

RESOLUTION NO. 2019-10

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the Fiscal Year 2019 (July 1, 2019 – June 30, 2020) Joint Tacoma and Lakewood Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 and 2017 Consolidated Annual Action Plans.

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 2019, commencing on July 1, 2019, HUD requires participating jurisdictions to submit an Annual Action Plan defining the proposed use of CDBG and HOME funds for the Fiscal Year 2019, which Plan must be adopted by the city councils of the participating jurisdictions and submitted to HUD no later than May 15, 2019; and,

WHEREAS, the City of Lakewood's Fiscal Year 2019 CDBG and HOME funding allocations from the Department of Housing and Urban Development (HUD) shall be \$563,124 for CDBG and \$303,700 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 2019 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 and 2017 Consolidated Annual Action Plans.

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 2019 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2016 and 2017 Consolidated Annual Action Plans, 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 Section 108 Debt Service receiving \$51,000, WorkForce Central Apprenticeship receiving \$45,000, 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 6th day of May, 2019.

CITY OF LAKEWOOD



Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

City of Lakewood

DRAFT
FY 2019 Consolidated Annual Action Plan



Tacoma-Lakewood
HOME Consortium

February 28, 2019

Executive Summary

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

1. Introduction

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

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

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

- *Physical/Infrastructure Improvements* – A total of \$135,000 is recommended for neighborhood-related infrastructure improvements.
- *Housing Improvements* – Funding in the amount of \$124,000 and \$41,324.09 (2016 Low Income Street Lighting - \$21,062.43; 2017 Administration - \$18,572.92; and 2017 Section 108 Repayment \$1,688.74) in reprogrammed CDBG funding are recommended in support of the Major Home Repair/Sewer Loan Program; \$25,000 in support of HOME housing administration activities; and \$200,000 in HOME funding in support of the Affordable Housing Fund and HOME Housing Rehabilitation. Program income is recommended for continued support of the Major Home Repair/Sewer Loan, Down Payment Assistance, Affordable Housing and Home Housing Rehabilitation programs.
- *Public Services* – A total of \$45,000 is recommended in support of job training /apprenticeship programs for low income individuals. Funding in support of public and human services programs is also being provided as part of the City's 1% General Fund allocation.
- *Economic Development* – No CDBG funding recommended.
- *Administrative Activities* – Funding in support of general administrative activities for CDBG are recommended at \$95,000. Note: HOME administration funding of \$20,000 is to be allocated to the City of Tacoma to jointly administer the City of Lakewood's HOME program pursuant to the Tacoma-Lakewood HOME Consortium Agreement.

- *Section 108* – A total of \$75,000 (Curbside- \$28,000; 108th St. Roadway Imp.- \$47,000) in outstanding principal balance is anticipated to be repaid to HUD in FY 2020.

Note: As federal funding allocations are not yet finalized, actual allocations will be adjusted on a pro rata basis to reflect funding allocations with Low Income Street Lighting receiving \$135,000, Section 108 Debt Service receiving \$51,000, and all other activities 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 fifth and final year, a look back to previous funding cycles reveals a concerted effort to further community and economic development gains through investment in infrastructure improvements and continued investment in housing preservation. Over the previous four years, the City has struck a course balancing the need for affordable housing opportunity, the creation of suitable living environments, and the expansion of economic opportunity through strategic investment in community facilities and improvements to infrastructure in many low income neighborhoods.

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

Notification of the Draft FY 2019 Annual Action Plan will be published on March 29, 2019 in the Tacoma News Tribune indicating where the document will be available for review during the 30-day citizen comment period (April 1, 2019 – April 30, 2019). A public hearing by the Lakewood City Council will be held on April 15, 2019 to solicit comments from citizens, local for-profit and non-profit agencies, neighborhood associations, the State of Washington, Pierce County, City of Tacoma, local public housing authorities, and other interested parties on the draft document. Copies of the Plan 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 2019 citizen participation process. They include testimony provided at the October 4, 2018 public hearing and the Lakewood City Council public hearing on April 15, 2019:

Community Services Advisory Board Public Hearing – October 4, 2018

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

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

Comments to be inserted here

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

There were no comments or views received that were not accepted.

7. Summary

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

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

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

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

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

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

Table 2 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

City of Lakewood

Community Development Department

Attn: Mr. Dave Bugher, Assistant City Manager

6000 Main Street SW.

Lakewood, WA 98499

(253) 589-2489

dbugher@cityoflakewood.us

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

Table 3 – Agencies, groups, organizations who participated

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

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

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

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

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

N/A

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

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

Table 4 - Other local / regional / federal planning efforts

Narrative

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

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

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

The process included:

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

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

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notification of public hearing on community development and public service needs for CDBG and HOME funding.	Comments detailing the public hearing are summarized in item #2 below.	N/A	

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, community provider organizations, and the Community Services Advisory Board.	A total of 16 comments were received in support of housing and services for the homeless; affordable housing and homeownership; food services; services for at risk youth; before and after school programs; medical and legal advocacy services for DV and abuse survivors; medical and dental services for youth; programs serving LGBTQ persons; medical assistance for low income and uninsured; assistance for persons with limited English.	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)
3	Public Meeting	Non-targeted/broad community	Meeting of Community Services Advisory Board on 2019 Annual Action Plan funding priorities.	Comments to be inserted here.	N/A	
4	Newspaper Ad	Non-targeted/broad community	Notification of hearings and public comment period.	Comments detailing the public hearing are summarized in item #6 below.	N/A	
5	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan.	Comments detailing the public hearing are summarized in item #6 below.	N/A	
6	Public Hearing	Non-targeted/broad community	Hearing attended by general public, Community Services Advisory Board members, and the Lakewood City Council.	Comments to be inserted here.	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 2019 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income and the reprogramming of unexpended funds from fiscal years 2016 and 2017. All funds received, and otherwise reprogrammed, will be allocated to activities in support of the goals and objectives identified in the 5-YR Consolidated Plan.

CDBG funding in FY 2019 will complete the City's five year focus on improvements to infrastructure and capital facilities with additional funding allocated to the preservation of affordable housing choice. Investments include energy efficiency street lighting improvements to low income block groups in census tract 072106 and housing rehabilitation activities meant to increase and preserve affordable housing choice for low income families and individuals. Additional activities in support of affordable housing choice include the funding of the HOME Affordable Housing Fund, which is intended to support the development of new housing and homeownership opportunities for low income households. Public services activities will focus on access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Additional funding for public service activities will be supported with General Fund dollars in accordance with a City Council-adopted strategic plan for human services. Homeless prevention services, specifically relocation assistance for low income individuals displaced through no fault of their own during fire or code enforcement actions, will continue to be addressed with General Fund dollars and unexpended FY 2017 CDBG funding. Finally, activities seeking the promotion of livable or viable communities are to be addressed through the elimination of slum and blight conditions in communities adversely impacted by disproportionate foreclosure and vacancy rates through the City's Neighborhood Stabilization Program 1 Dangerous and Nuisance Abatement Revolving Loan Fund.

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	475,000	140,000	41,324	656,324	0	Final year of 5-YR Consolidated Plan (2015-2019). Anticipated program income of \$140,000 is solely composed of RLF activities for Major Home Repair, Down Payment Assistance, and NSP1 Abatement Fund. Section 108 income of \$60,419.70 is not included in this total.

Table 6 - Expected Resources – Priority Table

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

Leverage ratios are expected maintain at levels similar to those seen in fiscal years 2017 and 2018 as funding continues to be allocated to small-scale infrastructure projects and housing rehabilitation related activities, traditionally low leverage ratio activities. Housing rehabilitation activities undertaken as part of the Major Home Repair program do not utilize match or leverage funding. The Major Home Repair program provides loans to low income households to maintain their existing home where funding would otherwise be unavailable or out of reach for many households with limited incomes. Additional activities include debt service of Section 108 funding used for infrastructure improvements, energy efficiency street lighting improvements in census tract 072106, and job training/apprenticeship programs for low income individuals; of which, only the job training/apprenticeship program will provide leveraged funding at a rate of 10.33:1 (leveraging \$465,000 with \$45,000 investment).

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

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

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

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

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure, facilities & economic opportunity	2015	2019	Non-Housing Community Development		Community and Economic Development	CDBG: \$186,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2155 Persons Assisted
2	Increase and preserve affordable housing choices	2015	2019	Affordable Housing Public Housing Homeless		Community and Economic Development Affordable housing choice	CDBG: \$190,324	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 4 Buildings
3	Reduce homelessness and increase stability	2015	2019	Homeless Non-Homeless Special Needs		Community and Economic Development Basic services & homeless prevention/intervention	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Homelessness Prevention: 15 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Projects that support improving infrastructure, facilities, and economic opportunities, including maintaining and improving community facilities; maintaining and improving infrastructure (such as streets, sidewalks, and ADA improvements); improvements to facades and other projects to attract and support businesses; support for microenterprises and small business development; historic preservation; and removal of slums and blight. Projects associated with this strategic plan goal for FY 2019: 1) Low Income Street Lighting; and 2) Repayment of Section 108 principal and interest for 108th St. Roadway Improvement project.
2	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Projects contributing to increasing affordable housing choices, including home repairs and weatherization to preserve the condition of owner-occupied units; down payment assistance for homebuyers; developing new rental housing opportunities; rehabilitation of rental housing; supporting development of new subsidized housing; and increasing permanent supportive housing. Programs associated with this strategic plan goal for FY 2019: 1) Major Home Repair/Sewer Loan Program; and 2) CDBG Down Payment Assistance (funded through RLF); 3) NSP1 Dangerous Building Abatement Program (funded through RLF); and 4) CDBG Administration of HOME Housing Services.
3	Goal Name	Reduce homelessness and increase stability
	Goal Description	Projects contributing to reducing homelessness and increasing stability of Lakewood residents, including providing supportive services to meet basic needs; providing supportive services to move toward self-sufficiency; projects that provide job training and education; emergency services, including support for shelters and transitional housing; and supportive services for persons with special needs. Activities carried out in FY 2019 will include: 1) WorkForce Central Apprenticeship Training; and 2) Emergency Assistance for Displaced Persons (funded through unexpended FY 2017 EADR CDBG allocation).

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

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

Table 8 – Project Information

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

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Low Income Street Lighting- CT 072106
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$135,000
	Description	Project will install new LED street lighting in low income residential neighborhoods where no or limited street lighting exists.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 2,115 households will be served by this activity, of which 1,350 (62.7%) are low income households.
	Location Description	Project to be carried out in census tract 072106.
	Planned Activities	Installation of 38 new LED streetlights where no or limited street lighting exists.
2	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$165,324
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners. Funding for program provided through FY 2019 entitlement funding and revolving loan funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 7 low income households will be assisted with housing rehabilitation activities or side sewer connections.
	Location Description	City-wide

	Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners. Program funding includes a total of \$65,000 in program income to be used for similar RLF activities.
3	Project Name	CDBG Administration of HOME Housing Services
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$25,000
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 4 low income households will be assisted.
	Location Description	City-wide
	Planned Activities	Program administration and housing services in support of HOME Program.
4	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$95,000
	Description	Administration to implement and manage the Consolidated Plan funds.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

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

	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided through revolving loan funds generated for previous NSP abatement activities. Program funding includes a total of \$75,000 in program income to be used for similar RLF activities.
7	Project Name	WorkForce Central Apprenticeship Training Program
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Basic services & homeless prevention/intervention Community and Economic Development
	Funding	CDBG: \$45,000
	Description	Program provides job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 15 low income Lakewood residents will be served with this program.
	Location Description	Pierce County Pre-Apprenticeship Center, 12180 Park Ave. S., Tacoma, WA 98447
	Planned Activities	The program will provide access to economic opportunity through job training and apprenticeship programs for low income individuals facing multiple barriers such as lack of childcare, transportation, housing, and lack of education or training. Activities will be carried out by WorkForce Central.
8	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Reduce homelessness and increase stability
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention
	Funding	:

Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness. Funding provided through unexpended FY 2017 EADR (Activity #206).
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	The Emergency Assistance for Dispalces Residents program will provide relocation assistance to 15 low income persons.
Location Description	City-wide
Planned Activities	Program provides emergency relocation assistance for qualifying low income households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences creating homelessness.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

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

Introduction

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

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

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

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

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

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

Discussion

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

Introduction

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

Actions planned to foster and maintain affordable housing

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

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

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

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

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

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

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

Discussion

Program Specific Requirements

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

Introduction

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

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

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

Other CDBG Requirements

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

Discussion

City of Lakewood

DRAFT
FY 2017 Consolidated Annual Action Plan
First Amendment



Tacoma-Lakewood
HOME Consortium

April 1, 2019

Executive Summary

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

1. Introduction

The FY 2017 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 2017 Annual Action Plan (July 1, 2017 – June 30, 2018), Lakewood's third 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 2017 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 2017 CDBG and HOME funds.

In FY 2017, CDBG funds will continue to be focused on physical/infrastructure improvements, with housing, public services, and economic development following in order of funding priority.

First Amendment to the FY 2017 Annual Action Plan:

This Plan was amended on July 1, 2019 to include the reprogramming of funds from the following FY 2017 activities to FY 2019 activities. No other changes are proposed:

- FY 2017 Administration (Activity #203) - Reprogrammed \$18,572.92 in unexpended funds to FY 2019 Major Home Repair/Sewer Loan Program; and
- FY 2017 CDBG Repayment of Section 108 Loan for 108th Street Roadway Improvements (Activity #209) – Reprogrammed \$1,688.74 in unexpended funds to FY 2019 Major Home Repair/Sewer Loan Program.

Public Comments for Amendment of the FY 2017 Annual Action Plan are included in the 2019 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 2017 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 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. 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 2017 (including the reprogramming of unexpended FY 2013, 2014 and 2015 funding) include the following:

- *Physical/Infrastructure Improvements* – A total of \$270,492.80 in CDBG funding is being recommended for neighborhood-related infrastructure improvements.

- *Housing Improvements* – Total funding in the amount of \$85,415.76 in CDBG and \$191,905.00 in HOME monies are being recommended for four housing related activities. 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* – 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.
- *Section 108* – A total of \$26,000.00 in outstanding principal balance is anticipated to be repaid to HUD in FY 2017.

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 the initial two years the Plan has been in place, funding has been focused primarily upon the needs 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.

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. 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 of the CDBG program 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 2016.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2017 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, 2016 of an October 6, 2016 public hearing held by the Lakewood Community Services Advisory Board (CSAB) on the acceptance of proposals for FY 2017 (July 1, 2017 – June 30, 2018) 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 2017 Annual Action Plan was published on March 31, 2017 in the Tacoma News Tribune indicating where the document was available for review during the 30-day citizen comment period (April 1, 2017 – April 30, 2017). A public hearing by the Lakewood City Council was held on April 17, 2017 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 2017 citizen participation process. They include testimony provided at the October 6, 2016 public hearing and the Lakewood City Council public hearing on April 17, 2017:

Community Services Advisory Board Public Hearing – October 6, 2016

At the October 6, 2016 public hearing held by the city of Lakewood Community Services Advisory Board, the City received public comments in support of food stability and food services for working families and seniors; services offered to the Springbrook neighborhood by CenterForce, including the community center; youth services and support programs for LGBT youth; the need to support services for individuals with HIV; the need for continued investment in infrastructure improvements in the Tillicum neighborhood; financial and housing counseling services for low income individuals; programs and services for youths and teens; before and after school programs for children and youths; housing programs and opportunities for low income families and individuals; the need for health and welfare programs for low income individuals; the need for housing and services for homeless individuals and those at risk of becoming homeless; assistance to survivors of sexual assault and abuse; advocacy programs for persons with limited English abilities; mental health services programs; support of the Tillicum Community Center; children's occupational-based therapy programs for children with special needs; and the need for intervention and counseling programs assisting troubled youths.

City Council Public Hearing on Approval of the FY 2017 Annual Action Plan – April 17, 2017

No comments were received during the 30-day comment period of April 1, 2017 - April 30, 2017 or at the public hearing held on April 17, 2017.

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 2017 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 2017 is anticipated at \$40,000.

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. 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.

In FY 2017, the City expects to 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 \$141,000. Repayment of the loan will be made using Lakewood’s annual CDBG allocations. The project began construction in spring 2017, with an approximate construction timeline of 3 - 6 months.

PROJECT	SECTION 108	ANTICIPATED INCOME - 2017	PRINCIPAL REPAYMENT - 2017
Curbside Motors	\$700,000	\$41,069.40	\$26,000
LASA Client Service Center	\$310,000	\$11,363.50	\$0
108th Street Roadway Imp.	\$141,000	\$0	\$0

Table 1 - Section 108 Loan Program - 2017

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

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dbugher@cityoflakewood.us

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

1. Introduction

The FY 2017 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, 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.

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 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 is presently engaged in a reworking and rebranding of the Continuum to ensure the needs of its most vulnerable populations are met as the social and economic tumult continues to forge new pathways and opportunities for its members.

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

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

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Tacoma-Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma-Pierce County Habitat for Humanity remains an integral part of Lakewood's approach to providing safe, decent, affordable housing to low income households in Lakewood and Tacoma. Consultation with the agency focused on housing need 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	Agency/Group/Organization	LASA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LASA was consulted as part of the planning process to better define and understand the scope and type of homeless need in Pierce County. LASA continues to be an integral provider in the fabric of homeless services and housing assistance to the homeless and those at risk of homelessness. 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	Agency/Group/Organization	Pierce County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pierce County Housing Authority (PCHA) is a vital partner to the City of Lakewood in its efforts to increase and preserve affordable housing options for low income households. PCHA manages a number of programs such as scattered site public housing, Section 8 vouchers, and enterprise fund apartments to provide housing stability to many low income Lakewood households. As an operator of 285 apartment units in Lakewood, the housing authority was consulted to provide information on the need for public housing in Lakewood and in greater-Pierce County. Lakewood anticipates continued cooperation with PCHA in developing and maintaining affordable public housing options.
4	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - County

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Pierce County Community Connections is a partner agency in a regional effort to end homelessness, encourage community and economic development efforts benefitting low income individuals, to expand safe, decent, affordable housing, and in the provision of public and human services to individuals in need. As a recipient of CDBG, HOME, and ESG funding, the County is a natural partner with the cities of Lakewood and Tacoma in determining a regional approach to community development.</p>
<p>5 Agency/Group/Organization</p>	<p>YMCA OF PIERCE AND KITSAP COUNTIES</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Education Services-Employment Civic Leaders</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Public Services Needs</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
6	<p>Agency/Group/Organization</p>	<p>City of Tacoma</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

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

Table 4 - Other local / regional / federal planning efforts

Narrative

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

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

Citizen input for the FY 2017 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 2017 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 6, 2016 – Public hearing on needs
- April 1 - April 30, 2017 – Public Comment Period
- April 17, 2017 – Public hearing on FY 2017 Annual Action Plan

A draft of the FY 2017 Annual Action Plan was made available to the public for review beginning April 1, 2017. Comments received through the citizen participation process have been incorporated into the Plan. Formal approval of the final Plan was made by the City Council on June 5, 2017.

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 Meeting	Non-targeted/broad community	Hearing attended by general public, community provider organizations, and the Community Services Advisory Board.	A total of 25 comments were received in support of infrastructure improvements, homeless services, affordable housing, food services, the CenterForce and Tillicum community centers, financial and housing counseling, support services for LGBT youth, services for persons with HIV, youth and teen programs, health services, assault and abuse support programs, mental health services, and special needs services.	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 or comments received.	N/A	
3	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan; no written responses received.	No written responses or comments received.	N/A	
4	Public Hearing	Non-targeted/broad community	Hearing attended by general public, Community Services Advisory Board members, and the Lakewood City Council.	No written responses or comments received at the April 17th public hearing.	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 2017 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income and the reprogramming of unexpended funds from fiscal years 2013, 2014 and 2015. 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 2017 will continue to focus primarily upon improvement of infrastructure and capital facilities with a smaller percentage of funding being allocated to investment in preserving affordable housing choice and to reduce homelessness. Major investments include roadway, sidewalk and street lighting improvements to 123rd St. SW, in the primarily low income census tract 071806; housing rehabilitation and relocation assistance for low income individuals displaced through no fault of their own during fire or code enforcement actions are to be funded to increase and preserve affordable housing choice and to reduce homelessness for low income families and individuals. 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 two years 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	484,366	58,000	19,416	561,782	950,000	

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 29.2 percent reduction in CDGB funding between 2007 and 2015.

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 20.7 percent in 2015.

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 remain low in FY 2017 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 123rd Street SW which will be funded wholly by CDBG and local enterprise funds.

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: \$278,493	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		Basic services & homeless prevention/intervention Affordable housing choice	CDBG: \$135,416	Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted Homelessness Prevention: 40 Persons 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	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	Projects that support improving infrastructure, facilities, and economic opportunities, including maintaining and improving community facilities; maintaining and improving infrastructure (such as streets, sidewalks, and ADA improvements); improvements to facades and other projects to attract and support businesses; support for microenterprises and small business development; historic preservation; and removal of slums and blight. Projects associated with this strategic plan goal for FY 2017: 1. 123rd Street Roadway Improvements 2. Economic Development Business Loan Program 3. Repayment of Section 108 principal and interest for 108th St. Roadway Improvement project
2	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Projects contributing to increasing affordable housing choices, 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 2017: 1. Major Home Repair/Sewer Loan Program 2. CDBG Down Payment Assistance 3. Emergency Assistance for Displaced Residents
3	Goal Name	Reduce homelessness and increase stability
	Goal Description	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 2017 CDBG program.

#	Project Name
1	123rd Street SW Roadway Improvements
2	Major Home Repair/Sewer Loan Program
3	Emergency Assistance for Displaced Residents
4	Administration
5	CDBG Down Payment Assistance
6	Economic Development Business Loan Program
7	NSP 1 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 2017 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 2017 CDBG and HOME funds in order of priority:

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

AP-38 Project Summary

Project Summary Information

1	Project Name	123rd Street SW Roadway Improvements
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$270,493
	Description	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit a total population of 5,115 persons.
	Location Description	Roadway improvements will be constructed along 123rd St. SW, between Bridgeport Way and 47th Ave. SW.
	Planned Activities	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	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$43,416
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	A total of 5 households will be assisted with housing rehabilitation and/or sewers connections loans.
	Location Description	City-wide

	Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners.
3	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices Reduce homelessness and increase stability
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention
	Funding	CDBG: \$42,000
	Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Project will assist a total of 40 persons with relocation assistance caused through no fault of their own due to code enforcement closures, fires, redevelopment, and other incidences creating homelessness.
	Location Description	City-wide
	Planned Activities	Program provides emergency relocation assistance for qualifying low income households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness.
4	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$96,873 <u>\$78,300.28</u>
	Description	Administration to implement and manage the Consolidated Plan funds.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Administration to implement and manage the Consolidated Plan funds.
	Planned Activities	Activities include support of program management, coordination, monitoring, and general evaluation of program activities.
5	Project Name	CDBG Down Payment Assistance
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	:
	Description	Program provides down payment assistance to eligible low income homebuyers.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	One household will be assisted with homebuyer assistance activities.
	Location Description	City-wide
	Planned Activities	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.
6	Project Name	Economic Development Business Loan Program
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	:
	Description	Provides low-interest business loans and technical assistance to qualifying businesses.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	One business will be assisted with a low income loan and/or technical assistance.
	Location Description	City-wide
	Planned Activities	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.
7	Project Name	NSP 1 Abatement Program
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	:
	Description	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Activities funded with revolving loan fund.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant.

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 2017, Lakewood is continuing 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

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

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, as well as through a grant provided by the Nisqually Indian Tribe.

In FY 2017, 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. In recent years, partnerships have been extended to the Tacoma Housing Authority to construct Prairie Oaks, a 15-unit permanent affordable housing complex for low income families. 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 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 2017, 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 2017, the City has allocated \$360,000 in General Fund dollars in support of these programs.

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 continues to offer Section 108 loan assistance and an economic development 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 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 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.

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
Total Program Income:	0

Other CDBG Requirements

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

Discussion

NOTICE OF PUBLICATION

PUBLIC NOTICE HUD ANNUAL ACTION PLAN FOR 2017-2018 TACOMA - LAKEWOOD HOME CONSORTIUM

Tacoma and Lakewood plan to adopt a 2017-2018 Consolidated Annual Action Plan (AAP) for Housing and Community Development providing a framework to address needs in both cities. As the lead entity of the HOME consortium, the Tacoma City Council will approve HOME funded activities for both jurisdictions. CITY OF TACOMA - Proposed use of funds recommended for Tacoma City Council approval is based upon federal funding that includes anticipated amounts of \$2,250,000 in CDBG monies and \$998,000 in Tacoma-Lakewood HOME Consortium monies as well as \$210,000 in new Emergency Solutions Grant (ESG) monies and a reallocation of \$209,666 in previous years' CDBG funds from 2016 and pre-2015 funds and \$6307.67 in previous year ESG funds from 2015. Recommended activities will be implemented as part of the AAP beginning July 2017. CITY OF LAKEWOOD - Proposed use of funds recommended for Lakewood City Council approval is based upon federal funding that includes \$532,415.76 (\$455,000 in new allocation, \$58,000 in program income and \$19,415.76 in reprogrammed funds) in CDBG monies, \$240,000 of the Lakewood portion of the Tacoma-Lakewood HOME Consortium monies. Recommended FY 2017 activities will be implemented as part of the AAP beginning July 2017.

CITIZEN REVIEW COMMENTS - The recommended 2017-2018 Annual Action Plan for each jurisdiction will be available for public review for a period of 30 days from April 1, 2017 to April 30, 2017. Copies of these documents are available for review at: **City of Tacoma**, 747 Market Street, Community & Economic Development Department (9th Floor), General Services Department (2nd Floor) as well as at Tacoma public libraries. The document will also be available on the City's website at www.cityoftacoma.org/conplan. A public hearing by the Tacoma City Council is scheduled for April 18, 2017, with final adoption by the City Council on May 2, 2017. Special arrangements for disabled persons can be made 72 hours in advance by calling (253) 591-5365. **City of Lakewood**, Community Development Department, (2nd Floor) 6000 Main Street SW, Lakewood Library, 6300 Wildaire Road SW, and Tillicum Library, 14916 Washington Ave. SW, Lakewood, WA. The document is also available on the City's website at www.cityoflakewood.us. A public hearing by the Lakewood City Council is scheduled for April 17, 2017, 7:00 p.m., Lakewood City Hall, with final adoption by the City Council on May 1, 2017. Special arrangements for disabled persons can be made 72 hours in advance by calling (253) 589-2489. The Annual Action Plan will then be submitted to the Department of Housing and Urban Development for their review and approval. Any citizen who wishes to submit written comments regarding the document may do so up to April 30, 2017. Comments can be mailed to: Ricardo Noguera, Director, Community & Economic Development Department, City of Tacoma 747 Market St., Room 900 Tacoma, WA 98402 and Dave Bugher, Asst. City Mgr. for Development, City of Lakewood 6000 Main St. SW, Lakewood, WA 98499.

Ad published in the News Tribune on March 31, 2017

City of Lakewood

DRAFT
FY 2016 Consolidated Annual Action Plan
Second Amendment



Tacoma-Lakewood
HOME Consortium

April 1, 2019

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.

Second Amendment to the FY 2016 Annual Action Plan:

This Plan was amended on July 1, 2019 to include the reprogramming of funds from the following FY 2016 activities to FY 2019 activities. No other changes are proposed:

- FY 2016 Low Income Street Lighting (Activity #194) - Reprogrammed \$21,062.43 in unexpended funds to FY 2019 Major Home Repair/Sewer Loan Program.

Public Comments for Amendment of the FY 2016 Annual Action Plan are included in the 2019 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

Attn: Mr. Dave Bugher, Assistant City Manager

6000 Main Street SW.

Lakewood, WA 98499

(253) 589-2489

dbugher@cityoflakewood.us

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

1. Introduction

The FY 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	Agency/Group/Organization	Tacoma-Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma-Pierce County Habitat for Humanity remains an integral part of Lakewood's approach to providing safe, decent, affordable housing to low income households in Lakewood and Tacoma. Consultation with the agency focused on housing need, 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	Agency/Group/Organization	ASSOCIATED MINISTRIES OF TACOMA-PIERCE COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
3	<p>Agency/Group/Organization</p>	<p>LASA</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>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</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LASA was consulted as part of the planning process to better define and understand the scope and type of homeless need in Pierce County. LASA 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	Agency/Group/Organization	TILLICUM COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Human Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	YMCA OF PIERCE AND KITSAP COUNTIES
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Civic Leaders

	What section of the Plan was addressed by Consultation?	Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Rebuilding Together South Sound
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Pierce County Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
8	Agency/Group/Organization	City of Tacoma
	Agency/Group/Organization Type	Other government - Local

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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>
9	<p>Agency/Group/Organization</p>	<p>Pierce County Community Connections</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County</p>

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

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 <u>\$329,937.57</u>	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	Goal Name	Infrastructure, facilities & economic opportunity
	Goal Description	<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"> 1. 108th Street Roadway Improvements 2. Low Income Street Lighting 3. Economic Development Business Loan Program
2	Goal Name	Increase and preserve affordable housing choices
	Goal Description	<p>Projects contributing to increasing affordable housing choices, 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"> 1. Major Home Repair/Sewer Loan Program 2. Emergency Assistance for Displaced Residents 3. CDBG Down Payment Assistance

3	Goal Name	Reduce homelessness and increase stability
	Goal Description	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	Project Name	Low Income Street Lighting
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$43,000 <u>\$21,937.57</u>
	Description	Project will install new LED street lighting in low income residential neighborhoods where no or limited street lighting exists.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Project will install new LED street lights in residential areas where no or limited street lighting exists.
2	Project Name	Emergency Assistance for Dispalced Residents
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice Basic services & homeless prevention/intervention
	Funding	CDBG: \$11,366
	Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

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

	Planned Activities	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	Project Name	Economic Development Business Loan Program
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$8,000
	Description	Provides low-interest business loans and technical assistance to qualifying businesses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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	Project Name	NSP 1 Abatement Program
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	:
	Description	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Demolition/clearance of dangerous buildings and related costs.
7	Project Name	108th Street Roadway Improvements
	Target Area	
	Goals Supported	Infrastructure, facilities & economic opportunity
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$300,000
	Description	Project provides for the construction of roadway, sidewalk, and signal upgrades to make necessary ADA improvements to 108th St. SW.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: \$136,755
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners.
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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 Dispalced 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
Total Program Income:	0

Other CDBG Requirements

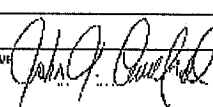
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG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

Discussion

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 Approval No. 4045-0046		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED May 10, 2016		Applicant Identifier B-14-MC-69-0310	
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE State Application Identifier	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier	
Legal Name: City of Lakewood		Organizational Unit: Department: Community Development Department		Division:	
Organizational DUNS: 849482788		Name and telephone number of person to be contacted on matters involving this application (give area code)		Prefix: Mr. First Name: Dave	
Address: Street: 6000 Main St. SW		Middle Name		Last Name Bugher	
City: Lakewood		State: WA		Zip Code 98488	
County: Pierce		Country: United States		Email: dbugher@cityoflakewood.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 81-11088165		Phone Number (give area code) (253) 688-2489		Fax Number (give area code) (253) 880-3774	
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)		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development (HUD)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant Program 114-218		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant Program Application		12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Lakewood	
13. PROPOSED PROJECT Start Date: 07/01/2016 Ending Date: 03/30/2017		14. CONGRESSIONAL DISTRICTS OF: a. Applicant Sixth and Tenth b. Project Sixth and Tenth		15. ESTIMATED FUNDING:	
a. Federal \$ 467,050 ⁰⁰		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
b. Applicant \$ 00 ⁰⁰		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.		19. AUTHORIZED REPRESENTATIVE: a. Authorized Representative Prefix: Mr. First Name: John Middle Name: J. Last Name: Caulfield Suffix:	
c. State \$ 00 ⁰⁰		b. Title: City Manager		c. Telephone Number (give area code): (253) 688-2488	
d. Local \$ 00 ⁰⁰		d. Signature of Authorized Representative: 		a. Date Signed: 5/15/2016	
e. Other \$ 00 ⁰⁰		Previous Edition Usable Authorized for Local Reproduction		Standard Form 424 (Rev. 9-2003) Prescribed by OMB Circular A-102	
f. Program Income \$ 00 ⁰⁰					
g. TOTAL \$ 467,050 ⁰⁰					

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.

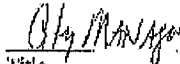
Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

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 2000f), 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.

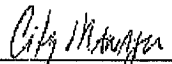
Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



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. Brandsfetter
Councilmember

Dear Mr. Peters:

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

John Simpson
Councilmember

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.

Made Barth
Councilmember

Paul Bocchi
Councilmember

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

John J. Caulfield
City Manager

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