



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Affordable Housing Regional Task Force
DATE/TIME: Friday, February 13, 2026 at 10:00 AM
LOCATION: Wausau City Hall — Second Floor Board Room
407 Grant Street, Wausau WI, 54403

MEMBERS:
Sarah Watson (C) Ben Lee
Diane Sennholz (CC) Kristin Slonski
Juli Birkenmeier Tom Holster

1 Consideration of the minutes of the preceding meeting(s).

November 14, 2025, Regular Affordable Housing Task Force Minutes

2 Presentation

a. Presentation by Northern Valley Industries

3 Discussion.

a. Regulation Updates to Housing Quality Standards (HQS) and The National Standards for the Physical Inspection of Real Estate (NSPIRE).

b. Landlord Perspective: Trends, Emerging Issues, and Upcoming Challenges

c. Community Land Trust (CLT) Listening Session: Planning and Preparation

4 Adjournment.

Sarah Watson, Chair

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: February 11, 2026

TIME: 12:00PM

POSTED BY: Michelle Van Krey

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



City of Wausau
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MINUTES

Affordable Housing Task Force Meeting

Date / time Monday, November 14, 2025, at 10:00 A.M. | *Meeting called to order by* Sarah Watson at 10:00 A.M.

In Attendance

Members Present: Sarah Watson (C), Juli Birkenmeier, Kristin Slonski, MaiGer Moua, Tom Holster
Members Absent: Diane Sennholz
Others/Staff Present: Tammy Stratz, Shannon Graff, Randy Fifrick, Tiffany Arnold (Habitat for Humanity)

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 | Approval of Minutes from 8/18/25

Motion by Slonski, seconded by Moua to approve 8/18/25 Minutes. Motion Carried 5-0

Agenda Item 2 | Update/Discussion - Affordable Housing Projects (Stratz, Fifrick)

Staff provided updates on several ongoing projects:

- **Westside Commons:** The development officially opened on November 1. Leasing must be completed by year-end to maintain eligibility for tax credits.
- **700 Grand Avenue:** Construction is currently ahead of schedule, with an anticipated opening in late summer or early fall of 2026.
- **Kolbe & Kolbe:** At least one building is expected to be ready for occupancy in December.
- **Infill Housing Projects:**
 - **1019 Bridge Street:** Originally targeted for completion by year-end, but construction delays have pushed the timeline to spring. Staff noted this may ultimately be beneficial, as selling homes during winter can be challenging.
 - **Wyatt Street:** The application from a long-time neighborhood resident to purchase the lot for an owner-occupied single-family home was approved. Home plans look strong overall, though some coordination with Planning/Zoning may be required.
- **Acquisition of Tax-Foreclosed Properties:** A lot on South 19th Street was purchased for redevelopment into an owner-occupied single-family home for an income-qualified household. The previous structure was demolished due to structural failure and the passing of the owner. Staff also noted that the County is acting more quickly on tax foreclosures, and potential opportunities will be monitored for future acquisition.
- **405 S. 8th Avenue:** The project was advertised for bid on November 11 or 12, with proposals due December 11. Construction is anticipated to begin in spring 2026 and be completed by spring 2027.
- **Habitat for Humanity:** Arnold reported that the partner family for the Bos Creek home is expected to close in March 2026, with move-in scheduled for November 2026. The modular home for 727 Jefferson was delivered on November 11. The family is set to close in December and move in the week before Christmas.
- **Northern Valley Industries:** The organization continues working toward establishing a tiny home village on its vacant parcel. One unit is already installed, and their goal is to place 10 tiny homes following the Chippewa Falls model. Rezoning will be required, and community engagement will be an important part of the process to understand neighborhood support and concerns.

Committee requested Sheri Waid to come to the next meeting to discuss the project.

Agenda Item 3 | Update/Discussion - City/County Homelessness Task Force (Watson, Sennholz)

The Task Force has disbanded at this time. No new information to report.

Agenda Item 4 | Update/Discussion - United Way Housing Support Initiatives (Moua)

MaiGer Moua, Community Impact Director at United Way of Marathon County outlined the agency's role in housing-related efforts within the community. Discussion focused on United Way's involvement in strategic planning and advocacy related to

housing stability and homelessness prevention. United Way serves as a convener of community partners to align resources, support collaborative approaches to housing, and promote long-term solutions to help individuals and families obtain and maintain stable housing. Efforts also include educating the community on housing challenges, available supports, and the importance of coordinated responses to address housing needs.

Agenda Item 5 | Discussion and possible action - Strategic Planning – Exploring Feasibility of a Community Land Trust in Marathon County or City of Wausau

Members discussed the potential feasibility of establishing a Community Land Trust to support long-term affordable housing efforts. Conversation focused on the purpose of a CLT, potential benefits for housing stability, and how a CLT could operate within Marathon County or the City of Wausau. Staff were directed to continue researching best practices, governance models, and comparable communities, and to report back with findings and feasibility considerations at a future meeting. No formal action was taken.

Agenda Item 6 | Update/Discussion - Education & Engagement – Defining Affordable Housing for the Public

Members discussed the importance of continuing efforts to clearly define “affordable housing” as part of community education and engagement efforts. Discussion included common misconceptions, income-based affordability standards, and the need for consistent messaging. Members emphasized the value of developing clear, accessible educational materials to support public understanding and informed dialogue.

Agenda Item 7 | Identify Next Steps - Community Outreach, Funding Exploration, and Stakeholder Engagement

Members discussed next steps related to expanding community outreach, exploring potential funding sources, and engaging key stakeholders. Discussion included outreach to nonprofit partners, financial institutions, and local organizations, as well as identifying grant opportunities and other funding mechanisms. Staff will compile potential outreach strategies and funding options for future consideration.

Agenda Item 8 | Schedule Next Meeting

Members agreed to hold the next meeting on February 13, 2026 at 10:00 AM.

Agenda Item 9 | Adjournment

*Motion by Holster, Seconded by Birkenmeier to adjourn. **Motioned Carried 5-0.***

Meeting Adjourned 11:01 AM