

RESOLUTION NO. 2018-04

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the Fiscal Year 2018 (July 1, 2018 – June 30, 2019) Joint Tacoma and Lakewood Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 Consolidated Annual Action 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 provided for a CDBG Citizens' Advisory Board; and,

WHEREAS, in order to receive CDBG and HOME federal dollars for Fiscal Year 2018, commencing on July 1, 2018, HUD requires participating jurisdictions to submit an Annual Action Plan defining the proposed use of CDBG and HOME funds for the Fiscal Year 2018, which Plan must be adopted by the city councils of the participating jurisdictions and submitted to HUD no later than August 16, 2018; and,

WHEREAS, the City of Lakewood's Fiscal Year 2018 CDBG and HOME funding allocations from the Department of Housing and Urban Development (HUD) shall be \$450,000 for CDBG and \$200,000 for HOME; and,

WHEREAS, upon HUD's review and approval, contracts would then need to be prepared for CDBG entitlements and Tacoma/Lakewood HOME Consortium members; and,

WHEREAS, in connection with such funding allocations-application process, it is appropriate that the City Council adopt a Fiscal Year 2018 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 Consolidated Annual Action Plan.

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

Section 1. That the Joint Tacoma and Lakewood Fiscal Year 2018 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 Consolidated 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 adjust allocations on a prorata basis to reflect actual program funding allocations with the 123<sup>rd</sup> Street Roadway Improvement activity receiving full funding of \$250,000, Section 108 Debt Service receiving full funding of \$51,000, and other activities being adjusted accordingly.

Section 2. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 7th day of May, 2018.

CITY OF LAKEWOOD



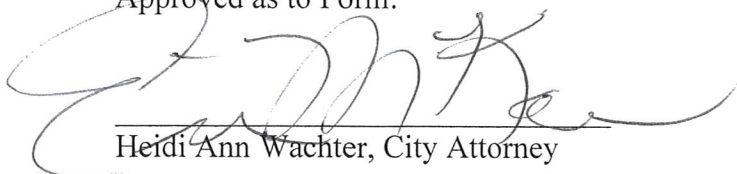
Don Anderson, Mayor

Attest:



Alice M. Bush, MMC, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

# EXHIBIT A

## Executive Summary

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

#### 1. Introduction

The FY 2018 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 2018 Annual Action Plan (July 1, 2018 – June 30, 2019), Lakewood's fourth under the 2015-19 Consolidated Plan, 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-Year 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 2018 policies and priorities were developed to improve economic development 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 2018 CDBG and HOME funds.

In FY 2018, CDBG funds will continue to be focused on physical/infrastructure improvements, with housing, public services, and economic development following in order of funding priority.

#### 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 2018 Annual Action Plan will focus funding on all three 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. Primary focus will be placed on the need for community and economic development with funding being focused on infrastructure improvements, including continued funding for roadway, sidewalk and street lighting improvements in one of Lakewood's lowest income census tracts, 071806. Funding in support of affordable housing choice will concentrate on homeowner rehabilitation/repair programs, down payment assistance, and in support of the development of new housing for low income households.

Recommended funding allocations for FY 2018, including the reprogramming of unexpended FY 2016 funding and revolving loan funds, include the following:

- *Physical/Infrastructure Improvements* – A total of \$250,00.00 in FY 2018 CDBG funding is being recommended for neighborhood-related infrastructure improvements.
- *Housing Improvements* – Total funding in the amount of \$59,000.00 in FY 2018 CDBG funding and \$47,565.25 (2016 Administration - \$110.00; 2016 EADR - \$18,365.85; and Economic Development RLF - \$29,089.40) in reprogrammed CDBG funding are being recommended in support of the Major Home Repair/Sewer Loan Program, and \$180,000.00 in FY 2018 HOME monies are being recommended in support of the Affordable Housing Fund and HOME Housing Rehabilitation Program. Program income is also recommended for continued support of the Major Home Repair/Sewer Loan, Down Payment Assistance, Affordable Housing and Home Housing Rehabilitation programs.
- *Public Services* – No CDBG funding is recommended. Funding in support of human services programs is to be provided as part of the City's 1% General Fund allocation.
- *Economic Development* – No CDBG funding is recommended. Economic development revolving loan funds received after July 1, 2018 are to be reallocated to the Major Home Repair Revolving Loan Fund and shall be used for the next eligible activity (anticipated revolving loan funds received after July 1, 2018 totals \$1,817.88 and is included in the \$47,565.25 in reprogrammed CDBG funding).
- *Administrative Activities* – Funding in support of general administrative activities associated with operating the CDBG and HOME programs.
- *Section 108* – A total of \$74,000.00 (Curbside Section 108- \$27,000; City of Lakewood 108th St. Roadway Improvements- \$47,000) in outstanding principal balance is anticipated to be repaid to HUD in FY 2018.

Note: As federal funding allocations for CDBG and HOME are not yet finalized, actual allocations shall be adjusted on a prorate basis with 123<sup>rd</sup> Street Roadway Improvements activity receiving full funding of \$250,000, Section 108 debt Service receiving full funding of \$51,000, and other activities being adjusted accordingly.

### **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 fourth year, a look back to previous funding cycles reveals a concerted focus on the needs for community and economic development through the investment in infrastructure improvements and continued investment in housing preservation. With ongoing activities and current funding levels, the City has continued its efforts to balance the need for housing opportunity, the creation of suitable living environments, and the expansion of economic opportunity through investment in community facilities and improvements to infrastructure.

As communities age and the demand for infrastructure grows, the ability for communities to react to housing and economic development opportunities remains ever-dependent upon their ability to provide proper and adequate infrastructure improvements. With traditional infrastructure-funding mechanisms disappearing, the Community Development Block Grant program's importance to local community infrastructure development should not be overlooked or diminished.

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. With the cost of housing rising at a higher rate than household incomes, the need to develop long-term housing strategies is likely the next big hurdle for communities to overcome. With this in mind, Lakewood recognizes the importance of maintaining homeownership opportunities for low and moderate income households, and the bridge homeownership often has in connecting low income families with other opportunities like education, employment and family stability.

While the City does expect to meet the benchmarks established in the 5-YR Consolidated Plan, concern remains that decreased funding and eroding support of the CDBG program at the congressional level could pose a challenge to meeting the community development goals and objectives defined in the 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 2018.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The FY 2018 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 20, 2017 of an October 5, 2017 public hearing, and on February 27, 2018 of a public hearing on March 7, 2018, held by the Lakewood Community Services Advisory Board (CSAB) on the acceptance of proposals for FY 2018 (July 1, 2018 – June 30, 2019) 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 2018 Annual Action Plan will be published on March 30, 2018 in the Tacoma News Tribune indicating where the document will be available for review during the 30-day citizen comment period (April 1, 2018 – April 30, 2018). A public hearing by the Lakewood City Council is to be held on April 16, 2018 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 will be made available to those requesting copies. Records on the proposed economic development, housing, public service, and community development projects will be 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.

#### **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 2018 citizen participation process. They include testimony provided at the October 5, 2017 public hearing, March 7, 2018 public hearing, and the Lakewood City Council public hearing on April 16, 2018:

##### *Community Services Advisory Board Public Hearing – October 5, 2017*

At the October 5, 2017 public hearing held by the City of Lakewood Community Services Advisory Board, the City received a total of nineteen (19) public comments. Comments received included support of housing and services for homeless individuals and those at risk of becoming homeless; affordable housing development and homeownership opportunities for low and moderate income households;

food stability and food services for working families and seniors; programs and services for youths and teens, including health care, mental health services and dental services; programs serving the LBBTQ population and those with HIV; housing assistance programs offering repairs and maintenance of owner occupied housing; programs offering school supplies and clothing to school-aged children; before and after school programs for children and youths; advocacy programs, including health care and financial assistance, for persons with limited English abilities; support of the Tillicum Community Center; medical assistance for low income and uninsured individuals; and the need for health and welfare programs for low income individuals.

Community Services Advisory Board Public Hearing – March 7, 2018

No comments were received.

City Council Public Hearing on Approval of the FY 2018 Annual Action Plan – April 16, 2018

No comments were received during the 30-day comment period of April 1, 2018 - April 30, 2018 or at the public hearing held on April 16, 2018.

**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.

**7. Summary**

Additional activities included as part of the FY 2018 Annual Action Plan include Neighborhood Stabilization Program 1 and Section 108 Loan Guarantee Program assistance as provided below:

- *Neighborhood Stabilization Program 1 (NSP1)* – Funding for the NSP1 program was provided in 2009 through the State of Washington Department of Commerce to restore neighborhoods adversely impacted by disproportionate foreclosure and vacancy rates. Program funding has been allocated to demolish dangerous/blighted buildings in qualifying census block groups that meet two of the following three criteria: 1) Building Official determined structure is dangerous; 2) Property not lawfully occupied in excess of 1 year; and 3) Property was associated with illegal drug activity during previous 12 months. The City administers an NSP1 revolving abatement fund in excess of \$210,000. Program income in FY 2018 is anticipated at \$80,000.

*Section 108 Loan Guarantee Program*— In 2012, the City of Lakewood established a \$2.88 million loan pool to assist with large-scale economic and community development activities. Of that loan fund, \$1.151 million has been used to support the acquisition/redevelopment of commercial areas, job creation, to provide basic services to the homeless, and accessibility and roadway improvements in low income neighborhoods. Completed projects include:

- Construction of a 4,000 SF mixed-use client services center and 15-unit housing complex. The project is providing new permanent housing and supportive services to the homeless.
- Acquisition and construction of a 15,000 SF automotive sales complex. The project will provide 20 new FTE positions. A total of 16 full time equivalent jobs have been created to date.
- Accessibility and roadway improvements along 108th St. SW from Main Street SW to Bridgeport Way SW. Construction included upgrades to sidewalks, signalization, ramps, and roadway improvements necessary to meet current American’s with Disabilities Act (ADA) requirements.

PROJECT	SECTION 108	ANTICIPATED INCOME - 2018	PRINCIPAL REPAYMENT - 2018
Curbside Motors	\$700,000	\$48,636.45	\$27,000
LASA Client Service Center	\$310,000	\$11,363.50	\$0
108th Street Roadway Imp.	\$141,000	\$0	\$47,000

**Table 1 - Section 108 Loan Program - 2018**



**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](mailto:dbugher@cityoflakewood.us)

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

### **1. Introduction**

The FY 2018 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, Associated Ministries, 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	<b>Agency/Group/Organization</b>	Pierce County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
2	<b>Agency/Group/Organization</b>	LASA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. As Lakewood's population of households living at or below the poverty rate remains above the State and county-wide average, the demand for homeless services is expected to grow over the coming years. As a result, LASA's partnership with the City will continue to remain a driving force in the City's efforts to eliminate homelessness.
3	<b>Agency/Group/Organization</b>	City of Tacoma
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<ul style="list-style-type: none"> <li>Housing Need Assessment</li> <li>Public Housing Needs</li> <li>Homeless Needs - Chronically homeless</li> <li>Homeless Needs - Families with children</li> <li>Homelessness Needs - Veterans</li> <li>Homelessness Needs - Unaccompanied youth</li> <li>Homelessness Strategy</li> <li>Non-Homeless Special Needs</li> <li>Market Analysis</li> <li>Economic Development</li> <li>Anti-poverty Strategy</li> <li>Lead-based Paint Strategy</li> </ul>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
4	<b>Agency/Group/Organization</b>	Pierce County Community Connections
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	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



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	Tacoma Pierce County Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 and market analysis in both communities. 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.
6	<b>Agency/Group/Organization</b>	ASSOCIATED MINISTRIES OF TACOMA-PIERCE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the lead agency for the Continuum of Care's Centralized Intake System (Access Point 4 Housing), Associated Ministries continues to be a vital cog in the drive to end homelessness in Pierce County. Consultation with the agency focuses on housing and services needs it sees in greater-Pierce County for those who are homeless or those who are at the greatest risk of becoming homeless. With homeless rates rising across the State, the City of Lakewood anticipates further and deeper coordination with Associated Ministries in their effort to end homelessness.
<b>7 Agency/Group/Organization</b>	Greater Lakes Mental Health
<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

**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 2018 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 2018 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 5, 2017 – Public hearing on needs
- March 7, 2018 – Public Hearing on needs
- March 7, 2018 – Community Services Advisory Board Public Hearing on FY 2018 Annual Action Plan
- April 1 - April 30, 2018 – Public Comment Period
- April 16, 2018 – Public hearing on FY 2018 Annual Action Plan

A draft of the FY 2018 Annual Action Plan was made available to the public for review beginning April 1, 2018. Comments received through the citizen participation process have been incorporated into the Plan. Formal approval of the final Plan will be made by the City Council on May 7, 2018.

**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)
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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	Public Hearing	Non-targeted/broad community	Hearing attended by general public, community provider organizations, and the Community Services Advisory Board.	A total of 19 comments were received in support of housing and services for the homeless, affordable housing development and homeownership opportunities, food services, the Tillicum community center, mental health and dental services, support services for LGBTQ youth, services for persons with HIV, youth and teen programs, health services, youth programs, assistance for persons with limited English, and medical assistance programs.	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)
2	Public Hearing	Non-targeted/broad community	Hearing attended by general public and the Community Services Advisory Board.	Insert comments	N/A	
3	Newspaper Ad	Non-targeted/broad community	Notification of hearings and public comment period.	Insert comments	N/A	
4	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan.	Insert comments	N/A	
5	Public Hearing	Non-targeted/broad community	Hearing attended by general public, Community Services Advisory Board members, and the Lakewood City Council.	Insert Comments	N/A	

Table 5 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

Funding for FY 2018 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 year 2016. 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 2018 will continue to focus primarily upon improvement of infrastructure and capital facilities with additional funding being allocated to investment in preserving affordable housing choice. Major investments include continued support of the construction of roadway, sidewalk and street lighting improvements to 123rd St. SW, in the primarily low income census tract 071806. Housing rehabilitation activities meant to increase and preserve affordable housing choice for low income families and individuals is to be funded through the CDBG Major Home Repair/Sewer Loan program and HOME Housing Rehabilitation program. 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 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 unexpended FY 2017 CDBG funding.

The City of Lakewood is using a conservative approach to estimating anticipated resources for the duration of the 5-YR Consolidated Plan. Future revenues are based on a percentage of allocations and expected income in the final year of the Consolidated Plan.

**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	450,000	73,000	47,565	570,565	520,000	

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**

Historically, CDBG and HOME funds have been the cornerstone of the City of Lakewood’s community and economic development activities supporting low and moderate income populations. As these funds have continued to diminish, many jurisdictions have been left to scramble to fill the void. In the most recent ten years (2007 – 2016), Lakewood’s CDBG funding allocations have seen a 29.2 percent reduction. Compounding this problem is the steady rise in the percentage of Lakewood citizens whose income is at or below the poverty rate over the same period- 16.0 percent in 2007, to 20.3 percent in 2016. Particularly troubling among the poverty rates are the single mother households with children present. These households are especially vulnerable, with 46.3 percent of households with children under 18 years of age, and 47.4 percent of households with children under 5 years of age living in poverty (2012- 2016 American Community Survey).

As CDBG funding allocations continue to dwindle, so has program income and leverage funds’ investments as local jurisdictions have fewer dollars to invest in community development projects; ultimately leading to dramatic reductions in the size and scope of projects a jurisdiction is able to undertake. This reduction in the size and scope of projects is forcing some jurisdictions to undertake smaller-scale projects on their own,

without the aid of State or private investment. Often, projects funding sources are assembled over multiple years and from multiple sources causing additional delays in project completion and often leading to changes in the scope of work.

In Lakewood, leverage ratios are expected to remain low in FY 2018 as a majority of CDBG funding is being allocated to smaller-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 low income households. Additional activities include continued investment in infrastructure improvements along 123rd Street SW which will be funded by CDBG, local enterprise funds, and some private investment. Total project cost for 123rd St. SW is approximately \$1.1 million, with \$500,000 in CDBG funding, \$250,000 in local enterprise funding, and \$350,000 in private investment.

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: \$301,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5115 Persons Assisted
2	Increase and preserve affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$106,565	Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Reduce homelessness and increase stability	2015	2019	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention		

Table 7 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Infrastructure, facilities & economic opportunity
	<b>Goal Description</b>	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 2018- 1) 123rd Street Roadway Improvements; and 2) Repayment of Section 108 principal and interest for 108th St. Roadway Improvement project.
2	<b>Goal Name</b>	Increase and preserve affordable housing choices
	<b>Goal Description</b>	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 2018- 1) Major Home Repair/Sewer Loan Program; and 2) CDBG Down Payment Assistance, which is to be funded wholly through revolving loan funds.
3	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	Projects contributing to reducing homelessness and increasing stability of Tacoma and 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.

## 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 2018 CDBG program.

#	Project Name
1	123rd Street Roadway Improvements
2	Major Home Repair/Sewer Loan Program
3	Administration
4	Section 108 Repayment of 108th Street Roadway Improvements
5	CDBG Down Payment Assistance
6	NSP1 Abatement Program

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 2018 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 2018 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	<b>Project Name</b>	123rd Street Roadway Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Project provides for the design and construction of roadway, sidewalk, street lighting, and general upgrades to 123rd St. SW, between Bridgeport Way and 47th Ave. SW.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit a total population of 5,115 persons.
	<b>Location Description</b>	Roadway improvements will be constructed along 123rd St. SW, between Bridgeport Way and 47th Ave. SW.
	<b>Planned Activities</b>	Project will provide for the design and construction of roadway improvements, sidewalks, street lighting, and general upgrades to 123rd St. SW, between Bridgeport Way and 47th Ave. SW.
2	<b>Project Name</b>	Major Home Repair/Sewer Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choices
	<b>Needs Addressed</b>	Affordable housing choice
	<b>Funding</b>	CDBG: \$169,565
	<b>Description</b>	Program provides home repair and/or sewer connection loans to eligible low income homeowners. Funding for program provided through FY 2018 entitlement funding and revolving loan funds.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 5 households will be assisted with housing rehabilitation and/or sewers connections loans.
	<b>Location Description</b>	City-wide



	<b>Planned Activities</b>	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 \$63,000 in program income to be used for similar RLF activities.
3	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Administration to implement and manage the Consolidated Plan funds.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Administration to implement and manage the Consolidated Plan funds.
	<b>Planned Activities</b>	Activities include support of program management, coordination, monitoring, and general evaluation of program activities.
4	<b>Project Name</b>	Section 108 Repayment of 108th Street Roadway Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$51,000
	<b>Description</b>	CDBG repayment of Section 108 loan for 108th Street Roadway Improvements (Activities # 184 & 192).
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	Section 108 loan repayment of 108th Street Roadway Improvements project.
	<b>Planned Activities</b>	Section 108 principal and interest repayment of 108th Street Roadway Improvements project.
5	<b>Project Name</b>	CDBG Down Payment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choices
	<b>Needs Addressed</b>	Affordable housing choice
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Program provides down payment assistance to eligible low income homebuyers.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One household will be assisted with homebuyer assistance activities.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Reuse of program income from the down payment assistance revolving loan fund to provide down payment assistance, including housing counseling services, to qualifying low income homebuyers. Program funding includes a total of \$10,000 in program income to be used for similar RLF activities.
	6	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Infrastructure, facilities & economic opportunity
<b>Needs Addressed</b>		Community and Economic Development
<b>Funding</b>		:
<b>Description</b>		Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Activities funded with revolving loan fund.
<b>Target Date</b>		

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided thru revolving loan funds generated for previous NSP abatement activities. Program funding includes a total of \$80,000 in program income to be used for similar RLF activities.

## **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 FY 2018, Lakewood will continue to make crucial infrastructure investments to those low income block groups where the infrastructure is either lacking or inadequate to ensure public safety and accessibility. By funding roadway improvements, including sidewalk, street lighting, and general upgrades along 123rd St. SW, the City is targeting the predominantly low income Census Tract 071806. Additionally, the City plans to continue its targeting of 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 connecting to recently constructed sewers in these neighborhoods. 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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**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. As housing and rent prices continue their annual ascent, many low income families are having a difficult time simply meeting their monthly housing obligation. With the median home price in Lakewood at \$218,600 (2012-2016 American Community Survey) and historical percentage increases in the double digits, the dream of owning a home is virtually out of reach for many, if not all low income households. Echoing this problem is the increase in rents over recent years. With the median gross monthly rent standing at \$879 (2012 – 2016 American Community Survey) and rising rapidly, housing cost is easily outstripping income growth, especially for low and moderate income households. These issues of rising housing costs relative to household income become strikingly apparent when one looks at the percentages of Lakewood households who's monthly housing cost exceeds 30% of household income- 37.7% for households with a mortgage and 57.2% for households who rent (2012 – 2016 American Community Survey). As these trends continue and 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 withing 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 2018, 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.

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 2018, the City intends to continue its partnership with Tacoma-Pierce County Habitat for Humanity and the redevelopment of blighted and abandoned properties into new single family affordable housing units in the Tillicum neighborhood and throughout Lakewood. Additional partnership has been extended to the Homeownership Center of Tacoma who has partnered with the City to redevelop vacant, abandoned, or blighted properties into new affordable homeownership opportunities for low income households. Acquisition of and maintenance of existing owner occupied housing is supported through the Down Payment Assistance program, Major Home Repair/Sewer Loan program, and HOME Housing Rehabilitation program. Multifamily housing is supported and encouraged with Lakewood's Affordable Housing Fund (HOME) as well as through zoning density bonuses offered to developers of affordable housing.

Efforts to maintain safe, decent affordable housing in Lakewood include the initiation of the Rental Housing Safety Program (RHSP) in October 2017. The RHSP is a proactive rental inspection program

designed to ensure all rental housing units comply with specific life & safety standards and are providing a safe place for tenants to live. The program requires all residential rental properties (apartments, single family homes, duplexes, etc.) within the Lakewood city limits to be registered and inspected once every five years. In the ordinance recital adopted, the City Council cited the following health benefits and program outcome as follows:

“The City of Lakewood finds that the imposition of a residential rental inspection program will protect the public health, safety, and welfare of tenants by encouraging the proper maintenance of residential rental housing, by identifying and requiring correction of substandard housing conditions, and by preventing conditions of deterioration and blight that could adversely impact the quality of life in Lakewood.”

With approximately 53 percent of Lakewood’s housing stock being rental, and more that 65 percent of Lakewood’s housing stock constructed pre-1960, there exists the real possibility that many of Lakewood’s rental housing units lack proper maintenance and are more likely to be substandard than owner occupied units. 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 an by doing so, to improve not only the lives of low income individuals, but the lives of all 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 26,627 housing units being built prior to 1978, there exists the potential for 17,307 housing units to contain lead-based paint hazards of some kind. 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 2018, 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, etc. ). For 2018, 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.

### **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 recent 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 is presently engaged with Tacoma and Pierce County in reworking the Continuum to better target the causes and solutions to chronic homelessness throughout Pierce County. Efforts include developing a plan that will address a wide array of causes and solutions, including 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
<b>Total Program Income:</b>	<b>0</b>

#### 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

Annual Action Plan 2018	40
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## **Executive Summary**

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

#### **1. Introduction**

The FY 2016 Consolidated Plans for the Tacoma-Lakewood HOME 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 (CDBG), HOME Investment Partnership Act (HOME), and for the City of Tacoma, Emergency Shelter Grants (ESG).

The FY 2016 Annual Action Plan (July 1, 2016 – June 30, 2017), Lakewood's second under the 2015-19 Consolidated Plan, 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-Year 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 2016 policies and priorities were developed to improve economic development 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 2016 CDBG and HOME funds.

In FY 2016, CDBG funds are to be focused on physical/infrastructure improvements, housing, public services, and economic development, in that order of priority.

First Amendment to the FY 2016 Annual Action Plan:

This Plan was amended on July 1, 2018 to include the reprogramming of funds from the following FY 2016 activities to FY 2018 activities. No other changes are proposed:

- FY 2016 Administration (Activity #196) - Reprogrammed \$110.00 in unexpended funds to FY 2018 Major Home Repair/Sewer Loan Program; and
- FY 2016 EADR (Activity #195) - reprogrammed \$18,365.85 in unexpended funds to FY 2018 Major Home Repair/Sewer Loan Program.

Public Comments for Amendment of the FY 2016 Annual Action Plan are included in the 2018 Annual Action Plan submission.

**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 FY 2016 Annual Action Plan will focus funding on all three 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. Primary focus will be placed on the need for community and economic development with funding being allocated to infrastructure improvements including accessibility and roadway improvements and street lighting installations in two low income neighborhoods. Funding in support of affordable housing choice will concentrate on homeowner rehabilitation/repair programs, down payment assistance, and in support of the development of new housing for low income households. Efforts to support basic services and homeless prevention and intervention will include the funding of an emergency relocation assistance program for families displaced during fire and code enforcement actions.

Recommended funding allocations for FY 2016 (including the reprogramming of unexpended FY 2013 and 2014 funding) include the following:

- *Physical/Infrastructure Improvements* – A total of \$343,000 in CDBG funding is being recommended for neighborhood-related infrastructure improvements.

- *Housing Improvements* – Total funding in the amount of \$131,755.35 in CDBG and \$187,625.70 in HOME monies are being recommended for five housing related activities. Program income is also recommended for continued support of the Major Home Repair/Sewer Loan program, Down Payment Assistance, and HOME Housing Rehabilitation program.
- *Public Services* – No CDBG funding is recommended. Funding in support of human services programs is to be provided as part of the City's 1% General Fund allocation.
- *Economic Development* – Continued support of the Economic Development Business Revolving Loan Fund will be generated through program income earnings during the fiscal year.
- *Administrative Activities* – Funding in support of general administrative activities associated with operating the CDBG and HOME programs.

### **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. In FY 2015, the initial year of the Plan, funding is primarily focused on the need for community and economic development through the investment in infrastructure improvements and continued investment in housing preservation. Through ongoing activities and current funding, the City has made significant progress in meeting the needs for housing opportunity, the creation of suitable living environments, and the expansion of economic opportunity through investment in community facilities and improvements to infrastructure. While the City does expect to meet the benchmarks established in the 5-YR Consolidated Plan, concern remains that decreased funding and eroding public support could pose a challenge to meeting the community development goals and objectives defined in the 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 2015.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The FY 2016 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 21, 2015 of an October 8, 2015 public hearing held by the Lakewood Community Services Advisory Board (CSAB) on the acceptance of proposals for FY 2016 (July 1, 2016 – June 30, 2017) 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 2016 Annual Action Plan was published on April 1, 2016 in the Tacoma News Tribune indicating where the document was available for review during the 30-day citizen comment period (April 1, 2016 – April 30, 2016). A public hearing by the Lakewood City Council was held on April 18, 2016 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.

#### **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 2016 citizen participation process.

##### Community Services Advisory Board Public Hearing – October 8, 2015

The following testimony was presented at this public hearing:

##### Ms. Rosemary Kaiser – Vice President, Board of Directors – Tillicum Community Center

Ms. Kaiser discussed the Center's operations and the various programs the Center offers: food and clothing bank; Sea Mar health clinic; Pierce County Library branch; and various holiday meal and gift programs.

Ms. Janet Harper, Treasurer, Board of Directors – Tillicum Community Center

Ms. Harper discussed budgetary concerns for the Center. She stated she had personally stepped up to support the Center financially and that she had the capacity to continue to support the Center moving forward.

Ms. Mary Brickle – Executive Assistant – Rebuilding Together South Sound

Ms. Brickle spoke about the importance of maintaining safe affordable housing for low income homeowners. She said the programs RTSS offers were quite often the only assistance options for persons living in mobile homes and persons with little or no equity in their homes.

Ms. Diana Comfort – Executive Director of Child Care – YMCA

Ms. Comfort expressed appreciation for the support of CDBG funding they were allocated in 2014 and urged the Board to continue its support through future funding of child care. She stated that the YMCA school daycare programs provide for tutoring and homework assistance, after school activities, playtime, and healthy meals and snacks.

Mr. Gomer Roseman – Director of Site Development & Construction – Tacoma-Pierce County Habitat for Humanity

Mr. Roseman discussed Habitat's construction progress in the Tillicum neighborhood. He stated Habitat has constructed 19 homes in Tillicum to date, has 1 home under construction, and is on schedule to complete the construction and/or rehabilitation of 13 homes in Tillicum. Mr. Roseman thanked the City for its support and partnership.

Ms. Amy Allison – Director of Community Mobilization – Associated Ministries, Paint Tacoma-Pierce Beautiful

Ms. Allison stated the Paint Tacoma-Pierce Beautiful program provides house painting services at no cost to low income households, including elderly and disabled households by bringing together volunteer labor and donated materials. She stressed the importance of maintaining safe and decent housing for homeowners who would otherwise be unable to afford such improvements.

City Council Public Hearing on Approval of the FY 2016 Annual Action Plan – April 18, 2016

Speaking before the Council were:

Dennis Haugen, Lakewood resident

Mr. Haugen spoke about governmental efficiency and letting the City of Tacoma or Pierce County handle the Consolidated Annual Action Plan programs.

**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.

**7. Summary**

Additional activities included as part of the FY 2016 Annual Action Plan include Neighborhood Stabilization Program 1 and Section 108 Loan Guarantee Program assistance as provided below:

- *Neighborhood Stabilization Program 1 (NSP1)* – Funding for the NSP1 program was provided in 2009 through the State of Washington Department of Commerce to restore neighborhoods adversely impacted by disproportionate foreclosure and vacancy rates. Program funding has been allocated to demolish dangerous/blighted buildings in qualifying census block groups that meet two of the following three criteria: 1) Building Official determined structure is dangerous; 2) Property not lawfully occupied in excess of 1 year; and 3) Property was associated with illegal drug activity during previous 12 months. The City administers an NSP1 revolving abatement fund in excess of \$210,000. Program income in FY 2016 is anticipated at \$30,000.

*Section 108 Loan Guarantee Program*– In 2012, the City of Lakewood established a \$2.88 million loan pool to assist with large-scale economic and community development activities. To date, a total of \$1.01 million has been used to support the acquisition/redevelopment of commercial areas, job creation, and to provide basic services to the homeless. Highlights include:

- Completion of 4,000 SF mixed-use client services center and 15-unit housing complex. The project will provide new permanent housing and supportive services to the homeless. Acquisition and construction of a 15,000 SF automotive sales complex. The project will provide 20 new FTE positions.



In FY 2016, the City expects to apply for and complete its third Section 108 loan project- 108th Street Roadway Improvements. The proposed project will make accessibility improvements to 108th St. SW from Main Street SW to Bridgeport Way SW. Construction will include upgrades to sidewalks, signalization, ramps, and roadway improvements necessary to meet current American's with Disabilities Act (ADA) requirements. This project will meet the national objective 570.208(a)(1) Area Benefit and will include Section 108 funding in the amount of \$141,500. Repayment of the loan will be made using Lakewood's annual CDBG allocations. The City of Lakewood understands that if the City fails to make a required payment on its notes, HUD will deduct that payment from the City of Lakewood's CDBG Letter of Credit and in accepting this loan guarantee, the City of Lakewood will pledge its CDBG funds and all other applicable grants as security for the guarantee.

PROJECT	SECTION 108	ANTICIPATED INCOME- 2016	PRINCIPAL REPAYMENT- 2016
Curbside Motors	\$700,000	\$47,421.55	\$25,000
LASA Client Service Center	\$310,000	\$11,363.50	\$0

**Table 1 - Table 1 - Section 108 Loan Program- 2016**

**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

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6000 Main Street SW.

Lakewood, WA 98499

(253) 589-2489

[dbugher@cityoflakewood.us](mailto:dbugher@cityoflakewood.us)

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

### **1. Introduction**

The FY 2016 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. In 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, Associated Ministries, Tacoma Area Coalition of Individuals with Disabilities (TACID), Metropolitan Development Council (MDC), 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.

Neighborhood Councils were consulted to determine the need for housing and general human services in each of Lakewood's neighborhoods. Consultation with Joint Base Lewis McChord was also conducted 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, United Way of Pierce County, South Sound Outreach, 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 recently established 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 Cities were integral partners in developing the 2012 Tacoma Tacoma/Lakewood/Pierce County Plan to End Homelessness.

**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	<b>Agency/Group/Organization</b>	Tacoma-Pierce County Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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, strategies for the homeless, veteran housing needs, and market analysis in both communities. 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.
2	<b>Agency/Group/Organization</b>	ASSOCIATED MINISTRIES OF TACOMA-PIERCE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Associated Ministries assists both Lakewood and Tacoma in serving the needs of the homeless, primarily through Access Point 4 Housing and its various housing services related programs. The organization also offers employment assistance, emergency housing/rental assistance, home repair/maintenance, and foreclosure counseling services. Lakewood included Associated Ministries in its consultation regarding homelessness, services to at risk populations, regional housing needs, and anti-poverty strategy agenda issues. Coordination regarding homelessness and housing needs will continue to improve and coordinate homeless services on a regional basis.
3	<b>Agency/Group/Organization</b>	LASA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Relocation Strategies



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 is an integral provider in the fabric of homeless services and housing assistance to the homeless and those at risk of homelessness. With the increases in the percentage of Lakewood households living below the poverty rate and the direct correlation of that to housing instability, it is expected that the need for homeless services will increase in Pierce County. LASA will continue to remain an important resource and partner in the fight to end homelessness.
4	<b>Agency/Group/Organization</b>	TILlicum COMMUNITY CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Human Services Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Tillicum Community Center provided input on the need for human services needs to low and moderate income populations. Basic needs including food assistance, clothing, health services, and access to community facilities were identified as essential to low income households. Consultation provides vital information regarding two of Lakewood's two most isolated neighborhoods, Tillicum and Woodbrook.
5	<b>Agency/Group/Organization</b>	YMCA OF PIERCE AND KITSAP COUNTIES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Public Services Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	YMCA provided comment on the need to support programs assisting with early childhood learning and youth development. Programs providing tutoring, childcare assistance, after school activities, activities encouraging healthy living, and community involvement are essential in the continuum of support for low income families with children. The YMCA will continue to provide Lakewood with vital information and insight into the needs for services most important to families with children.
6	<b>Agency/Group/Organization</b>	Rebuilding Together South Sound
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rebuilding Together South Sound (RTSS) provides general home maintenance and repair assistance to low income households who are unable to afford such repairs. RTSS was consulted to provide information on the need to maintain safe affordable housing for low income households, including households with elderly or disabled household members.
7	<b>Agency/Group/Organization</b>	Pierce County Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA

<p><b>What section of the Plan was addressed by Consultation?</b></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  Market Analysis  Anti-poverty Strategy  Lead-based Paint Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>
<p>8 <b>Agency/Group/Organization</b></p>	<p>City of Tacoma</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local</p>

<p><b>What section of the Plan was addressed by Consultation?</b></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><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>
<p>9 <b>Agency/Group/Organization</b></p>	<p>Pierce County Community Connections</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - County</p>

<p><b>What section of the Plan was addressed by Consultation?</b></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><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></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>

**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	Updates to plan encourage infill housing, change zoning to permit higher densities, and incentivize 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 2016 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 2016 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 City of Lakewood, City of Tacoma, and Pierce County staffs.
- 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 8, 2015 – Public hearing on needs
- April 1 - April 30, 2016 – Public Comment Period
- April 18, 2016 – Public hearing on FY 2016 Annual Action Plan

A draft of the FY 2016 Annual Action Plan was made available to the public for review beginning April 1, 2016. Comments received in response to the 30-day public comment period were incorporated into the Plan. Formal approval of the final Plan was made by the City Council on May 2, 2016.

**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	Public Hearing	Non-targeted/broad community	Hearing attended by general public and Community Services Advisory Board members.	Comments were received from 6 citizens. Comments received were in support of the development of affordable housing, community services, youth programs, and general housing maintenance for low income households.	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)
2	Newspaper Ad	Non-targeted/broad community	Notification of hearings and public comment period; no written responses received.	No written responses received.	N/A	
3	Internet Outreach	Persons with disabilities Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan; no written responses received.	No written responses received.	N/A	
4	Public Hearing	Non-targeted/broad community	Hearing attended by general public and Community Services Advisory Board members.	One comment received concerning governmental efficiency and having the City of Tacoma or Pierce County handle the Consolidated Annual Action Plan programs.	N/A	

Table 5 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

Funding for FY 2016 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 FY 2013 and FY 2014. 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 2016 will focus primarily upon improvement of infrastructure and capital facilities with a smaller percentage of funding being allocated to investment in preserving affordable housing choice. Major investments include roadway accessibility improvements and signal upgrades to ensure ADA compliance along 108th St. SW, street lighting installations in multiple low income neighborhoods, housing rehabilitation, and relocation assistance for low income individuals displaced through no fault of their own during fire or code enforcement actions. Public services activities will be supported with General Fund dollars in accordance with a City Council-adopted strategic plan for human services.

The City of Lakewood is using a conservative approach to estimating anticipated resources for the duration of the 5-YR Consolidated Plan. Future revenues are based on a percentage of allocations and expected income over the remaining three years.

**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	467,050	53,000	101,115	621,165	1,424,000	

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**

Historically, CDBG and HOME funds have been the cornerstone of the City of Lakewood’s community and economic development activities supporting low and moderate income populations. As these funds have continued to diminish many jurisdictions have been left to scramble to fill the void. In Lakewood, CDBG funding allocations have seen a 28.6 percent reduction in CDGB funding between 2007 and 2014. Compounding this problem is the steady rise in the percentage of Lakewood citizens whose income is at or below the poverty rate over the same period- 16.0 percent in 2007, to 19.6 percent in 2014.

As CDBG funding allocations have dwindled, so has program income and leverage funds’ investments as local jurisdictions have fewer dollars to invest in community development projects; ultimately leading to dramatic reductions in the size and scope of projects a jurisdiction is able to undertake. This reduction in the size and scope of projects is forcing some jurisdictions to undertake smaller scale projects on their own, without the aid of State or private investment.

In Lakewood, leverage ratios are expected to decline in FY 2016 as a majority of CDBG funding is being allocated to smaller-scale infrastructure projects and housing rehabilitation/relocation related activities. Housing rehabilitation activities undertaken as part of the Major Home Repair and Emergency Assistance for Displaced Residents (EADR) programs do not utilize match or leverage funding. The Major Home Repair program provides loans to low income households to maintain their existing home while the EADR program provides relocation assistance grants to persons displaced through no fault of their own. Additional activities include infrastructure improvements along 108th Street SW and street light installations in various low income neighborhoods; neither infrastructure activity will include leveraged investment.

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 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: \$351,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14775 Persons Assisted Jobs created/retained: 1 Jobs
2	Increase and preserve affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$176,755	Public service activities for Low/Moderate Income Housing Benefit: 12 Households Assisted Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Reduce homelessness and increase stability	2015	2019	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention		

Table 7 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Infrastructure, facilities & economic opportunity
	<b>Goal Description</b>	<p>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.</p> <p>Projects associated with this strategic plan goal for FY 2016:</p> <ol style="list-style-type: none"> <li>1. 108th Street Roadway Improvements</li> <li>2. Low Income Street Lighting</li> <li>3. Economic Development Business Loan Program</li> </ol>
2	<b>Goal Name</b>	Increase and preserve affordable housing choices
	<b>Goal Description</b>	<p>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.</p> <p>Programs associated with this strategic plan goal for FY 2016:</p> <ol style="list-style-type: none"> <li>1. Major Home Repair/Sewer Loan Program</li> <li>2. Emergency Assistance for Displaced Residents</li> <li>3. CDBG Down Payment Assistance</li> </ol>

<b>3</b>	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	Projects contributing to reducing homelessness and increasing stability of Tacoma and 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.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects listed and described in this plan represent the proposed use of funding for the FY 2016 CDBG program.

#	Project Name
3	Low Income Street Lighting
4	Emergency Assistance for Dispalced Residents
5	Administration
6	CDBG Down Payment Assistance
7	Economic Development Business Loan Program
8	NSP 1 Abatement Program
9	108th Street Roadway Improvements
10	Major Home Repair/Sewer Loan Program

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 2016 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 on the use of FY 2016 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	<b>Project Name</b>	Low Income Street Lighting
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$43,000
	<b>Description</b>	Project will install new LED street lighting in low income residential neighborhoods where no or limited street lighting exists.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Project will install new LED street lights in residential areas where no or limited street lighting exists.
2	<b>Project Name</b>	Emergency Assistance for Dispalced Residents
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choices
	<b>Needs Addressed</b>	Affordable housing choice Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: <del>\$30,000</del> \$11,366
	<b>Description</b>	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.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Program provides for emergency 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.
3	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: <del>\$93,410</del> \$93,300
	<b>Description</b>	Administration to implement and manage the Consolidated Plan funds.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration activities in support of program management, coordination, monitoring, and general evaluation of program activities.
4	<b>Project Name</b>	CDBG Down Payment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Program provides down payment assistance to eligible low income homebuyers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Reuse of program income from the down payment assistance revolving loan fund to provide down payment assistance, including housing counseling services, to qualifying low income homebuyers.
5	<b>Project Name</b>	Economic Development Business Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Provides low-interest business loans and technical assistance to qualifying businesses.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Reuse of program income from the economic development business revolving loan fund to provide low-interest business loans and technical assistance for the purpose of creating and/or retaining low income jobs. Funding will assist microenterprises with start-up or development expenses of an existing business.
6	<b>Project Name</b>	NSP 1 Abatement Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	:
	<b>Description</b>	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Demolition/clearance of dangerous buildings and related costs.
7	<b>Project Name</b>	108th Street Roadway Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Project provides for the construction of roadway, sidewalk, and signal upgrades to make necessary ADA improvements to 108th St. SW.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Project will provide accessibility improvements, including sidewalk, signalization, ramps, and roadway improvements necessary to meet current ADA requirements along 108th St. SW. Project will include additional Section 108 Loan Guarantee assistance in the amount of \$141,500 for a total FY 2016 project cost of \$441,500 (\$300,000 CDBG/\$141,500 Section 108).
8	<b>Project Name</b>	Major Home Repair/Sewer Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choices
	<b>Needs Addressed</b>	Affordable housing choice
	<b>Funding</b>	CDBG: \$136,755
	<b>Description</b>	Program provides home repair and/or sewer connection loans to eligible low income homeowners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

<b>Planned Activities</b>	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.
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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 FY 2016, Lakewood is looking to continue to make crucial infrastructure investments to those low income block groups where the infrastructure is either lacking or inadequate to ensure public safety and accessibility. By funding accessibility improvements, including sidewalk, signalization, ramps, and roadway improvements necessary to meet current ADA requirements along 108th St. SW, the City is targeting the predominantly low income Census Tracts 71805, 71807, and 71901. Additionally, the City plans to continue its targeting of the low income Census Tract 72000 with its Major Home Repair/Sewer Loan Program which assists low and moderate income homeowners with connection fees and construction costs associated with connecting to recently constructed sewers in these neighborhoods. For all other funding, the City has not identified specific targeted areas; programs are open to 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**

Barriers to affordable housing are addressed in Lakewood's 5-YR Consolidated Plan (2015-2019) and its 2015 update to the Analysis of Impediments to Fair Housing. In these documents, the City identifies and discusses the various types of barriers affecting Lakewood residents and the effect in which those barriers are having on the development of and access to affordable housing choice.

The primary impediments to affordable fair housing have been identified as:

- Limited Supply of Decent Affordable Housing – Lakewood’s housing assistance programs seek to provide affordable housing options for low income families by promoting both homeownership and rental housing opportunities. Programs offer rental rehabilitation/construction financing to assist housing providers maintain existing units in good condition or to acquire/construct new rental housing units. Housing rehabilitation programs offer low income homeowners an opportunity to maintain their current home or to make necessary upgrades to further their homes affordability. Down payment assistance programs help prospective low income homebuyers bridge the initial investment gap many households face when trying to purchase a home. Actions to encourage neighborhood redevelopment through the removal of vacant, abandoned, and blighted structures also remain a priority for Lakewood.
- Lack of Awareness of Rights and Responsibilities Concerning Fair Housing – Lakewood staff, including police and code enforcement staff, provide educational presentations on basic landlord/tenant rights to neighborhood associations and to property owners. Information on fair housing and landlord/tenant rights, along with the various housing programs offered by the City, are made available to Lakewood citizens at libraries, Chamber of Commerce, the YMCA, community centers, senior centers, Lakewood City Hall, and other public places. The City will continue its partnership with the Fair Housing Center of Washington to provide landlord/tenant trainings to realtors, property managers, landlords, and to tenant groups to ensure fair and equal access to information concerning landlord/tenant law.
- Regulatory Barriers – As part of the Comprehensive Plan process the City reviews housing policies and zoning practices to ensure affordable housing options are encouraged. In its recent



update of the plan, the City in effort to encourage affordable housing development focused on policies encouraging infill housing, cottage housing developments, zoning to permit higher densities, and overall strategies to promote the expansion and development of affordable housing throughout Lakewood. Lakewood continues to support a regional approach to the development of affordable housing activities through the Puget Sound Regional Council, State of Washington, and on a national level.

**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 policy for housing is to support economic development and job development/retention by improving neighborhoods to expand opportunities for affordable housing for lower income individuals, and to preserve affordable housing to prevent homelessness and to improve property values and neighborhood characteristics. Activities that support this policy includes projects that:

- Develop or renovate housing to create housing near jobs and promote economic viability.
- Conserve existing housing by making home repairs or rehabilitation homes to meet building and housing codes.
- Provide affordable housing, homeownership, and rental housing opportunities.
- Support housing to accommodate persons with special needs.
- Provide housing for homeless or transitional shelter for homeless persons
- Coordinate housing efforts in the city, county, and neighboring jurisdictions to access housing needs and create affordable housing opportunities.

The Community Development Department will continue to foster affordable housing choice and fair housing activities through the provision of educational and financial workshops directed at providing equal access to landlord/tenant and fair housing laws. Loan funds in support of the development of affordable housing will continue to incentivize non-profit and for-profit developers to construct both single and multi-family properties in Lakewood. Finally, to ensure all Lakewood residents live in safe and decent affordable housing, the City is considering the adoption of a rental housing inspection program meant to establish a minimum housing standard for all rental units.

**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 the CDBG program and additionally through a grant from the Nisqually Indian Tribe.

In FY 2016, 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.

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. The City encourages the redevelopment of blighted and abandoned properties through collaboration with Tacoma-Pierce County Habitat for Humanity, developing new single family affordable housing units in the Tillicum neighborhood and throughout Lakewood. Acquisition of existing single family housing stock is supported through the down payment assistance programs (CDBG and HOME). Multifamily housing is supported and encouraged with Lakewood's Affordable Housing Fund (HOME) as well as through zoning density bonuses offered to developers of affordable housing. Finally, the Major Home Repair/Sewer Loan Program (CDBG) and Housing Rehabilitation (HOME) programs offer homeowners an opportunity to maintain existing housing affordability by remedying deferred maintenance and code related deficiencies.

The City has a long-standing partnership with the Pierce County Housing Authority in developing and maintaining affordable housing opportunities for Lakewood residents. Activities have included the replacement of stairs, landings, doors and windows, roof repair and replacement, electrical upgrades,

weatherization activities, and the installation of sewer upgrades/connections. Recent partnerships have been extended to the Tacoma Housing Authority to construct Prairie Oaks, a 15-unit permanent affordable housing complex for low income families. Construction of Prairie Oaks was recently completed in June 2015 and the units have reached full occupancy. The City also maintains connections with many nonprofit housing organizations such as: LASA, Metropolitan Development Council, Catholic Community Services, The Rescue Mission, Pierce County Coalition for Developmental Disabilities, Rebuilding Together South Sound, Greater Lakes, and Associated Ministries. It is through these partnerships the City is able to leverage its resources and develop projects on a much larger scale than would be possible on our own.

### **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 26,627 housing units being built prior to 1978, there exists the potential for 17,307 housing units to contain lead-based paint hazards of some kind. 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 2016, 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. 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.), services directed towards self-sufficiency (domestic violence, child care, job training, etc. ). For 2016, the City anticipates funding of these programs to reach approximately \$320,000.

Lakewood understands a thriving, vibrant community begins with a strong local economy. To encourage economic development activities directed toward the creation or retention of jobs for low income individuals, Lakewood has created a Section 108 loan pool and Economic Development Business Loan Fund. The Section 108 loan pool's primary objective is job creation for low and moderate income persons; however, the fund may also be used to expand the linkages between housing, transportation, infrastructure, and services through large-scale economic development projects. Funding for the Economic Development Business Loan Fund provides much-needed, low-cost capital to microenterprises looking to expand their Lakewood operations or relocate to Lakewood.

### **Actions planned to develop institutional structure**

In an effort to better coordinate and improve the implementation of the consolidated planning process and human services program, the City recently combined the Community Development Block Grant Citizens Advisory Board and the Human Services Funding Advisory Board into one advisory body, the Community Services Advisory Board (CSAB). The newly formed CSAB functions in a review and advisory capacity to City administration and City Council regarding program priorities and funding recommendations for both human services and CDBG/HOME programs.

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.

## **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.

Lakewood, Tacoma and Pierce County adopted a Ten-Year Plan to End Chronic Homelessness in 2004, and are represented on the Tacoma/Pierce County Coalition for the Homeless to collaborate in reducing chronic homelessness. The plan describes a need for therapeutic treatment and case management services for the mentally ill and substance abusing populations, linking housing with services, creating low cost permanent supportive housing and creating systems changes through education and advocacy.

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
<b>Total Program Income:</b>	<b>0</b>

#### 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

The aggregate use of CDBG funds including Section 108 guaranteed loans during program year 2016, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

**Attachments**

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved Form 424-0006	Version 7/03
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 13, 2018	Applicant Identifier R-14-MC-53-0316
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY	
Legal Name:		Organizational Unit:	
City of Lakewood		Department: Community Development Department	
Organizational DUNS: 848462786		Division:	
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)	
Street: 8000 Main St. SW		Prefix: Mr. First Name: Dave	
City: Lakewood		Middle Name:	
County: Pierce		Last Name: Bugher	
State: WA		Suffix:	
Zip Code: 98499		Email: dbugher@cityoflakewood.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 91-1098165		Phone Number (give area code): (253) 588-2489	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify):		7. TYPE OF APPLICANT: (See back of form for Application Types) (C) Municipality Other (specify):	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development (HUD)	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Lakewood		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant Program Application	
13. PROPOSED PROJECT Start Date: 07/01/2018 Ending Date: 08/30/2017		14. CONGRESSIONAL DISTRICTS OF: a. Applicant Sixth and Tenth b. Project Sixth and Tenth	
16. ESTIMATED FUNDING:		15. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 467,050	a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$	b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$		
g. TOTAL	\$ 467,050		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name John	Middle Name J.	
Last Name Caultfield		Suffix	
b. Title City Manager		c. Telephone Number (give area code) (253) 588-2489	
d. Signature of Authorized Representative		e. Date Signed 5/13/2018	



## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

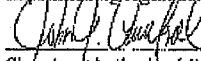
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

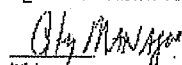
**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

5/5/2016  
Date

  
Title

**Specific CDBG Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2016, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

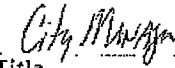
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature/Authorized Official      5/5/2016  
Date

  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Specific HOME Certifications**


The HOME participating jurisdiction certifies that:

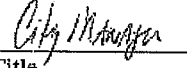
**Tenant Based Rental Assistance** – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature/Authorized Official      5/5/2016  
Date

  
Title



Don Anderson  
Mayor

May 4, 2016

Jason Whalen  
Deputy Mayor

Mr. John W. Peters, Regional Director  
U.S. Department of Housing and Urban Development  
Office of Community Planning & Development  
Seattle Office, Region X  
909 First Avenue, Suite 200  
Seattle, WA 98104

Mary Moss  
Councilmember

Michael D. Brandstetter  
Councilmember

John Simpson  
Councilmember

Marko Barth  
Councilmember

Pati Bocchi  
Councilmember

John J. Caulfield  
City Manager

Dear Mr. Peters:

RE: FY 2016 CONSOLIDATED ANNUAL ACTION PLAN FOR HOUSING  
AND COMMUNITY DEVELOPMENT FOR THE TACOMA-LAKEWOOD HOME  
CONSORTIUM

Enclosed is the FY 2016 Consolidated Annual Action Plan for Housing and  
Community Development for the Tacoma-Lakewood Home Consortium for your  
review and approval. These Plans are being submitted in accordance with the  
requirements established by the Department of Housing and Urban Development for  
local jurisdictions requesting federal housing assistance through provision of the  
National Housing Act of 1990, as amended.

If you should require additional information, please call Jeff Gumm, Program  
Manager at (253) 983-7773.

Sincerely,

John J. Caulfield  
City Manager

Cc Julie Bruce, HUD Rep

6000 Main Street SW • Lakewood, WA 98499-5027 • (253) 589-2489 • Fax: (253) 589-3774  
[www.cityoflakewood.us](http://www.cityoflakewood.us)