7. Housing

Housing is a complex, multi-faceted issue that is a cornerstone of any comprehensive planning effort. This section provides an inventory and analysis of housing conditions in Marathon County. The findings in this report recognize that "housing" involves more than merely providing shelter. Rather, the quality, availability, and type of housing works to shape and define rural and urban communities within Marathon County. It should be noted that this analysis confines itself to the trends and characteristics of housing, but not the placement of housing.

Generally speaking, Marathon County has a high quality housing stock. Single-family homes continue to be the predominant type of housing in both urban and rural areas. However, the number of duplexes and other multi-family homes is increasing, thus providing a wider variety of housing choices. Housing characteristics, however, vary greatly across the County. Different trends can be observed in rural, suburban, and urban areas. Rural towns that are removed from the growth pressures of the Wausau and Marshfield urbanizing areas typically display higher rates of home ownership and occupancy, larger household sizes, and lower housing costs. Suburban areas, including towns and villages within the USH 51 corridor, typically show the highest housing values and costs. Growth rates in these communities are among the highest in the County. The City of Wausau and other older urban communities demonstrate a wider range of housing options in terms of price, age, and amenities.

Housing Inventory

Data contained in this section reflect two methodologies of data collection employed by the U.S.Census. The source of data collected for the first table is from 2000 Census, Summary Tape File (STF)-1 Data, which was collected through a household-by-household census and represents responses from every household within the country. To get more detailed information, the U.S.Census also randomly distributes a long-form questionnaire to 1 in 6 households throughout the nation. Tables utilizing this sample data are identified in the footnote below each table and are labeled "STF-3 Data". It should be noted that STF-1 and STF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

Housing Type and Tenure

According to 2000 Census, Marathon County has a total of 47,702 housing units. Over 75 percent of the total housing stock is classified as owner-occupied. Table 7-1 illustrates that Marathon County has far more total housing units compared to neighboring counties. This is partially due to the size and number of communities in Marathon County. The percentage of renter-to-owner occupied housing units in the County is fairly consistent with regional patterns. Marathon County also has a lower percentage of householders that are 65 years or older than neighboring counties, with the exception of Portage County.

Table 7-2 compares general tenure and occupancy statistics for select Marathon County communities. Data indicate that

Table 7-1: Regional Housing Occupancy by Type and Tenure

Area	Total Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Average Household Size	% Owner Occupied	% 1 Person Households	% With Householder 65 years or older
Marathon County	**47,702**	**36,091**	**11,611**	**2.6**	**75.7**	**23.6**	**21.7**
Clark County	12,047	9,781	2,266	2.73	81.2	23.8	28.1
Lincoln County	11,721	9,162	2,559	2.46	78.2	25.5	26.4
Portage County	25,040	17,750	7,290	2.54	70.9	24.5	19.0
Shawano County	15,815	12,370	3,445	2.51	78.2	24.9	27.4
Wisconsin	**2,084,544**	**1,426,361**	**658,183**	**2.50**	**68.4**	**26.8**	**21.5**

Source: 2000 U.S.Census, STF-1 Data

Table 7-2: Select Communities Housing Occupancy by Type and Tenure

Area	Total Occupied Housing Units	Average Household Size	% Owner Occupied	% 1-Person Household	% With Householder 65 years or older
Marathon County	47,702	2.60	75.7	23.6	21.7
Wausau City	15,678	2.37	61.7	33.6	26.7
Mosinee City	1,635	2.47	68.8	26.9	25.4
Spencer Village	800	2.42	75.1	28.9	25.9
Weston Village	4,572	2.61	66.8	22.2	14.3
Plover Town	229	3.00	89.1	15.7	22.3
Day Town	357	2.87	87.1	15.1	23.2

Source: 2000 U.S.Census, STF-1 Data

owner-occupied housing rates are highest in the rural. Several of the incorporated towns surrounding the Wausau metropolitan area have owner-occupancy rates in excess of 90 percent. With a few minor exceptions, the smaller villages in the eastern and western portions of the County had owner-occupied housing percentages similar to that of the County average.

The larger municipalities along the USH 51 corridor, including the cities of Wausau and Schofield, and the Village of Weston, exhibit the highest percentage of renter-occupied housing. The Village of Brokaw, at 46 percent, has the lowest percentage of owner-occupied housing in this urban corridor. This is likely due to the paper mill's right of first refusal on residential property.

Another housing trend evident throughout the State and nation is declining household size. Declining household size can be traced back several decades and is a result of couples having fewer (or no) children, single adults living alone, longer life expectancies and the tendency of seniors to remain in their homes, and an increase in the number of single-parent headed homes. In general, the more urban areas have smaller average household size than the rural areas. However, declining household size is also seen in rural areas as well.

Changes in Housing Stock

Between 1990 and 2000, the number of housing units in the County increased by nearly 6,600 (15%), as shown in Table 7-3. With that growth, it is important to note that the percentage of owner-occupied to renter-occupied housing has remained fairly constant. Single-family housing grew by 16 percent and remains the most common housing type throughout Marathon County. The largest growth among housing types was seen in multi-family housing, which experienced a 37 percent increase in buildings with 10 or more units. Smaller buildings with 3 to 9 units increased by 26 percent. However, duplexes are the most common type of multi-family unit. While the number of duplexes grew only 8 percent over the decade, with a total of 4000 units, they represent a significantly higher number of units than other types of multi-family housing.

Table 7-3: Change in Housing Stock, Marathon County, 1990-2000

	1990	2000	Change	% Change
Housing Units	43,774	50,360	6,586	15%
Occupied Housing Units	41,547	47,702	6,155	15%
Vacancy %	5%	5%	--	--
Owner Occupied Housing Units	31,054	36,091	5,037	16%
Renter Occupied Housing Units	10,493	11,611	1,118	11%
Owner Occupied Housing Units as percent of Total	75%	76%	--	--
Persons Per Household	2.75	2.60	--	--
Number of Homes for Seasonal/Recreational Use	725	554	-171	-24%
Number of Single Family Homes	32,996	38,299	5,303	16%
Number of Duplexes	3,698	4,000	302	8%
Multi Family Units 3-9 units	2,612	3,289	677	26%
Multi Family Units 10+ Units	1,670	2,280	610	37%

Source: U.S.Census 1990, 2000 STF-3 Data

Seasonal Housing - Seasonal housing is found throughout the County, but is most prevalent in the Towns of Green Valley, Knowlton, Bevent, and the City of Wausau. Seasonal housing units are defined by the Census Bureau as those housing units for "seasonal, recreational, or occasional use". The communities with the largest number of seasonal homes, with the exception of the City of Wausau, are generally located in the south central and eastern portion of the County. This may be due to the Big Eau Pleine Reservoir and Lake Dubay in the south and the proximity to large tracts of open space and undeveloped land in the eastern portion of the County and points beyond.

Table 7-4 shows some of the communities with larger numbers of seasonal homes. As shown, between 1990 and 2000, the number of seasonal/recreational housing units reports decreased by 171 housing units in Marathon County. The Town of Green Valley, which has extensive frontage on the Big Eau Pleine Reservoir, experienced one of the most dramatic declines, with 47 less seasonal and recreational housing units reported in 2000 compared to 1990. One explanation for the decline is that homes previously reported as seasonal are now being used as year-round residences. These conversions are often made by retirees who move to their seasonal residence on a permanent basis. Census data reflects this in the case of Green Valley where reported housing units (occupied and vacant) in the Town fell by only seven units between 1990 and 2000. However, there was a reported increase in occupied housing units (+55 units) between 1990 and 2000 consistent with the reported loss of seasonal housing units (-47 units). Therefore it is assumed that units counted as vacant or seasonal in 1990 were reported as occupied in 2000.

Other towns with sizable seasonable housing (such as Elderon and Bergen) show similar statistics comparing overall household growth and recreational housing decline.

While many previously existing seasonal homes are being turned into permanent residences, anecdotal evidence suggests that there is also an increasing number of hunting cabins being built on private acreages in Marathon County; particularly in the east half of the County. While these cabins remain as seasonal residences, they are often located on large acreages of forest, swamp, and waste land that are then used for hunting. This change from an agricultural or forest land use to a recreational land use affects the market value of land, since demand for recreational land is growing.

Similarly, the converstion of seasonal homes to year-round residences also affects land prices. Many communities are seeing changes in housing costs and assessments on land classified as Swamp and Waste and Forest. This increase in assessments and land values affects all residents of Marathon County, especially those with larger acreages of forest, swamp, and waste. Oftentimes, these property owners are farmers, who may be negatively impacted by these changes if they result in higher property taxes.

Table 7-4: Change in Seasonal Housing in Selected Communities, 1990-2000

		1990	2000	# Change	% Change
Town of Bergen	Total Housing Units	204	249	45	22%
	Occupied Housing Units (Households)	174	237	63	36%
	Number of Homes for Seasonal/Rec Use	18	9	-9	-50%
Town of Bevent		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	401	490	89	22%
	Occupied Housing Units (Households)	331	411	80	24%
	Number of Homes for Seasonal/Rec Use	56	60	4	7%
Town of Cleveland		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	325	422	97	30%
	Occupied Housing Units (Households)	296	396	100	34%
	Number of Homes for Seasonal/Rec Use	23	20	-3	-13%
Town of Elderon		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	255	251	-4	-2%
	Occupied Housing Units (Households)	191	220	29	15%
	Number of Homes for Seasonal/Rec Use	48	23	-25	-52%
Town of Emmet		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	244	285	41	17%
	Occupied Housing Units (Households)	226	268	42	19%
	Number of Homes for Seasonal/Rec Use	10	14	4	40%
Town of Franzen		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	205	216	11	5%
	Occupied Housing Units (Households)	172	197	25	15%
	Number of Homes for Seasonal/Rec Use	20	14	-6	-30%
Town of Green Valley		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	257	250	-7	-3%
	Occupied Housing Units (Households)	132	187	55	42%
	Number of Homes for Seasonal/Rec Use	104	57	-47	-45%
Town of Guenther		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	132	123	-9	-7%
	Occupied Housing Units (Households)	104	107	3	3%
	Number of Homes for Seasonal/Rec Use	21	6	-15	-71%

Table 7-4 (cont): Change in Seasonal Housing in Selected Communities, 1990-2000

		1990	2000	# Change	% Change
Town of Harrison	Total Housing Units	170	148	-22	-13%
	Occupied Housing Units (Households)	130	143	13	10%
	Number of Homes for Seasonal/Rec Use	28	0	-28	-100%
Town of Hewitt		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	199	214	15	8%
	Occupied Housing Units (Households)	164	204	40	24%
	Number of Homes for Seasonal/Rec Use	31	10	-21	-68%
Town of Knowlton		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	590	761	171	29%
	Occupied Housing Units (Households)	491	661	170	35%
	Number of Homes for Seasonal/Rec Use	63	79	16	25%
Town of Norrie		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	356	371	15	4%
	Occupied Housing Units (Households)	293	324	31	11%
	Number of Homes for Seasonal/Rec Use	47	29	-18	-38%
Town of Plover		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	223	260	37	17%
	Occupied Housing Units (Households)	187	232	45	24%
	Number of Homes for Seasonal/Rec Use	19	17	-2	-11%
Town of Reid		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	400	479	79	20%
	Occupied Housing Units (Households)	347	434	87	25%
	Number of Homes for Seasonal/Rec Use	30	37	7	23%
City of Wausau		**1990**	**2000**	**# Change**	**% Change**
	Total Housing Units	15318	16687	1369	9%
	Occupied Housing Units (Households)	14718	15704	986	7%
	Number of Homes for Seasonal/Rec Use	56	71	15	27%

Source: U.S.Census 1990, 2000 STF-3 Data

Housing Age

The age of housing stock typically reflects several important factors including size, offered amenities, and overall condition or associated maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the 1980s and 1990s are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Marathon County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Census data, shown in Table 7-5 indicate that over 4,600 new housing units were built in Marathon County between 1990 and 2000. Housing building during the 1990s represents roughly 14 percent of total housing units, more than occurred during the 1980s, but comparable to construction in previous decades. At the other end of the spectrum, it should be noted that approximately 42 percent of Marathon County's housing stock was built prior to 1950. This could indicate a need for housing rehabilitation programs on a countywide basis to assist in the maintenance of these older homes.

Table 7-5: Age of Housing Units, Marathon County

Total Units	Year Built								
	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
34,651	548	2,090	1,985	2,588	5,053	3,516	4,223	3,068	11,580
100%	2%	6%	6%	7%	15%	10%	12%	9%	33%

Source: U.S.Census: 1990, 2000 STF-3 Data

A community-by-community review of housing age indicates that approximately 78 percent of Marathon County towns have a higher percentage of housing structures built in the 1990s than the County average of 14 percent. Over half of the towns in the County had at least 20 percent of their housing built in the 1990s. This data helps support anecdotal evidence indicating that rural areas in Marathon County have been seeing increasing levels of residential growth in recent years.

Table 7-6 shows the communities in Marathon County with the highest residential growth in the 1990s. It appears that spillover from the Wausau and Marshfield urban areas provided much of the impetus for new housing construction in the County. Growth outside the urban areas was fostered to a large extent by improved transportation systems. For example, the Village of Hatley had the largest percentage increase in housing growth between 1990 and 2000. During the same period, upgrades to STH 29 were completed, creating a convenient, four-lane highway access route to jobs and shopping in the Wausau metro area. Other high growth communities, such as the towns of Green Valley and Knowlton, while somewhat affected by spillover from the Wausau, Marshfield, and Stevens Point

urban areas, are also growing as a result of conversion of existing seasonal housing to year-round residences and the continued construction of new seasonal housing.

Physical Housing Stock

The physical quality of housing stock is measured by several interrelated features including structural integrity, size, and available facilities. Physical quality needs vary, depending on the type or function of the dwelling. For example, recreational housing will typically require different amenities than primary-residence housing. Although a great deal of variation exists throughout Marathon County, data obtained through statistics, interviews, and observations indicate that the County's housing stock is generally sound.

Table 7-7 looks at several select measures of physical condition and compares them to figures for the State of Wisconsin. Currently, the median number of rooms for a Marathon County dwelling is 5.8 rooms, which is slightly larger than the average size statewide. For owner-occupied housing, the median number of rooms is 6.3 rooms. For renter occupied housing, the median number of rooms is 4.2. A majority of the rural and suburban towns report having larger median room size than the County overall. On the other hand, urban municipalities such as the cities of Wausau and Schofield, generally have median room sizes slightly below the County figures. Generally speaking, there is an increasing market demand for larger housing units. Over 99 percent of the County's housing units have complete plumbing and kitchen facilities, slightly higher than the State percentage.

Table 7-6: High Growth Communities in Marathon County 1990-2000

Community	Total Housing Units (2000)	# Built 1990-2000	% of Total Housing Stock Built between 1990-2000
Greater than 40%			
Hatley Village	205	89	43%
Greater than 30%			
Spencer Town	512	177	35%
Green Valley Town	250	80	32%
Rib Mountain Town	2,770	870	31%
Knowlton Town	761	235	31%
Greater than 20%			
Mosinee Town	794	241	30%
Colby City	203	61	30%
Weston Village	4,839	1417	29%
Norrie Town	371	106	29%
Eau Pleine Town	278	79	28%
Rib Falls Town	309	84	27%
McMillan Town	620	164	26%
Cleveland Town	422	101	24%
Reid Town	479	113	24%
Bevent Town	490	115	23%
Halsey Town	214	50	23%
Fenwood Village	60	14	23%
Wien Town	263	59	22%
Franzen Town	216	48	22%
Kronenwetter Town	1,924	423	22%
Harrison Town	148	32	22%
Marathon Town	375	80	21%
20%			
Ringle Town	488	100	20%
Bergen Town	249	51	20%
Texas Town	619	126	20%
Spencer Village	851	167	20%

Source: U.S.Census: 1990, 2000 STF-3 Data

Table 7-7: Physical Housing Stock Features

Geographic Area	Median # Rooms	Characteristic (%)			
		1 unit, detached or attached	Lacking Phone Service	Lacking complete plumbing facilities	Lacking complete kitchen facilities
Marathon County	5.8	76.1	5.25%	0.9	0.9
Wisconsin	5.4	69.3	2.8%	1.4%	1.5%
Percent Change 1990-2000					
Marathon County			-46%	-43%	-24%
Wisconsin			-32%	-64%	-55%

Source: U.S.Census, 1990, 2000 STF-3 Data

Table 7-7 also shows that there have been significant increases in the number of housing units with phone service, complete plumbing and kitchen facilities between 1990 and 2000. Specifically, units without complete plumbing decreased by 43 percent and those without phone service decreased by 46 percent. Housing units without complete kitchen facilities fell by 24 percent. As a result, less than one percent of the current housing stock is lacking these facilities, suggesting an overall improvement in the quality and livability of the housing stock.

Housing Values

Median Value

Table 7-8 shows median housing values in 2000 for Marathon County, surrounding counties and the State of Wisconsin. Specifically, the column to the right shows the median (or middle value) of select owner-occupied homes for each specified area. The median value is based only on single-family houses located on lots less than 10 acres in size. Additionally, this statistic only considers housing units without a business or medical office on the property. In 2000, the median housing value in Marathon County was $95,800, which is slightly higher than median values in neighboring counties with the exception of Portage County.

Table 7-8: Median Housing Value, 2000, Region and State

Geographic Area	Median Value
Taylor County	$75,600
Lincoln County	$86,500
Portage County	$98,300
Shawano County	$84,000
Menominee County	$72,700
Clark County	$64,700
Marathon County	**$95,800**
Wisconsin	**$112,200**

Source: U.S. Census, 2000

It should be noted that the above data will be five years old when it is published and may need to be updated or supplemented with anecdotal statistics.

Range of Values

Providing a range of housing values is important to meet the housing needs of people of different income levels and at different times in their lives. Table 7-9 shows the range of housing values in Marathon County in 2000. The median value of housing varies significantly across the County, although a majority of houses are valued between $50,000 and $150,000. Some of the most expensive housing is found in the towns of Rib Mountain, Green Valley, Knowlton, and Stettin, which have median housing values averaging over $130,000. On the other hand, several communities have median housing values below $70,000, including the villages of Brokaw, Fenwood, and Elderon and the towns of Harrison and Holton. Lower median values often reflect older and smaller housing stock, which is typically concentrated in the older urban areas and villages. Housing in the growing metro suburban areas is generally more expensive, in part because larger percentages of the housing stock in these communities is relatively new and quite large. Likewise, communities with housing located on property with lake frontage generally have higher median values.

Table 7-9: Range of Housing Values, Marathon County, 2000

Range of Values	No. of Housing Units	%
<$49,000	1,459	5%
$50,000 to $99,999	13,405	49%
$100,000 to $149,000	8,220	30%
$150,000 to $199,999	2,368	9%
$200,000 or more	1,714	6%

Source: U.S. Census, 2000

Housing Affordability

Several factors impact housing affordability. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities. Household size and income are also key factors contributing to what housing options are available and accessible to residents.

Because affordability is relative, it is difficult to define a firm standard for affordability. Statistically speaking, those spending in excess of 35 percent of their total household income on housing costs may be facing affordability difficulties. The U.S.Department of Housing and Urban Development (HUD) recommends that rental-housing costs not exceed 30 percent of monthly income. HUD also indicates that mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income. For this analysis, the threshold of 35 percent of total household income was used to define affordability.

According to 2000 Census data, 10 percent of households in Marathon County pay more than 35 percent of their income on

housing costs, which is similar to the State among owner-occupied households. Overall select median owner-occupied costs in the County, both with and without a mortgage, are lower than figures for the State. This suggests that while general housing costs are lower in the County than the State on average, household incomes are also comparatively lower.

Median renter costs are also lower in Marathon County than the State overall. Likewise, the percentage of renter occupied households that pay more than 35 percent of their income on housing costs is lower in Marathon County than the State average. Table 7-10 compares median contract rent and median gross rent. Technical documentation from the Census defines contract rent as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of enumeration. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by or for the renter. *(U.S.Census STF-3 Technical Documentation Guide)*

Table 7-10: Housing Affordability (with comparisons)

	Owner Occupied			Renter Occupied		
	Median selected monthly owner costs[1]			Median Selected monthly renter costs[1]		
	With Mortgage	No Mortgage	%[2]	Median Contract rent	Median Gross rent	%[2]
Marathon County	$916	$295	10%	$423	$484	20%
Wisconsin	$1,024	$333	9%	$473	$540	25%
City of Wausau	$856	$298	11%	$419	$473	24%
Village of Spencer	$771	$276	9%	$334	$418	18%
Town of Plover	$735	$221	12%	$400	$517	0%
Town of Maine	$959	$297	9%	$481	$681	0%

[1]*In dollars*
[2]*Percent paying over 35% of household income on housing*
Source: 2000 U.S.Census, STF-3 Data

Table 7-10 also shows median home values and selected costs for owner and renter-occupied housing units for select communities representing a spectrum of community types found in the County. Urbanizing towns surrounding the Wausau area, such as Maine, generally have higher housing costs than the urban core (City of Wausau) or rural villages or towns (Spencer and Plover). Generally, housing costs (both owner-occupied and rental) throughout the County are lower than average housing costs in the State overall, with some exceptions.

The Wisconsin Housing and Economic Development Authority (WHEDA) maintains inventories of certain types of affordable housing within Marathon County. There are currently over 1,100 federally assisted rental housing units in the County. These housing units are located in 29 different developments in various communities throughout the County, including the cities of Wausau, Colby, Schofield, Mosinee, the villages of Stratford, Spencer, Athens, Edgar, and Rothschild. These housing units serve elderly, families, persons with disabilities as well as Section 8 voucher recipients. Other developments in Marathon County that have received affordable housing tax credits are found in the villages of Athens and Stratford and the cities of Mosinee and Wausau.

Special Housing

Homeless Services

There are several services for homeless citizens of Marathon County. Most of these shelters are located in the Wausau metro area, with some services also located in Marshfield. These shelters are closely linked through the Wausau Area In-house Network Board (WINBOARD). This Board is made up of 22 representatives from multiple local, county and regional agencies that provide services to the homeless and those in need.

There has been an increasing need in Marathon County for assistance to prevent and end homelessness. For example, from 1998 to 2002, the Emergency Housing Assistance Fund (EHAF) saw a 189 percent increase in the number of households assisted. This could very well be due to the downturn in the economy that led to layoffs, prompting larger numbers of families to seek help to avoid or end homelessness. During this time period, the clients served by the EHAF were paying, on average, 63.8 percent of their household income toward housing. This is more than double the 30 percent threshold that is generally accepted as appropriate for housing costs. The North Central Wisconsin Regional Planning Commission (NCWRPC), in its *Draft Regional Comprehensive Plan (2003)*, states that over 700 individuals were provided over-night shelter in Marathon County in 2000.

The efforts of most organizations working on homeless issues in Marathon County are directed towards preventing people from becoming homeless. Preventing homelessness is the preferred means of intervention, as it is less costly to all involved, and it helps maintain household stability. It is also widely recognized that homelessness is often the result of other problems such as unemployment, mental illness, domestic abuse, and drug addictions. As such, providing an integrated network of support is essential to address this complex issue. A list of shelters and services for the homeless in Marathon County is provided in Appendix 7-A.

Senior and Subsidized Housing

In Marathon County, housing for seniors and populations with special needs is primarily provided in the urbanized areas in and around Wausau. The Marathon County Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the Marathon County United Way all maintain a list of these housing options throughout the County. As the number of elderly persons increases in the

coming years, there will most likely be an increased need for these types of housing options. This trend will be seen throughout Marathon County, the State of Wisconsin, and the nation, as the baby-boom population ages.

The Highway 51 area is the center of Marathon County for population, jobs, and housing opportunities. As such, most of Marathon County's senior housing opportunities are centered in and around this area as well. There are approximately 110 different senior and special needs housing programs and facilities in and around the Wausau metropolitan area. Appendix 7-B provides a list of subsidized and senior housing units in Marathon County.

Migrant Worker Housing

Some communities in Marathon County have identified concerns about providing adequate housing for migrant workers. Currently, many of these migrant workers pass through Marathon County to work on large agricultural operations. Based on anecdotal evidence, these workers are often housed at their work site, sometimes in temporary housing. Many rural communities have expressed concerns about the quality of these on-site housing units for migrant workers.

Housing Assistance Programs

In Wisconsin, housing assistance programs are administered by the State Department of Administration (WDOA), Bureau of Housing. More than $40 million is distributed annually to improve the supply of affordable housing for State residents. Programs administered by the Bureau of Housing include the federal Home Investment Partnership Program (HOME), the federally funded Community Development Block Grant Program (CDBG) and other special needs programs as well as state programs. There are a variety of state and federal housing programs geared at addressing housing issues. Grants and low interest loans are available for counties, communities, or individual homeowners. A complete list of housing programs and housing information is available at http://www.doa,state,wi.us/dhir/index.asp. A brief list of some of the most pertinent programs is included below.

Administered by the WDOA, Bureau of Housing:

- **CDBG -Small Cities Housing -** CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the HUD may apply. Approximately $9 million is awarded annually.

- **HOME -** A variety of affordable housing activities are supported by federal "HOME" awards including down payment assistance for homebuyers, rental rehabilitation, weatherization repairs, accessibility improvements and rental housing development. Approximately $13 million is awarded annually. Specific sub-programs include the following:

⇒ ***Rental Rehabilitation Program*** - The Rental Rehabilitation Program assists residential rental property owners in obtaining low interest loans to help defray up to 75 percent of rehabilitation expenses. Owners are required to lease HOME-assisted units at/or below HUD-determined Fair Market Rent (FMR) levels and keep them affordable for a specified time based on the amount of HOME assistance. The loans are available through selected local sponsors.

⇒ ***Home Owner and Accessibility Rehabilitation Program*** - The Home Owner and Accessibility Rehabilitation Program provides funds to bring dwellings up to appropriate housing quality standards and for accessibility modifications. The program is focused on housing owned and/or occupied by very low-income households. Funds are distributed through participating local agencies across the state.

⇒ ***Home Ownership Program*** - The Home Ownership Program solicits applications from local sponsors who seek to provide assistance to low-income households for the acquisition, construction and/or rehabilitation of owner-occupied homes. The program is coordinated with the state's Housing Cost Reduction Initiative (HCRI) through an annual competition.

⇒ ***Wisconsin Fresh Start Initiative*** - The Wisconsin Fresh Start Initiative provides funds to eligible organizations that provide on-site housing construction and rehabilitation experiences for young people, aged 16-24. Based on the model developed by the successful Operation Fresh Start, Inc. program based in Madison, Wisconsin, the program offers at-risk young people education, skills, and career direction leading to economic self-sufficiency. Participants have opportunities for meaningful service in their communities while helping to meet the affordable housing needs of low-income families.

- **Homeless Programs** - The Bureau of Housing administers three programs specifically designed to help homeless persons:

  ⇒ ***HUD Emergency Shelter Grants*** - Funds may be used for homelessness prevention, essential services, rehabilitation of shelters and operating costs. Approximately $1.4 million is awarded each year.

  ⇒ ***State Shelter Subsidy Grants*** - These grants may provide up to one-half of an emergency homeless shelter's operating budget. Approximately $1.1 million is awarded each year.

  ⇒ ***Transitional Housing*** - These funds provide housing and counseling to formerly homeless households so that they may become self-sufficient. Biennial awards totaling $800,000 are made.

- **Local Housing Organization Grant (LHOG) -** State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services. Approximately $630,000 is awarded annually.

Administered by WHEDA:

- **HOME Loans and Home Improvement Loans**

  - ***HOME Loans*** - "HOME" loans feature low down payments and below-market interest rates for first time home buyers. The interest rate is fixed for the term of the loan. Loan recipients must live in the home for which the loan was received.

  - ***WHEDA Home Improvement Loans*** - WHEDA Home Improvement Loans are below-market, fixed-interest home improvement loans. The maximum loan is for $15,000 for a period of fifteen years. Loan recipients must be credit-worthy and live in the home for which the loan was received.

Administered by the Wisconsin Department of Agriculture (WDA):

- **Housing-Related Consumer Protection Services** - The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

Issues

- **Scattered Rural Housing Development** – Demand for housing in rural areas is growing. This is due to a number of factors including road improvements that provide convenient access between rural areas and the Wausau and Marshfield urban areas and an increasing desire by some people to live in a rural setting. While not all rural residential development is bad, uncontrolled development can have negative impacts. New housing in rural areas can result in fragmentation of woodlands and prime agricultural lands. As more people choose to live near operating farms the potential for conflicts between farmers and non-farming residents increases. Likewise, people moving from urban to rural areas often demand higher levels of service, such as paved roads, which can place a financial burden on rural towns. At the same time there is a need to balance the amount of regulatory control of rural housing development with the need to protect private property rights.

- **Future Demand for Senior Housing** – It is anticipated that the need for senior housing and related services will increase in the future as the baby-boom population continues to age. Most existing senior housing is located in the Wausau and Marshfield metro areas or in rural villages. It makes sense that senior housing continue to be concentrated in these areas, which also provide convenient access to health care, shopping and various social services. In addition, it is believed that seniors are staying in their

homes longer, in part because of better health and longer life expectancy and more available support services. However, as demand for senior housing increases, additional facilities and/or a wider variety of types of senior housing and services may be needed to meet demand.

- **Rising Housing Costs** - Housing costs are high in some communities; finding housing affordable to people in all stages of life can be a challenge in some locations. The cost of housing results from several factors, including costs related to land, building materials, code requirements, and labor. Taxes and municipal service costs (utilities, public protection, etc.) also factor into the overall affordability of housing in a community.

- **Homelessness** - There is a growing number of families that are homeless, or facing the threat of being homeless. At the same time, resources for social services and other programs that deal with some of the causes of homelessness are becoming more scarce. While improving the supply of affordable housing can help, homelessness often results from health and social factors independent of the physical housing supply. As such, addressing homelessness will require a multi-faceted approach to address issues relating to affordable housing supply as well as health and social service issues, such as drug and alcohol treatment.

- **Housing Rehabilitation** - Marathon County currently has a relatively high amount of older housing stock, which is mostly concentrated in the older cities (e.g., Wausau, Schofield) and rural villages (e.g., Stratford, Edgar). Since older housing generally is smaller and less expensive than newer housing, the older housing stock plays an important role in providing a wide variety of housing opportunities in the County. However, to remain viable, some of the older housing stock may need to be rehabilitated. In some cases, if the housing stock is too run-down, it may need to be removed to make way for new development.

- **Migrant Working Housing** - Housing for migrant workers is an issue facing many rural communities. Current regulations of temporary housing, mobile homes, etc. may need to be reexamined to determine if they adequately address concerns specific to migrant worker housing.

Appendix 7-A

Homeless Assistance Services and Programs

- **Salvation Army** - The Salvation Army operates a Homeless Shelter, located at 202 Callon Street, Wausau. This shelter has 36 beds and a flexible space plan. It is able to accommodate single men, single women, and families. In 2002, they provided 8,320 shelter days and served approximately 1,700 individuals. This shelter frequently is at or over capacity, with single women and families most often left without a place to stay. This shelter has experienced an increase in the need for shelter space, particularly from families and single women.

- **Emergency Housing Assistance Funds (EHAF)** – EHAF grants may provide EMERGENCY housing assistance to area residents who would otherwise be homeless. Funds are intended for emergency rent, mortgage or security deposit payment. "Emergency" describes those families or individuals who are:
    - truly homeless
    - leaving a domestic abuse situation
    - threatened by eviction or have an eviction notice
    - transitioning from shelter
    - have been abandoned by a husband/father
    - living in sub-standard (unsafe) housing

  The EHAF agencies may also grant short-term rent subsidy payments when funds are available. There may also be funding for EMERGENCY utility assistance. Funds are administered locally by a collaboration of human service agencies. Each agency performs the same intake procedure and applies the same eligibility requirements. Applicants may call the agency of their choice for an appointment. Victims of abuse may call:
    - The Women's Community at (715) 842-5663
    Southeast Asian residents may call:
    - Wausau Area Hmong Mutual Association at (715) 842-8390

Wisconsin Public Service Corporation (WPS) customers who are also behind on their utility bills may call: Wisconsin Public Service at (715) 848-7370

Additional agency referrals for the general public are:
- North Central Community Action Program (NCCAP) at (715) 842-0681
- The Salvation Army at (715) 845-4272
- The Neighbors' Place at (715) 845-1966

Western Marathon County residents may apply for rental assistance at the Marshfield Community Action Program office, 108-E W. 4th St., Marshfield, at (715) 387-2626.

General Assistance Programs

- **American Red Cross -** Telephone intake is available only for emergency communications service to military families and for notification of fires or other disasters. The American Red Cross offers the following six programs:

  1. Disaster and Emergency Relief Services
  - Fire, tornado and flood relief
  - Food vouchers and small food pantry
  - Personal and household supplies
  - Emergency rent/mortgage assistance to eligible applicants when funds are available
  - Emergency preparedness literature/information

  2. Armed Forces Emergency Services
  - Emergency message service
  - Contact point for emergency financial assistance for active duty military, their spouses and children (A duty worker is always available for emergency assistance in disasters and for services to military families.)

  3. Health Education Courses
  - CPR, First Aid, Swimming/Lifeguarding (through YMCA, Marathon Area Swim Association, and Park Dept.), Water Safety courses
  - Babysitting
  - Preventing Disease Transmission (Bloodborne Pathogens)
  - Pet First Aid

  4. Health Screening Clinics:
  - Blood pressure clinic
  - Glucose clinic

  5. AIDS Education
  - General HIV/AIDS education
  - HIV/AIDS in the workplace
  - HIV/AIDS instructor training
  - HIV/AIDS youth peer educator program

  6. Volunteers:
  - Community Volunteers (Hospital, Mobile Meals, Nursing Homes, etc.)
  - Youth Volunteers (Hospital)--"Volunteens" (formerly Candy Stripers)

  To accommodate persons with disabilities, the American Red Cross has a back building entrance this is free from steps and curbs, doorways and hallways are at least 36" wide and restrooms and elevators accommodate wheelchairs.

- **Marathon County Veterans Service Office** – Located at 212 River Drive, Suite 1 in Wausau, this services provides help preparing claims/applications for benefits, information on VA health benefits, VA insurance, VA education benefits, personal loans, and State veterans' benefits. Emergency temporary assistance for food, lodging, utilities, and other assistance may be available depending on individual circumstances.

To accommodate persons with disabilities, the Veterans Service Office has reserved accessible parking available, the building entrance is free from steps and curbs, doorways and hallways are at least 36" wide and restrooms and elevators accommodate wheelchairs.

- **Self Help and Resource Exchange (SHARE)** – Located in Wausau, in exchange for 2 hrs. of community service work a month, plus a $16.75 fee, participants get approximately $35 worth of supermarket-quality food. Church activity, Scouts, helping neighbors-- any activity done on a volunteer basis and not for pay--all count toward the service requirement. Also, on-site volunteers are needed on the day food is delivered. NOTE: There are no income eligibility limits, but participants may use Food Stamps to pay the fee as well as cash and checks. Anyone, regardless of age, religion, financial status or group affiliation, can participate.

  Wausau distribution is generally located at the Wisconsin National Guard Building, 833 S. 17th Ave., 7-9am on the 3rd or 4th Saturday of each month (date is posted in advance each month, and is listed in the SHARE paper). If SHARE is not using the Armory, distribution will take place at a posted alternative site in the area. Orders are due the Thursday after distribution day. Late orders can be made only from what has been ordered on SHARE Host order, first-come-first-served. Other Marathon County SHARE locations are in Marathon (715) 443-2543 and (715) 443-2002 and Stratford (715) 389-8491 (Val) and (715) 687-3413 (Kathy). Participants who need help finding a volunteer position to comply may contact the Volunteer Center of Marathon County at (715) 261-6670.

  To accommodate persons with disabilities, the Wausau Office has reserved accessible parking available, the building is free from steps and curbs, doorways and hallways are at least 36" wide, restrooms accommodate wheelchairs, information is available in large print and someone is available to carry boxes out to the client's car.

- **St. Vincent de Paul Outreach Center** - Located at 149 N. Central Ave., Marshfield, WI 54449, this service helps those in need with the following:
  - Food, clothing, furniture, household items (provides one-time emergency aid for food to Western Marathon Co. residents, to help them until they can access food assistance programs in Marathon County.)
  - Prescriptions
  - Dental care
  - Free Walk-in Medical Clinic starting at 5pm 1st and 3rd Wed. of each month for those people who do not have health insurance or have a very large deductible (includes financial assistance for AIDS testing and pregnancy testing for eligible patients, please call ahead.)
  - Mental Health outpatient clinic accepts insurance, but for people with no insurance and no means of paying the service is free

  To accommodate persons with disabilities, the Outreach Center has reserved accessible parking available, the building is free from steps and curbs, doorways and

hallways are at least 36" wide, restrooms accommodate wheelchairs.

- **Spencer King's Pantry** – Located in the Village of Spencer, this church has a food pantry and can help residents who are in emergency need of food.

  To accommodate persons with disabilities, there is reserved accessible parking available, the building is free from steps and curbs, doorways and hallways are at least 36" wide, restrooms accommodate wheelchairs, and someone is available to read information one-on-one with clients.

- **Stratford Area Pantry** - People in the Stratford area who have emergency food needs may use this community pantry. Donations of cash and non-perishable items are accepted at the Stratford State Bank, as well as at area churches. This facility does not offer accommodations for persons with disabilities.

- **Community United Pantry** - Emergency food supplies for residents in Colby, Unity, Curtiss, Abbotsford and Dorchester. To accommodate persons with disabilities at Zion Lutheran Church, there is reserved accessible parking available, the building is free from steps and curbs, doorways and hallways are at least 36" wide. The basement location is not accessible; volunteers will bring food upstairs and carry it to client's car.

- **Catholic Charities Emergency Support Services** – Located in Wausau, Catholic Charities administers the following emergency services, with an emphasis in the winter on:

- ***Utility Assistance*** (by appointment only) up to $100 in situations where family will lose electric, telephone or gas service, or is behind on payments for these services. Applicant needs to come up with the remaining amount due before Catholic Charities will provide assistance. Case Management is also offered to provide financial counseling program for budgeting help, and checks with local utility for assistance programs, as appropriate. NOTE: Applicants who have previously received food, clothing or gas vouchers may apply for Utilities Assistance, but the maximum assistance allowed may be adjusted by the previous amount of assistance received.

- ***Housing Assistance (by appointment only) is provided through a variety of programs including:***

  - Rental and Mortgage Assistance--up to $100 in situations where family is in danger of homelessness, when funds are available. Please call for information.
  - Security Deposit--up to $100 in situations of homelessness to help client obtain safe and adequate housing, when funds are available. Please call for information.
  - Case Management--Calls the landlord to make sure that the client has housing, verify the amount of rent and security deposit, and ensure that client will not

be evicted for at least 1 month after receiving this aid. Makes referral to Housing Authority. Writes check directly to landlord and never to client.
    - Real Estate Taxes--assistance up to $100 when funds are available, to help pay real estate taxes.
    - Other Home Emergencies--up to $100 when funds are available, for emergencies such as frozen pipes, frozen wells, broken water heaters, or broken window. NOTE: Applicants who have previously received food, clothing or gas vouchers may apply for Housing Assistance, but the maximum assistance allowed may be adjusted by the previous amount of assistance received.

- ***Food Assistance programs*** (may apply in person during office hours) including:
    - Vouchers--provides grocery store vouchers up to $10 for families in need, when funding is available.
    - Case Management--provides client with list of local food pantries.

- ***Transportation Assistance*** programs (may apply in person during office hours):
    - Bus Tokens--for client interviews or for medical needs only, on a very limited basis.
    - Tickets--up to $100 for emergency travel assistance for families who live in this area needing to return home for funeral or other emergency.
    - Gas Voucher--up to $10/mo. maximum in gasoline for emergency local transportation to work or medical appointment. Funds are allocated each month and may be unavailable later in the month. Proof of current vehicle registration in the client's name is required.
    - Case Management--always writes check directly to bus line or service station. Checks on prices to verify exact amount and find cheapest fare.

To accommodate persons with disabilities, someone is available to read information one-on-one with clients.

- **North Central Community Action Program** – This program, centered in Wisconsin Rapids, serves Lincoln, Marathon, and Wood Counties. It offers the following services:

    - Job Training Partnership Act (JTPA) Employment & Training (Youth & Adult) (Wood & Marathon Co)
    - Storefront Alternative Learning Center
    - Food Pantry Screening Agent (Cities of Marshfield, Merrill, Tomahawk, WI Rapids)
    - Weatherization Program (Service Area & Langlade Co)
    - Wisconsin Housing and Economic Development Authority (WHEDA) Rent Subsidy Program (Section 8 & FSS) (Lincoln Co)
    - The Emergency Food Assistance Program (TEFAP)
    - Family Resource Center (emergency clothing, food, etc.) (WI Rapids)
    - Americorps Program (Fiscal/Administrative Agent) (Marathon Co)
    - Farm Assistance Program
    - Emergency Rental Housing Assistance Program

- U.S. Department of Housing and Urban Development (HUD) Supportive Housing Program
- Transitional Housing Program (Lincoln & Marathon Co)
- Summer Tutoring & Work Experience Program (Wood & Marathon Co)
- Fiscal Agent for Hmong Association (WI Rapids) & Wausau Department of Public Instruction (DPI) (local Programs)
- Refugee Employment Services (Wood Co)
- Educational Support (limited payments for GED, HSED or special/limited skills training)
- Gardening & Canning
- Outreach, Advocacy & Mediation Services

Appendix 7-B

Subsidized and Senior Housing Facilities in Marathon County

Sub-Area Group	Location	Name of facility	Type of Facility	Capacity
East	Hatley	Glapinski Adult Family Home	AFH	NA*
East	Hatley	Home Sweet Home	Housing	NA
Hwy 51	Mosinee	Cedar Creek Manor	CBRF	16
Hwy 51	Mosinee	Cedar Creek Manor 2	CBRF	16
Hwy 51	Mosinee	Cornerstone Elderly Care	CBRF	8
Hwy 51	Mosinee	Vander Waal CBRF	CBRF	12
Hwy 51	Mosinee	Hartman House	AFH	4
Hwy 51	Mosinee	Meadow Haven LLC	AFH	4
Hwy 51	Mosinee	Cedarwood Apartments	Housing	NA
Hwy 51	Mosinee	Cornerstone Elderly Care	Housing	NA
Hwy 51	Mosinee	Maplewood Apartments	Housing	NA
Hwy 51	Mosinee	Pinewood Apartments	Housing	NA
Hwy 51	Mosinee	Pyke Adult Foster Home	Housing	NA
Hwy 51	Rothschild	Cedar Ridge Elder Services 1	CBRF	8
Hwy 51	Rothschild	Cedar Ridge Elder Services 2	CBRF	16
Hwy 51	Rothschild	Cedar Ridge Elder Services 3	CBRF	16
Hwy 51	Rothschild	Cedar Ridge Elder Services 4	CBRF	16
Hwy 51	Rothschild	Cedar Ridge Elder Services 5	CBRF	8
Hwy 51	Rothschild	Rothschild Apartments	Housing	NA
Hwy 51	Schofield	Bellewood Avenue Community Residential Facility	CBRF	6
Hwy 51	Schofield	Chadwick Street Community Residence	CBRF	7
Hwy 51	Schofield	Heather Street Community Residence	CBRF	7
Hwy 51	Schofield	Birch North	AFH	3
Hwy 51	Schofield	Birch South	AFH	3
Hwy 51	Schofield	Bellewood House	Housing	NA
Hwy 51	Schofield	Casa Therese Apartments	Housing	NA
Hwy 51	Schofield	Heather Street House	Housing	NA

Sub-Area Group	Location	Name of facility	Type of Facility	Capacity
Hwy 51	Schofield	Schofield Court Apartments	Housing	NA
Hwy 51	Schofield	Weston Pines Apartments	Housing	NA
Hwy 51	Wausau	Bissell Street Community Residence	CBRF	6
Hwy 51	Wausau	Butternut Road	CBRF	6
Hwy 51	Wausau	Cady Home West 1	CBRF	8
Hwy 51	Wausau	Cady Home West 2	CBRF	8
Hwy 51	Wausau	Crossroads	CBRF	20
Hwy 51	Wausau	Grant Street Community Residence	CBRF	8
Hwy 51	Wausau	Harbor House CBRF	CBRF	19
Hwy 51	Wausau	Harmony of Wausau, Jackson Square	CBRF	20
Hwy 51	Wausau	Harmony of Wausau, Terrace Court	CBRF	36
Hwy 51	Wausau	Jericho House	CBRF	6
Hwy 51	Wausau	Lanigan Group	CBRF	6
Hwy 51	Wausau	Lincoln House	CBRF	8
Hwy 51	Wausau	Morning Star Group Home	CBRF	8
Hwy 51	Wausau	NCHCF Group Home 1 CBRF	CBRF	7
Hwy 51	Wausau	Our House Wausau	CBRF	20
Hwy 51	Wausau	Our House Wausau II	CBRF	20
Hwy 51	Wausau	Ricky Zender Memorial Home, Inc.	CBRF	6
Hwy 51	Wausau	Steve's Home	CBRF	6
Hwy 51	Wausau	Stone Crest Residence Inc.	CBRF	16
Hwy 51	Wausau	Sullivan Homes, LLC	CBRF	6
Hwy 51	Wausau	Sullivans 716	CBRF	8
Hwy 51	Wausau	Sullivans 724	CBRF	8
Hwy 51	Wausau	Sylvan Crossing on Evergreen	CBRF	20
Hwy 51	Wausau	Wellington Place of Rib Mountain	CBRF	28
Hwy 51	Wausau	Change Point	AFH	4
Hwy 51	Wausau	Drygalski Adult Family Home	AFH	4
Hwy 51	Wausau	Hamilton House	AFH	4
Hwy 51	Wausau	Hauser Adult Family Home	AFH	4
Hwy 51	Wausau	Louze Adult Family Home	AFH	4
Hwy 51	Wausau	Moyer	AFH	3

Sub-Area Group	Location	Name of facility	Type of Facility	Capacity
Hwy 51	Wausau	New Beginnings Adult Family Home	AFH	4
Hwy 51	Wausau	Northwinds	AFH	3
Hwy 51	Wausau	One 2 One	AFH	3
Hwy 51	Wausau	Randlin Adult Family Care Home, Inc	AFH	4
Hwy 51	Wausau	Tharens Place	AFH	4
Hwy 51	Wausau	Turning Point	AFH	4
Hwy 51	Wausau	Wildwood	AFH	3
Hwy 51	Wausau	Applegate Terrace	RCAC	NA
Hwy 51	Wausau	Harmony Terrace Court	RCAC	NA
Hwy 51	Wausau	Terrace Court Assisted Living	RCAC	NA
Hwy 51	Wausau	The Gardens	RCAC	NA
Hwy 51	Wausau	Alvin O'Konski Manor	Housing	NA
Hwy 51	Wausau	Applegate Terrace	Housing	NA
Hwy 51	Wausau	CAP House Ii	Housing	NA
Hwy 51	Wausau	Cady Home West House #1	Housing	NA
Hwy 51	Wausau	Cady Home West House #2	Housing	NA
Hwy 51	Wausau	Catholic Charities Emergency Support Services		NA
Hwy 51	Wausau	City Walk Apartment Residences	Housing	NA
Hwy 51	Wausau	Community Development Department	Wausau City Dept.	NA
Hwy 51	Wausau	Crisis Center		NA
Hwy 51	Wausau	Crossroads I CBRF	CBRF	NA
Hwy 51	Wausau	Drygalski Adult Family Home	AFH	NA
Hwy 51	Wausau	Forest Park Village / Homme Heights	Housing	NA
Hwy 51	Wausau	The Gardens Resident Care Apartment Complex	Housing	NA
Hwy 51	Wausau	Habitat for Humanity - Wausau		NA
Hwy 51	Wausau	Harry and Velma Hamilton Villa	Housing	NA
Hwy 51	Wausau	Hillcrest CBRF	CBRF	NA
Hwy 51	Wausau	Housing Couseling Program		NA
Hwy 51	Wausau	Island Place	Housing	NA
Hwy 51	Wausau	Kannenberg Plaza	Housing	NA
Hwy 51	Wausau	Landmark	Housing	NA
Hwy 51	Wausau	Lanigan Group Home	Housing	NA

Sub-Area Group	Location	Name of facility	Type of Facility	Capacity
Hwy 51	Wausau	The Lighthouse Program		NA
Hwy 51	Wausau	Lincoln House	Housing	NA
Hwy 51	Wausau	Marathon County Community Options Program		NA
Hwy 51	Wausau	Northland House	Housing	NA
Hwy 51	Wausau	Operation Friendly Landlord		NA
Hwy 51	Wausau	Our Hose Assisted Living	Housing	NA
Hwy 51	Wausau	Randolph Court Apartments	Housing	NA
Hwy 51	Wausau	Reynolds Group Home	Housing	NA
Hwy 51	Wausau	Ricky Zender Memorial Home	Housing	NA
Hwy 51	Wausau	Riverview Terrace	Housing	NA
Hwy 51	Wausau	Riverview Terrace East	Housing	NA
Hwy 51	Wausau	Steve's Home	Housing	NA
Hwy 51	Wausau	Sturgeon Bluff Apartments	Housing	NA
Hwy 51	Wausau	Sullivan Homes, LLC	Housing	NA
Hwy 51	Wausau	Terrace Heights Apartments	Housing	NA
Hwy 51	Wausau	Transitional Living Center - Salvation Army	Housing	NA
Hwy 51	Wausau	Transitional Living Program - LSS	Housing	NA
Hwy 51	Wausau	Transitional Living Program - The Women's Community	Housing	NA
Hwy 51	Wausau	Treatment Foster Care	Housing	NA
Hwy 51	Wausau	Turning Point Adult Family Home	AFH	NA
Hwy 51	Wausau	Wellington Place of Rib Mountain	Housing	NA
Hwy 51	Weston	Birch North Adult Family Home	Housing	NA
Hwy 51	Weston	Birch South Adult Family Home	Housing	NA
NW	Colby	Maple House	AFH	4
NW	Colby	Spence St.	AFH	4
NW	Abbotsford	Abbotsford Housing Authority	HA	NA
NW	Colby	Angelus Retirement Community	Housing	NA
NW	Athens	Plisch Apartments	Housing	NA
NW	Athens	Rietbrock Apartments	Housing	NA
SC	Edgar	Withers Adult Family Home	AFH	4
SC	Edgar	Eastside Apartments	Housing	NA
SC	Edgar	Heide Apartments	Housing	NA

Sub-Area Group	Location	Name of facility	Type of Facility	Capacity
SC	Marathon	Parkview Court	Housing	NA
SW	Stratford	Northside Elder Estate	CBRF	15
SW	Marshfield	Angelus Retirement Community	Housing	NA
SW	Marshfield	Capistry Town Homes	Housing	NA
SW	Stratford	Donald Sykes Villa	Housing	NA
SW	Marshfield	Hope Lodge	Housing	NA
SW	Stratford	Northside Apartments	Housing	NA
SW	Spencer	Ponderosa Apartments	Housing	NA
SW	Marshfield	Round River Court	Housing	NA
SW	Stratford	Weber Avenue Apartments	Housing	NA

**NA – Information Not Available*

CBRF - Community Based Residential Facility - (Used for Senior Citizens, Physically and developmentally disabled, emotional disabled, dementia / Alzheimer's care, advanced age, irreversible, alcohol / drug dependent, and correctional clients)
AFH - Adult Family Home
RCAC - Residential Care Apartment Complexes
HA - Housing Authority