

RESOLUTION NO. 2021-07

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the Fiscal Year 2021 (July 1, 2021 – June 30, 2022) Joint Tacoma and Lakewood Consolidated Annual Action Plan, including Amendment to Fiscal Year 2017, 2019 and 2020 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 2021, commencing on July 1, 2021, HUD requires participating jurisdictions to submit an Annual Action Plan defining the proposed use of CDBG and HOME funds for the Fiscal Year 2021, which Plan must be adopted by the city councils of the participating jurisdictions and submitted to HUD no later than May 15, 2021; and

WHEREAS, the City of Lakewood's Fiscal Year 2021 CDBG and HOME funding allocations from the Department of Housing and Urban Development (HUD) shall be \$573,352 for CDBG and \$321,730 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 2021 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2017, 2019 and 2020 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 2021 Consolidated Annual Action Plan, including Amendment to Fiscal Year 2017, 2019 and 2020 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.

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

PASSED by the City Council this 3rd day of May, 2021.

CITY OF LAKEWOOD



Don Anderson, Mayor

Attest:



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney

City of Lakewood

FY 2021 Consolidated Annual Action Plan



Tacoma-Lakewood
HOME Consortium

March 2021

Executive Summary

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

1. Introduction

The FY 2021 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 2021 Annual Action Plan (July 1, 2021 – June 30, 2022), Lakewood's second under the 5-YR Consolidated Plan (2020-2024), 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, FY 2021 policies and priorities were developed to be consistent with those long-term goals established as part of the 5-YR Consolidated Plan (2020-2024). Priority needs identified as part of the Plan include, housing instability among residents, including homelessness; a limited supply of diverse rental and homeownership opportunities; the need for accessible, culturally competent services; and the need for safe, accessible homes and facilities. All needs identified were prioritized as high.

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 2021 Annual Action Plan will primarily focus on the following priority needs identified in the 5-YR Consolidated Plan:

- Housing instability among residents, including homelessness – Programs will focus on rehabilitation of owner-occupied housing units, neighborhood revitalization through the removal of blighted properties, and relocation assistance for low-income households displaced through no fault of their own.

- Limited supply of diverse rental and homeownership opportunities – Funding will focus on providing additional affordable homeownership opportunities.
- Need for accessible, culturally competent services – Services will include fair housing counseling, foreclosure counseling, and financial counseling services.
- Need for safe, accessible homes and facilities – Funding will provide for sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW, serving low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. The project will serve a total population of 5,345, with 2,895 being low income individuals (52.48% LMI).

Recommended funding allocations for FY 2021, including the reprogramming of unexpended FY 2017 & FY 2019 funding, include:

- *Housing Improvements* – Funding in the amount of \$264,106.92 is recommended in support of the Major Home Repair/Sewer Loan Program; \$15,000 in support of CDBG Administration of HOME housing activities; and \$28,708.76 (reallocation of 2017 Emergency Assistance for Displaced Residents- \$28,708.76) is recommended in support of Emergency Assistance for Displaced Residents. A total of \$150,000 in program income is recommended for continued support of Major Home Repair program (CDBG - \$85,000) and Neighborhood Stabilization Program 1 revolving loan fund activities (NSP1 - \$65,000).

In addition, a total of \$298,464 in HOME funding is recommended in support of housing activities directed at the expansion of affordable homeownership opportunities. HOME funding allocations for Lakewood may be found in Tacoma's 2021 Joint Consolidated Annual Action Plan.

- *Public Services* – \$50,000 is recommended in support of fair housing counseling, foreclosure counseling, and financial counseling services for those low-income households affected by the coronavirus pandemic. Funding in support of public and human services programs is also being provided as part of the City's 1% General Fund allocation totaling \$380,000 in 2021.

- *Physical/Infrastructure Improvements* – A total of \$300,000 (2021 CDBG allocation of \$129,574.68, plus reallocation of 2019 Low Income Street Lighting - \$164,257.17, 2019 Administration - \$3,392.96, and 2019 Section 108 Repayment- Interest \$2,775.19) is recommended for neighborhood-related sidewalk improvements along the west side of Phillips Rd. SW.

- *Administrative Activities* – Funding in support of general administrative activities for CDBG are recommended at \$114,670.40.

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 (2020-2024) for Lakewood identified five primary goals: 1) Stabilize existing residents; 2) Increase rental and homeownership opportunities; 3) Prevent and reduce homelessness; 4) Need of accessible, culturally competent services; and 5) Support of public infrastructure improvements.

As the Consolidated Plan moves into its second year, the City has identified funding strategies consistent with the priority needs identified in the Plan. With the close its initial year, despite the many setbacks the coronavirus pandemic has presented, the City believes itself to remain on task and on track to meet the five-year goals identified in the Plan.

Lakewood, not unlike other communities, has experienced trying times over the recent year as the global impacts of the coronavirus pandemic have continued to linger. The effects of the pandemic seem to have exacerbated income disparities and household instability, particularly among minority and low-income households. With the growing economic impacts of the pandemic and resulting increase in homelessness and income stagnation, sustainable long-term housing strategies continue to dominate the needs of many low-income households and remain the next big hurdle for communities to overcome. Housing access and affordability remain a top priority.

While the City of Lakewood does anticipate some of its first year accomplishments to be a bit delayed due to the effects of shifting funding priorities and resources towards ameliorating the effects of the coronavirus pandemic, it does expect to meet the benchmarks established as part of the overall 5-YR Consolidated Plan. A complete evaluation of the performance measures, including program expenditures and accomplishments, will be provided as part of the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2020.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2021 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 January 25, 2021 of a February 10, 2021 public hearing held by city staff and the Lakewood Community Services Advisory Board (CSAB) for FY 2021 (July 1, 2021 – June 30, 2022) Community

Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program funding. 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 31, 2021 in the Tacoma News Tribune indicating where the document were available for review during the 30-day citizen comment period (April 1, 2021 – April 30, 2021). A public hearing by the Lakewood City Council will be held on April 19, 2021 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 housing 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 will be 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 2021 citizen participation process. They include testimony provided at the February 10, 2021 public hearing and the Lakewood City Council public hearing on April 19, 2021:

2021 Annual Action Plan Public Hearing – February 10, 2021

At the February 10, 2021 public hearing held by the City staff and Lakewood Community Services Advisory Board, the City multiple comments from five (5) public attendees. Comments received included support for the development of additional affordable housing units, both rental and homeowner; the need for nontraditional housing units with 4 and 5 bedrooms; increased need for housing counseling services as eviction moratoriums expire; support for multi-unit projects to make development more attractive as costs continue to escalate; support for what is seen as a growing need for transitional and shelter type housing; the need for additional supportive housing options; the need of mental and health care public services, including domestic violence and substance abuse counseling; financial assistance for small businesses; a strong need for rental and mortgage assistance programs; the development of small housing, including tiny houses and micro houses; graffiti abatement funding; the need to fund food assistance programs; land banking and land trust models for housing development; and finally, the need for additional community meeting spaces and facilities.

(Insert comments here)

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

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

7. Summary

FY 2020 Annual Action Plan Amendment – Includes a correction of Lakewood’s CDBG allocation incorrectly reported as \$596,006 on October 22, 2020. A corrected allocation of \$595,915 was provided by HUD on November 9, 2020. This amendment decreases FY 2020 Administration allocation by \$91 to \$119,110.20. No other changes proposed to the FY 2020 Annual Action Plan.

Section 108 – Principal repayment for 2021 includes \$31,000 in principal repayment by Curbside Motors and \$16,000 in principal for repayment by LASA for the Client Service Center project. The table below summarizes the City's Section 108 outstanding balances and scheduled principal repayments:

PROJECT	SECTION 108 BALANCE	ANTICIPATED INCOME - 2021	PRINCIPAL REPAYMENT - 2021
Curbside Motors	\$540,000	\$31,000	\$31,000
LASA Client Service Center	\$295,000	\$31,521.75	\$16,000

Table 1 - Section 108 Loan Program - 2021

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	LAKWOOD	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 2021 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 review funding recommendations for both the CDBG and HOME programs. As part of the development of the 5-YR Consolidated Plan (2020-2024), 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, 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 consolidated planning process involved consultation 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, the Homeownership Center of Tacoma, Living Access Support Alliance (LASA), Lakewood Community services Advisory Board, 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 Road Home County Continuum of Care Committee. The three jurisdictions are the 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 mission of the Road Home Continuum of Care is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness.

In recent years, the Continuum has moved from a single point of access, or centralized intake, to that of a coordinated entry system providing many points of entry. This system, when coupled with an active Diversion program, known as Housing Solutions Conversations, aims at keeping those in housing crisis from entering the system by supporting their own identification of a solution and prioritizes them for a specific housing referral based on their vulnerabilities and the severity of their barriers to secure housing. Through this partnership and implementation of the Five-Year Plan to Address Homelessness, stands a county-wide commitment to ensure all persons facing homelessness have access to shelter and support – no matter their social or economic circumstances or where they live within Pierce County.

As housing prices and market-rate rents continue to rise at alarming rates and housing options are pushed out of reach of many, this coordinated and cooperative effort to ensure affordable housing stability and access to a home endure as a realistic and attainable goal for all in our community.

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. The City of Lakewood does not receive ESG funding.

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

N/A

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 (2020-2024) are satisfied.
2	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - County

	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?	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 housing and community development activities.
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	Tacoma Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs 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?	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. Lakewood recognizes the crucial link between wealth-building and homeownership, especially for minority and low income households. Consultation with the agency focused on housing need, market analysis, anti-poverty strategy, 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 operation of housing and services facilities for the homeless, LASA is uniquely positioned to understand and assist the homeless population in Lakewood and Pierce County. Partnership and coordination with LASA allows Lakewood a better understanding of the needs of those living at or below the poverty rate, as well as what seems to be an ever-increasing demand for homeless services. Current partnership with LASA involves the expansion of homeless services, including temporary and shelter options for those experiencing homelessness.
6	Agency/Group/Organization	HOMEOWNERSHIP CENTER OF TACOMA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 City continues to partner with the Homeownership Center of Tacoma to create additional affordable housing options for low income households. Consultation with the agency included housing need, market analysis, and anti-poverty strategy. Lakewood anticipates continued coordination with the Homeownership Center will provide additional affordable housing options to low income households seeking homeownership opportunities through targeted redevelopment of blighted properties with newly constructed affordable single family homes.
7	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lakewood provides funding to the Behavior Health Contact Team which partners mental health professionals with police to assess persons in crisis & provide de-escalation, in-place treatment, and stabilization services. The team is a critical outreach tool for the City's effort to better understand and serve the homeless population in Lakewood and the needs that population may need in the way of mental health services.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	The mission of the Road Home Continuum of Care is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness.
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 2021 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 2021 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 housing and community 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:

- February 10, 2021 – Public hearing on housing and community development needs
- April 1 - April 30, 2021 – Public Comment Period
- April 19, 2021 – Public hearing on FY 2021 Annual Action Plan

A draft of the FY 2021 Annual Action Plan will be made available to the public for review beginning April 1, 2021. 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 3, 2021.

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 February 10, 2021 public hearing on housing and community development 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)
<p>OMB Control No: 2506-0117 (exp. 09/30/2021)</p> <p>2</p>	<p>Public Meeting</p>	<p>Non-targeted/broad</p>	<p>Annual Action Plan February 10, 2021 public meeting of City staff and Community Services Advisory Board, 2021</p>	<p>Comments received included support for the development of additional affordable housing units, both rental and homeowner; the need for nontraditional housing units with 4 and 5 bedrooms; increased need for housing counseling services as eviction moratoriums expire; support for multi-unit projects to make development more attractive as costs continue to escalate; support for what is seen as a growing need for transitional and shelter type housing; the need for additional supportive housing options; the need of mental and health services</p>	<p>19</p> <p>N/A</p>	

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	Newspaper Ad	Non-targeted/broad community	Notification of April 19, 2021 public hearing and April 1 - April 30, 2021 public comment period.	Comments detailing the public hearing will be summarized in item #5 below.	N/A	
4	Internet Outreach	Non-targeted/broad community	Notification of hearings and provision of Annual Action Plan.	Comments detailing the public hearing will be summarized in item #5 below.	N/A	
5	Public Hearing	Non-targeted/broad community	April 19, 2021 public hearing held by the Lakewood City Council.	Comments to be inserted here.		
6	30-day Public Comment Period	Non-targeted/broad community	April 1 - April 30, 2021 30-day public comment period.	Comments to be inserted here.		

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

Funding for FY 2021 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 2017 and 2019. 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. 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.

CDBG funding in FY 2021 will focus on housing instability among residents, including homelessness; the expansion of diverse homeownership opportunities; the need for accessible, culturally competent services; and the need for safe, accessible homes and facilities. Specifically, investments will include the rehabilitation of owner-occupied housing units, neighborhood revitalization through the removal of blighted properties, relocation assistance for low-income households, providing additional affordable homeownership opportunities through the construction of new single family homes, foreclosure and financial counseling, and fair housing activities, and construction of sidewalks along the west side of Phillips Rd. W between Agate Dr. SW and Phillips Dr. SW.

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 reprogrammed FY 2017 CDBG funding. Finally, activities seeking the stabilization of existing residents through the creation of safe, accessible homes and facilities will focus on the redevelopment 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.

Additional HOME-funded activities in support of the expansion of diverse homeownership opportunities will 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. HOME funding activities are further detailed in Tacoma's Annual Action Plan as lead agency in the Tacoma-Lakewood HOME Consortium.

The City of Lakewood has employed a conservative approach for estimating CDBG and HOME allocations and program income for FY 2021 and the remainder of the 5-YR 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	573,352	85,000	199,134	857,486	1,650,000	Prior year resources include reprogrammed funds from the following FY 2017 & FY 2019 activities: 1) Activity 206, Emergency Assistance for Displaced Residents- \$28,708.76; Activity 215, COL Street Lighting- \$164,257.17; 2) Activity 219, Administration- \$3,392.96; and 3) Activity 221, Section 108 Repayment- Interest- \$2,775.19. Anticipated program income of \$85,000 is composed of RLF activities for Major Home Repair and Down Payment Assistance. Section 108 income of \$60,419.70 is not included in this total.

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: \$		
Other	public - federal	Economic Development Housing Public Improvements Other	65,000	0	0	65,000	160,000	NSP1 funds were awarded to Lakewood in 2009 through the Washington State Department of Commerce to address issues of slums and blight through the demolition of homes that have been foreclosed, abandoned or have been left vacant. Funds may also be used to acquire and redevelop foreclosed and abandoned properties for the purpose of constructing safe, decent, affordable housing for low income individuals. Anticipated program income of \$65,000 for NSP1 Abatement Fund RLF activities.

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 for 2021 CDBG projects are anticipated to remain very low as a majority of funding is being targeted to housing rehabilitation of homeowner occupied units and a small-scale infrastructure project. Homeowner rehabilitation projects usually see little to no leveraging of funds as the program typically assists clients who would otherwise be unable to pursue commercial loans to repair their home were it not for this type of program. Many clients have credit issues restricting their access to funding, limited incomes restricting their ability to deb service a conventional loan, or simply limited equity in their homes in which to access to make renovations or improvements. Infrastructure funding for the construction of sidewalks along Phillips Rd. SW is expected to generate matching funds in the amount of \$152,000.

Housing/foreclosure counseling and fair housing activities are anticipated to be funded solely with 2021 CDBG funding, including CDBG

Administration funds. HOME funds are likely to see larger leverage ratios as housing development projects conducted by non-profit housing developers like Tacoma Pierce County Habitat and the Homeownership Center of Tacoma typically see leverage ratios between 2.5:1 and 3.5:1. 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	Stabilize existing residents	2020	2024	Affordable Housing Homeless Non-Housing Community Development		Housing instability, including homelessness Need for safe, accessible homes and facilities	CDBG: \$349,107 NSP1: \$65,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit Buildings Demolished: 3 Buildings
2	Increase rental and homeownership opportunities	2020	2024	Affordable Housing Public Housing		Affordable rental and homeowner opportunities	CDBG: \$15,000	Homeowner Housing Added: 2 Household Housing Unit
3	Prevent and reduce homelessness	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Housing instability, including homelessness Need for accessible, culturally competent services	CDBG: \$28,709	Homelessness Prevention: 12 Persons Assisted
4	Need of accessible, culturally competent services	2020	2024	Homeless Non-Housing Community Development		Housing instability, including homelessness Need for accessible, culturally competent services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Table 7 – Goals Summary

Goal Description

1	Goal Name	Stabilize existing residents
	Goal Description	Funding provides support of the stabilization of residents experiencing homelessness or displacement pressure. Activities include the creation of new or maintenance of existing affordable housing stock for low income homeowners or renters and the elimination of slums and blight through the demolition and redevelopment of blighted properties.
2	Goal Name	Increase rental and homeownership opportunities
	Goal Description	Projects in support of rental and homeownership opportunities include activities to create new homeownership opportunities for low income households through the construction of new, affordable single-family housing units.
3	Goal Name	Prevent and reduce homelessness
	Goal Description	Funding provides for services engaged in the reduction and prevention of homelessness through the provision of relocation assistance for households displaced through no fault of their own.
4	Goal Name	Need of accessible, culturally competent services
	Goal Description	Provides for increased access to culturally competent services for low income individuals with emphasis on extremely low income individuals, persons of color, immigrants, and the elderly. Activities include fair housing counseling, foreclosure counseling, and financial counseling aimed at those households most impacted by COVID 19. Some assistance is anticipated to be provided through CDBG administrative activities focusing on fair housing education and outreach, and landlord tenant education, and as such, will not be reported as clients served in the Consolidated Plan or subsequent Annual Action Plans due to CDBG administration reporting requirements.
5	Goal Name	Support of public infrastructure improvements
	Goal Description	Funding will provide for sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW, serving low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. The project will serve a total population of 5,345, with 2,895 being low income individuals (52.48% LMI).

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Lakewood will aim to implement its federal funds in 2021 to accomplish the following goals and corresponding activities:

- **Stabilize existing residents** – Through funds for owner-occupied housing rehabilitation and renovation programs and sewer connections to maintain existing affordability, and through the removal of slums and blight by addressing and demolishing dangerous structures.
- **Increase diverse rental and homeownership opportunities** – Providing homeownership opportunities to low and moderate income families through the construction of new affordable housing units using the Affordable Housing Fund administered by TCRA.
- **Prevent and reduce homelessness** – Funding provided for emergency assistance for displaced residents for renters who have been displaced through no fault of the own.
- **Increase availability of accessible, culturally competent services** – Through funds for housing and foreclosure counseling and fair housing activities designed to assist low and moderate income households maintain housing access and affordability, and provide landlord tenant education and outreach.
- **Need for safe, accessible homes and facilities** – Funding will include provide for sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW, serving low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. The project will serve a total population of 5,345, with 2,895 being low income individuals (52.48% LMI).

The projects listed and described in this plan represent the proposed use of funds for the FY 2021 CDBG program.

#	Project Name
1	Administration
2	CDBG Administration of HOME Housing Services
3	Major Home Repair/Sewer Loan Program
4	Housing/Foreclosure Counseling & Fair Housing Counseling
5	Emergency Assistance for Displaced Residents
6	NSP1 Abatement Program
7	City of Lakewood Low Income Sidewalk Improvements

Table 8 – Project Information

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

Funding in FY 2021 will focus primarily upon the need to address housing instability, including homelessness; the need to increase the supply of diverse homeownership opportunities; the need to expand accessible, culturally competent services to low and moderate income households; and the need for safe, accessible homes and facilities. With housing prices and market rate rents continuing to rise, coupled with the impacts the coronavirus pandemic has unevenly leveled against minority and low income households, many low and moderate income and minority households have found themselves unemployed or with significant reductions in household income, pushed to the brink of housing instability, or simply find themselves homeless.

This is especially true of African American households whose average household wealth is already 10 times lower than white households (2016 Pew Research), and who are more likely to work for wages below the poverty level with 8% of black workers compared to 4% of white workers working for wages below the federal poverty level (2019 Bureau of Labor Statics). These factors, when coupled with historically low rates of homeownership, 41% for African American households compared to 71% of white households (2001-2016 American Community Survey), and double digit inflation of rental rates, have placed many African American households in an increasingly disadvantaged position.

Activities will include the funding of housing rehabilitation programs aimed at assisting low and moderate income households with housing repairs and renovations they may not otherwise be able to afford through conventional financing options; homeownership assistance programs directed toward expanding homebuyer assistance and the long-term wealth-building opportunities these programs afford low and moderate income households; providing housing stability and homelessness prevention through the provision of relocation assistance to families forced to relocate due to no fault of their own; through reduction of slums and blight in low income neighborhoods with the demolition and redevelopment of dangerous buildings; through financial and housing counseling programs and fair housing counseling services aimed at alleviating the economic impacts the coronavirus and rising skyrocketing housing costs have had on minority and low income households; and finally, through new access to infrastructure improvements seeking to improve community connectivity and access where such improvements are lacking or inadequate to ensure public safety and accessibility.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Need of accessible, culturally competent services
	Needs Addressed	Need for accessible, culturally competent services
	Funding	CDBG: \$114,670
	Description	Administration to implement and manage the Consolidated Plan funds. Activities include providing fair housing and landlord tenant outreach and education.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Administration funds are anticipated to be expended in support of general administration activities to administer the 2021 Annual Action Plan, including funding for fair housing activities in support of 25 low and moderate income households.
	Location Description	
	Planned Activities	Administration funds are anticipated to be expended in support of general administration activities to administer the 2021 Annual Action Plan, including funding for fair housing activities in support of 25 low and moderate income persons.
2	Project Name	CDBG Administration of HOME Housing Services
	Target Area	
	Goals Supported	Increase rental and homeownership opportunities
	Needs Addressed	Affordable rental and homeowner opportunities
	Funding	CDBG: \$15,000
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A total of 2 low and moderate income households will be assisted with HOME-funded activities.
	Location Description	City-wide

	Planned Activities	Program administration and housing services in support of HOME Program.
3	Project Name	Major Home Repair/Sewer Loan Program
	Target Area	
	Goals Supported	Stabilize existing residents
	Needs Addressed	Housing instability, including homelessness
	Funding	CDBG: \$349,107
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners. Funding for program provided through FY 2021 entitlement funding and revolving loan funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A total of 10 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 \$85,000 in program income to be used for similar RLF activities
4	Project Name	Housing/Foreclosure Counseling & Fair Housing Counseling
	Target Area	
	Goals Supported	Stabilize existing residents Prevent and reduce homelessness
	Needs Addressed	Housing instability, including homelessness Need for accessible, culturally competent services
	Funding	CDBG: \$50,000
	Description	Program provides housing counseling, foreclosure counseling, and fair housing counseling for low and moderate income individuals facing eviction, foreclosure or other fair housing related issues.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Activities including the provision of housing and foreclosure counseling and fair housing services are anticipated to benefit 75 low and moderate income individuals.
	Location Description	City-wide
	Planned Activities	Program provides housing counseling, foreclosure counseling, and fair housing counseling for low and moderate income individuals facing eviction, foreclosure or other fair housing related issue.
5	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Stabilize existing residents Prevent and reduce homelessness
	Needs Addressed	Housing instability, including homelessness
	Funding	CDBG: \$28,709
	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	12 individuals will be assisted with emergency rental assistance for persons displaced due to no fault of their own.
	Location Description	City-wide
	Planned Activities	Activities include emergency relocation assistance to low income individuals displaced due to no fault of their own. Assistance to include rental assistance, deposits, and other related relocation expenses. Funding for this activity will be provided through reprogrammed FY 2017 CDBG Emergency Assistance for Displaced Residents program funding.
6	Project Name	NSP1 Abatement Program
	Target Area	
	Goals Supported	Stabilize existing residents
	Needs Addressed	Need for safe, accessible homes and facilities

	Funding	NSP1: \$65,000
	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	6/30/2022
	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 3 dangerous buildings located in low income block groups in FY 2021 with the NSP1 Abatement Fund.
	Location Description	City-wide
	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided through revolving loan funds generated from previous NSP1 abatement activities. Program funding includes a total of \$65,000 in program income to be used for similar RLF activities.
7	Project Name	City of Lakewood Low Income Sidewalk Improvements
	Target Area	
	Goals Supported	Support of public infrastructure improvements
	Needs Addressed	Need for safe, accessible homes and facilities
	Funding	CDBG: \$300,000
	Description	Funding will provide for sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW, serving low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. Construction will provide for sidewalks where none currently exist. The project will serve a total population of 5,345, with 2,895 being low income individuals (52.48% LMI).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. Total population served of 5,345, with 2,895 being low income individuals (52.48% LMI).
	Location Description	Sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW.

Planned Activities	The project will provide for sidewalk construction along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW, serving low income households in census tract 072105 block group 2 and census tract 072106 block groups 3 & 4. Construction will provide for sidewalks where none currently exist. The project will serve a total population of 5,345, with 2,895 being low income individuals (52.48% LMI).
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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 large concentrations of older housing stock suffering from a lack of routine maintenance and infrastructure that is either inadequate or are outdated in accordance with current development requirements.

In 2021, Lakewood’s second year of the 5-YR Consolidated Plan (2020-2024), funding prioritization will focus on increasing and preserving affordable housing stock through owner-occupied housing rehabilitation and the construction of new affordable homes, the prevention of homelessness through emergency rental assistance for displaced residents, improved access to housing and foreclosure counseling and fair housing activities directed at maintaining housing access and affordability for low and moderate income households, and the need for safe, accessible homes and facilities through the improved access to sidewalk improvements along the west side of Phillips Rd. SW, from Agate Dr. SW to Onyx Dr. SW. Additionally, the City plans to continue to target households living in Census Tracts 718.05, 718.06, 718.07 and 720.00 for its Major Home Repair/Sewer Loan Program, which assists low- and moderate-income homeowners make necessary improvements to their homes, including connecting to recently constructed sewers in the 720.00.

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

As identified in the 5-YR Consolidated Plan (2020-2024), low incomes, high housing costs, overcrowding, homelessness, and aging all present challenges to Lakewood residents which can have negative impacts on their quality of life. Most common among these housing problems for Lakewood residents is housing affordability, as measured through cost burdens. Renters, in particular, face more acute cost burdens than do homeowners.

For renters, of the 3,650 severely cost burdened households (paying more than half of their income on rent), 68% earn less than 30% AMI and 26% earn between 31% and 50% AMI. For the 6,824 renter households that are cost burdened (paying between 31% and 50% of their income on rent), 44% earn less than 30% AMI and 53% earn between 31% and 80% AMI. Of the 1,064 homeowners experiencing severe cost burdens, 28% earn 30% AMI or less and 31% earn between 31% and 50% AMI. For homeowners who are cost burdened, 21% earn between 31% and 50% AMI and 23% earn between 51% and 80% AMI.

Although household incomes have seen increases in recent years, Lakewood's median income of \$51,972 (2015-2019 American Community Survey) lags far below that of the county (\$72,113) and the United States (\$62,843). Of additional concern is Lakewood's apparent concentration of families living below the poverty rate- 16.6% compared to 9.4% for the county and 10.5% for the United States (2015-2019 American Community Survey). Even though median incomes have seen consistent improvements, 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 \$269,200 (2015-19 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 for 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 \$1,034 (2015-2019 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% for households with a mortgage and 55% for households who rent (2015-2019 American Community Survey).

With strong increases in property valuation and land costs, housing development costs have continued to push private investment into market rate housing and away from affordable housing. As this trend continues, the lack of investment in and the increased demand for affordable housing is forcing many communities to look for creative ways to develop affordable housing options for low and moderate income households. With conventional financing options diminishing and governmental subsidized funding packages become more competitive, the development horizon for affordable housing options

appears bleak.

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

Discussion

With the COVID-related economic downturn, many low income families have struggled matching ongoing expenses with reduced household incomes, forcing many to choose between paying the rent and paying for food, utilities, and other essential services. This is especially true of Black, Other/Multiracial, and Latino households. With Black and Latino households suffering disproportionately high rates of job loss during the pandemic, it's not hard to see why these households are more likely to report they are not caught up on rent than are White, non-Latino households.

According to a recent Center for Budget and Policy Priority's analysis of Census Bureau Pulse Survey tables for February 17 – March 1, 2021, 33% of Black households, 22% of Other/Multiracial households, and 20% of Latino households report they are not caught up on rent. These numbers are higher than the percentage reported for all adults at 19%, and significantly higher than reported for White households at 13%. As communities struggle to shake off the effects of the coronavirus pandemic, housing stability and affordability will remain among the most important social issues moving forward.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

In response to the economic impacts of the coronavirus pandemic, Lakewood is earmarking funding in support of housing and financial counseling services to assist those low and moderate income households who, due to job losses or other adverse economic impacts, have found themselves at risk of foreclosure or homelessness. Additional funding is being allocated in anticipation of strong demand for fair housing education and landlord tenant outreach activities as eviction moratoriums near expiration. With the economic impacts of the coronavirus epidemic unequally weighted against communities of color and those with extremely low incomes, the need for affordable housing and housing stability amongst these populations looms large.

Additional action to assist those economically impacted and at risk of homelessness is being provided through the City's emergency relocation assistance program 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.

In FY 2021, 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 through the ongoing 1% allocation from the City's general fund; strategic priorities include emotional supports and youth programs, housing assistance and homelessness services, crisis stabilization and advocacy, access to health & behavioral health, and access to food. For 2021, the City has allocated \$380,000 in general fund dollars in support of these programs.

Actions planned to foster and maintain affordable housing

Lakewood recognizes the importance affordable housing and homeownership play in building vibrant communities and the direct connection they afford low income households in wealth-building opportunities. In 2021, 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.

Support for existing affordable housing will be provided through the Major Home Repair/Sewer Loan

Program and HOME Housing Rehabilitation, 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 increasingly difficult as housing development costs continue to escalate, the City will continue to offer down payment assistance to low income homebuyers to help offset the met the minimum cash investment necessary for a down payment.

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 developer subsidies to encourage low income housing development and offers a revolving loan fund to assist low income homebuyers with down payment assistance designed to help met the minimum cash investment necessary to qualify for a conventional home loan.

Additional efforts in support of housing stability have come in the form of approval of an annual 0.0073% sales and use tax (SHB-1406) to be used to provide additional financing for the development and maintenance of affordable housing. As a result, an estimated \$1.95 million dollars is expected to be raised in support of affordable and supportive housing development over the next 20 years.

Rental habitability and affordability 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, the importance of maintain this housing stock remains of paramount importance. In 2017, the City began its Rental Housing Safety Program (RHSP) requiring all residential rental properties (apartments, single family homes, duplexes, etc.) within the Lakewood city limit be registered on an annual basis and maintain specific life and safety standards for those properties. 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 eliminate all substandard rental housing in Lakewood and improve the quality of life for all Lakewood residents. Since the program's inception, the City has seen substantial improvements in both the quality and condition of many of the City's substandard rental properties. Inspections of rental properties in the City of Lakewood will be ongoing throughout the term of the Consolidated Plan.

Actions planned to reduce lead-based paint hazards

Consistent with Title X of the Housing and Community Development Act of 1992, Lakewood provides information on lead-safe practices to owners of all properties receiving up to \$5,000 of federal assistance. If work on painted surfaces is involved in properties constructed prior to 1978, the presence of lead is assumed, and safe work practices are followed if testing is not conducted.

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance testing performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

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.

The City conducts lead paint inspections on all pre-1978 properties where persons are relocated to with the Emergency Assistance for Displaced Residents and where homeownership assistance is provided for existing housing. 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

The goals in the Strategic Plan have the capacity to reduce the number of households living in poverty. The goals emphasize stable and affordable housing and services as a means to address poverty and high-quality infrastructure as a way to revitalize communities.

For instance, the goal to address housing instability among residents, including homelessness includes projects which address long-term housing stability through housing rehabilitation programs designed to address housing repairs and renovations vital to maintaining existing affordable housing stock. Housing improvements also provide for accessibility and energy efficiency improvements providing for safer and more economical housing. Funding used to acquire blighted properties and replace them with new homeownership opportunities revitalizes neighborhoods, increases the value of neighboring properties, and creates ownership avenues designed to build household wealth and move families from poverty.

Finally, the importance that stable housing plays in a family's life cannot be understated. Families who have been displaced through code enforcement, fires, and redevelopment activities are often pushed into varying situations of housing instability, including homelessness; especially susceptible are those living on the edge of poverty, those with limited English, the elderly, and persons with disabilities. By

catching these individuals before they become homeless, the Emergency Assistance for Displaced Residents program aims at breaking the cycle of housing instability experienced by those living on the edge of homelessness.

The goal to address the limited supply of diverse rental and homeownership opportunities includes funding for the construction of new, safe and affordable housing units for low income homebuyers. By subsidizing project development costs, the City is able to effectively decrease the share of total income a family commits for housing cost, allowing the household to use those extra funds to pay down short-term debt and pay for other necessities, such as transportation, healthcare, and food, or save for the future.

To address the need for accessible, culturally competent services, programs will focus on the financial impacts the coronavirus pandemic has had on low and moderate income households. Programs will provide housing counseling, foreclosure counseling, and fair housing counseling for those households most impacted by COVID 19. Assistance will provide financial and debt counseling, foreclosure counseling, and fair housing counseling aimed at assisting low income households access financial assistance, restructure debt, to develop payment plans for unpaid mortgage and rent balances, better understand landlord-tenant laws, and to assist households move into homeownership opportunities resulting in long-term wealth building.

Additional effort to reduce the number of poverty-level families include funding through the 1% human services allocation is targeted to programs that provide low income housing and homelessness assistance, crisis stabilization and advocacy, emotional supports & youth programs, access to health and behavioral services, and access to food. For 2021, the City has allocated \$380,000 in General Fund dollars in support of these programs.

Actions planned to develop institutional structure

Lakewood, Tacoma, and Pierce County have a long history of working closely together to coordinate funding activities and ensure funding strategies don't overlap or conflict. This is especially true today, as all three jurisdictions have been grappling with the economic and social impacts of the coronavirus pandemic. Regional coordination on anti-poverty strategies, affordable housing strategies, and homelessness initiatives have been pushed to the mainstream as jurisdictions seek to affect change on a region-wide basis. These initiatives aim to increase the supply of affordable housing (both rental and homeownership), lower the overall cost of housing for residents, create access to financial assistance and services, increase the earning potential of low income households, reduce or eliminate the time a family is homeless, and creates pathways to build wealth and assets.

Both Tacoma and Lakewood are represented on the Tacoma/Pierce County Affordable Housing Consortium to work on issues of affordable housing, including state-level policies and programs to

increase resources and opportunities to address local housing needs. Tacoma and Lakewood participate in a multicounty planning system (Puget Sound Regional Council) that looks at regional growth and economic development, as well as equal access to opportunities.

On a local level, Lakewood continues to coordinate federal funding opportunities and general fund expenditures through the Community Services Advisory Board (CSAB). The CSAB is tasked 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.

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.

City of Lakewood staff routinely coordinate with City of Tacoma, as part of the HOME Consortium, and participate in regional efforts coordinating planning efforts and service delivery. The Cities participate in the Tacoma/Lakewood/Pierce County Continuum of Care and are active in the Tacoma Pierce County Affordable Housing Consortium, the Economic Development Board for Tacoma-Pierce County, the Pierce County Human Services Coalition and other public entities and associations that set priorities for use of resources in the region, set goals, and measure progress in meeting those goals. Lakewood staff participate in monthly meetings with service providers and coordinate on the development of plans and strategies. Coordination with public and assisted housing providers along with governmental agencies for health, mental health, and other services focus on economic development, transportation, public services, special needs, homelessness, and housing. As the need for affordable housing and services continues to increase, the Cities of Tacoma and Lakewood, Pierce County, and the Puget Sound Regional Council continue to collaborate on long-term priorities to leverage limited funding to meet the needs of the community.

Through the City's annual 1% human services allocation, relationships have been maintained with providers of services such as, Catholic Community Services, Tacoma Rescue Mission, Emergency Food Network, Community Health Care, Greater Lakes Mental Healthcare, YWCA & YMCA, Boys & Girls Club of South Puget Sound, Rebuilding Together South Sound, Asian Pacific Cultural Center, and other services providers offering programs to low and moderate income households throughout the County.

Collaboration continues with both the Pierce County Housing Authority and the Tacoma Housing Authority on the expansion of safe, decent, affordable housing options for low income citizens.

Additional effort to reduce the number of poverty-level families include funding through the 1% human services allocation is targeted to programs that provide low income housing and homelessness assistance, crisis stabilization and advocacy, emotional supports & youth programs, access to health and behavioral services, and access to food. For 2021, the City has allocated \$380,000 in General Fund dollars in support of these programs.

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