

RESOLUTION NO. 2020-05

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the First Amendment to the Fiscal Year 2019 (July 1, 2019 – June 30, 2020) Annual Action Plan and amendment to the Community Development Block Grant and HOME Investment Partnership Act Citizen Participation Plan.

WHEREAS, the City of Lakewood, Washington, qualifies as an eligible Community Development Block Grant (CDBG) entitlement city, and the City Council has elected to pursue funding through that entitlement process; and

WHEREAS, the City of Lakewood also entered into an agreement with the City of Tacoma for participation in their Home Investment Partnership Act (HOME) Consortium Programs; and,

WHEREAS, in connection therewith, the City Council adopted a Citizen Participation Plan and provided for a Community Services Advisory Board; and

WHEREAS, in order to receive CDBG and HOME federal dollars for Fiscal Year 2019, commencing on July 1, 2019 and ending on July 1, 2020, the City of Lakewood was required to submit its Annual Action Plan defining the proposed use of CDBG and HOME funds to the Department of Housing and Urban Development (HUD) no later than May 15, 2019; and

WHEREAS, on May 15, 2019, the City submitted its Fiscal Year 2019 Annual Action Plan to HUD for approval of \$563,124 in CDBG funds and \$309,690 in HOME funds as a part of the Tacoma-Lakewood HOME Consortium; and

WHEREAS, on July 12, 2019, HUD reviewed and approved the City of Lakewood's 2019 Annual Action Plan submittal and executed a funding agreement with the City of Lakewood for funds detailed in the Plan; and

WHEREAS, on March 27, 2020, a special allocation of \$350,611 in Community Development Block Grant COVID-19 (CDBG-CV) funds was allocated to the City of Lakewood under the

Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, in response to the growing effects of the coronavirus pandemic; and

WHEREAS, HUD has issued guidance on how to expedite the use of CDBG-CV funds, including waivers to consolidated planning requirements, including citizen participation requirements, in order to facilitate assistance to eligible communities and households economically impacted by COVID-19; and

WHEREAS, in accordance with the City of Lakewood Citizen Participation Plan and HUD's memorandum, Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19, the City of Lakewood is making a substantial amendment to its Fiscal Year 2019 Annual Action Plan to include \$350,611 in CDBG-CV funding; and

WHEREAS, in connection with such funding process, it is appropriate that the City Council adopt a substantial amendment to its Fiscal Year 2019 Consolidated Annual Action Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as Follows:


Section 1. That the First Amendment to the Fiscal Year 2019 Annual Action Plan, a copy of which is attached hereto, marked as Exhibit "A" and incorporated herein by this reference, be, and the same hereby is, adopted. The City Manager or designee is authorized to execute a funding agreement with HUD in the amount of \$350,611 in CDBG-CV funds for the purpose of creating a Small Business Emergency Services Program to assist small businesses affected by the impacts of the coronavirus, and to develop administrative guidelines directing said funding.

Section 2. That the City of Lakewood Community Development Block Grant and HOME Investment Partnership Act Citizen Participation Plan, a copy of which is attached hereto, marked as Exhibit "B" and incorporated herein by this reference, be, and the same hereby adopted.

Section 3. That this Resolution shall be in full force and effect upon passage and signatures hereon.


PASSED by the City Council this 4th day of May, 2020.

CITY OF LAKEWOOD



Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

Executive Summary

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

1. Introduction

The FY 2019 Consolidated Plans for the Tacoma-Lakewood Consortium provide a framework for addressing housing and community development needs in these cities. The Plans are developed for the U.S. Department of Housing and Urban Development to define how funding is to be allocated for the following federal programs: the Community Development Block Grant Program (CDBG), HOME Investment Partnership Act (HOME), and for the City of Tacoma, Emergency Shelter Grants (ESG).

The FY 2019 Annual Action Plan (July 1, 2019 – June 30, 2020), Lakewood's fifth, and final, under the 5-YR Consolidated Plan (2015-2019), is a one-year plan that addresses local community and economic development needs and the resources necessary to meet the needs of low and moderate income households. The Plan identifies unique needs and assets in Lakewood and Tacoma, as well as on a regional basis. Goals and priorities of the Annual Action Plan are to be consistent with national objectives and priorities established by HUD and shall be consistent with the goals and strategies identified in the 5-YR Consolidated Plan.

Strategies identified in this Plan were built upon a broad citizen participation process in consultation with public and private agencies. Through this planning process, the FY 2019 policies and priorities were developed to improve economic opportunity and investment through improvements to infrastructure and public facilities, revitalize neighborhoods through removal of blight and targeted investment, eliminate threats to public health and safety, and to preserve and/or expand affordable housing choice for low and moderate income individuals. Subsequently, the Lakewood City Council adopted policies and priorities on the use of FY 2019 CDBG and HOME funds.

In FY 2019, CDBG funds will complete the 5-year funding cycle with a focus on physical/infrastructure improvements, housing, and public services. No funding will be allocated to economic development activities in 2019.

First Amendment to the FY 2019 Annual Action Plan (AAP):

This Amendment proposes to amend the 2019 AAP to include \$350,611 in CDBG-CV funding as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed on March 27, 2020 in response to the growing effects of this historic public health crisis. The CDBG-CV funding is a new allocation of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus outbreak.

Funding in the amount of \$350,611 is being allocated in support of a Small Business Emergency Services Program which will provide much needed capital to small businesses (10 employees or fewer) impacted by the ongoing coronavirus shutdown in effort to sustain these business from shuttering their doors and laying off employees. The project will meet a national objective of 570.208(a)(4) Job Creation or Retention through the creation or retention of job opportunities for low and moderate income individuals or 570.208(a)(2) Limited Clientele for assistance to microenterprise. No other changes are proposed.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019 Annual Action Plan will complete the City's five year funding focus on the following priority needs identified in the 5-YR Consolidated Plan: 1) Need for affordable housing; 2) Need for basic services and for homeless prevention and intervention; and 3) Need for community and economic development. For 2019, funding will focus on community and economic development with funding allocated for infrastructure improvements in census tract 072016, and in support of job training programs for low income individuals facing multiple barriers to employment such as lack of childcare, transportation, and housing. Funding in support of affordable housing choice will concentrate on homeowner rehabilitation/repair programs, down payment assistance, and the development of new housing for low income households.

Recommended funding allocations for FY 2019, including the reprogramming of unexpended FY 2016 and 2017 funding, include:

- *Physical/Infrastructure Improvements* – A total of \$164,257.17 is recommended for neighborhood-related infrastructure improvements.
- *Housing Improvements* – Funding in the amount of \$159,884.09 and \$41,324.09 (2016 Low Income Street Lighting - \$21,062.43; 2017 Administration - \$18,572.92; and 2017 Section 108 Repayment \$1,688.74) in reprogrammed CDBG funding are recommended in support of the Major Home Repair/Sewer Loan Program; and \$30,357.94 in support of CDBG Administration of HOME housing activities. A total of \$140,000 in program income is recommended for continued support of Major Home Repair program (CDBG - \$65,000) and Neighborhood Stabilization Program activities (NSP1 - \$75,000).

In addition to the \$231,566.12 in CDBG funding for housing-related activities, a total of \$273,330 in HOME funding is recommended in support of housing activities (HOME Affordable Housing Fund -

\$225,000; and HOME Housing Rehabilitation - \$48,330). HOME funding allocations for Lakewood may be found in Tacoma's 2019 Joint Consolidated Annual Action Plan.

- *Public Services* – \$45,000 is recommended in support of job training /apprenticeship programs for low income individuals. Funding in support of public and human services programs is also being provided as part of the City's 1% General Fund allocation.
- *Economic Development* – No funding recommended.
- *Administrative Activities* – Funding in support of general administrative activities for CDBG are recommended at \$112,624.80.
- *Section 108* – A total of \$51,000 in 2019 CDBG funding is recommended in support of debt service payments for the City's recently completed 108th Street Roadway Improvement project (\$47,000 principal; and \$4,000 interest).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 5-YR Consolidated Plan (2015-2019) for Lakewood and Tacoma identified three primary goals: 1) Increase and preserve affordable housing choice; 2) Reduce homelessness and increase stability; and 3) Improve infrastructure, facilities and economic development. As the Consolidated Plan moves into its fifth and final year, a look back to previous funding cycles reveals a concerted effort to further community and economic development gains through investment in infrastructure improvements and continued investment in housing preservation. Over the previous four years, the City has struck a course balancing the need for affordable housing opportunity, the creation of suitable living environments, and the expansion of economic opportunity through strategic investment in community facilities and improvements to infrastructure in many low income neighborhoods.

Lakewood, not unlike other communities, continues to find itself with an ongoing need to maintain and update infrastructure necessary to fuel and maintain a healthy, vibrant community. It is this investment in roads, sidewalks, facilities and services that drives society forward, fosters economic investment, and forms the very foundation of community through connectivity and access for all. Evidence of this type of investment over the most recent five years can be seen in Lakewood's funding of roadway and accessibility improvements along 108th St. SW, multiple low income street lighting projects, and roadway and storm water improvements to 123rd St. SW.

Other areas of concern for low and moderate income populations continues to be housing choice and access to decent affordable housing, especially those in metropolitan areas. As many west-coast cities

witness year after year of double digit median home price increases, housing stability and affordability are quickly becoming an everyday concern for many low and moderate income families. With income growth lagging behind, sustainable long-term housing strategies are likely the next big hurdle for many communities to overcome. This is especially true in Pierce County where the median home price has continued to grow at a nearly 10 percent clip while at the same time annual wages have seen growth of less than 4 percent.

The City of Lakewood fully expects to meet the benchmarks established in the 5-YR Consolidated Plan. A complete evaluation of the performance measures, including program spending accomplishments, will be provided as part of the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2019.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2019 Annual Action Plan was developed in coordination with the City of Tacoma and local organizations, agencies, and stakeholders. The Plan was developed in accordance with requirements established by the U.S. Department of Housing and Urban Development and the Citizen Participation Plan as adopted by the City of Lakewood. Citizen activities included notification in the Tacoma News Tribune on September 19, 2018 of an October 4, 2018 public hearing held by the Lakewood Community Services Advisory Board (CSAB) on the acceptance of proposals for FY 2019 (July 1, 2019 – June 30, 2020) Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. Citizen input was solicited to identify community and economic development, housing, and public service's needs.

Notification of the Draft FY 2019 Annual Action Plan was published on March 29, 2019 in the Tacoma News Tribune indicating where the document were available for review during the 30-day citizen comment period (April 1, 2019 – April 30, 2019). A public hearing by the Lakewood City Council were held on April 15, 2019 to solicit comments from citizens, local for-profit and non-profit agencies, neighborhood associations, the State of Washington, Pierce County, City of Tacoma, local public housing authorities, and other interested parties on the draft document. Copies of the Plan were made available to those requesting copies. Records on the proposed economic development, housing, public service, and community development projects were made accessible to the general public. Comments received at the public hearings held by the Lakewood CSAB and Lakewood City Council are summarized later in this report.

This amendment is considered a substantial amendment to the City's 2019 AAP. In accordance with the City's Citizen Participation Plan, projects that are substantially changed are submitted to the Community Services Advisory Board for comment, a 30-day citizen comment period is observed, and are then forwarded on for implementation by Council.

In an effort to expedite funding process and delivery of assistance to those affected by the COVID-19 outbreak, HUD recently issued the following memorandum titled, Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19. The purpose of the memorandum was to provide a simplified notification process including waivers of specific regulatory processes associated with various CPD-administered grant programs. Included in the waivers was the waiver of the 30-day public hearing comment period in favor of a 5-day comment period, and waiver of reasonable notice and opportunity to comment due to the limitation on public gatherings in favor of allowing grantees to determine what constitutes reasonable notice and opportunity to comment given the current circumstances in dealing with the effects of the coronavirus.

On April 24, 2020, the City provided HUD with the appropriate notice thereby reducing the City's public comment period to 5 days and made the amendment widely available to the general public for comment by way of the City's website and by posting on various social media platforms including, Facebook, Twitter, Instagram, and LinkedIn.

Notification of the proposed amendment to the 2019 AAP was published in the Tacoma News Tribune, a paper of general circulation, on April 25, 2020. The notification provides for a 5-day citizen comment period (April 27, 2020 – May 1, 2020).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The following comments were received as part of the FY 2019 citizen participation process. They include testimony provided at the October 4, 2018 public hearing and the Lakewood City Council public hearing on April 15, 2019:

Community Services Advisory Board Public Hearing – October 4, 2018

At the October 4, 2018 public hearing held by the City of Lakewood Community Services Advisory Board, the City received a total of sixteen (16) public comments. Comments received included support of housing and services for homeless individuals and those at risk of becoming homeless, including shelter and transitional housing; affordable housing development and homeownership opportunities for low and moderate income households; programs and services for at risk youth; before and after school programs for children and youths; medical and legal advocacy services for persons suffering domestic violence and abuse; food stability and food services for families and seniors in need; medical and dental services for children and youths; programs serving the LGBTQ population and those with HIV; medical assistance for low income and uninsured individuals; and advocacy programs, including health care, employment and financial assistance, for persons with limited English abilities.

City Council Public Hearing on Approval of the FY 2019 Annual Action Plan – April 15, 2019

At the April 15, 2019 public hearing held by the Lakewood City Council, the City received one (1) public comment. Mr. Dennis Haugen recommended capping any growth in subsidized housing and any future growth should be located in close proximity to places jobs are located or are generated.

2019 AAP Amendment 5-day Public Comment Period of April 27, 2020 – May 1, 2020:

(Insert public comments here)

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

There were no comments or views received that were not accepted. The comment provided on April 15, 2019 regarding the capping of growth of subsidized housing was received with no response from the City as the 2019 Annual Action Plan does not include any funding for subsidized housing.

7. Summary

Section 108 principal repayment for 2019 includes \$28,000 in principal repayment by Curbside Motors and \$47,000 in principal for repayment of the City's recently completed 108th Street Roadway Improvement project. The table below summarizes the City's Section 108 outstanding balances and scheduled principal repayments:

PROJECT	SECTION 108 BALANCE	ANTICIPATED INCOME - 2019	PRINCIPAL REPAYMENT - 2019
Curbside Motors	\$598,000	\$49,056.20	\$28,000
LASA Client Service Center	\$310,000	\$11,363.50	\$0
108th Street Roadway Imp.	\$94,000	\$0	\$47,000

Table 1 - Table 1 - Section 108 Loan Program - 2019

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LAKEWOOD	Community Development Department

Table 2 – Responsible Agencies

Narrative

In the City of Lakewood, CDBG funding is administered by the Community Development Department with oversight provided by the Council-appointed Community Services Advisory Board (CSAB) and Lakewood City Council. As a member of the Tacoma-Lakewood HOME Consortium, Lakewood receives HOME funding through the Tacoma Community Redevelopment Authority (TCRA). HOME funding allocations are initially approved by the Lakewood City Council before they are forwarded on to the TCRA for final review and approval.

Consolidated Plan Public Contact Information

City of Lakewood

Community Development Department

Attn: Mr. Dave Bugher, Assistant City Manager

6000 Main Street SW.

Lakewood, WA 98499

(253) 589-2489

dbugher@cityoflakewood.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The FY 2019 Annual Action Plan was developed to provide a general framework for addressing housing and community development needs in the City of Lakewood. In a larger sense, the plan involves a regional element to coordinate and address economic development, transportation, public services, special needs, housing, and homelessness throughout Pierce County. Coordination included consultation with the City of Tacoma, Pierce County, Pierce County Housing Authority, the Tacoma Housing Authority, and other stakeholders as provided in the Plan.

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

As part of the planning process, the City of Lakewood established a committee to provide public oversight, comment on the process, and to make funding recommendations for both the CDBG and HOME programs. As part of the development of the 5-YR Consolidated Plan (2015-2019), the City solicited input through interviews, meetings, and public hearings to determine community need, priorities, and approaches to meeting those needs. Since the development of the 5-Year Plan, the City has continued to consult with many of the agencies and organizations originally polled.

The Pierce County Housing Authority and the Tacoma Housing Authority continue to work closely with the cities of Lakewood and Tacoma coordinating efforts to improve housing choice for low income households in both communities. Additionally, local housing and services providers such as Living Access Support Alliance (LASA), Greater Lakes Mental Health, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, Associated Ministries, Tacoma Area Coalition of Individuals with Disabilities (TACID), the Fair Housing Center of Washington, and the Tacoma Pierce County Affordable Housing Consortium among others continue to provide input and support for mental health, services, and housing options both in Lakewood and Tacoma.

As part of the City's human services funding process, monthly coalition meetings are held at the City to bring together non-profits, service providers and governmental agencies to help determine and better understand the need for housing and human services in Lakewood and throughout Pierce County. Consultation with Joint Base Lewis McChord was also conducted as a part of the consolidated planning process to determine what level of assistance military personnel and veterans were experiencing with housing need, health and human services, and mental health care assistance.

Lakewood sought comment internally from City departments on housing and community development needs and services to low income and special needs populations. On a regional level, the City consulted with Pierce County Community Connections, the City of Tacoma, United Way of Pierce County, the Pierce County Housing Authority, Tacoma-Pierce County Habitat for Humanity, local school districts, police and fire departments, and the State of Washington to better understand the needs of at risk populations such as homeless families with children, victims of domestic violence, individuals with disabilities, ethnic minorities, and the elderly.

Additional efforts to enhance and coordinate efforts between housing, health, and services providers are described throughout the Plan.

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

The Cities of Tacoma and Lakewood are actively engaged members of the Tacoma/Lakewood/Pierce County Continuum of Care. The three jurisdictions are the three most involved governmental entities in the Continuum, cooperatively working on programs to meet needs for housing and services. Both Tacoma and Lakewood support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The Continuum's Centralized Intake System (Access Point 4 Housing (AP4H)) is supported by both Tacoma and Lakewood and is designed to provide assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability. The partnership strives to ensure the needs of its most vulnerable populations are met; something proving more challenging as funding sources dry up and the demand for services and housing options for the homeless and those at risk of homelessness continue to grow.

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

The Cities of Tacoma and Lakewood work closely with the Collaborative Applicant of the Continuum of Care (Pierce County) planning for allocation and use of Emergency Solutions Grant (ESG) funds. ESG policies and procedures were created and are updated periodically in cooperation with Pierce County and Tacoma to ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by both entities. The Collaborative Applicant is also the HMIS lead

and works closely with City of Tacoma to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Tacoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the lead member of the Tacoma-Lakewood HOME Consortium, Tacoma remains a key partner in the development and implementation of the consolidated planning process. The City of Tacoma was consulted in the development of priorities and strategies designed to meet the various community and economic development needs identified in this Plan. Lakewood and Tacoma will continue to coordinate their efforts to ensure the goals and outcomes identified in the 5-YR consolidated Plan (2015-2019) are satisfied.
2	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - County

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Pierce County Community Connections is a partner agency in a regional effort to end homelessness, encourage community and economic development efforts benefitting low income individuals, to expand safe, decent, affordable housing, and in the provision of public and human services to individuals in need. As a recipient of CDBG, HOME, and ESG funding, the County is a natural partner with the cities of Lakewood and Tacoma in determining a regional approach to community development.</p>
3	<p>Agency/Group/Organization</p>	<p>Pierce County Housing Authority</p>
	<p>Agency/Group/Organization Type</p>	<p>PHA</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pierce County Housing Authority (PCHA) is a vital partner to the City of Lakewood in its efforts to increase and preserve affordable housing options for low income households. PCHA manages a number of programs such as scattered site public housing, Section 8 vouchers, and enterprise fund apartments to provide housing stability to many low income Lakewood households. As an operator of 285 apartment units in Lakewood, the housing authority was consulted to provide information on the need for public housing in Lakewood and in greater-Pierce County. Lakewood anticipates continued cooperation with PCHA in developing and maintaining affordable public housing options.
4	Agency/Group/Organization	Tacoma Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma-Pierce County Habitat for Humanity remains an integral part of Lakewood's approach to providing safe, decent, affordable housing to low income households in Lakewood and Tacoma. Consultation with the agency focused on housing need, market analysis, veteran housing opportunities and special needs housing. Lakewood anticipates continued coordination with Habitat will increase affordable housing options for low income families and improvements to distressed communities as older blighted homes are replaced with newly constructed affordable single family homes.
5	Agency/Group/Organization	LASA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LASA was consulted as part of the planning process to better define and understand the scope and type of homeless need in Pierce County. LASA continues to be an integral provider in the fabric of homeless services and housing assistance to the homeless and those at risk of homelessness. With LASA's ongoing partnerships with the Pierce County and Tacoma Housing Authorities, and recent completion of its 15,000 SF client service center and 15-units of permanent affordable housing, LASA is uniquely positioned to understand and assist the homeless population in Lakewood and Pierce County. Partnership and coordination with LASA continues to allow Lakewood to better understand the needs of those living at or below the poverty rate and the seemingly ever-increasing demand for homeless services.
6	Agency/Group/Organization	Greater Lakes Mental Health
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Lakewood provides funding to the Behavior Health Contact Team which partners mental health professionals with police to assess persons in crisis & provide de-escalation, in-place treatment, and stabilization services. The team is a critical outreach tool for the City's effort to better understand and serve the homeless population in Lakewood and the needs that population may need in the way of mental health services.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	
City of Lakewood Comprehensive Plan	City of Lakewood	The plan encourages infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

Table 4 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Citizen input for the FY 2019 Annual Action Plan was conducted in accordance with the requirements established by the U.S. Department of Housing and Urban Development and the City of Lakewood Citizen Participation Plan. Citizen participation was encouraged throughout the process culminating in the development of this FY 2019 Annual Action Plan.

The process included:

- Input from community-based organizations, service providers, and local non-profit organizations.
- Oversight and review provided by the City of Lakewood Community Services Advisory Board and the Tacoma Community Redevelopment Authority (TCRA).
- Input and coordination with the City of Lakewood, City of Tacoma, and Pierce County.
- Meetings with Lakewood and Tacoma City Councils.
- Review of planning documents for local agencies.
- Solicitation of public input.

Effort to encourage citizen participation in the development of the Plan included notification of public hearings on community and economic development need, notice of availability of the plan, and community input concerning approval the final plan. Public hearings were advertised in the Tacoma News Tribune as follows:

- October 4, 2018 – Public hearing on needs
- April 1 - April 30, 2019 – Public Comment Period
- April 15, 2019 – Public hearing on FY 2019 Annual Action Plan

A draft of the FY 2019 Annual Action Plan was made available to the public for review beginning April 1, 2019. Comments received through the citizen participation process were incorporated into the Plan. Formal approval of the final Plan was made by the City Council on May 6, 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notification of public hearing on community development and public service needs for CDBG and HOME funding.	Comments detailing the public hearing are summarized in item #2 below.	N/A	
3	Public Meeting	Non-targeted/broad community	Meeting of Community Services Advisory Board on 2019 Annual Action Plan funding priorities.	No comments received.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Notification of hearings and public comment period.	Comments detailing the public hearing are summarized in item #6 below.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan.	Comments detailing the public hearing are summarized in item #6 below.	N/A	
6	Public Hearing	Non-targeted/broad community	Hearing attended by general public, Community Services Advisory Board members, and the Lakewood City Council.	One (1) comment received in favor of limiting subsidized housing growth.	Comment accepted; however, the City's Annual Action Plan does not propose any funding for subsidized housing in FY 2019.	

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding for FY 2019 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income and the reprogramming of unexpended funds from fiscal years 2016 and 2017. All funds received, and otherwise reprogrammed, will be allocated to activities in support of the goals and objectives identified in the 5-YR Consolidated Plan.

CDBG funding in FY 2019 will complete the City's five year focus on improvements to infrastructure and capital facilities with additional funding allocated to the preservation of affordable housing choice. Investments include energy efficiency street lighting improvements to low income block groups in census tract 072106 and housing rehabilitation activities meant to increase and preserve affordable housing choice for low income families and individuals. Additional activities in support of affordable housing choice include the funding of the HOME Affordable Housing Fund, which is intended to support the development of new housing and homeownership opportunities for low income households.

Public services activities will focus on access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Additional funding for public service activities will be supported with General Fund dollars in accordance with a City Council-adopted strategic plan for human services. Homeless prevention services, specifically relocation assistance for low income individuals displaced through no fault of their own during fire or code enforcement actions, will continue to be addressed with General Fund dollars and unexpended FY 2017 CDBG funding. Finally, activities seeking the promotion of livable or viable communities are to be addressed through the elimination of slum and blight conditions in communities adversely impacted by disproportionate foreclosure and vacancy rates through the City's Neighborhood Stabilization Program 1 Dangerous and Nuisance Abatement Revolving Loan Fund.

The City of Lakewood has used a conservative approach to estimating anticipated CDBG and HOME allocations and program income to be received during the 2019 Annual Action Plan funding cycle.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	563,124	140,000	41,324	744,448	0	Final year of 5-YR Consolidated Plan (2015-2019). Anticipated program income of \$140,000 is solely composed of RLF activities for Major Home Repair, Down Payment Assistance, and NSP1 Abatement Fund. Section 108 income of \$60,419.70 is not included in this total.
<u>CDBG-CV</u>	<u>public – federal</u>	<u>Economic Development Administration</u>	<u>350,611</u>	<u>0</u>	<u>0</u>	<u>350,611</u>	<u>0</u>	<u>Special allocation under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, enacted March 27, 2020.</u>

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage ratios are expected maintain at levels similar to those seen in fiscal years 2017 and 2018 as funding continues to be allocated to small-scale infrastructure projects and housing rehabilitation related activities, traditionally low leverage ratio activities. Housing rehabilitation activities undertaken as part of the Major Home Repair program do not utilize match or leverage funding. The Major Home Repair program provides loans to low income households to maintain their existing home where funding would otherwise be unavailable or out of reach for many households with limited incomes. Additional activities include debt service of Section 108 funding used for infrastructure improvements,

energy efficiency street lighting improvements in census tract 072106, and job training/apprenticeship programs for low income individuals; of which, only the job training/apprenticeship program will provide leveraged funding at a rate of 10.33:1 (leveraging \$465,000 with \$45,000 investment).

With funding options for infrastructure projects dwindling and the need to replace aging infrastructure growing, many communities are faced with the very real possibility of not being able to keep up with infrastructure maintenance or replacement. Historically, the CDBG and HOME programs have provided a breakwater to communities struggling to balance infrastructure needs with economic development, housing, and human services needs for low and moderate income populations. As these funds have continued to diminish, many jurisdictions have been left to scramble to fill the void.

HOME funds match requirements and leverage is provided as part of the Tacoma-Lakewood HOME Consortium and is reported in Tacoma's portion of the Plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publicly-owned land or property is scheduled to be included as a part of this plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure, facilities & economic opportunity	2015	2019	Non-Housing Community Development		Community and Economic Development	CDBG: \$215,257 <u>CDBG-CV:</u> <u>\$325,611</u>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2155 Persons Assisted <u>LMI Job Creation/Retention: 100</u> <u>Jobs Created/Retained</u> <u>Limited Clientele: 10</u> <u>Microenterprise - LMI Owned</u>
2	Increase and preserve affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless		Community and Economic Development Affordable housing choice	CDBG: \$371,566	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 4 Buildings
3	Reduce homelessness and increase stability	2015	2019	Homeless Non-Homeless Special Needs		Community and Economic Development Basic services & homeless prevention/intervention	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 21 Persons Assisted Homelessness Prevention: 15 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Projects that support improving infrastructure, facilities, and economic opportunities, including maintaining and improving community facilities; maintaining and improving infrastructure (such as streets, sidewalks, and ADA improvements); improvements to facades and other projects to attract and support businesses; support for microenterprises and small business development; historic preservation; and removal of slums and blight. Projects associated with this strategic plan goal for FY 2019: 1) Low Income Street Lighting; and 2) Repayment of Section 108 principal and interest for 108th St. Roadway Improvement project; and 3) <i>Small Business Emergency Services Program</i> .
2	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Projects contributing to increasing affordable housing choice, including home repairs and weatherization to preserve the condition of owner-occupied units; down payment assistance for homebuyers; developing new rental housing opportunities; rehabilitation of rental housing; supporting development of new subsidized housing; and increasing permanent supportive housing. Programs associated with this strategic plan goal for FY 2019: 1) Major Home Repair/Sewer Loan Program (including program income/RLF); and 2) CDBG Down Payment Assistance (including program income/RLF); 3) NSP1 Dangerous Building Abatement Program (including program income/RLF); and 4) CDBG Administration of HOME Housing Services.

3	Goal Name	Reduce homelessness and increase stability
	Goal Description	<p>Projects contributing to reducing homelessness and increasing stability of Lakewood residents, including providing supportive services to meet basic needs; providing supportive services to move toward self-sufficiency; projects that provide job training and education; emergency services, including support for shelters and transitional housing; and supportive services for persons with special needs.</p> <p>Activities carried out in FY 2019 will include: 1) WorkForce Central Apprenticeship Training; and 2) Emergency Assistance for Displaced Persons (funded through unexpended FY 2017 EADR CDBG allocation).</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects listed and described in this plan represent the proposed use of funds for the FY 2019 CDBG program.

#	Project Name
1	Low Income Street Lighting- CT 072106
2	Major Home Repair/Sewer Loan Program
3	CDBG Administration of HOME Housing Services
4	Administration
5	Section 108 Repayment of 108th Street Roadway Improvements
6	NSP1 Abatement Program
7	WorkForce Central Apprenticeship Training Program
8	Emergency Assistance for Displaced Residents
9	<i>Small Business Emergency Services Program</i>

Table 8 – Project Information

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

Through a planning and citizen participation process, FY 2019 policies and priorities were developed for addressing community and economic development, removal of blight, revitalizing underserved neighborhoods, eliminating threats to public health and safety, and conserving/expanding stocks of affordable housing. Included in this process was a review of alternative funding sources, including City General Funds, State and other local funding sources available to meet an array of needs. As a result of this process, the Lakewood City Council adopted the following policies and priorities for the use of FY 2019 CDBG and HOME funds in order of priority:

1. Physical Infrastructure Improvements
2. Housing
3. Public Service
4. Economic Development

AP-38 Project Summary

Project Summary Information

1	Project Name	Low Income Street Lighting- CT 072106
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$164,257
	Description	Project will install new LED street lighting in low income residential neighborhoods where no or limited street lighting exists.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 2,115 households will be served by this activity, of which 1,350 (62.7%) are low income households.
	Location Description	Project to be carried out in census tract 072106.
	Planned Activities	Installation of 38 new LED streetlights where no or limited street lighting exists.
2	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$266,208
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners. Funding for program provided through FY 2019 entitlement funding and revolving loan funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 6 low income households will be assisted with housing rehabilitation activities or side sewer connections.
	Location Description	City-wide

	Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners. Program funding includes a total of \$65,000 in program income to be used for similar RLF activities.
3	Project Name	CDBG Administration of HOME Housing Services
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$30,358
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 4 low income households will be assisted.
	Location Description	City-wide
	Planned Activities	Program administration and housing services in support of HOME Program.
4	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$112,625; <i>CDBG-CV \$25,000</i>
	Description	Administration to implement and manage the Consolidated Plan funds.
	Target Date	6/30/2020; <i>5/4/2020 – 9/30/2020 CDBG-CV</i>
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Activities include support of program management, coordination, monitoring, and general evaluation of program activities.
5	Project Name	Section 108 Repayment of 108th Street Roadway Improvements
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$51,000
	Description	CDBG repayment of Section 108 loan for 108th Street Roadway Improvements (Activities #184 & #192).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Section 108 loan repayment of 108th Street Roadway Improvements project.
	Planned Activities	Section 108 principal and interest repayment of 108th Street Roadway Improvements project.
6	Project Name	NSP1 Abatement Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice Community and Economic Development
	Funding	:
	Description	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Activities funded with revolving loan fund.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The City of Lakewood anticipates it will demolish a total of 4 dangerous buildings located in low income block groups in FY 2019.
	Location Description	City-wide

	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided through revolving loan funds generated from previous NSP1 abatement activities. Program funding includes a total of \$75,000 in program income to be used for similar RLF activities.
7	Project Name	WorkForce Central Apprenticeship Training Program
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic services & homeless prevention/intervention Community and Economic Development
	Funding	CDBG: \$45,000
	Description	Program provides job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 21 low income Lakewood residents will be served with this program.
	Location Description	Pierce County Pre-Apprenticeship Center, 12180 Park Ave. S., Tacoma, WA 98447
	Planned Activities	The program will provide access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Activities will be carried out by WorkForce Central.
8	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention
	Funding	:

	Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness. Funding provided through unexpended FY 2017 EADR (Activity #206).
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Emergency Assistance for Dispalces Residents program will provide relocation assistance to 15 low income persons.
	Location Description	City-wide
	Planned Activities	Program provides emergency relocation assistance for qualifying low income households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences creating homelessness.
9	<u>Project Name</u>	<i><u>Small Business Emergency Services Program</u></i>
	<u>Target Area</u>	
	<u>Goals Supported</u>	<i><u>Infrastructure, facilities & economic opportunity</u></i>
	<u>Needs Addressed</u>	<i><u>Community and Economic Development</u></i>
	<u>Funding</u>	<i><u>\$325,611 CDBG-CV</u></i>
	<u>Description</u>	<i><u>The Small Business Emergency Services Program will provide much needed capital assistance to small businesses (10 employees or fewer) impacted by the ongoing coronavirus shutdown in effort to sustain these business from shuttering their doors and laying off employees. The project will meet a national objective of 570.208(a)(4) Job Creation or Retention through the creation or retention of job opportunities for low and moderate income individuals or 570.208(a)(2) Limited Clientele for assistance to microenterprise.</u></i>
	<u>Target Date</u>	<i><u>5/4/2020 – 9/30/2020</u></i>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<i><u>LMI Job Creation/Retention: 100 Jobs Created/Retained</u></i> <i><u>Limited Clientele: 10 Microenterprise - LMI Owned</u></i>
	<u>Location Description</u>	<i><u>City-wide</u></i>

<u>Planned Activities</u>	<i><u>The Small Business Emergency Services Program will provide capital assistance to small business and microenterprises affected by the impacts of the coronavirus outbreak in effort to sustain business and create/ retain jobs for low and moderate income employees who may otherwise have been laid off or terminated without such assistance.</u></i>
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

In targeting CDBG and HOME funds, the City has typically looked to block groups with at least 51% low and moderate income populations as many of Lakewood's minority and ethnic populations continue to be concentrated in these areas. Many of these block groups tend to have a higher concentration of renter-occupied housing units that suffer from a general state of slums and blight, large concentrations of aged housing stock suffering from a lack of routine maintenance, and infrastructure improvements that are either inadequate or are outdated in accordance with current development requirements.

In Lakewood's final year of the 5-YR Consolidated Plan (2015-2019), funding prioritization will focus on infrastructure investments to low income neighborhoods where the infrastructure is either lacking or inadequate to ensure public safety and accessibility, and on increasing and preserving affordable housing choice through housing rehabilitation and the construction of new affordable homes. Funding for street lighting improvements in 2019 seeks to address infrastructure investment in Census Tract 072106 by installing street lighting where no or limited lighting exists. The City plans to continue targeting the low income Census Tract 072000 with its Major Home Repair/Sewer Loan Program which assists low and moderate income homeowners with connection fees and construction costs associated with the connection to sewers. For all other funding, the City has not identified specific targeted areas; programs are open to all eligible low and moderate income individuals city-wide.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

An area of great concern for low and moderate income populations continues to be housing choice and access to decent affordable housing, especially those in metropolitan areas. Although household incomes have seen increases in all four previous years of the 5-YR Consolidated Plan, Lakewood's median income of \$47,636 (2013-2017 American Community Survey) remains far below that of the county (\$63,881) and the United States (\$57,652). Of additional concern is Lakewood's apparent concentration of families living below the poverty rate- 15% compared to 8.3% for the county and 10.5% for the United States (2013-2017 American Community Survey). Even though median incomes have risen each of the last four years, so have housing related expenses, leaving little relief for low income households who are traditionally burdened with housing related expenses exceeding 30 percent of household income.

With the median home price in Lakewood at \$232,600 (2013-17 American Community Survey) and percentage increases continuing into the double digits, the dream of owning a home remains out of reach for many, if not all low income households. Echoing this problem is the steady increase in the cost of rents year over year. With the median gross monthly rent now standing at \$926 (2013-2017 American Community Survey), housing cost is easily outstripping income growth, especially for low and moderate income households. These issues of rising housing costs relative to household incomes become strikingly apparent when looking at the percentages of Lakewood households where monthly housing cost exceeds 30 percent of household income- 36.8% for households with a mortgage and 56.7% for households who rent (2013-2017 American Community Survey).

As market forces push investment toward more profitable market rate housing, the lack of investment in and increasing need for affordable housing is placing an ever-increasing demand on communities to develop affordable housing options for low and moderate income households.

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

The City of Lakewood encourages the development of affordable housing through the City's Comprehensive Plan. The Plan addresses future housing needs for current and future residents of all incomes. Policies offers density bonuses to developers of affordable housing, encourage infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

Additional means used to encourage affordable development is through the City's Multifamily Tax Credit program which allows developers to defer taxes on valuation improvements for all housing repairs for up to 12 years within certain urban use centers. This is especially important in areas where development is stymied by conditions of blight, the lack of infrastructure, or where rents are not conducive to sustaining redevelopment activities. With the tax deferral, the development of new housing or the modernization of existing substandard units can be incentivized as a means of neighborhood revitalization.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will continue to support fair housing education and other activities that support fair housing for all. Potential activities include workshops focused on education and the equal application of landlord/tenant and fair housing laws and relocation assistance for individuals at risk of homelessness through no fault of their own due to discriminatory housing practices, or as a result of building and code enforcement closures, fires, or redevelopment activities. Funding for Lakewood's relocation assistance program is provided through unexpended CDBG funding allocated in FY 2017, and a grant provided by the Nisqually Indian Tribe.

In FY 2019, the City will continue to offer an emergency housing repair program for households that do not qualify for the City's CDBG and HOME-funded programs. The program will utilize grant funds provided by the Nisqually Indian Tribe to make emergency repairs to low income, owner-occupied households who otherwise lack the means or the equity to make the necessary repairs.

Efforts to address unequal access to economic opportunity are to be made through support of job training/apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Training will focus on pre-apprenticeship technical and trade skills associated with the construction-related fields.

Additional actions to address the needs of Lakewood's underserved population are addressed with a 1% allocation from the General Fund; strategic priorities include stabilization services, access to health and behavioral health, youth programs, and housing assistance.

Actions planned to foster and maintain affordable housing

Lakewood recognizes the importance affordable housing and homeownership play in building vibrant communities. In 2019, the City continues its partnership with Tacoma-Pierce County Habitat for Humanity and the Homeownership Center of Tacoma in redeveloping vacant, abandoned and blighted properties into new homeownership opportunities for low income families. Both partners are actively acquiring troubled properties in Lakewood and have multiple active construction sites.

Efforts to maintain existing owner occupied housing are supported through the Major Home Repair/Sewer Loan Program, HOME Housing Rehabilitation, and Nisqually Repair Funds, while multifamily housing is supported and encouraged with Lakewood's HOME Affordable Housing Fund as

well as through zoning density bonuses offered to developers of affordable housing. With homeownership opportunities becoming more difficult as housing process creep higher, the City offers low income homebuyers aid with down payment assistance programs designed to help meet the minimum cash investment necessary to qualify for a conventional home loan.

Rental affordability and habitability remain a priority for the City. With approximately 53 percent of Lakewood's housing stock being rental, and more than 65 percent of Lakewood's housing stock constructed prior to 1960, there exists the real possibility that a larger percentage of that stock lacks adequate and proper maintenance. To such end, in 2017, the City began its Rental Housing Safety Program (RHSP) which requires all residential rental properties (apartments, single family homes, duplexes, etc.) within the Lakewood city limits be registered on an annual basis and to maintain specific life and safety standards for those properties. Inspections of rental properties began in April 2018. Initial returns show that approximately 80 percent of rental units have complied with the program and registered their rental properties through the City's portal. In 2018, a total of 485 rental properties and 1,685 individual rental units were inspected through the program. Of those units inspected, the City has seen an 83.5% initial inspection failure rate with most common failure items being lack of GFCI electrical protection, missing or nonfunctional smoke and carbon monoxide detectors, electrical hazards, and compromised or failing structural components.

Since substandard housing disproportionately affects the poor, working class families, seniors, the disabled, and persons who suffer from chronic illness, it is the aim of the RHSP to eventually eliminate all substandard rental housing in Lakewood and by doing so, to improve not only the quality of life for low income individuals, but the lives of all Lakewood residents.

Actions planned to reduce lead-based paint hazards

In accordance with the Washington State Renovation, Repair and Painting Program and 24 CFR Part 35, subparts A, B, J, K, and R, the City of Lakewood requires that all projects/homes receiving CDBG or HOME funds that were built prior to 1978, with construction costs over \$5,000, be inspected and analyzed for the presence of lead-based paint or are to be presumed to contain lead. All lead hazards be identified through this process are required to be brought into compliance with Title X of the Housing and Community Development Act of 1992 as part of the project's scope of work. CDBG and HOME funds may be provided for testing, risk assessment, and clearances for eligible activities.

With approximately 65% of Lakewood's 26,453 housing units being built prior to 1978, there exists the potential for some 17,000 housing units to contain lead-based paint hazards. To inform the community of the hazards of lead-based paint, the City offers copies of the EPA's "Protect Your Family from Lead in Your Home" and HUD's "Renovate Right" pamphlets at City Hall and provides copies of these pamphlets to all housing repair program applicants. As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington

State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and Clearance testing of all disturbed surfaces is performed by certified Risk Assessors.

In FY 2019, the City expects to conduct lead paint inspections on all pre-1978 properties funded with the down payment assistance program and all properties where persons are relocated to with the Emergency Assistance for Displaced Residents. Risk assessments are to be conducted on all pre-1978 homes served by housing repair programs where painted surfaces are to be disturbed as part of the scope of repairs. When completed, all homes will be free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty-level families include the funding of vital services and programs focused on outcome driven, client centered services that lead to housing stability and economic opportunity. Funding through the 1% human services allocation is targeted to programs that provide low income households with housing stability, basic needs (health, food, clothing, etc.), and services directed towards self-sufficiency (domestic violence, child care, job training, client advocacy, homeless services etc.). For 2019, the City has allocated \$360,000 in General Fund dollars in support of these programs.

Lakewood understands an important vehicle for moving low and moderate income persons from a state of poverty to one of self-sufficiency is housing stability. Whether housing stability can be achieved through safe, decent affordable rental housing or through affordable homeownership opportunities, the benefit of a stable, affordable housing has long been a pathway to economic mobility. It is with this in mind the City of Lakewood continues to offer affordable homeownership opportunities through its down payment assistance program and partnerships with Habitat for Humanity and the Homeownership Center of Tacoma. Additional measures come in the way of the City's housing rehabilitation programs which focus on maintaining housing affordability through remedying deferred maintenance and code related deficiencies for owner occupied properties.

Additional effort to reduce the number of poverty-level families include support of job training and apprenticeship programs for low income individuals facing multiple barriers to employment such as lack of education or training, transportation, and childcare. Training will focus on technical/trade skills and certifications associated with direct employment opportunities or entry into apprenticeship programs within the construction industry. With projected growth in the construction industry of up to 11 percent by 2026 (Employment Projections 2016-26, Bureau of Labor Statistics, January 30, 2019) and wages well above the national median annual wage, opportunities exist for low income individuals, with or without post-secondary education, to earn a decent family wage and lift themselves from poverty.

Actions planned to develop institutional structure

In an effort to better coordinate expenditures of the U.S. Department of Housing and Urban Development-funded CDBG and HOME programs and the General fund-funded human services program, the City has tasked the Community Services Advisory Board (CSAB) with policymaking and general funding recommendation authority as they relate to community development and human services activities city-wide. Board responsibilities include facilitating the cooperation and coordination of human services and Consolidated Plan activities, holding public hearings to receive input on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations. On the human services side, the Board is responsible for reviewing needs assessments and gap analyses in order to develop a strategic action plan. Additionally, the Board provides guidance and recommendations in preparing the City's CDBG and HOME funding policies and priorities, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report. As part of the Section 108 process, the Board serves as a review panel for potential loan applicants.

With regard to the Tacoma-Lakewood HOME consortium and the allocation of HOME funds, the City of Tacoma has established the Tacoma Community Redevelopment Authority (TCRA), a public corporation organized and dedicated to the administration of federal grants and programs such as the Community Development Block Grant and HOME Investment Partnerships Program. The TCRA is responsible for administering the HOME Program, including the review of all housing programs for both Tacoma and Lakewood. The Board is staffed by ten Board members and is supported by City of Tacoma staff.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is the convener of monthly human services Collaboration meetings. Collaboration partners include for-profit and nonprofit providers of housing, services, homeless programs, dv and family services, youth programs, food banks, and healthcare services.

Pierce County homeless providers, developers and governmental agencies have joined to develop a comprehensive plan for a coordinated care system for the homeless with the goal of ending homelessness in the county. In 1996, the Tacoma/Pierce County Coalition for the Homeless created the Pierce County Continuum of Care (CoC) to serve as the planning body of this Coalition. Lakewood is a member of the CoC and participates in the monthly meeting to discuss issues related to the activities of the long-range plan of reducing homelessness.

With the continued growth in homeless populations seemingly everywhere comes a need to focus effort and resources in combating this growing problem. As a member of the Tacoma/Pierce County Coalition,

Lakewood continues to work with Tacoma and Pierce County in adapting the Continuum to better target the causes and solutions to chronic homelessness throughout Pierce County using emerging best practices and a comprehensive outreach strategy. Efforts include developing a housing first approach that addresses a wide array of causes and solutions, including using data to quickly and effectively move people from homelessness, using a comprehensive outreach strategy to engage unsheltered individuals, and linking housing and human services with job training, skills training or education to ensure every individual has the means to exit homeless and the wherewithal to remain housed once they've exited homelessness.

The City continues to maintain collaborative relationships with many nonprofit agencies, local housing authorities, mental and social service agencies, and local and State governmental agencies to provide access to health care and other programs and services, provide a continuum of affordable housing, support education and training opportunities to aid in obtaining livable-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Attachments

Grantee SF-424's and Certification(s)

(Insert here)

CITY OF LAKEWOOD

**COMMUNITY DEVELOPMENT BLOCK GRANT AND
HOME INVESTMENT PARTNERSHIP ACT**

CITIZEN PARTICIPATION PLAN

City of Lakewood
6000 Main St. SW
Lakewood, WA 98499

November 1, 1999
Amended July 1, 2019 (to reflect Board name changes only)
Amended May 4, 2020 (virtual public hearing amendment)

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Citizen Participation Plan

Citizen's voice and involvement has been strong in the City of Lakewood, and Lakewood's city government and its citizens are committed to the growth of Lakewood as a safe and united community for all its citizens. This commitment can best be met by increasing opportunities for citizen participation in local government decisions that improve the quality of life in Lakewood.

On February 28, 1996, the City of Lakewood officially incorporated as a city. During the first three-years of cityhood, Lakewood was a member of the Pierce Urban County Consortium. On July 1, 2000, the City of Lakewood will become an entitlement city eligible for Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD), and eligible for HOME Investment Partnership Act (HOME) funds from the HOME Consortium with the City of Tacoma (lead entity).

For Lakewood to receive HUD funding for housing and community development programs, the City must develop a Joint Consolidated Plan for the use of CDBG and HOME Consortium funds with the City of Tacoma. The Plan consolidates a five year strategic plan with the applications for CDBG and HOME funds. The City encourages the participation of all citizens in developing the Consolidated Plan, any substantial Plan amendments, and the Plan performance report. The City encourages the participation of low-income persons, persons living in blighted or low-income neighborhoods, persons living in areas targeted for revitalization, residents of public and assisted housing, minorities, non-English speaking persons, persons with disabilities, and other persons affected by the Plan.

A. Background

The City encourages citizens to be involved in the identification of needs, the development of plans and strategies, the review of proposed activities, and the review of program performance. The Consolidated Plan and the programs funded by the Plan are designed to improve opportunities for decent housing, a desirable living environment and economic development, particularly for low-and moderate-income persons. This Citizen Participation Plan outlines the opportunities citizens have to participate in the program.

Lakewood's citizens and community groups have demonstrated their understanding of the city's needs and their commitment to improving the quality of life in Lakewood. Therefore, recognizing the valuable contribution by citizens in the community development process, the City of Lakewood encourages their continued participation.

While this Citizen Participation Plan gives citizens maximum opportunity to participate in the planning, implementation and assessment of the Consolidated Plan programs, final local authority for development, modification and execution of the Consolidated Plan lies with the City Council and its appointed officials.

Lakewood citizens have the opportunity to participate throughout the Consolidated Plan development process.

Individuals and groups are encouraged to identify needs, to express their opinions at one or more needs assessment public hearings, and to submit project proposals to meet community needs.

Citizen advisory committees appointed by the City Council provide advice and input into the process of developing the Consolidated Plan. The Community Services Advisory Board (CSAB) and the Planning Advisory Board (PAB) will provide input on housing and community development needs and strategies. The CSAB will review funding proposals for non-housing development projects and recommend to the City Council these projects for CDBG funding. The CSAB will also develop annual funding strategies for housing programs and recommend CDBG and HOME funding allocations by housing categories (such as homeless shelter/special needs, rental, housing rehabilitation, home repairs, homeownership), which will be presented in the Annual Action Plan of the Consolidated Plan for consideration by the City Council. The Tacoma Community Redevelopment Authority (TCRA), in consultation with Lakewood, shall review funding proposals for Lakewood housing development projects and make funding decisions based on projects which meet the lending criteria of the TCRA. The TCRA will fund Lakewood projects out of Lakewood's share of the HOME Consortium funds. The City Council will hold a public hearing prior to the submittal of the Consolidated Plan to HUD for approval.

B. Purpose

The purpose of the Citizen Participation Plan is to inform citizens of opportunities to express their needs and wishes for community improvements and to participate in planning and implementing needed improvement. Additionally, this plan provides for representation of all of Lakewood's citizens by allowing them to have a voice in the decision-making process and giving them the opportunity to participate in activities taking place within their neighborhoods.

C. Development of the Consolidated Plan

Citizens will be provided an opportunity to participate in developing the Consolidated Plan, including annual updates and any significant amendments.

The CSAB, in consultation with the Community Development Department, the Human Services Collaboration (service providers), public agencies, housing developers and providers, community groups, and citizens, will develop a community profile, identify housing and community development needs including plans to minimize displacement of persons, and develop a five-year strategic plan. These sections of the Consolidated Plan will be reviewed by the CSAB/PAB prior to consideration by the Council. (The Consolidated Plan Annual Action Plan will not require PAB review.)

Before the beginning of the annual Consolidated Plan planning process, the Community Development Department will provide citizens, public agencies, and other interested parties with the basic information about the program (amount of funds expected to be available, range of activities that will be considered, and an estimate of the amount of funds that will benefit low income persons), and outline the specific opportunities to participate in development of the Consolidated Plan Annual Action Plan. The Department will publish an advertisement in a newspaper of general circulation which provides basic program information, outlines opportunities to participate in the process, and notifies citizens when the process will begin.

One or more public hearings will be held at the beginning of the process to assess housing and community development needs. Citizens, community groups and public agencies will be invited, through a newspaper advertisement and other notices, to submit non-housing proposals for funding. All citizens, housing developers and providers, and community organizations representing low and moderate income persons and residents of blighted or deteriorating neighborhoods, are encouraged to submit proposals for Consolidated Plan funding. During the proposal application period, applications may be obtained from the City Clerk's Office, or at the need assessment hearing(s). All non-housing proposals will be submitted to the Community Development Department and then provided to the CSAB.

The CSAB will review all non-housing proposals and select and recommend proposals for funding to the City Council (CDBG proposals). The CSAB will review housing needs annually and recommend the allocation of blocks of funding to various housing categories (such as homeless shelter/special needs, rental, housing rehabilitation, home repairs, homeownership). Once the City Council has allocated funds to housing categories, citizens will be invited to submit housing applications to the TCRA. Housing applications will be reviewed by the TCRA, in consultation with the City of Lakewood, and funding decisions will be based on the lending criteria of the TCRA.

After the CSAB makes their recommendations prior to final City Council action, non-housing applicants submitting proposals will be notified in writing whether or not their proposals have been recommended for funding. This notice will include the date, time and place of the public hearing before the City Council and the reasons for action recommended by the Board. Housing applicants will be notified in writing whether or not their application has received approval for funding by the TCRA.

At least 30 days prior to adoption of the Consolidated Plan Five Year Strategic Plan or Annual Action Plan, the City will publish a summary of the draft plan in a newspaper of general circulation. Copies of the draft plan will be made available for citizen review in the Lakewood Library, the Tillicum Library, the Community Development Department, and other public places. *Copies of the draft plan may also be made available by posting on the City website, Facebook, Twitter, Instagram, LinkedIn or other social media platform in effort to provide citizens with improved access to the document.* Free copies of the Plan will be available from the Community Development Department. A summary of citizen comments will be incorporated in the final Consolidated Plan along with the reasons for accepting or rejecting comments.

D. Contingencies and Amendments

The CSAB and the City Council will select alternate non-housing projects which can be implemented if projects approved by the City Council are rejected by the Department of Housing and Urban Development or if approved activities subsequently are determined to be ineligible, illegal, or for other reasons cannot be implemented.

When projects are substantially changed, the CSAB will be notified and consulted for comments or recommendations prior to implementation of the amendment. Prior to City Council action on a substantial amendment to the Plan, a notice of the proposed change will be published in a newspaper of general circulation 30 days prior to implementation, *unless otherwise waived or modified by HUD regulation or waiver.*

When a substantial amendment is proposed, the City Council will allow public comment before acting on the substantial amendment to an approved Consolidated Plan. (This public comment opportunity will take the place of a formal public hearing.) A summary of citizen comments and why the comments were accepted or rejected will be attached to the amendment.

A substantial amendment is defined as:

1. A change of 25 percent or more in project funding. Changes that are less than \$25,000 are not considered substantial.
2. A change of 25 percent or more in project beneficiaries (i.e. income groups, limited clientele groups, residents of a targeted area) or a change in purpose, scope or location which would change the project beneficiaries by more than 25 percent, or
3. A determination by the City Manager, in consultation with the Community Development Director or Program Manager, that the change is substantial even though it falls below the standards in Section 1 and 2 above.

TCRA project selection decisions that meet the approved criteria of an established loan program will not be considered substantial amendments. The TCRA, in consultation with the City of Lakewood, will select alternate Lakewood housing projects during each funding cycle which can be implemented if an approved Lakewood project does not achieve milestones set at the time of funding, the project is discontinued or postponed, or for whatever other reason an approved project is unable to perform in a timely manner.

E. Performance Report

The City will prepare an annual Performance Report for Consolidated Plan programs. The City will publish notice in a newspaper of general circulation at least 15 days prior to submission of the annual Performance Report to HUD that the report has been completed and is available for review. Citizens will be given at least 15 days to submit comments on the report. The City will consider any comments received and summarize the comments in the report along with the reasons for accepting or rejecting the comments.

F. Public Hearings

The City will hold two types of public hearings.

The first hearing or hearings will be held to allow citizens and applicants the opportunity to identify needs and priorities and comment on prior performance. Hearing(s) will be held in locations which are accessible to residents of areas where housing and community development activities are proposed and ongoing. Hearings will be held at times which are convenient to those affected by the Consolidated Plan programs.

A final hearing will be held by the City prior to the City Council's adoption of the Consolidated Plan, giving citizens and applicants an opportunity to comment on the proposed plan and on program performance.

The Community Development Department will notify citizens and applicants of the dates, times, places, and procedures of public hearings through newspaper advertisements.

Notices of public hearings will be provided to agencies serving non-English speaking residents of the city. Upon request, the City will have translation services available during the public hearings. Interested citizens must notify the Community Development Department 72 hours in advance of the scheduled hearing of the type of translation services needed.

All public hearings and public meetings scheduled as part of the Consolidated Plan will be held in facilities which are accessible to individuals who are physically challenged.

Virtual Public Hearing Option. Under certain conditions, including but not limited to states of emergency, national, state or local declarations, disaster declarations, or similar declarations resulting from health or other public safety concern, the City may have the option to conduct one or all of its public hearings via virtual means, provided the hearing allows questions in real time, with answers coming directly from the elected representatives to all “attendees”. The public hearing must provide accessibility for persons with disabilities and those with limited English proficiency (LEP).

G. Meetings

All public hearings, citizen’s advisory board meetings and other public meetings will be open to the public in accordance with the RCW Chapter 42.30 Open Public Meetings Act.

H. Availability of the Plan to the Public

Notice of the availability of the draft plan and any substantial amendments will be published prior to City Council action to allow time for citizen review and comment. Citizens and applicants will be notified of the availability of the draft Consolidated Plan *or substantial amendment* for review by publication of a plan summary in a *newspaper of* general circulation newspaper. Citizens will be given 30-day’s notice prior to adoption *or implementation* of the plan *or substantial amendment, unless otherwise waived or modified by HUD regulation or waiver.* Copies of the plan will be available in the Community Development Department, the Lakewood Library, the Tillicum Library, and other public places. *Copies may also be made available by posting on the City website, Facebook, Twitter, Instagram, LinkedIn or other social media platform in effort to provide citizens with improved access to the document.* Citizens will be given 30-day’s notice prior to the implementation of any substantial amendments and copies of the amendments will be available from the Community Development Department.

I. Access to Records

All public regards, as defined by the State Public Disclosure Act, will be available for review in the office of the Community Development Department during normal business hours. Requests for records will be handled in accordance with the City of Lakewood's policy on review of public records. A reasonable fee may be charged for copying records for citizens.

J. Technical Assistance

Any citizen, public agency, housing developer or provider, or other funding applicant may contact the Community Development Department for technical assistance. The Community Development Department will help anyone who is interested in understanding Consolidated Plan programs and federal regulations, the Consolidated Plan, City Council policies, the procedures for submitting a proposal, the Citizen Participation Plan, and other program requirements so they can effectively participate in the Consolidated Plan development process. The Community Development Department with assistance from the City of Tacoma Housing Programs Department will advise housing developers and providers, citizen groups representing low and moderate income persons and residents of lower income or blighted neighborhoods on how to formulate needs statements and project proposals.

Staff members from the Community Development Department will be available before and after each public hearing to give citizens assistance. Staff members will help the CSAB in obtaining any information or assistance they need to make their recommendations and selections.

K. Complaints

All written citizen complaints will be referred to the appropriate staff person(s) for action. Under normal circumstances, the department will respond to the person making the complaint within working 15 days. All complaints and responses will be kept on file.

L. Citizen Advisory Boards

The Lakewood Mayor and City Council will define by ordinance or resolution the functions of and appoint members to the CSAB and the PAB. The CSAB is the citizen's advisory board which recommends CDBG and HOME allocations and the Consolidated Plan to the City Council. The Board will, to the extent possible, include low and moderate income persons, representatives of community groups, and members of minority groups. The PAB, which was created by City ordinance, with members appointed by the City Council, will review and make recommendations on the Consolidated Plan Five Year Strategy.

M. Implementation

Each program is different and requires a unique form of public involvement during the implementation phase. Typical forms of involvement considered by the Community Development Department include, but are not limited to, the following: direct participation in a program such as applying for a housing rehabilitation or development loan, formation of a citizen's advisory group for the planning and operation of a program, conducting neighborhood surveys, holding meetings, or similar activities. Each project may use the form of citizen/organization involvement most appropriate for the project's purpose.

N. Effective Date and Amendments

This plan is effective November 1999 and will remain in effect as long as Consolidated Plan activities are ongoing or until superseded by a new Citizen Participation Plan. Citizens will be given notice and an opportunity to comment on any substantial amendments to the Citizen Participation Plan. This Plan will be made available to the public at the offices of the Community Development Department. Person with disabilities that need special accommodations to review this Plan may make a request to the Community Development Department, and reasonable accommodations will be made to provide the document in a form that is accessible to the person making the request.

OBJECTIVE AND PURPOSE OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

- A. The primary objective of the Community Development Program is the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes. Consistent with this primary objective, the Federal assistance provided in this Part is for the support of community development activities which are directed toward the following specific objectives:
1. The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
 2. The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
 3. The conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally for those of low and moderate income;

4. The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
 5. A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational, and other needed activity centers;
 6. The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income; and
 7. The restoration and preservation of properties of special value for historic, architectural, or esthetic reasons.
- B. It is also the purpose of this Part to further development of a national urban growth policy by consolidating a number of complex and overlapping programs of financial assistance to communities of varying sizes and needs into a consistent system of Federal aid which:
1. Provides assistance on an annual basis with maximum certainty and minimum delay, upon which communities can rely in their planning;
 2. Encourages community development activities which are consistent with comprehensive local and area-wide development planning;
 3. Furthers achievement of the national housing goal of a decent home and a suitable living environment for every American family; and
 4. Fosters the undertaking of housing and community development activities in a coordinated and mutually supportive manner.
- C. It is intended under this Part that the Federal assistance made available hereunder not be utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the availability of such assistance.