the Health Department to address identified cases and reduce further exposure.

In addition to ongoing Lead Safe Homes activities, the City and Marathon County Health Department were awarded a nearly \$2 million Lead Capacity Building Grant to support a more proactive, long-term approach to lead hazard reduction.

This grant funds outreach and education, identification of residential lead hazards, workforce development, and contractor training in lead abatement and lead-safe practices. As the grant progresses, funds will also support remediation of identified properties.

The City is actively engaged in strategic planning, coordinating with partner agencies, and recruiting and training qualified contractors to expand local lead abatement capacity. Together, these efforts strengthen Wausau's ability to identify, address, and prevent lead hazards before exposure occurs, while continuing to respond to cases where children are already impacted.

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

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The City of Wausau has implemented a range of initiatives to reduce poverty and promote economic stability for families while enhancing housing access. A core focus has been expanding safe, affordable housing opportunities and supporting community frameworks that address multiple barriers to economic security. The City actively supports the Affordable Housing Task Force, which develops strategies to increase housing options and reduce stigma around affordable housing. This task force also explores long-term solutions such as a potential Community Land Trust to preserve affordability for future buyers.

Wausau's Community Development Block Grant (CDBG) Program provides funding for a broad array of activities that benefit low- and moderate-income residents, including housing rehabilitation, public infrastructure improvements, job training support, economic development, and public services. CDBG-funded projects are designed to meet national objectives and address urgent community needs, directly supporting quality of life and strengthening neighborhood conditions.

To improve access to essential services and reduce barriers related to transportation and fragmentation, the City supports the Community Partners Campus (CPC), a centralized facility that co-locates multiple nonprofit organizations serving vulnerable populations, including healthcare, food security, employment support, and social services. With support that included a \$1.5 million Neighborhood Investment Fund grant in addition to local funding, CPC enables families to access multiple services in one location, significantly lowering barriers for low-income residents. The City is also working with CPC to expand capacity by adding staff who specialize in connecting individuals with resources that promote financial stability.

Recognizing that healthcare access is a critical factor in economic security, the City continues to support the Wausau Free Clinic, which provides free medical care to uninsured residents, reducing out-of-pocket healthcare costs and helping families focus resources on housing, education, and employment.

The City also promotes economic stability through its local development and business assistance programs. Through partnerships and tools such as the Small Business Loan Fund, tax increment financing (TIF) districts, and technical support for startups and expansions, Wausau encourages business growth, job creation, and expanded opportunities for local residents. These activities help strengthen the local economy, create employment opportunities for low- and moderate-income households, and increase overall economic resilience in the community.

Taken together, these policies and programs reflect Wausau's commitment to a holistic approach to poverty reduction and economic stability by combining housing, services, healthcare access, and economic development strategies that benefit low- and moderate-income families throughout the city.

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

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The City of Wausau has taken deliberate steps to strengthen its institutional structure and intergovernmental coordination to more effectively address housing affordability, homelessness, and public health priorities. A key action has been the establishment of a formal homelessness task force composed of City leadership, Marathon County supervisors, elected officials, and agencies regularly engaged in homeless outreach and service delivery. This structured, cross-sector body has improved communication, clarified roles and responsibilities, and created a consistent forum for policy development, resource alignment, and long-term planning related to emergency shelter, transitional housing, and permanent housing solutions.

In addition, the City has expanded institutional capacity through its ongoing partnership with the Marathon County Health

Department. Together, the City and County successfully secured nearly \$2 million in Lead Capacity Building Grant (LCBG) funding. This investment strengthens local systems by supporting workforce development, contractor training, public education, and expanded lead hazard identification and abatement. These efforts enhance the operational capacity of local agencies and ensure the City is better equipped to address environmental health risks and housing safety issues in a coordinated, sustainable manner.

Collectively, these actions demonstrate the City's commitment to building durable institutional frameworks that support collaboration, leverage external funding, and improve the effectiveness of housing and public health programs over the long term

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

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The City of Wausau continues to strengthen institutional capacity and coordination to address housing instability, homelessness, and public health challenges. A key initiative is the multi-jurisdictional homelessness task force comprised of City leadership, Marathon County officials, and service providers. This collaboration has improved system coordination, leveraged new funding, and supported both interim and long-term solutions for emergency and transitional housing.

The City has also expanded capacity related to housing safety through its partnership with the Marathon County Health Department. Together, the City and County secured nearly \$2 million in Lead Capacity Building Grant funding to support outreach, resident education, contractor training, and expanded lead hazard identification and abatement. These efforts complement the ongoing Lead Safe Homes Program and enhance the community's ability to address lead hazards in a more proactive and sustainable manner.

Coordination between public and nonprofit agencies remains a priority. The City supports the Community Partners Campus, which co-locates housing assistance, healthcare, food access, and employment services in a centralized location, reducing access barriers and improving service delivery for low- and moderate-income households. In addition, the City has partnered with a nonprofit organization to provide homebuyer education and housing counseling for households utilizing City-funded programs. The City covers the cost of required courses and counseling, improving efficiency, reducing administrative burden, and allowing limited staff capacity to focus on program oversight and compliance. These services remain available to the broader community, further strengthening housing stability.

The City is also advancing efforts to establish a Community Land Trust (CLT) as a long-term strategy to preserve housing affordability. Wausau is in the early stages of CLT development and is coordinating with a neighboring county to explore a regional model or joint project partnerships. The CLT's 501(c)(3) application has been submitted, bylaws finalized, and initial organizational planning completed. Upcoming efforts will focus on community engagement and recruiting local residents to serve on the CLT's board and committees to ensure strong local representation and long-term sustainability.

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

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The City of Wausau has implemented initiatives to address barriers to fair housing and promote equitable access. Outreach efforts include producing multilingual informational materials and partnering with minority-serving organizations such as Hola, the Hmong American Center, and the New Beginnings, Inc. to connect diverse populations to housing programs.

The Affordable Housing Task Force works to increase housing availability and reduce stigma around affordable housing, while the City advances a Community Land Trust (CLT) to preserve long-term affordability and prevent displacement. The CLT is in early development, with 501(c)(3) status applied for, bylaws completed, and efforts underway to engage Wausau residents in governance.

Environmental health barriers are addressed through the Lead Safe Homes Program and the \$2 million Lead Capacity Building Grant (LCBG), which support outreach, education, contractor training, and lead hazard abatement. These programs ensure safe housing and reduce systemic barriers that limit fair housing access.

These combined efforts demonstrate Wausau's commitment to expanding housing options, protecting vulnerable

populations, and promoting equitable access to safe, affordable housing.

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## CR-40 - Monitoring 91.220 and 91.230

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### 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

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The City of Wausau Development Department maintains a structured and effective monitoring system to ensure all CDBG-funded activities comply with federal requirements, achieve program objectives, and remain compliant over the long term. The monitoring process emphasizes accountability, performance outcomes, and adherence to HUD regulations, while also supporting minority business outreach and coordinated planning efforts.

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#### Program Monitoring and Oversight

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The City uses established procedures to monitor CDBG activities and subrecipients throughout the program year. Key components include:

- ▶ **Ongoing Technical Assistance:** Staff provide continuous guidance to subrecipients to help ensure compliance with CDBG regulations, address challenges early, and maximize program effectiveness.
- ▶ **On-Site Monitoring Reviews:** Scheduled and risk-based site visits are conducted to evaluate project progress, verify compliance with federal requirements, and provide technical support as needed.
- ▶ **Financial Monitoring:** Reimbursement requests and expenditures are closely reviewed to confirm that costs are eligible, properly documented, and consistent with approved budgets.
- ▶ **Quarterly Performance Reporting:** Subrecipients are required to submit quarterly reports detailing accomplishments, beneficiary data, and compliance information. These reports are used to track progress and assess whether projects are meeting established goals.
- ▶ **Post-Program Monitoring:** Projects are monitored twice annually for two years following the program year to ensure continued compliance, ongoing affordability, and proper maintenance.

#### Long-Term Compliance

To ensure sustained compliance with HUD and federal regulations, all CDBG-funded projects are required to maintain comprehensive records and provide ongoing performance documentation. Long-term affordability and use restrictions are enforced for housing, public facility, and economic development activities to ensure continued benefit to low- and moderate-income residents.

For housing rehabilitation projects, the City verifies compliance with lead-based paint regulations, environmental review requirements, and income eligibility standards. Periodic drive-by inspections are conducted to confirm that properties remain safe, well-maintained, and in compliance with affordability requirements over time.

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#### Minority Business Outreach and Procurement Compliance

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The City of Wausau works closely with MCDEVCO, Inc. to handle its CDBG economic development activities. MCDEVCO, is all about boosting the social and economic well-being of Wausau residents. They do this by supporting business growth and community development through connecting resources.

Wausau is dedicated to supporting minority- and women-owned businesses (MWBs) in the procurement process. Here's how we make it happen:

- ▶ **Encouraging MWB Participation:** We actively meet with local businesses and nonprofits, advertise opportunities, engage with business groups, and share information on federal contracting requirements.
- ▶ **Fair and Open Procurement:** By following HUD and local procurement guidelines, we ensure a competitive and transparent process. The city keeps track of MWB participation in federally funded projects and reports the results

as needed.

Through our partnership with MCDEVCO, Inc., we're able to effectively manage these efforts and foster a thriving, inclusive business community in Wausau.

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## **Comprehensive Planning Requirements**

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Wausau makes sure that CDBG-funded projects are part of a larger community development plan that aligns with the city's Consolidated Plan, Comprehensive Plan, and other regional efforts. This approach ensures that CDBG investments help drive long-term growth, housing stability, and economic development. We also collaborate with the Affordable Housing Task Force, Community Partners Campus, and other local nonprofits to focus on key projects and pool resources for the biggest impact.

By staying on top of monitoring, accountability, and strong partnerships, the City of Wausau ensures that CDBG-funded activities are carried out effectively, in line with federal requirements, and contribute to long-term, sustainable community development.

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### **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.*

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In Wausau, we ensure that citizens have ample opportunity to provide feedback on the performance of CDBG-funded activities. We strive to make the process transparent and accessible to the public through various outreach methods.

For the 2024 program year, two public hearings were held where community members were invited to provide input. During these hearings, we received valuable comments on a wide range of issues, including affordable housing, services for the elderly and children, homelessness, sidewalk curb reconstruction to meet ADA requirements, and playground additions to neighborhoods. These comments were vital in shaping our understanding of the community's needs.

The Citizens Advisory Committee (CAC) took these comments into account, discussing the current trends and the best use of available funding to meet those needs. The CAC is responsible for vetting funding requests and any reprogramming of funds and then making recommendations to the City's Finance Committee and Common Council. While those recommendations are on hold until we receive final funding figures from HUD, this step ensures that community input is reflected in decision-making.

To ensure the public was aware of the requests and proposed projects, advertisements were placed in the Wausau Daily Herald, and the information was also posted on the City's website. Hard copies of the proposals were made available at City Hall for those who prefer to review physical documents.

Once the Consolidated Annual Performance and Evaluation Report (CAPER) was completed, it was shared with the Citizens Advisory Committee, City Alderpersons, and the public. An official notice was published in the *Wausau Daily Herald*, and copies were made available at City Hall and on the City's website, along with contact information for submitting comments. The public had access to the plan from March 5, 2026, through March 21, 2026, providing the required 15-day comment period prior to submitting it to HUD. We fell short of the 15-day publication requirement for the CAPER. However, we always welcome community input.

Through these efforts, Wausau ensures that citizens are informed and involved in the decisions related to CDBG funding and the development of community projects.

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

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**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.**

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

► The City of Wausau does not receive BEDI.

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

► The City of Wausau does not receive BEDI.

## CR-58 – Section 3

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

► During the 2025 program year, no projects triggered Section 3 as the funding levels were not high enough.

TOTAL LABOR HOURS	CDBG	HOME
Total Number of Activities	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
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 Section 3 workers compete for jobs (e.g., resume assistance, coaching).		
Outreach efforts to identify and secure bids from Section 3 business concerns.		
Technical assistance to help Section 3 business concerns understand and 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 child care.		
Assisted residents to apply for, or attend community college or a four 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 Section 3 business concerns.		
Provided or connected residents with training on computer use or online technologies.		
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.		
Other.		

**Narrative:** The City of Wausau completed no activities that required adhering to Section 3 Requirements.