



CITY OF LAKEWOOD 2020-2024 CONSOLIDATED

Department of Community and Economic Development

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Executive Summary

The Consolidated Plan establishes local priorities that is aligned with objectives and priorities established by HUD (US Department of Housing and Urban Development), for housing and community development funding, through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. This Consolidated Plan covers the five-year period and establishes priorities for resource allocation.

HUD formula funding programs:

- **Community Development Block Grant (CDBG):** Create suitable living conditions, provide decent housing, and expand economic opportunities.
- **HOME Investment Partnership (HOME):** Expand the supply of decent, safe, sanitary and affordable housing.

Summary of the objectives and outcomes identified in the Plan Needs Assessment

Housing problems include incomplete plumbing and kitchen facilities, crowding and cost burden, and affect households across the income spectrum. Renters and owners alike feel the impact of higher housing costs and are more likely to report housing problems when costs increase. Overall, renters in Tacoma and Lakewood tend to have lower incomes than owners, and so often feel the impact of higher housing costs more acutely. Owners have not been spared from the negative impacts of high housing costs relative to income and reported housing problems are prevalent in owner-occupied units as well as rentals. Across income groups, race and ethnic groups, and tenure groups, cost burden represents the most pervasive housing problem facing Tacoma and Lakewood.

The cities' severe housing problems affect households in the lowest income levels most directly. The Housing Needs Assessment illustrates the extent of housing problems in Tacoma and Lakewood, and the compounding impacts of high housing costs on both owners and renters. Cost burden is particularly significant for renter households earning the lowest incomes with less than 30% of area median income (AMI). Over two-thirds of extremely low-income households are paying more than half their monthly income on housing costs.

Evaluation of past performance

The City of Tacoma and the City of Lakewood have made progress towards meeting needs. The organizational structure, coordination between departments within the cities, and coordination with agencies, Pierce County and the region support streamlined performance and delivery although funding has declined over the years. As with this Consortium Consolidated Plan, goals were set targeting the need for housing, building a suitable living environment through services and infrastructure, and fostering a system and improvements to support and activate economic development.

Tacoma and Lakewood are key partners in regional planning efforts, including the Tacoma/Lakewood/ Pierce County Continuum of Care and the Tacoma Pierce County Affordable Housing Consortium as well as broader regional organizations such as the Puget Sound Regional Council. The Tacoma Community Redevelopment Authority expands the availability and condition of affordable housing. Integration of Human Services strategic planning in both cities contributes to efficient allocation of funds (CDBG, general fund, and other sources) to meet needs. The Peirce County Housing Authority and the Tacoma Housing Authority are key partners and providers in Tacoma and Lakewood. These and other partnerships, built over the years, are the basis for past successful performance. While a strong system of partnership and cooperation is in place, decreased funding and public support is an ongoing challenge.

Summary of citizen participation process and consultation process

The City of Lakewood conducted outreach and engagement activities to agencies, groups, and organizations in line with the City of Lakewood Community Development Block Grant and HOME Investment Partnership ACT Citizen Participation Plan (2019).

The Process

PR-05 Lead & Responsible Agencies

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	Dave Bugher	Community Development and Economic Department

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Consolidated Plan Public Contact Information

No comments were received during the 30-day public comment period or during the public hearing.

PR-10 Consultation

Summary of Activities to Enhance Coordination

The City of Lakewood Community and Economic Development staff routinely coordinate with City of Tacoma, as part of the HOME Consortium, and participate in regional efforts coordinating on planning efforts and service delivery. 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 Puget Sound Regional Council continue to collaborate on long-term priorities to leverage limited funding to meet the needs of the community.

Coordination is also carried out through the Lakewood Community Services Advisory Board who provide oversight and review. Tacoma and Lakewood also coordinate service delivery with Tacoma Housing Authority (THA) and Pierce County Housing Authority (PCHA).

Consultation for this Planning Process

The City of Lakewood conducted outreach and engagement activities to agencies, groups, and organizations in line with the City of Lakewood Community Development Block Grant and HOME Investment Partnership ACT Citizen Participation Plan (2019).

Below details the planned outreach conducted to these groups:

- Lakewood Planning Advisory Board: Created by City ordinance, with members appointed by the City Council, will review and make recommendations on the Con Plan. This group is planned to be engaged in late April 2020 with the objective to review the draft plan and public comments in order to provide final feedback and decisions to finalize Consolidated Plan to send to Lakewood City Council for approval.
- Lakewood Community Service Advisory Board: This is a citizens' advisory board, which recommends CDBG and HOME allocations and the Con Plan to the City Council. To the extent possible, the board includes low- and moderate-income persons, representatives of community groups, and members of minority groups. This group is planned to be engaged in late April 2020 with the objectives to review the draft plan and public comments in order to provide final feedback/decisions to finalize Consolidated Plan to send to the Lakewood City Council for approval.
- Tacoma/Lakewood/Pierce County Continuum of Care (CoC): The local planning body for homeless services. Members from this group were engaged in the two Service Provider Roundtables, described in the following section. Members of this group also provided useful data to inform the Consolidated Plan.
- Lakewood City Council: City of Lakewood staff planned to present the draft Consolidated Plan at the March 23, 2020 City Council study session. Additionally, the City Council plans to adopt the final Consolidated Plan at its meeting on May 4, 2020.

Lakewood	Lakewood Planning Advisory Board
	Lakewood Community Service Advisory Board
	Lakewood City Council

Cooperation and Coordination with Other Public Entities

The City of Tacoma and the City of Lakewood work closely with the Tacoma Housing Authority and the Pierce County Housing Authority. 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.

Due to the outbreak of COVID-19 and the resulting state of emergency proclamations both at the local level and at the national level, some of the engagement activities planned for March and were cancelled and others may be cancelled or postponed. The public was directed to the City of Tacoma and City of Lakewood websites latest updates.

PR-15 Citizen Participation

Summary of Citizen Participation Process

In addition to the engagement and coordination with agencies, commissions, and councils noted above, the City of Lakewood also engaged organizations and the broader public in a variety of ways.

The City of Lakewood also conducted the following engagement activities:

Service Provider Roundtables: City of Lakewood staff engaged service providers in a roundtable discussion in February 2020. The objectives of this engagement are described below:

Explain the Consolidated Plan process and opportunities for service providers to engage in it. Share and vet high-level findings from the Consolidated Plan and Analysis of Impediments.

Gather input to help prioritize the needs to be addressed in the Consolidated Plan, by facilitating discussion on service needs and by distributing and collecting an anonymous survey. Numerous service provider organizations were represented in this roundtable discussion, including:

- Safe Streets Campaign
- Catholic Community Services
- Tacoma Rescue Mission
- Boys and Girls of South Puget Sound
- Emergency Food Network (EFN)
- Goodwill Military and Veteran Services
- Hope & Help Care Center
- Pierce Transit
- Communities in Schools of Lakewood
- Tacoma-Pierce County Habitat for Humanity
- Living Access Support Alliance (LASA)
- Reach Center
- Akat Home Care

Public Comment: With the recent and ongoing Coronavirus health crisis, stay at home orders, and closure of various public meeting places, the City has looked at additional methods to provide public access and review of the draft Consolidated Plan. Typically, the City would provide public access to the documents at the Lakewood Library, the Tillicum Library, the Community Development Department, and other public places; however, as many of these places have been shuttered to the public, the City has sought alternate means of public review such as posting the documents to Facebook, Twitter, Instagram and LinkedIn. Free copies of the Plan are also available from the Community Development Department via mail and are posted on the City's website at: <https://cityoflakewood.us/>. A summary of citizen comments will be incorporated in the final Consolidated Plan along with the reasons for accepting or rejecting comments. A 30-day public comment period takes place from April 18, 2020 – May 18, 2020. Feedback received during this period will be synthesized and incorporated into the final Con Plan.

Public Hearing: A public hearing is held by the City Council prior to adopting the City’s Five- Year Consolidated Plan and/or Annual Action Plan, giving citizens and applicants an opportunity to comment on the proposed plan and on program performance. The public hearing is planned to take place May 18, 2020 at the Lakewood City Council meeting.

Citizen Participation Findings

A survey was distributed at several of the engagement activities—the Neighborhood Council meetings, Service Provider Roundtables, and the Human Services Commission meetings. The survey was designed to gather input to help prioritize the needs to be addressed in the Consolidated Plan. There are significant constraints in generalizing the feedback from the survey, given that the respondents cannot be categorized as representative of the populations in either Tacoma or Lakewood. For instance:

- Forty-one people responded to the survey. Thirty-nine of the respondents were residents of Tacoma, two were residents of Pierce County (not Tacoma or Lakewood), and none were residents of Lakewood.
- Respondents on average, had more education and higher household incomes than the general population in Tacoma or Lakewood, with 71.05% reporting they had attained a bachelor’s degree or higher and a plurality of respondents (46.15%) reporting a household income of more than \$100,000.

While recognizing the constraints to generalizing the findings from the survey, the results may still be useful to consider as one of many inputs that inform the prioritization of needs to address in the Consolidated Plan since many of the respondents are representatives of service provider organizations and have better than average insight into the needs of more vulnerable populations. Some of the most notable findings are captured below.

1. Respondents were asked to rank the level of need of the following community development issues, with 1 being the most critical need and 4 being the least critical. Safe & Affordable Housing ranked as the most critical need for respondents, receiving an average score of 1.85 and receiving the most #1 responses with 22 out of 41 respondents ranking it #1 out of 4. The next three community development needs received relatively similar average scores, with Infrastructure score an average 2.14, Economic Development scoring 2.35 and Community & Neighborhood Facilities scoring 2.41.
2. Respondents were asked to rank the level of need for the following types of public services, with 1 being most critical to 10 being least critical need. Healthcare & Substance Abuse Services ranked as the most critical need, scoring an average of 3.35 out of 10. Homeless Services ranked second, scoring an average of 3.49, but it also received the most #1 responses, with 15 respondents ranking it as #1 most critical need (Healthcare & Substance Abuse Services received the second most #1 responses, with 13 respondents ranking it as #1 most critical need). Out of the 10 types of public services respondents were asked to rank, the average scores for each were spread between 3.35 and 4.95, indicating that respondents overall may have viewed all of these services needs as quite critical.

The full list of public service needs and their average rank scores (again from a scale of 1-10) are listed below:

- a. Health care and substance abuse services: 3.35
 - b. Homeless services: 3.49
 - c. Youth services and childcare: 3.78
 - d. Services for persons with disabilities: 3.97
 - e. Domestic violence services: 4.03
 - f. Fair housing education and counseling: 4.26
 - g. Veteran services: 4.48
 - h. Job training and employment services: 4.55
 - i. Senior services: 4.59
 - j. Homebuyer education and financial literacy: 4.95
3. Respondents were asked to rank the most important actions to take to address fair housing impediments, with 1 being the most critical need to 7 being the least critical need. The action that received an average score indicating it was the most critical was to “increase the supply of affordable housing, in a range of sizes, in areas of opportunity,” which received an average score of 2.73 and the most #1 responses with 18 respondents ranking it the #1 most critical action to take to address fair housing impediments. The full list of actions (and their average rank score) to take to address fair housing impediments that respondents were asked to rank on a scale of 1 to 7 is below:
 - a. Increase the supply of affordable housing, in a range of sizes, in areas of opportunity: 2.73
 - b. Increase support for tenants: 2.93
 - c. Increase accessibility for persons with disabilities: 3.13
 - d. Increase the inclusiveness and diversity of housing decision-makers and partners: 3.2
 - e. Strengthen fair housing enforcement 3.23
 - f. Increase fair housing outreach and education: 3.49
 - g. Increase support for landlords: 4.2
4. Respondents were asked to select all classes they thought were protected under federal, state, and/or local fair housing laws. While all respondents to the question indicated that “Race” is a protected class, none of the other options received 100% affirmative responses, even though many of the classes listed are, in fact, protected by federal, state, and/or local fair housing laws. These responses indicate that more fair housing education is still needed to ensure everyone understands their rights and responsibilities with respect to protected classes (See Figure 1 in the appendix for a summary of which classes are protected at the federal, state and city level. Followed by Figure 2, providing a summary of responses from the survey).
5. Respondents were also asked to report whether they believe they have ever been discriminated against relating to their housing. Eight respondents, nearly 20% indicated they believe they had been discriminated against, while 33 or roughly 80%, did not believe they had been. For those who answered “yes” to this question, they were asked to select the option that best describes the situation in which they believe they were discriminated. Respondents were also given an option of “other” and allowed to write in another option not listed, but no one selected that choice. Below is a summary of responses. Most respondents indicated experiencing discrimination when attempting to acquire new housing.
 - a. Inquiring about housing (e.g. in-person, phone, email): 3
 - b. Applying for housing: 3
 - c. Being screened for housing (e.g. background check, tenant report): 3

- d. Financing housing (e.g. obtaining loans, paying rent): 3
- e. Obtaining homeowner or renters insurance: 0
- f. Asking for exceptions to a housing policy: 1
- g. Asking for structural modifications to accommodate a disability:0

Needs Assessment

NA-05 Overview

The following needs assessment provides insight into housing and related challenges in Lakewood. Low incomes, high housing costs, overcrowding, homelessness and aging present challenges to residents that can have negative impacts on their quality of life. Housing affordability, as measured through cost burdens associated with high housing costs relative to income, impact households of all incomes, but most low-income households most acutely. Renters, in particular, face multiple challenges related to housing problems and cost burden. Addressing the needs of low-income households with children, disabilities and the elderly will require focused attention to ensure access safe and stable housing.

Needs Assessment Overview

Cost burden represents the most common housing problem in Lakewood. Among 3,650 severely cost-burdened renter 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), 53% earn between 31% and 80% AMI and 44% earn less than 30% AMI. These high numbers of cost-burdened renter households reflect the fact that all types of housing are expensive in western Washington, and very few rental units are available at rent levels that are affordable for the lowest income households.

For homeowners, the cost burden picture looks a little different. Of the 1,064 homeowners experiencing severe cost burdens, 28% earn 30% AMI or less, 31% earn between 31% and 50% AMI and 23% earn between 51% and 80% AMI. For homeowners who are cost burdened, those earning between 51% and 80% AMI comprise 23%, those earning between 31% and 50% AMI comprise 21%. Again, the limited number of homes that are affordable to the lowest income households drives these numbers significantly. Increasing the level of affordability for both renters and homeowners would help reduce the percentage of households that spend more than 30% of their income on housing.

Another significant housing problem is overcrowding. Thirty-three percent of 2,740 renter households with children experiencing overcrowding earned 30% AMI or less, while 46% earned between 31% and 80% AMI. Lastly, while the number of renter households living in substandard conditions (lacking complete plumbing or kitchen facilities) is relatively small, 115, 60% are households earning 30% AMI or less.

Households earning lower incomes experience higher incidences of housing problems, and in Lakewood 46% of households of any race or ethnicity earning between 0%-30% AMI report one or more housing problems. However, 60% of Pacific Islander households (349 households) in this income level experience at least one housing problem, which meets the threshold of experiencing a disproportionately greater need. In the 30%-50% AMI income category, a number of race or ethnicity categories demonstrate that there is a disproportionately greater need beyond the city's 88% rate. One hundred percent of American Indian and Alaska Native, African American and Pacific Islander households in this income category report having one or more housing problems,

which represents a disproportionately greater need in all three groups (369 total households: 14 Native American/Alaska Native; 305 African American; 50 Pacific Islander). For households earning between 50%-80% AMI only Pacific Islander households demonstrate a disproportionately greater need, with a 39% higher rate of households reporting one or more housing problems (95 households). In the 80%-100% AMI income category, no group demonstrated a disproportionately greater need.

When examining the needs of households reporting severe housing problems in Lakewood as a whole, 80% of households earning 0%-30% AMI report severe housing problems. One hundred percent of both American Indian and Alaska Native households and Pacific Islander households at this income level report one or more severe housing problems (135 households) at a rate 20% higher than the jurisdiction as a whole. In the 30%-50% income category no one race, or ethnic group demonstrates the threshold for disproportionately greater need at the 0-30% AMI income level. Lakewood as a whole reported a rate of 88%. For households earning between 50% and 80% AMI, 48% of households across Lakewood reported having one or more severe housing problems. Only Pacific Islander households at this income level experienced disproportionately greater need, with a 20% higher incidence than the jurisdiction as a whole, which meets the threshold for disproportionately greater need. In the 80% to 100% income category, no group demonstrated a disproportionately greater need.

NA-40 Homeless Needs Assessment

Persons Experiencing Homelessness

The annual Pierce County Point-in-Time Count (PIT) includes people with lived experiences with homelessness who are unsheltered, in emergency shelter or transitional housing. Unsheltered counts by volunteers through a paper survey of individuals who agree to participate in the survey. Data on sheltered individuals is pulled from the Homeless Management Information System (HMIS). In 2019 1,486 homeless persons were counted with up to 24% chronically homeless. While people of color make up 26% of the Pierce County population, however, they make up 46% of those counted as homeless. Up to 25% of those experiencing homelessness are families with children while 10% are unaccompanied youth and young adults. Additionally, up to 9% of those identified as homeless were veterans.

The most common disability reported was mental illness while some respondents reported multiple disabilities. The top five disabilities reported include mental illness, physical disability, chronic health condition, substance use and developmental disability.

Number and Type of Families in Need of Housing Assistance

Up to 47% of individuals are in emergency shelter and another 11% are in transitional housing. Up to 28% of persons experiencing homelessness are unsheltered. In 2019 up to 14% live in a vehicle or an abandoned building. The main causes of homelessness are economic and housing-related with survey respondents sharing the top three reasons for becoming homeless being lack of affordable housing, inadequate income or employment, or eviction, while up to 44% of people who are homeless in Pierce County reported at least one source of income.

Nature and Extent of Homelessness by Racial and Ethnic Group

While people of color make up 26% of the Pierce County population, however, they make up 46% of those counted as homeless. Pierce County was part of a nationwide study investigating the causes for certain racial and ethnic groups over-represented in the homeless population. In 2018 researchers with Center for Social Innovation, through the study Supporting Partnerships for Anti- Racist Communities, found that poverty alone did not explain the disparity, and that "systemic" forces, including legacies of racist housing and economic policies, continue to play a role in such disparities. Another study conducted by University of Washington recently found that one out of every six black residents of Pierce County was evicted between 2013 and 2017. Black residents of the county were nearly seven times more likely to be evicted than white ones, the study said.

Nature and Extent of Unsheltered and Sheltered Homelessness

Up to 47% of individuals are in emergency shelter and another 11% are in transitional housing. Up to 28% of persons experiencing homelessness are unsheltered. In 2019 up to 14% live in a vehicle or an abandoned building. The main causes of homelessness are economic and housing-related with survey respondents sharing the top three reasons for becoming homeless being lack of affordable housing, inadequate income or employment, or eviction, while up to 44% of people who are homeless in Pierce County reported at least one source of income. The most common disability reported was mental illness while some respondents reported multiple disabilities. The top five disabilities reported include mental illness, physical disability, chronic health condition, substance use and developmental disability.

NA-50 Non-Housing Community Development Needs

Public Facilities

The City of Lakewood's Comprehensive Plan sets the overall vision for public facilities and improvements in the City. This vision and plan is supported by implementation plans. Projects for improved and new parks and recreation are set out in the *Lakewood Legacy Plan*. This plan identifies projects totaling \$2.5 million over the next six years (2015-2020) including improvements in trails, expansion of Springbrook Park, Harry Todd Playground Replacement and a Village Green at Town Center. Capital Improvements Projects identified by Public Works include extensive road construction and improvements; citywide safety improvements to signalize intersections; extensive improvements to construct sidewalks, curbs, gutters and provide street lighting; and additional provision of sewer services and connections.

At the neighborhood level there is an ongoing need for improvements to parks and recreational facilities, community facility renovations and access to improved transportation options and support. Facilities serving people who are homeless persons and persons with special needs have been identified as needs.

Identification of policies and projects appropriate to planning for public facilities are driven by the City's Comprehensive Plan.

Public Improvements

Lakewood is a city located adjacent to and southwest of Tacoma. Similar to Tacoma, Lakewood has a mix of households representing racial and ethnic diversity. Like Tacoma, Lakewood's residential housing patterns demonstrate geographic concentrations of housing by race and ethnic groups. The western areas of the city show higher concentrations of white households. The city's eastern areas show greater concentrations of African American, Hispanic and Asian households, particularly in areas adjacent to Tacoma's diverse southern neighborhoods (See Map 1 in the Appendix). At the neighborhood level in both Tacoma and Lakewood improvements to streets, sidewalks, bike paths, signalization, and ADA accessibility were among needs identified.

Lakewood City Council has adopted the following policy priorities to guide CDBG- and HOME-funded activities in 2020:

- Housing
- Physical infrastructure
- Public services
- Economic development

City Council prioritized projects to provide infrastructure improvements in support of neighborhoods and business to improve living conditions and stimulate economic development. The City of Lakewood 6-Year Capital Improvement Plan for Parks (*Lakewood Legacy Plan*) was mentioned above and included \$2.5 million in projects including trail improvements. The *Six-Year Comprehensive Transportation Improvement Program (2020-2025)* contains projects over the next five years. Included are roads and sidewalks connecting neighborhoods and linking to amenities and services, many of which are poorly or not at all connected. In the coming planning cycle (2020-

2024) Lakewood is looking 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.

Lakewood coordinates its public improvements closely with capital improvement planning, to leverage infrastructure improvements with federal, state, and local funding. In addition to local sources, the City coordinates planned public improvements across a number of programs under the Fixing America's Surface Transportation Act (FAST Act) to support an improve transportation systems, Washington State Transportation Board, which includes several competitive grant programs, and Washington State Department of Transportation programs, along with CDBG funding focused on physical improvements to low-income areas and for the promotion of economic development. Lakewood has targeted pavement preservation, street lighting, and pedestrian improvements for public infrastructure improvements through CDBG (See Map 2 in the Appendix for planned sidewalk connectivity). Capital Improvements Projects identified by the Public Works department include extensive road construction and improvements; citywide safety improvements to signalize intersections; extensive improvements to construct sidewalks, curbs, gutters and provide street lighting; and additional provision of sewer services and connections.

The City of Lakewood 6-Year Capital Improvement Plan for Parks (*Lakewood Legacy Plan*) and *Six-Year Comprehensive Transportation Program (2015-2020)* contains projects totaling \$120 million over the next five years identifying public improvements and infrastructure.

Public Services

Needs for public services are described in several sections in the Consolidated Plan, including sections discussing populations with special needs and homelessness. In addition to this planning process, the needs for public services are outlined in current human services plans for Lakewood, of which have been recently updated to reflect current priorities.

The City of Lakewood *Human Services Needs Analysis Report* likewise set funding priorities over the next few years. Needs of the most vulnerable populations were identified:

- Low-income families in persistent poverty
- School-age youth, particularly those with adverse childhood experiences
- Elderly and persons with disabilities
- People without (or with limited) resources with health problems, including mental health and chemical dependency
- People with limited English and cultural barriers that limit access to resources

In light of those priority needs and populations, the City of Lakewood set several strategies focus areas:

- Housing
- Stabilization services
- Emotional support
- Access to health and human services

The Cities of Lakewood and Tacoma participate in the Pierce County Human Services Coalition and the Tacoma/Lakewood/Pierce County Continuum of Care among other coalitions that consider needs for public services and make recommendations based on knowledge of the existing systems and gaps in light of continuously reduced federal and state funding. General Funds from both Tacoma and Lakewood support public services. The 0.1% tax in Tacoma (2012) will provide additional funding for mental health and substance abuse interventions/prevention and will help meet resource gaps. However, funding is not sufficient. Tacoma and Lakewood determinations of needs for public services and funding priorities are coordinated and prevention focused. Human services are funded in Lakewood with general funds, guided by strategic plans. Decisions on use of funds and priorities are coordinated across Lakewood, Tacoma, and agencies in Pierce County.

The Tacoma and Lakewood Human Services Plans reflect current priorities for public services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Lakewood's housing stock is more diverse, compared to Tacoma, Pierce County, and Washington State. Single-family, detached units make up less than half (46%) of residential properties in the city and there is a larger concentration of medium-sized multifamily properties than in the other jurisdictions.

Housing costs in Lakewood are lower on average than in Pierce County and Washington State. However, broader trends in the metro area suggest that these prices are still out of pace with household incomes. These trends are likely to especially impact the lowest income households, since there are few options priced for them and available subsidies have not kept pace with the market – Fair Market Rents and HOME rents have increased slower than overall increases in median home values and contract rents and are lower, on average across bedroom sizes, than the average rent in both Lakewood and Tacoma.

Housing units in Lakewood were most commonly built between 1950 and 1979, with 60% of the owner-occupied units and 64% of the renter-occupied units built in that time period. Lakewood has a slightly higher incidence of renter-occupied units built before 1980, compared to the county and state, and a notably higher incidence of owner-occupied units built before 1980. Among those built before 1980, 10% of renters and 11% of owners living in these units have children age six or younger (who may be particularly at risk from lead paint exposure) living in the household.

Renter-occupied units in Lakewood are more likely than owner-occupied units to have one of the measured conditions of substandard housing, including cost-burden. Since renters' experience cost-burden at a higher rate than owners, this may be driving some of the difference in the incidence of housing conditions by tenure. However, renters are also more likely than owners to have two of the selected conditions, so cost-burden cannot fully account for the difference, suggesting a heightened need for rehabilitation among rental properties.

There are several high-poverty areas with large concentrations of non-white populations across Lakewood. There has been an increase in the number of these areas in Lakewood over the past decade.

MA-30 Homeless Facilities and Services

As much as possible, Tacoma and Lakewood seeks to fund a comprehensive array of services to support individuals in achieving stability. Examples of these services include food banks, furniture bank, housing navigation, needle exchange, MHSUD services, case management, economic stabilization, legal services, education, employment/workforce development, parenting, homeless prevention, health and health care, and temporary financial assistance.

Mainstream Services

Tacoma and Lakewood staff seek to fund a comprehensive set of services to support those experiencing housing stability. Services include:

- Food banks
- Furniture bank
- Housing navigation services
- Needle exchange program
- MHSUD (mental health and substance abuse disorder) services
- Case management
- Economic stabilization
- Legal services
- Education
- Employment and workforce development
- Parenting
- Homeless prevention
- Health and health care
- Temporary financial assistance

Through the 0.1 percent sales tax Tacoma is funding Mental Health and Substance Use Disorders programming along with a wide spectrum of service.

Services and Facilities that Meet the Needs of People Experiencing Homelessness

- Shelters (for families, survivors of domestic violence, single adult, and young adult)
- Youth and young adult drop-in center
- Crisis Residential Center for unaccompanied youth
- Homeless Outreach Team and Search & Rescue (outreach and invitations to services for those living in encampments and on the streets)
- Housing for chronically homeless individuals (Greater Lakes Housing First)
- Transitional housing and services for mothers who are seeking to reunite with their children
- Domestic violence services
- Permanent supportive housing
- Rapid re-housing

MA-45 Non-Housing Community Development Assets

Major Employment Sectors

The major employment sectors include education and health services with 22% (16,087) share of workers, followed by retail trade with 13% (9,835) of workers and arts, entertainment, accommodations with 12% (9,206). Manufacturing being the fourth largest employer with 9% (6,633) of workers employed with this sector.

Workforce and Infrastructure Needs

The Pierce County Workforce Development Council (Pierce County WDC) has identified key workforce needs for the region will face including an aging population, low high school graduation rates, high youth unemployment, and large numbers of transitioning military from Joint Base Lewis McChord (JBLM). The Pierce County WDC outlined strategies to address these needs in the Local Integrated Workforce Plan. The Plan uses six key industry sectors that were identified by the Pierce County WDC. They include healthcare, advanced manufacturing, transportation and warehousing logistics, construction, IT/cybersecurity, and military and defense.

Over the past two decades, the economic base in Pierce County has shifted along with that in the Puget Sound region. Manufacturing jobs, once the mainstay of good paying positions, have declined and are in line to be replaced with a stronger service and retail economy. Both Tacoma and Lakewood are looking for opportunities to expand economic opportunities. Industries employing the most civilians include education, services, and health care, followed by retail trade.

Workforce Needs and Employment Opportunities

Historically, manufacturing was an important segment of the economy of the Puget Sound region, as well as other sectors that utilized employees with low entry-level skills and training. As the number of jobs in manufacturing continues to decline and employment in other sectors increases, the region has experienced a demand for workers who have university degrees and even advanced degrees, in technical fields, such as science and mathematics, as well as for workers with post- high school vocational training. Puget Sound employers and local governments face ongoing challenges in hiring a work force that is appropriately trained to fill current and future job openings, to attract new business development, and to replace workers nearing retirement.

The Puget Sound Regional Council's (PSRC) Regional Economic Strategy for the Central Puget Sound Region notes several challenges to meeting needs:

- Lack of sufficient higher education capacity
- Mismatch between higher education capacity and employer needs
- Rising costs of education limit enrollment and saddles students with debts
- Low high school graduation rates (below national average)
- Unmet need for training beyond high school; need to increase degrees and certificates awarded
- Retirees with a replacement workforce both smaller and without appropriate training

Workforce Training Initiatives

Tacoma has developed an Economic Development Strategic Framework and Five-year Plan for the City and its partners, with eight key areas:

Central City, Dome, and Brewery Districts Vitality: Land and Infrastructure

- Prioritize Infrastructure Improvements Associated with Catalytic Economic Development and Redevelopment Projects
- Pro-actively Market the development and reuse of High Impact/High Value City-Owned and Privately- Owned Properties

Small Business Development and Entrepreneurship Services

- Support Entrepreneurship, Incubators and Small Businesses with Technical Support
- Partner with higher learning institutions such as University of Washington-Tacoma, Bates Technical College, University of Puget Sound, Pacific Lutheran University, Tacoma Community College and others to provide technical training for start-up small businesses including retired military personnel seeking to launch businesses

Business Attraction, Retention, and Expansion Efforts

- Focus on attracting industry which positively impacts the City's tax base, creates jobs and positively impacts the budget
- Focus on retaining and expanding industry which generate significant revenues and offer good paying jobs and essential services for the local community and minimize revenue leakage to neighboring communities

Port of Tacoma and Industrial Development

- Strengthen relationship and communications with the Port and focus to recruit companies to vacant and undeveloped sites and create more jobs
- Seek to expand the [Innovation Partnership Zone \(IPZ\)](#)
- Focus on business retention and expansion of existing industrial firms

Business District and Neighborhood Revitalization

- Strengthen business district retail to its full potential, maximizing revenue impact and neighborhood livability
- Create more walkable, vibrant, mixed-use environments to spur interaction and attract talent
- Encourage and support adaptive reuse of existing buildings and infill development

Workforce Development

- Strengthen the Quality and Competitiveness of Tacoma's Workforce
- Establish Business Development & Training Opportunities in partnership with Joint Base Lewis- McChord, higher learning institutions and neighborhood organizations focused on ethnic and economically challenged communities

Culture, Tourism, and Hospitality Initiatives

- Position Tacoma as a Destination City
- Partner with the Tacoma Regional Convention & Visitor Bureau, Tacoma-Pierce County

Chamber of

- Commerce and other organizations to promote the arts, culture, venues and other events and attractions

Professional and Business-Friendly Government

- Foster a Supportive Business-Friendly Environment
- Expedited Development Review Process and Stream-Lined Regulatory Review

MA-50 Needs and Market Analysis Discussion

Concentrated Housing Problems

For this discussion, areas were considered to have a concentration of multiple housing problems if they fell within the top quintile of Census Tracts for percent of households experiencing more than one of the housing problems reported in CHAS data: cost-burden, overcrowding (more than 1.5 persons per room), and incomplete plumbing or kitchen facilities. No areas in Lakewood exhibited a concentration of multiple housing problems.

In 2010, there was one Census Tract in Lakewood that was considered a racially and ethnically concentrated area of poverty: 718.06. This tract had a non-white population that is greater than or equal to 50% and met either of the following poverty criteria: the poverty rate of a tract is 1) higher than 40% or 2) more than three times the average poverty rate of tracts in the metropolitan area. Per the 2018 5-Year American Community Survey Estimates, that tract still met both criteria in 2018. Additionally, three more tracts in Lakewood now meet these criteria: 717.04, 718.05, and 718.07.

Characteristics of the Market in these Areas

These areas tend to have fewer homes built before 1980, compared to the share of homes built in this time period across Lakewood. These areas are majority renter-occupied and more than 10% of renters in these areas are receiving housing subsidies (project- or tenant- based). Even so, more than 50% of renters in these areas experience cost-burden. More than 30% of owners in these areas also experience cost-burden.

MA-60 Broadband Access

Broadband Wiring and Connections for Households

Half of the respondents from the Pierce County survey on broadband reported being satisfied with their broadband connectivity. Reliability was rated as top priority along with price and speed. The countywide survey results collected indicate demand for improved broadband. It is important to note that survey respondents were primarily young, more educated, and more likely to be out of the workforce or in non-technical occupations, as a result, survey responses likely under-represent the true need to improved broadband access.

Last year Pierce County passed Resolution R2019-74, to develop a plan to install broadband infrastructure across the County in densely populated areas along with rural areas, where many unincorporated county residents are currently not served by private internet service providers. As part of Resolution R2019-74 Pierce County will:

- Develop a broadband strategic plan;
- Initiate a broadband stakeholder engagement process to solicit the opinions, needs and expertise of community members, businesses, broadband providers, institutions, and other stakeholders;
- Revise existing county policies, standards and code to remove barriers to broadband delivery;
- Hire a contract, limited duration employee to support the initiative; and
- Seek out sources of funding.

Bandwidth and connectivity are essential enablers of economic activity. Lack of choice, low speeds, and relatively high costs are barriers to expanding economic opportunity in the County. These conclusions from household respondents are reinforced by organizations' responses. Pierce County is poised to use technology to grow if it had better options. A significant portion of the lack of availability is from some of the more rural parts of the County.

High-speed internet is necessary for employment, education, and identifying social resources, areas where broadband is unaffordable or unreliable are at a disadvantage. Many skilled jobs now require a level of digital literacy and availability, and increasingly, schools are incorporating online learning into their curriculums. Unserved or underserved populations are at risk of falling into a "digital divide," defined by a lack of equity in access to online information.

Need for Increased Competition

Adoption of county-wide broadband will improve access for residents by providing additional choices for internet than currently offered by private providers, especially, to households living in lesser-served areas of the of the county.

MA-65 Environmental Hazards

Increased Natural Hazard Risks Associated with Climate Change

The Puget Sound region will face wide-ranging impact as a result of climate changes in temperature, precipitation, and sea level. In 2016 the City of Tacoma's Environmental Services and the Planning and Development Services Department conducted a joint study to understand and manage climate risks in protection of residents and inform investments. The study identified eight key natural hazard risks for the region associated with changes in climate:

- Average annual temperature increased by 1.3°F between 1895 and 2011 across the Pacific Northwest.
- Nighttime heat waves have been occurring more frequently over the last century west of the Cascades. There has been no clear trend in daytime heat waves.
- The frost-free season in the Pacific Northwest lengthened by 35 days (+/- 6 days) from 1895 to 2011. This translates into a longer growing season for farmers.
- Precipitation changes are less clear. There is some indication that extreme precipitation may have increased, but not all studies agree.
- Snowpack in the Washington Cascades declined from the mid-20th century to 2006, with substantial natural year-to-year variability that meant that some years still saw heavy snowpack.
- Peak spring streamflow has been happening earlier. Between 1948 and 2002, the timing of peak spring streamflow shifted earlier by 0-20 days in many snowmelt-influenced rivers in the Pacific Northwest.
- Mt. Rainier's glaciers have been shrinking—cumulatively by 27 percent between 1913 and 1994.
- Sea level has risen by 7.8 inches over the last century

The Pierce County Sustainability 2020 Plan calls for a Countywide Climate Change Resilience Strategy. This Climate Change Resilience plan lays out a process for preparing for the impacts of climate change in a way that will reduce risks to people and minimize financial losses. The Plan identified nine issues areas impacting the region as a result of climate change:

- Sea level rise
- Ocean acidity
- Water temperature
- Mountain glaciers and snowpack
- Extreme heat and wildfire
- Landslides
- Flooding
- Sedimentation
- Extreme precipitation

Vulnerability to these risks of housing occupied by low- and moderate-income households

The assessment conducted by the City of Tacoma focused on built infrastructure vulnerability within four systems:

- Surface water systems: gravity conveyance pipes, streams and other open channel conveyances,

major holding basins, and pump stations.

- Wastewater systems: gravity conveyance pipes, pump stations, force mains, and treatment plants.
- Transportation systems: city-owned streets and bridges as well as state routes that lie within the study focus areas.
- Solid waste systems: the closed Tacoma Landfill.

Residents ability to cope with and respond to climate change risks in the region depends on a number of factors, including income, social connectivity, and access to support services. Services related to emergency management, public health, and social services also play a critical role in ensuring community resilience and preparedness. The 2016 Tacoma study assessed the vulnerabilities of social systems at the census-block level, in order to identify neighborhoods and “hot spots” of greatest vulnerability to projected flooding, extreme heat, sea level rise, and landslides. While areas populations along the city’s coastlines, West End and North End, are at higher flood risk and higher landslide risk compared to other parts of the Tacoma. South Tacoma and the port area of New Tacoma are also at higher risk. Most of Tacoma’s residential areas are inland and the risk to climate hazards for Tacoma’s social systems and population are extreme heat and inland flooding. Individuals who are sick, disabled, young, or elderly, and those who primarily work outdoors or lack access to cooling or shelter are especially vulnerable to climate impacts. Based on the Needs Assessment conducted for this report it is evident that people of color disproportionately experience higher rates of housing stability and cost burden. Relatively more of the very young and elderly live in the West End and North East areas of the city. These areas also have fewer medical facilities than other areas, such as New Tacoma.

The Pierce County Sustainability Plan 2020 identifies four climate change impact issue areas that highlight the vulnerability of low- income households to climate change in the region. The four climate change impact areas include:

- Extreme heat is particularly dangerous for certain populations, such as seniors, the immune- compromised and young children and calls for increasing awareness of and access to cooling centers in low-income areas where people are less likely to be able to afford air conditioners.
- Air quality impacted by wood smoke, including from wildfires, can cause or worsen asthma and Chronic Obstructive Pulmonary Disease (COPD). Additionally, wood smoke can worsen heart disease and lead to a greater risk of stroke. Poor air quality is particularly dangerous for certain groups such as seniors, children and people suffering from cardiovascular or pulmonary conditions. While a number of factors contribute to chronic illnesses such as heart disease and COPD, social determinants of health such as income, limited access to quality housing, and limited access to health services increases low-income households exposure and vulnerability to chronic illnesses that are exacerbated by environmental factors resulting from climate change.
- Flooding poses increased intensity and frequency of floods occurring outside of the typical season.
- Significant increases in overall rain could lead to more urban flooding in areas previously not identified as flood zones. Increased floodwaters also increase the risk for bacteria or mold,

making communities most likely to experience flooding and older properties that may already be susceptible to such environmental hazards particularly vulnerable.

- Increased population creates more demand on limited water supplies. Increased nutrient loading to lakes, combined with warmer temperatures, can cause increase in toxic algae growth. Increased runoff may cause increased flooding in lowland areas of the County, in areas such as the City of Lakewood. Increased runoff also increases pathogen levels in surface water, which could affect marine and freshwater bodies and increase risk of waterborne illnesses. Low income communities that rely on affected waters for their food and livelihood are particularly vulnerable with limited alternatives to using affected waters.

Strategic Plan

SP-05 Overview

This strategic plan sets priority needs and goals for the City of Tacoma and the City of Lakewood over the next five years.

Tacoma and Lakewood are a HOME Consortium and prepared a shared Strategic Plan with shared elements. This Strategic Plan outlines ways both communities can be responsive to priority needs over the next five years by continuing other long-standing approaches. Each city will continue to prepare Annual Action Plans unique to their respective jurisdiction. Tacoma, through the Tacoma Community Redevelopment Authority, administers the HOME Consortium funds.

Since its last Consolidated Plan, the City of Tacoma completed its *Affordable Housing Action Strategy* as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all.

Tacoma aims to build on the strategic direction outlined in its *Affordable Housing Action Strategy*, among other local and regional plans, to dramatically increase its investments in new rental and homeownership opportunities and establish broader anti-displacement measures.

Notably, in Lakewood, there's an ongoing need for a wide range of public improvements. Capital improvements projects identified by Lakewood Public Works include extensive road construction and improvements; citywide safety improvements to signalize intersections; extensive improvements to construct sidewalks, curbs, gutters and provide street lighting; and additional provision of sewer services and connections. to parks and recreational facilities, community facility renovations and access to improved transportation options and support.

The priority needs and goals in the Strategic Plan reflect community input; past studies and plans; data analysis; and direction from both cities' elected leaders. Tacoma City Council sets funding priorities every two years for use of federal entitlement funds, and Lakewood City Council sets these goals annually.

General priorities are aligned with the Consolidated Plan and opportunities to leverage funds from other sources when possible. Priorities further reflect direction in four broad areas: housing, community development, economic development, and public services. The order of these priorities is determined based on broader opportunities and needs within each jurisdiction. Public services in both cities are also supported with General Fund dollars.

SP-10 Geographic Priorities

Geographic Area

The cities will continue to focus improvements on areas with concentrations of low-income households. At the same time, both Tacoma and Lakewood recognize the advantage of making targeted, and sometimes sustained, investments in specific neighborhoods to make a noticeable and sustainable difference in a neighborhood.

There are currently no designated or HUD-approved geographic target areas in Lakewood. In Lakewood, the city has made a concerted effort to align its activities with needs and strategic locations, such as the areas with older or blighted properties or around community assets, such as schools and Lakeview Station. The city will continue to focus on underserved neighborhoods, such as Tillicum, Springbrook, and Woodbrook. In the past, this focus has resulted in improved infrastructure (sewers, sidewalks, roads, parks), new housing opportunities (in partnership with Tacoma-Pierce County Habitat for Humanity and Homeownership Center of Tacoma), blight removal, and delivery of services at the Tillicum Community Center in Tillicum.

SP-25 Priority Needs

Priority Needs

Priority need	Priority level	Description	Population(s)	Associated goals
Housing instability among residents, including homelessness	HIGH	Using severe cost-burden as a proxy for housing stability, 17,319 renters and 5,888 owners in Tacoma and Lakewood are living in unstable housing situations. These households pay at least half of their income toward housing costs each month. Housing instability is most acute among extremely low-income households. Nearly seven out of ten Tacoma and Lakewood extremely low-income households experience at least one severe housing problem.	<ul style="list-style-type: none"> • Extremely low-income households • Very low-income households • Immigrants • Seniors • People of color • Persons living with disabilities • Persons experiencing homelessness 	<ul style="list-style-type: none"> • Stabilize existing residents • Prevent and reduce homelessness • Increase availability of accessible, culturally competent services • Provide resources for urgent community needs (e.g., disaster) (Tacoma only)
Limited supply of diverse, affordable rental and homeownership opportunities	HIGH	In Tacoma, there are the fewest housing options (across both the rental and ownership market) for the lowest income households. In Lakewood, this pattern holds true in the rental market, with only five percent of rental units affordable to households at 30% AMI or less.	<ul style="list-style-type: none"> • Extremely low-income households • Very low-income households • Immigrants • Seniors • People of color • Persons living with disabilities • Persons experiencing homelessness 	<ul style="list-style-type: none"> • Increase diverse rental and homeownership opportunities
Need for accessible, culturally competent services	HIGH	The need for services—ranging from case management, economic and workforce development—to complement housing activities was	<ul style="list-style-type: none"> • Extremely low-income households • Very low-income households 	<ul style="list-style-type: none"> • Prevent and reduce homelessness

		consistently cited through past studies and community engagement activities. Stakeholders shared that people with limited English proficiency often do not use existing programs or resources due to language barriers. Transportation serves as another barrier, underscoring the need to deliver services in accessible places.	<ul style="list-style-type: none"> • Immigrants • Seniors • People of color • Persons living with disabilities • Persons experiencing homelessness 	<ul style="list-style-type: none"> • Increase availability of accessible, culturally competent services
Need for safe, accessible homes and facilities	HIGH	Tacoma has a large share of both owner- and renter-occupied units that were built before 1950 (40% of owner units and 34% of renter units). Units in Lakewood were most commonly built between 1950 and 1979, with 60% of the owner-occupied units and 64% of the renter-occupied units built in that time period. In Lakewood, at the neighborhood level there is an ongoing need for basic infrastructure, such as sewers; improvements to parks and recreational facilities, community facility renovations; and access to improved transportation options and support.	<ul style="list-style-type: none"> • Extremely low-income households • Very low-income households • Immigrants • Seniors • People of color • Persons living with disabilities • Persons experiencing homelessness 	<ul style="list-style-type: none"> • Support high-quality public infrastructure improvements • Increase diverse rental and homeownership opportunities
<i>High priority = Activities that will be funded with federal funds, either alone or in conjunction with other public or private funds, to address priority needs during the strategic plan program years.</i>				

Priority Needs Summary

Priority Needs

Tacoma and Lakewood will use its federal entitlement funds to address the following four priority needs over the next five years, each a high priority:

1. Housing instability among residents, including homelessness
2. Limited supply of diverse rental and homeownership opportunities
3. Need for accessible, culturally competent services
4. Need for safe, accessible homes and facilities

Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. These needs have been well-documented in complementary local and regional studies and planning efforts over the last several years: *Five-Year Plan to End Homelessness* (2019); *Lakewood Human Services Needs Analysis Report* (2014); *Tacoma Human Services Strategic Plan* (2015-2019); *Tacoma Affordable Housing Action Strategy* (2019); *Tacoma 2025*; and *OneTacoma*, to name a few.

Priority Populations

The cities of Tacoma and Lakewood are committed to serving the varied needs among low- and moderate- income residents and special populations. The needs outlined in Table below affect populations that are underserved by homes and services in Tacoma and Lakewood today:

- Extremely low-income households
- Very low-income households
- Immigrants
- Seniors
- People of color
- Persons living with disabilities
- Persons experiencing homelessness

These groups increasingly face competition for homes designed to serve their needs, as well as barriers to accessing existing affordable subsidized and unsubsidized homes in both cities. Severe housing problems like severe cost-burdens and overcrowding disproportionately affect householders that identify as Black and African American; Hispanic; and Asian-Pacific Islander.

SP-35 Anticipated Resources

Anticipated Resources

Table below shows the first year of funds based on FY 2020 for the cities of Tacoma and Lakewood and estimated amounts over the remainder of the funding cycle. The amounts assumed to be available in the remaining four years of the plan are based on a combination of strategies.

Estimates for Tacoma assume consistent allocations and program income. Estimates for Lakewood used a more conservative approach, assuming lower annual allocations (consistent with historic trends) and variation in program income.

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 (Tacoma)	Federal	Acquisition; Admin & planning; Economic development; Housing; Public improvements; Public services	\$2,528,421	\$0	\$450,000	\$2,978,421	\$10,113,684	
CDBG (Lakewood)	Federal	Acquisition; Admin & planning; Economic development; Housing; Public improvements; Public services	\$596,006	\$100,000	\$85,058	\$781,064	\$2,000,000	
HOME (Tacoma)	Federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for homeownership; Tenant based rental assistance (TBRA)	\$1,446,351	\$250,000	\$0	\$1,696,351	\$6,785,404	<i>*Consortium including the cities of Tacoma and Lakewood</i>
ESG (Tacoma)	Federal	Conversion and rehab for transitional housing; Financial assistance; Overnight shelter; Rapid rehousing (rental assistance); Rental assistance; Services; Transitional housing	\$220,216	\$0	\$0	\$220,216	\$880,864	
NSP (Lakewood)	Federal	Public improvements	\$0	\$125,000	\$140,000	\$265,000	\$350,000	

Anticipated Resources

Leverage Federal Funds with Additional Resources

In Lakewood, CDBG expenditures leverage funding from multiple sources on nearly all projects, except for homeowner rehabilitation/repair program (Major Home Repair and HOME Housing Rehabilitation). Lakewood coordinates its public improvements closely with capital improvement planning, to leverage planned infrastructure improvements. HOME match requirements for the Consortium are met through multiple sources, including sources such as private grants and donations, Attorney General Funds, and the State Housing Trust Fund.

Use of publicly owned land or property is not anticipated in projects currently planned or underway although if those opportunities arise, such land and property will be included.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible	Role	Geographic
City of Tacoma Community and Economic Development Department	Government	Funding administrator (CDBG, HOME,	Jurisdiction
City of Lakewood Community Development Department	Government	Funding administrator (CDBG)	Jurisdiction
Tacoma Community Redevelopment Authority	Redevelopment	Funding administrator (CDBG,	Jurisdiction

Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In Lakewood, CDBG funds are administered by the Community Development Department, with public oversight by the Council-appointed CDBG Citizen's Advisory Board (CAB). Tacoma and Lakewood receive Home Investment Partnership Program (HOME) funds jointly as a Consortium. The Tacoma Community Redevelopment Authority administers housing programs using both CDBG and HOME funds, with support from City staff.

Availability of services targeted to homeless persons and persons with HIV and mainstream services Table below shows available services in Pierce County and if they are targeted to persons experiencing homelessness or persons with HIV.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	YWCA; Rebuilding Hope Sexual Assault Center (SAC); Tacoma Community House; YWCA; Greater Lakes Mental Healthcare	Oasis Center; LASA	Oasis Center
Legal Assistance	YWCA; Rebuilding Hope SAC; Tacoma Community House	Rebuilding Hope SAC	
Rental Assistance	LASA; YWCA; Network Tacoma	LASA	
Utilities Assistance	LASA; YWCA	LASA	
Street Outreach Services			
Law Enforcement	Great Lakes Mental Healthcare	Greater Lakes Mental Healthcare	
Other Street Outreach Services	St. Leo Food Services		
Supportive Services			
Alcohol & Drug Abuse	Community Health Care; Greater Lakes; YWCA	Greater Lakes	Pierce County AIDS Foundation
Access to Food	Nourish Pierce County; Emergency Food Network; St. Leo Food Connection	Nourish Pierce County; Emergency Food Network; St. Leo Food Connection	
Housing Rehabilitation	Rebuilding Together South Sound		
Employment and Employment Training	Centerforce; LASA	LASA	Oasis Youth Center
Healthcare	Greater Lakes; Lindquist Dental Care; Community Health Care		Pierce County AIDS Foundation
HIV/AIDS			Pierce County AIDS Foundation; Oasis Youth Center
Life Skills	LASA; YMCA; YWCA; Boys & Girls Club Lakewood	Catholic Community Services; LASA	Oasis Youth Center
Mental Health Counseling	Greater Lakes		

Homeless Prevention Services Summary

Service Delivery System

There is an array of agencies providing services in Pierce County covering virtually all areas of need, including most areas of need for persons who are homeless or at risk of homelessness. Detailed information on service availability is regularly updated (Tacoma-Pierce County Coalition to End Homelessness, Member Resource Directory). The service delivery system continues to improve, resulting in a more efficient and effective way to serve persons experiencing homelessness. Persons experiencing homelessness can access the countywide Coordinated Entry system through multiple points: 1) Call United Way at 2-1-1 for live support or set-up an appointment; 2) speak with a Mobile Outreach team member; or 3) Drop-in to facilities for a same-day conversation.

Strengths and Gaps of the Service Delivery System

There is considerable coordination between agencies. Agencies and organizations in Lakewood participate in the countywide Coordinated Entry system and use the Homeless Crisis Response System Prioritization policies to assess the needs of persons experiencing homelessness and prioritize them for a referral to a housing program in the Homeless Management Information System (HMIS). This system creates a centralized way for persons experiencing homelessness to access the help they need and enables service providers to track clients following their intake assessment—closing a gap in the formerly used Centralized Intake System. It also provides a transparent, consistent way for service providers to prioritize access to housing programs.

Overwhelmingly the gaps can be attributed to lack of resources to meet the needs. Services are available, but there is not enough relative to the needs that exist for emergency, rapid re-housing, and permanent housing solutions.

The *Five-Year Plan to End Homelessness* (2019) prepared by the Pierce County Continuum of Care Committee; *Human Services Needs Analysis Report* (2014) prepared by the City of Lakewood; and the City of Tacoma *Human Services Strategic Plan* (2015-2019) are among key reports identifying gaps in services and strategies to meet the needs.

Overcoming Gaps in the Institutional Structure and Service Delivery System

Strong coordination and process improvements two strategies being used and will continue to be used between 2020 and 2024 to overcome the gaps in the institutional delivery system.

Lakewood will continue to participate in the Lakewood/Tacoma/Pierce County Continuum of Care and other collaborations to identify strategies to strengthen the service delivery system. Tacoma is implementing strategies to align the contracted providers' systems to streamline services and

enhance them. The city both requires some service providers to meet quarterly to address service gaps and identify opportunities to leverage resources and convene other service providers for the same purpose. Representatives from Lakewood serve on the subcommittees for SHB2163 and SHB2060 that establish policies and funding priorities for use of document recording fees set by state legislation. Human services are funded in Lakewood with general funds, guided by strategic plans. Decisions on use of funds and priorities are coordinated across Lakewood, Tacoma, and agencies in Pierce County.

SP-45 Goals

Through its activities in this funding cycle, Tacoma and Lakewood seek to achieve the following goals: Stabilize existing residents (including housing, economic, and emergency stabilization)

- Increase diverse rental and homeownership opportunities
- Prevent and reduce homelessness
- Increase availability of accessible, culturally competent services
- Support high-quality public infrastructure improvements
- Provide resources for urgent community needs (e.g., disaster) (Tacoma only)

Increasing the supply of rental and homeownership opportunities (including the accessibility and type of homes available); stabilizing residents experiencing homelessness or experiencing displacement pressure; incorporating culturally competent practices into services; and improving public infrastructure to foster safer, more accessible places will help achieve the strategic objectives of Tacoma's *Affordable Housing Action Strategy*, which are to:

1. create more homes for more people;
2. keep housing affordable and in good repair;
3. help people stay in their homes and communities; and
4. reduce barriers for people who often encounter them.

Tacoma and Lakewood estimate they will be able to serve nearly 66,000 low- and moderate-income persons and 2,600 households through its programs between 2020 and 2024.

Goal summary is listed below.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stabilize existing residents	2020	2024	Rehabilitation Homelessness Non-housing community development	Citywide	Housing instability Safe, accessible homes and facilities Accessible, culturally competent services	CDBG NSP	Tacoma: 36 jobs created or retained 2–3 businesses assisted Lakewood: 5 jobs created or retained 3 business assisted 10-12 blighted properties demolished 50 households assisted with rehabilitation 50 households assisted with tenant-based rental assistance
2	Increase diverse rental and homeownership opportunities	2020	2024	Production Rehabilitation	Citywide	Limited supply of rental and homeownership opportunities Safe, accessible homes and facilities	HOME CDBG	Tacoma: 735 households or housing units Lakewood: 30 households or housing units

3	Prevent and reduce homelessness	2020	2024	Homelessness	Citywide	Housing instability Accessible, culturally competent services	CDBG ESG	Tacoma: 1,605 households assisted with homelessness services Lakewood: 25 households assisted with emergency rental assistance
4	Increase availability of accessible, culturally competent services	2020	2024	Homelessness Non-housing community development	Citywide	Housing instability Accessible, culturally competent services	CDBG ESG	Tacoma: 28,120 persons assisted with homelessness services Lakewood: 250 persons assisted with services activities
5	Support high-quality public infrastructure improvements	2020	2024	Non-housing community development	Citywide	Safe, accessible homes and facilities	CDBG	Tacoma: 12,000 persons benefit from public infrastructure improvements Lakewood: 25,775 persons benefit from public infrastructure improvements

6	Provide resources for urgent community needs (e.g., disaster) (Tacoma only)	2020	2024	Rehabilitation Homelessness Non-homeless special needs Non-housing community development	Citywide	Housing instability	CDBG	Tacoma: TBD (assessed as needs arise)
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Goals Summary

Goal Descriptions

- HOME and CDBG funds used in combination in Tacoma will assist 735 low- and moderate-income households through the production of new homes for owners and renters and rehabilitation of rental and homeownership units to increase their habitability and accessibility. The *Affordable Housing Action Strategy* aims for a portion of new units produced in Tacoma by 2028 to serve extremely low- income households.
- HOME funds used in Lakewood will assist 20 low-and moderate-income households and another 50 low-and moderate-income households will be assisted using CDBG funds to support home rehabilitation and homeownership programs.
- HOME funds will be used in Lakewood to provide tenant-based rental assistance to 50 households emphasizing assistance to priority populations, including seniors, people of color, persons with disabilities, and the low- and very low-income.
- CDBG funds will be used to support businesses and job creation, with a goal to assist up to 3 businesses and create or retain 36 jobs in Tacoma and 5 jobs in Lakewood.
- CDBG-funded public infrastructure improvements will benefit 12,000 persons in Tacoma and 25,775 persons in Lakewood.
- CDBG and ESG funds will assist 1,605 households and 28,120 persons through homelessness services, such as rapid re-housing and emergency shelter in Tacoma, and 35 households in Lakewood through CDBG-funded emergency assistance for displaced residents and another 20 persons assisted with stabilization services, fair housing assistance, and other culturally competent services.

SP-60 Homelessness Strategy

The primary goal of the 2012 Tacoma/Lakewood/Pierce County Continuum of Care Plan to End Homelessness is to provide a system of centralized entry, intake and referral. Accomplishments from this plan include:

- Increasing access to the Homeless Crisis Response System by moving from a centralized intake system with one entry point to a coordinated entry system.
- Helping hundreds of people facing a housing crisis find their own solution through a Housing Solutions Conversation to avoid entering the Homeless Crisis Response System.
- Prioritize permanent housing interventions for those who are hardest to house and least likely to achieve stability without support
- Increase access to housing by making the program eligibility consistent system wide.

Building off the successes, the Continuum of Care Committee (CoC), also known as The Road Home, formed to identify five-year goals and strategies to address homelessness across the county:

1. Housing – Maximize the use of existing housing while advancing for additional housing resources and more affordable housing
2. Stability – Support the stability of individuals experiencing homelessness and those recently housed
3. System and Service Improvements – Create a more responsive, accessible Homeless Crisis
4. Response System
5. Community Partners – Optimize and leverage internal and external partnerships to better prevent and address homelessness
6. The Continuum of Care – Grow awareness of the CoC’s purpose and plan, and serve as a central advocacy and coordinating body for addressing homelessness in Pierce County¹.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter can be the first step towards stability and should be made available to anyone in need. However, some shelter beds remain empty due to lack of coordination and data sharing across shelters. A goal of the CoC is to reduce the average length of stay in temporary housing projects, including emergency shelter, transitional housing, and save havens, to less than 90 days. To meet this goal, the first strategy is to create a task force to include current and potential shelter and transitional housing providers, experts, local funders, and Pierce County Coalition to End Homelessness. Persons transitioning out of homelessness often have a variety of needs including behavioral health and mental health care, employment, education, childcare and parenting support, legal support, and more. To increase the chances of maintaining permanent housing for more than two years after exiting the Homeless Crisis Response System, a “care coordination” model that provides a wraparound service when a household first enters the system following then following a move to permanent housing is a key strategy.

¹ Tacoma, Lakewood, Pierce County Five-Year Plan to Address Homelessness, December 2019.

Supporting groups experiencing homelessness transition to permanent housing and independent living.

1. Goal to help chronically homeless individuals and families: 90 percent of chronically homeless individuals remain housed two years after securing permanent housing.
2. Goal to help Veterans: 90 percent of homeless veterans to remain housed two years after securing permanent housing. Strategies to achieve this goal are:
3. Goal to help youth (ages 12-24): 90 percent of homeless youth remain housed two years after securing permanent housing. Strategies to achieve this goal are:
4. Goal to help families with children: 90 percent of homeless families remain housed two years after securing permanent housing. Strategies to achieve this goal are:
5. Goal to help survivors of domestic violence: 90 percent of homeless families remain housed two years after securing permanent housing.

Supporting low-income individuals and families avoid becoming homeless

THA will expand the Elementary School Housing Assistance Program to other elementary schools. Continue the expansion of the College Housing Assistance Program (CHAP). Started as a pilot program at Tacoma Community College (TCC), CHAP provided tenant-based rental assistance to homeless and near homeless students enrolled at the college. The program has grown to include homeless and near homeless students enrolled at the University of Washington – Tacoma. THA hopes to partner with other education partners to support students by leveraging housing dollars to provide housing and other student supports. THA, and its education partners, will expand the program to serve homeless high school students and incarcerated students who are beginning their coursework at TCC.

SP-65 Lead-Based Paint Hazards

Actions to address lead based paint hazards and increase access to housing without 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 federally funded 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.

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 test 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. Much of the housing stock in Lakewood was constructed prior to 1978. While not exclusively the case, older units with irregular maintenance may pose a risk to residents. Housing repair projects favor lower-income households by virtue of their eligibility, and at-risk housing units by virtue of their affordability (condition and age). Lakewood provides information on lead-safe practices to households involved in the repair programs and have brochures in the City offices for the general public on the dangers of lead and the importance of safe practices.

Lead-safe practices are required in all rehabilitation programs where housing was constructed prior to 1978, as described above.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs, and Policies for Reducing the Number of Poverty-Level Families.

The cities will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty.

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 of increasing diverse rental and homeownership opportunities includes projects that will provide new housing to lower income households, some with ongoing subsidy and support. Decreasing the share that a household spends on their home is one significant way of increasing their ability to pay for other necessities, such as transportation, healthcare, and food, or save for the future. Down payment assistance programs, along with housing counseling, will allow households to become homeowners and build their wealth. Housing repair programs allow persons to live in safer housing and improve the neighborhood. Funds used to acquire blighted properties and replace them with new homeownership opportunities, since ownership creates avenues out of poverty for low-income buyers and increases the value of neighboring properties.

The goal of preventing and reducing homelessness focuses on households living in poverty. Household-focused and individual-focused case management, coupled with rapid rehousing can eliminate periods of debilitating homelessness and rebuild attachment to the community, productive employment and education, all of which are challenged during periods of homelessness.

The goal of supporting high-quality public infrastructure and increasing the availability of accessible, culturally competent services also has the capacity to help households and neighborhoods out of poverty. Investing in infrastructure and aligning services with community needs can help revitalize neighborhoods and make them more attractive to other investment and businesses providing jobs. Projects fund façade improvements and small business development directly, some through revolving loan funds, all of which result in jobs for lower-income persons, some of whom enter the programs from poverty.

Further, CDBG, HOME and ESG funds leverage additional monies to address the same issues. Projects are also the result of long collaborations between agencies and partners, including Pierce County, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, the Tacoma Housing Authority and the Pierce County Housing Authority. Funding from other sources – local, state, federal, foundations, private donors – are coordinated for the best benefit given continually declining federal resources. Major barriers to achieving reductions in the number of households in poverty are limited resources (including funding) and broad changes in local economies beyond control of the cities.

Coordination Among Poverty Reducing Goals, Programs, and Policies

There has been a lot of work in the cities of Tacoma and Lakewood, Pierce County, and the region to coordinate anti-poverty strategies with affordable housing planning initiatives. These initiatives aim to lower the overall cost of housing for residents or increase their earnings (or both), and in turn increase their ability to pay for other critical necessities and 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 is looking at regional growth and economic development, as well as equal access to opportunities.

SP-80 Monitoring

Remote monitoring

Desk monitoring will consist of close examination of periodic reports submitted by subrecipients or property owners for compliance with program regulations and subrecipient agreements as well as compliance with requirements to report on progress and outcome measures specific to each award. As a condition of loan approval, the Tacoma Community Redevelopment Authority (TCRA) may have imposed additional requirements in the form of targeted set-asides (e.g., homeless units). Document review will occur at least annually and more frequently if determined necessary. Wherever possible, problems are corrected through discussions or negotiation with the subrecipient. As individual situations dictate, additional desk monitoring, onsite monitoring, and/or technical assistance is provided.

Timing and frequency of onsite monitoring depends on the complexity of the activity and the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. More frequent visits may occur depending on identification of potential problems or risks. The purpose of monitoring, which can include reviewing records, property inspections, or other activities appropriate to the project, is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful implementation and completion of the activity.

Specific emphasis is placed on compliance with certifications submitted with the Consolidated Plan to the U.S. Department of Housing and Urban Development, specifically Section 3 and program-specific certifications for CDBG, HOME, and ESG (Tacoma only).

Onsite monitoring

TCRA will contract with an independent third-party inspection company to conduct onsite inspections of its rental housing portfolio. The purpose of the inspections is to ensure that rental housing meets or exceeds the Uniform Physical Condition Standards (UPCS). Inspections of each property will take place at least every three years.

City of Lakewood staff will conduct onsite monitoring of CDBG subrecipients as necessary.

Expected Resources

AP-15 Expected Resources

The table below shows the expected available resources in Lakewood for 2020. Estimates for the remaining years used a more conservative approach, assuming lower annual allocations (consistent with historic trends) and variation in program income.

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	Federal	Acquisition; Admin & planning; Economic development; Housing; Public improvements; Public services	\$596,006	\$100,000	\$85,058.27	\$781,064.27	\$2,000,000	
HOME	Federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for homeownership, and tenant-based rental assistance	\$331,627	\$50,000	\$0	\$381,627	\$1,300,000	
NSP	Federal	Public improvements	\$0	\$125,000	\$140,000	\$265,000	\$350,000	

Priority Table

Leverage Federal Funds

In Lakewood, CDBG expenditures leverage funding from multiple sources on nearly all projects, except for homeowner rehabilitation/repair program (Sewer/Major Home Repair and HOME Housing Rehabilitation). Lakewood coordinates its public improvements closely with capital improvement planning, to leverage planned infrastructure improvements. HOME match requirements for the Consortium are met through multiple sources, including sources such as private grants and donations, commercial lending, Attorney General Funds, and the State Housing Trust Fund.

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

Use of publicly owned land or property is not anticipated in projects currently planned or underway although if those opportunities arise, such land and property will be included.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Stabilize existing residents	2020	2024	Rehabilitation Homelessness Non-housing community development	Citywide	Housing instability Safe, accessible homes and facilities Accessible, culturally competent services	CDBG NSP	Lakewood: 5 jobs 3 business assisted 10-12 blighted properties demolished Households assisted with rehabilitation Households assisted with tenant- based rental assistance
Increase diverse rental and homeownership opportunities	2020	2024	Production Rehabilitation	Citywide	Limited supply of rental and homeownership opportunities Safe, accessible homes and facilities	CDBG HOME	Lakewood: 20 households or housing units
Prevent and reduce homelessness	2020	2024	Homelessness	Citywide	Housing instability Accessible, culturally competent services	CDBG	Lakewood: 25 households
Increase availability of accessible, culturally competent services	2020	2024	Homelessness Non-housing community development	Citywide	Housing instability Accessible, culturally competent services	CDBG	Lakewood: 20 persons assisted

Support high-quality public infrastructure improvements	2020	2024	Non-housing community development	Citywide	Safe, accessible homes and facilities	CDBG	Lakewood: 25,775 persons benefit from public infrastructure improvements
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Goal Summary

The City of Lakewood will aim to implement its federal funds in 2020 to accomplish the following goals:

- ***Stabilize existing residents*** – Through funds for critical home repairs and sewer connections to homeowners; demolition or clearance of dangerous buildings; and tenant-based rental assistance.
- ***Increase diverse rental and homeownership opportunities*** – Through funds for down payment and other related costs to homebuyers; services such as homeownership counseling; the construction of new affordable housing units using the Affordable Housing Trust Fund administered by TCRA; and rehabilitation of existing single-family homes to maintain existing affordability and to create new homeownership opportunities.
- ***Prevent and reduce homelessness*** – Through funds 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 non- housing community development services activities, including fair housing assistance.

Goal Descriptions

The City of Lakewood will aim to implement its federal funds in 2020 to accomplish the following goals:

- ***Stabilize existing residents*** – Through funds for critical home repairs and sewer connections to homeowners; demolition or clearance of dangerous buildings; rental safety inspections; and financial and technical assistance for small businesses.
- ***Increase diverse rental and homeownership opportunities*** – Through funds for down payment and other related costs to homebuyers; services such as homeownership counseling; the Affordable Housing Trust Fund administered by TCRA; and rehabilitation of existing single-family homes to create new homeownership opportunities.
- ***Prevent and reduce homelessness*** – Through funds for emergency rental assistance for renters who have been displaced through no fault of the own.
- ***Support high-quality public infrastructure improvements*** – Through funds for high-quality infrastructure improvements that improve pedestrian safety and make important connections to community facilities, such as schools and parks.

AP-35 Projects

Table below shows the projects that Tacoma will undertake in 2020 with its federal entitlement funds.

#	Project Name
1	Administration
2	Major Home Repair/Sewer Loan Program
3	NSP Dangerous Buildings Abatement Program
4	Emergency Assistance for Displaced Residents
5	CDBG Funding of HOME Housing Services
6	HOME Administration – Tacoma only (10%) *
7	HOME Down Payment Assistance*
8	HOME Affordable Housing Fund*
9	HOME Housing Rehabilitation Program*
10	HOME Tenant-Based Rental Assistance

Project Information

**Projects funded with HOME funds are included under the City of Tacoma in IDIS*

Allocation Priorities and Obstacles to Addressing Underserved Needs

The allocation priorities are based on a combination of factors identified through a planning and public participation process: direction from elected leaders; input from community members; ability to serve priority needs among Lakewood residents; alignment with strategic locations, such as schools and the Lakeview Transit Center; and ability to leverage additional local and state funding.

Lakewood City Council has adopted the following policy priorities to guide CDBG- and HOME-funded activities in 2020:

- Housing
- Physical infrastructure
- Public services
- Economic development

The primary obstacle to addressing underserved needs is declining resources relative to growing needs in Lakewood. While the city has approved funding for more local resources, the city's low- and moderate-income population living in qualifying block groups has largely remained the same over time². Another barrier is the mismatch between local market conditions and maximum house values allowed by federal programs. In Lakewood, this mismatch has meant that many seniors in need who have lived in their home for extended periods of time, have seen house values increase to a point where the City is unable to assist those households with federal funding because their home valuation has long exceeded HUD's maximum home valuation limitations.

Lakewood will continue to coordinate across its departments, local and regional partners, its regional HUD field office, and community members to address any obstacles that arise and maximize its limited federal dollars.

² Based on a comparison of the number of low- and moderate income people in Lakewood using 2006-2010 American Community Survey Estimates and 2011-2015 American Community Estimates via www.hudexchange.info/programs/cdbg/cdbg-low-moderate-income-data/.

AP-38 Project Summary

Project Summary Information

1	Project name	CDBG Administration
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> • Stabilize existing residents • Increase diverse rental and homeownership opportunities • Prevent and reduce homelessness • Support high-quality public infrastructure improvements
	Needs addressed	<ul style="list-style-type: none"> • Housing instability among residents, including homelessness • Limited supply of diverse rental and homeownership opportunities • Need for accessible, culturally competent services • Need for safe, accessible homes and facilities
	Funding	CDBG: \$119,201
	Description	Administration to implement and manage the Consolidated Plan funds
	Location description	N/A
	Planned activity	Administration, management, coordination, monitoring, evaluation, environmental review, and labor standards enforcement by the City of Lakewood
	Target date	July 1, 2020 – June 30, 2021

	Goal indicator	N/A
2	Project name	Major Home Repair/Sewer Loan Program
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> • Stabilize existing residents • Increase diverse rental and homeownership opportunities
	Needs addressed	<ul style="list-style-type: none"> • Housing instability among residents, including homelessness • Need for safe, accessible homes and facilities
	Funding	CDBG: \$606,863.07 (includes \$40,058.27 in reprogrammed funding and \$100,000 in anticipated program income)
	Description	Program that provides home repair and/or sewer connections to eligible low-income homeowners
	Location description	Citywide
	Planned activity	Side sewer connections to sewer main; decommissioning of septic systems; roofing; architectural barrier removal; plumbing; electrical; weatherization; major systems replacement/upgrades; and general home repairs for low-income homeowners
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	10 - 11 housing units/households assisted
3	Project name	NSP1 Dangerous Buildings Abatement Program

	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> Stabilize existing residents Increase diverse rental and homeownership opportunities
	Needs addressed	<ul style="list-style-type: none"> Limited supply of diverse rental and homeownership opportunities Need for safe, accessible homes and facilities
	Funding	NS1 Prior Year: \$265,000
	Description	Program that addresses dangerous buildings that have been foreclosed, abandoned or are vacant
	Location description	Citywide
	Planned activity	Demolition/clearance of dangerous buildings and related costs.
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	2-3 buildings demolished or dangerous conditions abated
4	Project name	Emergency Assistance for Displaced Residents
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> Stabilize existing residents Prevent and reduce homelessness
	Needs addressed	<ul style="list-style-type: none"> Housing instability among residents, including homelessness Need for accessible, culturally competent services
	Funding	CDBG: \$45,000 (reprogrammed funding)
	Description	Program that provides emergency rental assistance to displaced residents

	Location description	Citywide
	Planned activity	Relocation assistance; first's month rent; or security deposits
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	15 households assisted
5	Project name	CDBG Funding of HOME Housing Services
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> Stabilize existing residents
	Needs addressed	<ul style="list-style-type: none"> Limited supply of diverse rental and homeownership opportunities Need for accessible, culturally competent services
	Funding	CDBG: \$10,000
	Description	Housing services in support of HOME Program
	Location description	Citywide
	Planned activity	Program administration and housing services in support of HOME Program
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	2 households assisted
6	Project name	Home Administration – Tacoma only (10%) *
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> Stabilize existing residents

		<ul style="list-style-type: none"> • Increase diverse rental and homeownership opportunities • Prevent and reduce homelessness • Support high-quality public infrastructure improvements
	Needs addressed	<ul style="list-style-type: none"> • Housing instability among residents, including homelessness • Limited supply of diverse rental and homeownership opportunities • Need for accessible, culturally competent services • Need for safe, accessible homes and facilities
	Funding	HOME: \$33,163
	Description	Administration to implement and manage Consolidated Plan funds.
	Location description	N/A
	Planned activity	Administration, management, coordination, monitoring, evaluation, environmental review, and labor standards enforcement by the City of Tacoma
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	N/A
7	Project name	HOME Down Payment Assistance*
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> • Increase diverse rental and homeownership opportunities
	Needs addressed	<ul style="list-style-type: none"> • Limited supply of diverse rental and homeownership opportunities
	Funding	HOME: \$20,000 Program Income

	Description	Program that provides down payment assistance to eligible low-income homebuyers
	Location description	Citywide
	Planned activity	Down payment assistance and related costs, including housing counseling services
	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	1 household assisted
8	Project name	HOME Affordable Housing Fund*
	Target area	N/A
	Goals supported	<ul style="list-style-type: none"> • Stabilize existing residents • Increase diverse rental and homeownership opportunities • Prevent and reduce homelessness
	Needs addressed	<ul style="list-style-type: none"> • Housing instability among residents, including homelessness • Limited supply of diverse rental and homeownership opportunities • Need for safe, accessible homes and facilities
	Funding	HOME: \$150,000
	Description	Funding for a local affordable housing fund
	Location description	Citywide
	Planned activity	Acquisition; construction; and/or rehabilitation of affordable housing for low-income rentals and/or to facilitate new homeownership opportunities

	Target date	July 1, 2020 – June 30, 2021
	Goal indicator	2-3 households assisted (homeownership)
9	Project name	HOME Housing Rehabilitation Program*
	Target area	N/A
	Goals supported	Stabilize existing residents
	Needs addressed	<ul style="list-style-type: none"> Housing instability among residents, including homelessness Need for safe, accessible homes and facilities
	Funding	HOME: \$50,000 Program Income
	Description	Loan program to assist eligible low-income homeowners with housing rehabilitation
	Location description	Citywide
	Planned activity	Architectural barrier removal; plumbing; electrical; weatherization; major systems replacement/upgrades; and general home repairs for low-income homeowners
	Target date	July 1, 2020 – June 30, 2022
	Goal indicator	2 housing units/households assisted
10	Project name	HOME Tenant-Based Rental Assistance Program*
	Target area	N/A
	Goals supported	Stabilize existing residents

	<i>Needs addressed</i>	<ul style="list-style-type: none"> Housing instability among residents, including homelessness Need for safe, accessible homes and facilities
	<i>Funding</i>	HOME: \$148,464
	<i>Description</i>	Tenant-Based Rental Assistance (TBRA) program to assist eligible renters, emphasizing assistance to priority populations, including seniors, people of color, persons with disabilities, and the low- and very low-income
	<i>Location description</i>	Citywide
	<i>Planned activity</i>	Tenant-based rental assistance for low- and very low-income households
	<i>Target date</i>	July 1, 2020 – June 30, 2022
	<i>Goal indicator</i>	25 households assisted

AP-50 Geographic Distribution

Geographic Areas of Entitlement

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.

Lakewood will continue to look 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. 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 Census Tract.

For all other funding, the City has not identified specific targeted areas; programs are open to eligible low- and moderate-income individuals citywide.

AP-65 Homeless and Other Special Needs Activities

The Continuum of Care Committee (CoC), also called The Road Home, is a body formed and convened to identify five-year goals and strategies to address homelessness across Pierce County. The CoC developed a five-year strategic plan. The strategic priority areas were informed by engaging input by those who experience homelessness, champions in other sectors, and the expertise of CoC members who represent a variety of organizations that connect people experiencing homelessness. The five strategic priority areas include:

1. Housing – Maximize the use of existing housing while advancing for additional housing resources and more affordable housing
2. Stability – Support the stability of individuals experiencing homelessness and those recently housed
3. System and Service Improvements – Create a more responsive, accessible Homeless Crisis
4. Response System
5. Community Partners – Optimize and leverage internal and external partnerships to better prevent and address homelessness
6. The Continuum of Care – Grow awareness of the CoC’s purpose and plan to serve as a central advocacy and coordinating body for addressing homelessness in Pierce County³.

One-Year Goals and Actions for Reducing and Ending Homelessness

Help people coming to Coordinated Entry compile the necessary documentation for any housing scenario, and strongly encourage participation in the Renters Readiness program.

- Train Coordinated Entry providers on the housing and economic resources outside of the formal Homeless Crisis Response System so they can educate people who are homeless and would benefit from these resources but who do not qualify for a housing referral.
- Increase coordination between service providers and Tacoma and Pierce County Housing Authorities to ensure that people who are homeless and have a housing voucher are supported in using it successfully.
- Engage street outreach providers, including the VA, in a learning collaborative to coordinate data, improve street outreach practices, and ensure the entire county is being covered.
- Create standard operating procedures for street outreach teams across the county
- Establish a flexible fund for use by street outreach staff to support the basic needs of the people they serve, which is often the first step in getting them to move to a more positive outcome.
- Conduct a needs assessment to determine where the greatest unmet needs exist in the county and develop a plan to expand distribution of homeless services accordingly.
- Recruit service providers to develop, implement, and manage by-name lists by population
- Identify, coordinate, and align with existing efforts to address homelessness in all relevant sectors (e.g. health care, criminal justice, foster care, workforce development, transportation, education, business).

³ Tacoma, Lakewood, Pierce County Five-Year Plan to Address Homelessness, December 2019.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter can be the first step towards stability and should be made available to anyone in need. However, some shelter beds remain empty due to lack of coordination and data sharing across shelters. A goal of the CoC is to reduce the average length of stay in temporary housing projects, including emergency shelter, transitional housing, and save havens, to less than 90 days. To meet this goal, the first strategy is to create a task force to include current and potential shelter and transitional housing providers, experts, local funders, and Pierce County Coalition to End Homelessness.

Persons transitioning out of homelessness often have a variety of needs including behavioral health and mental health care, employment, education, childcare and parenting support, legal support, and more. To increase the chances of maintaining permanent housing for more than two years after exiting the Homeless Crisis Response System, a “care coordination” model that provides a wraparound service when a household first enters the system following then following a move to permanent housing is a key strategy.

Helping homeless persons make the transition to permanent housing and independent living

Goal to help chronically homeless individuals and families: 90 percent of chronically homeless individuals remain housed two years after securing permanent housing.

Strategies to towards achieving this goal:

- Create an easier access to economic resources that can support housing stability for chronically homeless individuals
- Ensure case managers are connecting chronically homeless individuals who are entering housing with all mainstream benefits available to them
- Increase the number of individuals within the county who are certified in
- Supplemental Security Income/Social Security Disability Insurance Outreach Access and Recovery (SOAR) and are actively connecting chronically homeless individuals entering permanent supportive housing and rapid rehousing with their federal benefits
- Increase the use of Foundational Community supports to help chronically homeless individuals stay housed.
- Invest in rapid rehousing providers so that they are prepared to effectively support chronically homeless individuals

Goal to help Veterans: 90 percent of homeless veterans to remain housed two years after securing permanent housing. Strategies to achieve this goal are:

- Encourage the HUD-VASH program contact graduated veterans at the time of voucher recertification and inspection to help with the process for graduation or continuing services; assess case management needs; and determine if increased services are needed to sustain permanent housing.
- Strategically expand delivery of the Renters Readiness program to reach more veterans
- Increase veterans’ access to transportation services to ensure they can obtain and sustain employment and continue to access services once they are housed.
- Support a collaboration between HUD-VASH, the Landlord Liaison Program, Housing Authorities, or to help with landlord engagement around veteran renters
- Conduct research on the feasibility of creating landlord incentives for taking veterans

renters.

- Goal to help youth (ages 12-24): 90 percent of homeless youth remain housed two years after securing permanent housing. Strategies to achieve this goal are:
- Create a “housing coach” program to mentor youth.
- Facilitate housing support groups where youth and young adults maintain existing social connections and develop new ones with peers
- Identify financial resources for use in supporting youth and young adults who qualify as homeless under McKinney Vento
- Identify and grow or develop safe housing options for youth under 18 who cannot sign for their own lease

Goal to help families with children: 90 percent of homeless families remain housed two years after securing permanent housing. Strategies to achieve this goal are:

- Help families access and use existing childcare resources and programs that are community-centered, effective, and culturally responsive
- Identify and pilot innovative approaches to creating affordable, accessible childcare that are being used in other communities nationwide.
- Coordinate with the Tacoma-Pierce County Health Department to create a process for seamlessly connecting families who come to Coordinated Entry with the nearest Family Support Center.
- Goal to help survivors of domestic violence: 90 percent of homeless families remain housed two years after securing permanent housing. Strategies to achieve this goal are:
- Launch and sustain up to 10 new support groups for DV survivors across the county, as a means of helping them remain independently housed and not return to abusive partners.
- Create a DV survivors fund dedicated to helping them leave their abuser(s) and stabilize.

THA will expand the Elementary School Housing Assistance Program to other elementary schools. Continue the expansion of the College Housing Assistance Program (CHAP). Started as a pilot program at Tacoma Community College (TCC), CHAP provided tenant-based rental assistance to homeless and near homeless students enrolled at the college. The program has grown to include homeless and near homeless students enrolled at the University of Washington – Tacoma. THA hopes to partner with other education partners to support students by leveraging housing dollars to provide housing and other student supports. THA, and its education partners, will expand the program to serve homeless high school students and incarcerated students who are beginning their coursework at TCC.

The THA deployed a Property-Based Subsidy program in 2018 using the MTW local, non- traditional use of funds. The program expanded the focus and units will also be available for homeless high school seniors and through permanent supportive housing for chronically homeless Tacomans.

Both Lakewood and Tacoma are participating members of the Continuum of Care whose overall strategy related to the discharge of persons from institutions into homelessness is to provide or broker tailored services and treatment in housing and preventative programs to persons in need.

Agencies work with health and mental health care facilities to find housing for persons being discharged so they are not faced with becoming homeless. The Washington State Department of Corrections will coordinate with the Incarcerated Veterans Program, Metropolitan Development Council, and Associated Ministries Central Intake to prevent discharges into homelessness. Additionally, the CoC works to provide planning for housing and transitional services assistance six months in advance of foster children “aging out” of foster care. The CoC will continue to coordinate information and best practices amongst partner provider organizations and governmental agencies to reduce or prevent incidences of homelessness.

AP-85 Other Actions

Actions planned to address obstacles to meeting underserved needs

Tacoma will continue to coordinate across its departments, local and regional partners, its regional HUD field office, and community members to address any obstacles that arise and maximize its limited federal dollars. It will also continue to implement actions from the city's Affordable Housing Action Strategy to cultivate support for and establish new revenue sources and partnerships (see actions 1.1., 1.9, 1.10, and 2.7) and use its land use tools to support more affordable, diverse housing options (see actions 1.2 and 1.8).

Lakewood will continue to coordinate across its departments, local and regional partners, its regional HUD field office, and community members to address any obstacles that arise and maximize its limited federal dollars.

Actions planned to foster and maintain affordable housing

As described in the Strategic Plan (SP-25 Priority Needs - 91.415, 91.215(a)(2)); through its activities in this funding cycle, Tacoma and Lakewood seek to achieve the following goals that address affordable housing:

- Stabilize existing residents (including housing, economic, and emergency stabilization)
- Increase diverse rental and homeownership opportunities
- Prevent and reduce homelessness
- Increase availability of accessible, culturally competent services
- Support high-quality public infrastructure improvements
- Provide resources for urgent community needs (e.g., disaster) (Tacoma only)

Increasing the supply of rental and homeownership opportunities (including the accessibility and type of homes available); stabilizing residents experiencing homelessness or experiencing displacement pressure; incorporating culturally competent practices into services; and improving public infrastructure to foster safer, more accessible places will help achieve the strategic objectives of Tacoma's Affordable Housing Action Strategy: 1) create more homes for more people; 2) keep housing affordable and in good repair; 3) help people stay in their homes and communities; and 4) reduce barriers for people who often encounter them.

Actions planned to reduce lead-based paint hazards

Consistent with Title X of the Housing and Community Development Act of 1992, the City of Tacoma and Lakewood provides information on lead-safe practices to owners of all properties receiving up to \$5,000 of federally funded 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.

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk by the respective city (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 test 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.

Much of the housing stock in Lakewood and Tacoma was constructed prior to 1978. While not exclusively the case, older units with irregular maintenance may pose a risk to residents. Housing repair projects favor lower-income households by virtue of their eligibility, and at-risk housing units by virtue of their affordability (condition and age). Lakewood provides information on lead- safe practices to households involved in the repair programs and have brochures in the City offices for the general public on the dangers of lead and the importance of safe practices.

Through its Affordable Housing Action Strategy, Tacoma aims to increase homes without lead- based paint hazards through increased production of new affordable homes (Strategic Objective #1. Create more homes for more people) and improved access to existing homes without health hazards (Strategic Objective #4. Reduce barriers for people who often encounter them).

Actions planned to reduce the number of poverty-level families

The cities will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty.

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.

The goal of preventing and reducing homelessness focuses on households living in poverty. Household-focused and individual-focused case management, coupled with rapid rehousing can eliminate periods of debilitating homelessness and rebuild attachment to the community, productive employment and education, all of which are challenged during periods of homelessness.

Actions planned to develop institutional structure

Strong coordination and process improvements two strategies being used and will continue to be used from 2020 to 2024 to overcome the gaps in the institutional delivery system. Lakewood and Tacoma will continue to participate in the Lakewood/Tacoma/Pierce County Continuum of Care, among other collaborations, to identify strategies to strengthen the service delivery system.

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

Tacoma continues to maintain collaborative relationships with many nonprofit agencies, 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 living-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty. The cities of Tacoma and Lakewood work closely with the Tacoma Housing Authority (a Moving to Work agency) and the Pierce County Housing Authority and support their Family Self-Sufficiency programs.

Program Specific Requirements

AP-90 Program Specific Requirements

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	
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
Total	\$0

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

- Include written standards for providing ESG assistance (may include as attachment)
- If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
- Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
- If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

APPENDIX – DATA SOURCES

Figure 1 – Fair Housing Protected Class Designation for Federal, State, and Local

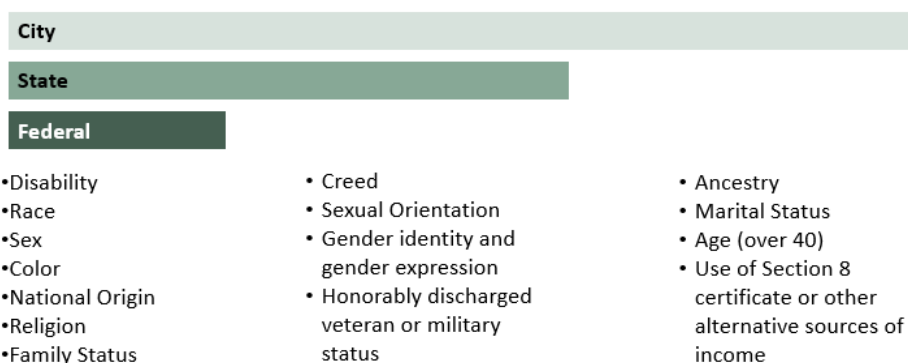
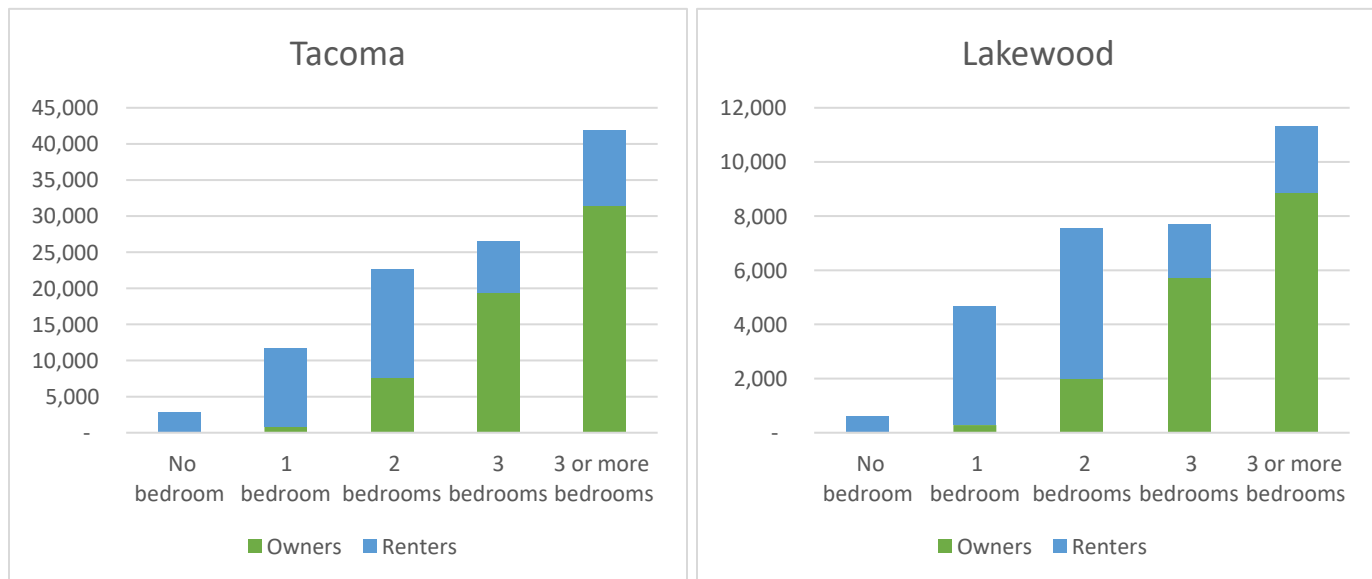


Figure 2 – Summary of Survey Responses

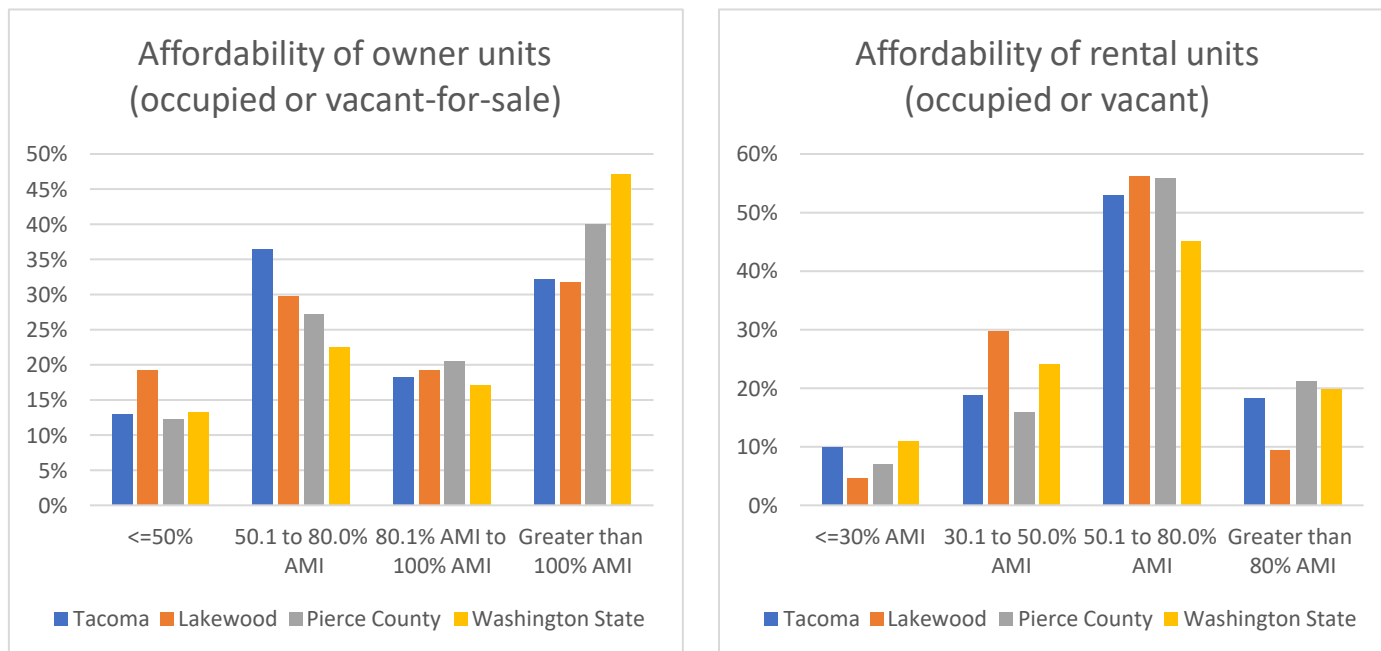
ANSWER CHOICES	RESPONSES	
Race	100.00%	40
Sex	87.50%	35
Color	60.00%	24
National Origin	80.00%	32
Religion	72.50%	29
Family Status	35.00%	14
Creed	35.00%	14
Mental Disability	37.50%	15
Physical Disability	67.50%	27
Sexual Orientation	57.50%	23
Gender Identity and Gender Expression	27.50%	11
Honorably Discharged Veteran or Military Status	40.00%	16
Ancestry	15.00%	6
Marital Status	35.00%	14
Age (over 40)	47.50%	19
Source of Income	22.50%	9
Political Ideology	10.00%	4
Total Respondents: 40		

Figure 3 – Number of Bedrooms by Tenure in Tacoma and Lakewood



Data Source: 2011-2015 ACS

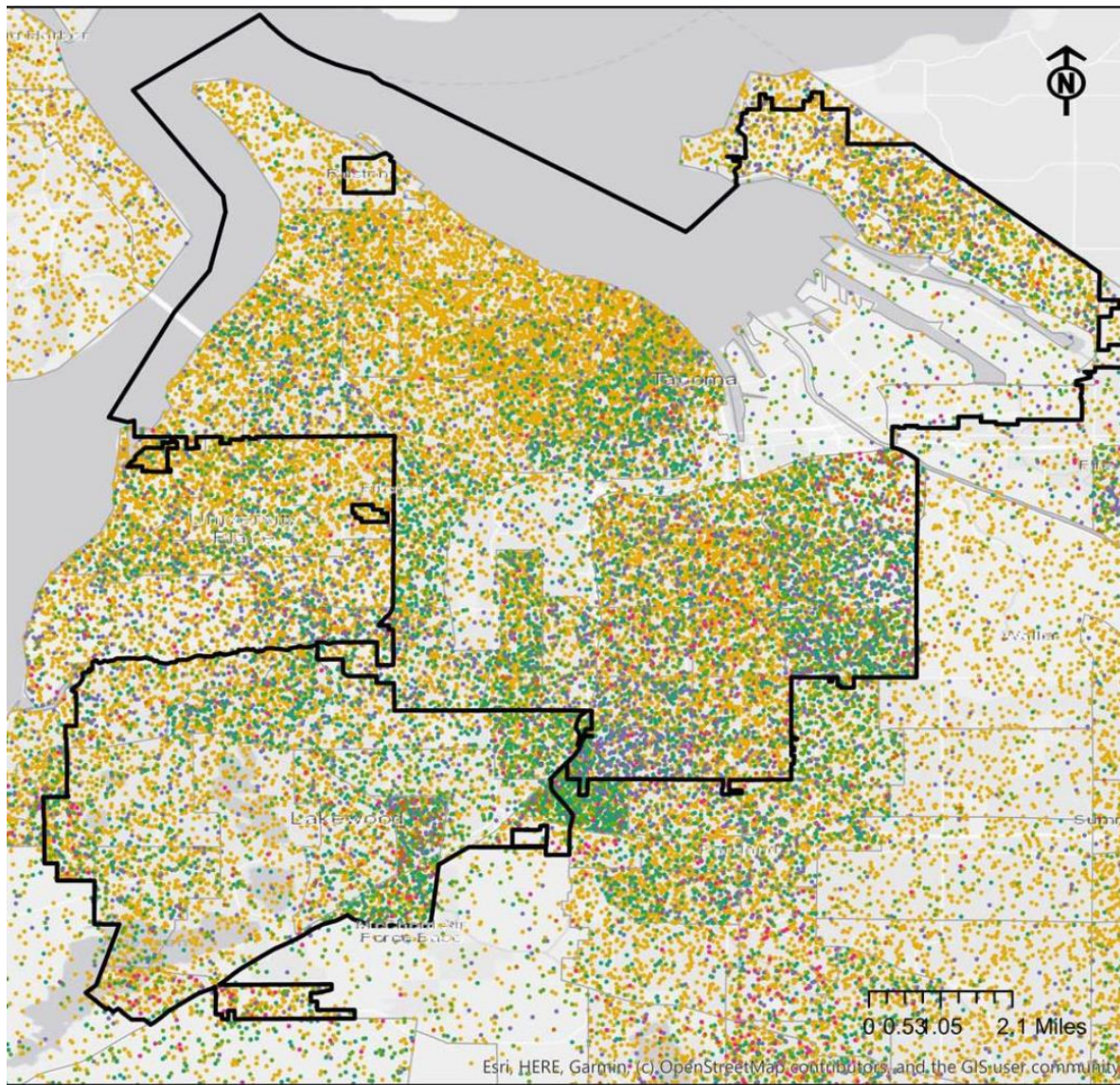
Figure 4 – Housing Affordability



Data Source: 2011-2015 CHAS

MAPS

Map 1 – City of Tacoma Residential Locations and Concentration by Race and Ethnicity



TABLES

Table 1 – Housing Needs Assessment Demographics

<u>2013-2017</u>	Tacoma	Lakewood	Pierce County	Washington
Population	196,118	57,160	774,339	6,465,755
Households	79,151	24,373	291,323	2,512,327
Median Income (households)	\$46,645	\$42,446	\$56,773	\$56,384

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year). These figures have not been adjusted for inflation.

Number of Households Table

Table 2 – Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small family (2 persons, neither person 62 years or over, or 3 or 4 persons)	10,014	8,170	13,150	8,654	41,080
Large family (5 or more persons)	2,093	2,160	2,879	1,414	5,495
Household contains at least 1-person age 62-74 but no one age 75+	2,850	2,405	3,475	1,890	9,430
Household contains at least 1-person age 75+	1,945	1,845	2,420	1,235	3,050
AND household contains 1 or more children age 6 or younger	3,430	2,370	3,320	1,665	5,495
Total	20,332	16,950	25,244	14,858	64,550

Data Source: 2011-2015 CHAS; Aggregated data for Tacoma city and Lakewood city, Washington

Housing Needs Summary Tables¹

Information and data in the analysis that follow was obtained through the American Community Survey (CHAS data). Housing problems tracked include lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), and cost burden (paying more than 30 percent of income for housing including utilities). Severe housing problems include lack of complete plumbing or kitchen facilities, severe overcrowding (1.51 or more persons per room) and severe cost burden (housing costs in excess of 50 percent of income).

Table 3 – Housing Problems 1 (Households with one of the listed needs)

	Owner occupied					Total
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	

¹ Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. Jurisdiction includes aggregated data for Tacoma and Lakewood, Washington; figures for jurisdiction as a whole can be found in CHAS Table ID Table 3 and Table 7 in the raw data available upon request with City of Lakewood.

has none of the 4 housing problems	325	945	3,630	3,345	26,835	35,080
housing cost burden not computed, none of the needs above	550	0	0	0	0	550
lacking complete plumbing or kitchen facilities	0	10	60	4	125	199
with housing cost burden greater than 30% but less than or equal to 50%, none of the needs above	400	1,110	2,385	1,835	3,330	9,060
with housing cost burden greater than 50%, none of the needs above	1,760	1,705	1,265	345	295	5,370
with more than 1 but less than or equal to 1.5 persons per room, none of the needs above	65	95	210	60	280	710
with more than 1.5 persons per room, none of the needs above	4	35	45	0	15	99
Renter occupied						
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
has none of the 4 housing problems	1,510	790	5,035	3,870	12,320	23,525
housing cost burden not computed, none of the needs above	1,310	0	0	0	0	1,310
lacking complete plumbing or kitchen facilities	400	220	205	85	155	1,065
with housing cost burden greater than 30% but less than or equal to 50%, none of the needs above	1,370	3,740	4,365	890	435	10,800
with housing cost burden greater than 50%, none of the needs above	8,485	3,305	785	40	145	12,760
with more than 1 but less than or equal to 1.5 persons per room, none of the needs above	445	470	320	80	295	1,610
with more than 1.5 persons per room, none of the needs above	390	255	220	50	95	1,010

Data Source: 2011-2015 CHAS

Table 4 – Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Owner occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
has 1 or more of the 4 housing unit problems	4,465	5,920	7,925	4,480	8,100	30,890
has none of the 4 housing unit problems	650	1,890	7,260	6,685	53,670	70,155
cost burden not computed; household has none of the other housing problems	1,100	0	0	0	0	1,100
	Renter occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
has 1 or more of the 4 housing unit problems	22,165	15,990	11,800	2,290	2,255	54,500
has none of the 4 housing unit problems	3,020	1,580	10,065	7,735	24,640	47,040
cost burden not computed; household has none of the other housing problems	2,625	0	0	0	0	2,625

Data Source: 2011-2015 CHAS; Aggregated data for Tacoma city and Lakewood city, Washington

Table 5 – Cost Burden Greater than 30 Percent (>30%)

	Owner occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Small Family Households	640	745	1,470	940	1,510	5,305
Large Family Households	224	300	525	139	255	1,443
Elderly	270	360	445	265	465	1,805
household type is elderly non-family	735	950	610	199	330	2,824
other household type (non-elderly non-family)	365	555	750	640	1,069	3,379
	Renter occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Small Family Households	3,525	2,765	2,075	454	155	8,974
Large Family Households	665	590	199	65	15	1,534

Elderly	395	280	170	55	39	939
household type is elderly non-family	1,775	1,360	795	55	240	4,225
other household type (non-elderly non-family)	4,515	2,720	2,120	345	215	9,915

Data Source: 2011-2015 CHAS; Aggregated data for Tacoma city and Lakewood city, Washington

Table 6 – Cost Burden Greater than 50 Percent (>50%)

	Owner occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Elderly	240	205	190	60	40	735
Household type is elderly non-family	510	460	220	4	95	1,289
Large Family Households	169	185	100	4	10	468
Other household type (non-elderly non-family)	300	445	330	65	19	1,159
Small Family Households	560	445	465	210	130	1,810
	Renter occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Elderly	340	130	50	0	0	520
Household type is elderly non-family	1,455	540	105	30	135	2,265
Large Family Households	600	140	4	0	0	744
Other household type (non-elderly non-family)	3,970	1,210	415	15	40	5,650
Small Family Households	2,955	1,525	230	4	0	4,714
Elderly	340	130	50	0	0	520

Data Source: 2011-2015 CHAS. All data values aggregated for Tacoma and Lakewood, Washington.

Table 7 – Crowding Information – 1 of 2

	Owner occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Household is non-family	0	0	0	0	10	10
Household is one family with at least one subfamily or more than one family	15	10	55	10	100	190
Household is one family with no subfamilies	53	120	195	50	179	597
	Renter occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Household is non-family	80	60	70	35	70	315
Household is one family with at least one subfamily or more than one family	45	85	55	20	70	275
Household is one family with no subfamilies	710	580	430	80	265	2,065

Data Source: 2011-2015CHAS; Aggregated data for Tacoma city and Lakewood city, Washington

Table 8 – Crowding Information – 2 of 2

Households with Children Present	Owner occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Washington	9,210	15,485	29,215	25,400	147,385	226,695
Tacoma City, Washington	245	365	990	700	3,345	5,645
Lakewood City, Washington	120	170	205	105	600	1,200
Pierce County, Washington	985	1,675	3,610	2,830	16,625	25,725
	Renter occupied					
	<=30% AMI	30%-50% AMI	50%-80% AMI	80%-100% AMI	>100% AMI	Total
Washington	45,880	42,000	43,960	22,010	41,455	195,305
Tacoma City, Washington	2,170	1,305	1,390	630	1,200	6,695

Lakewood City, Washington	895	530	735	230	350	2,740
Pierce County, Washington	5,625	5,220	7,295	3,105	5,480	26,725

Data Source: 2011-2015 CHAS

Table 9 – Disproportionally Greater Need 0% – 30% AMI

Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	26,630	3,670	3,725
American Indian or Alaska Native alone, non-Hispanic	325	25	75
Asian alone, non-Hispanic	1,175	305	135
Black or African American alone, non-Hispanic	2,265	175	315
Hispanic, any race	1,770	33	170
other (including multiple races, non-Hispanic)	640	75	30
Pacific Islander alone, non-Hispanic	145	20	25
White alone, non-Hispanic	6,995	1,210	1,115

Data Source: 2011-2015 CHAS. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room, 4) Cost Burden greater than 30%.

Table 10 – Disproportionally Greater Need 30% – 50% Percent AMI

Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	21,910	3,470	0
American Indian or Alaska Native alone, non-Hispanic	74	25	0
Asian alone, non-Hispanic	765	200	0
Black or African American alone, non-Hispanic	1,410	165	0
Hispanic, any race	1,645	115	0
other (including multiple races, non-Hispanic)	575	43	0
Pacific Islander alone, non-Hispanic	95	20	0
White alone, non-Hispanic	6,390	1,165	0

Data Source: 2011-2015 CHAS. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room, 4) Cost Burden greater than 30%.

Table 11 – Disproportionally Greater Need 50% – 80% AMI

Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	19,725	17,325	0
American Indian or Alaska Native alone, non-Hispanic	89	125	0
Asian alone, non-Hispanic	720	725	0
Black or African American alone, non- Hispanic	1,150	850	0
Hispanic, any race	1,025	695	0
other (including multiple races, non- Hispanic)	420	574	0
Pacific Islander alone, non-Hispanic	180	105	0
White alone, non-Hispanic	6,275	5,585	0

Data Source: 2011-2015 CHAS. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room, 4) Cost Burden greater than 30%.

Table 12 – Disproportionally Greater Need 80 – 100% AMI

Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	6,770	14,420	0
American Indian or Alaska Native alone, non-Hispanic	14	65	0
Asian alone, non-Hispanic	205	370	0
Black or African American alone, non- Hispanic	335	950	0
Hispanic, any race	210	550	0
other (including multiple races, non- Hispanic)	160	320	0
Pacific Islander alone, non-Hispanic	20	99	0
White alone, non-Hispanic	2,440	4,875	0

Data Source: 2011-2015 CHAS. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room, 4) Cost Burden greater than 30%.

Table 13 – Severe Housing Problems 0% - 30% AMI

Severe Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	11,039	1,835	1,860
White alone, non-Hispanic	6,035	2,170	1,115
Black or African-American alone, non-Hispanic	2,145	300	315
Asian alone, non-Hispanic	890	590	135
American Indian or Alaska Native alone, non-Hispanic	265	80	75
Hispanic, any race	1,515	288	170
other (including multiple races, non-Hispanic)	555	165	30
Pacific Islander alone, non-Hispanic	145	20	25

Data Source: 2011-2015 CHAS. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room, 4) Cost Burden greater than 30%.

Table 14 – Severe Housing Problems 30% - 50% AMI

Severe Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	5,530	1,735	0
White alone, non-Hispanic	3,545	4,010	0
Black or African American alone, non-Hispanic	725	850	0
Asian alone, non-Hispanic	385	580	0
American Indian or Alaska Native alone, non-Hispanic	55	44	0
Hispanic, any race	1,045	715	0
other (including multiple races, non-Hispanic)	310	305	0
Pacific Islander alone, non-Hispanic	35	75	0

Data Source: 2011-2015 CHAS. The four severe housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.51 persons per room, 4) Cost Burden greater than 50%.

Table 15 – Severe Housing Problems 50% - 80% AMI

Severe Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	2,580	8,665	0
White alone, non-Hispanic	2,055	9,800	0
Black or African American alone, non-Hispanic	284	1,720	0
Asian alone, non-Hispanic	265	1,185	0
American Indian or Alaska Native alone, non-Hispanic	40	185	0
Hispanic, any race	245	1,475	0
other (including multiple races, non-Hispanic)	140	855	0
Pacific Islander alone, non-Hispanic	89	195	0

Data Source: 2011-2015 CHAS. The four severe housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.51 persons per room, 4) Cost Burden greater than 50 Jurisdiction includes aggregated data for Tacoma and Lakewood, Washington.

Table 16 – Severe Housing Problems 80% - 100% AMI

Severe Housing Problems*	has 1 or more of the 4 housing unit problems	has none of the 4 housing problems	cost burden not computed, none of the other 3 housing problems
Jurisdiction as a whole	524	7,215	0
White alone, non-Hispanic	385	6,930	0
Black or African American alone, non-Hispanic	50	1,230	0
Asian alone, non-Hispanic	100	475	0
American Indian or Alaska Native alone, non-Hispanic	0	75	0
Hispanic, any race	65	695	0
other (including multiple races, non-Hispanic)	45	435	0
Pacific Islander alone, non-Hispanic	10	109	0

Data Source: 2011-2015 CHAS. The four severe housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.51 persons per room, 4) Cost Burden greater than 50%. Jurisdiction includes aggregated data for Tacoma and Lakewood, Washington.

Table 17 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	58,605	20,989	19,354	1,860
White alone, non-Hispanic	43,195	13,325	11,325	1,135
Black or African American alone, non-Hispanic	5,330	2,490	3,020	355
Asian alone, non-Hispanic	4,475	1,560	1,355	140
American Indian or Alaska Native alone, non-Hispanic	560	165	355	75
Hispanic, any race	3,945	2,350	2,195	245
other (including multiple races, non-Hispanic)	2,670	920	915	50
Pacific Islander alone, non-Hispanic	625	170	195	25

Data Source: 2011-2015 CHAS. Includes aggregated data for Tacoma and Lakewood, Washington. The four severe housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.51 persons per room, 4) Cost Burden greater than 50%.

Ethnicity of Residents

Table 18 – Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total Vouchers	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
									*
Hispanic	0	10	59	257	55	197	3	2	0
Not Hispanic	0	67	847	2,730	477	2,163	47	36	1

Totals in Units

Table 19 – Public Housing by Program Type for Pierce County Housing Authority (PCHA)

Program Type									
	Certificate	Mod-Rehab	Public Housing*	Vouchers					
				Total Vouchers	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled**
# of units with vouchers in use	0	0	124	2,749	209	2,149	191	0	200

Data Source: Pierce County Housing Authority

Note: *includes one public housing home in Lakewood

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

Table 20 – Characteristics of Public Housing Residents by Program for Pierce County Housing Authority (PCHA)

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total Vouchers	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0		\$27,654	\$17,307	\$13,862	\$17,593	\$16,820	0
Average length of stay (in years)	0		8	9.3	4	10	4	0
Average Household size	0		3.7	2.3	2.3	2.3	1.5	0
# Homeless at admission	0		0	588	175	222	191	0
# of Elderly Program Participants (>62)	0		6	901	39	671	70	0
# of Disabled Families	0		32	1,631	71	1,426	134	0

# of Families requesting accessibility features	0		0	0	0	0	0	0
# of HIV/AIDS program participants	0		0	0	0	0	0	0
# of DV victims	0		0	0	0	0	0	0

Data Source: Pierce County Housing Authority (PCHA)

Race of Residents

Table 21 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
									*
White	0	46	373	1,494	268	1,173	22	25	1
Black/African American	0	23	262	1,197	178	982	27	9	0
Asian	0	4	240	167	50	117	0	0	0
American Indian/Alaska Native	0	3	15	78	18	57	1	2	0
Pacific Islander	0	1	13	51	18	31	0	2	0
Other	0	0	3	0	0	0	0	0	0

Data Source: PIC (PIH Information Center). Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.

Table 22 – Unit Size by Tenure

Number of bedrooms	Tacoma		Lakewood		Pierce County		Washington State	
	Owners	Renters	Owners	Renters	Owners	Renters	Owners	Renters
<i>Total units</i>	39,928	39,098	11,147	12,993	185,160	118,426	1,668,071	1,000,841
No bedroom	<1%	7%	<1%	5%	<1%	4%	<1%	6%
1 bedroom	2%	28%	3%	34%	1%	22%	3%	25%
2 bedrooms	19%	38%	18%	43%	15%	39%	18%	38%
3 bedrooms	48%	18%	51%	15%	54%	25%	48%	23%
3 or more bedrooms	79%	27%	80%	19%	84%	34%	79%	31%

Data Source: 2011-2015 ACS.**Table 23 – Cost of Housing**

	Tacoma	Lakewood	Pierce County	Washington State
Median value (dollars)	\$203,600	\$209,100	\$232,600	\$259,500
Median contract rent	\$824	\$748	\$888	\$883

Data Source: 2011-2015 ACS.**Table 24 - Rent Paid**

Rent Paid	Tacoma	Lakewood	Pierce County	Washington State
Less than \$500	9%	5%	5%	9%
\$500-\$999	47%	62%	42%	40%
\$1499-\$1999	30%	26%	35%	32%
\$1499-\$1999	11%	6%	13%	13%
\$2,000 or more	3%	1%	4%	6%

Data Source: 2011-2015 ACS.

Table 25 – Housing Affordability

% units affordable to households earning	Tacoma		Lakewood		Pierce County		Washington State	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<=30% AMI		10%		5%		7%		11%
30.1 to 50.0% AMI	13%	19%	19%	30%	12%	16%	13%	24%
50.1 to 80.0% AMI	36%	53%	30%	56%	27%	56%	23%	45%
80.1% AMI to 100% AMI	18%		19%		21%		17%	
Greater than 100% AMI	32%	18%	32%	9%	40%	21%	47%	20%
<i>Total units</i>	40,720	40,380	11,235	14,060	188,040	122,655	1,683,000	1,021,895

Data Source: 2011-2015 ACS

Table 26 – Monthly Rent

Monthly Rent Limit in the Tacoma HUD Metro Area (\$)	Efficiency (0 bedrooms)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$860	\$966	\$1,265	\$1,829	\$2,222
High HOME Rent	\$860	\$959	\$1,152	\$1,322	\$1,455
Low HOME Rent	\$702	\$752	\$902	\$1,043	\$1,163

Data Source: FY 2019 HUD FMR and HOME Rent.

Table 27 - Condition of Units

Condition of units	Tacoma		Lakewood		Pierce County		Washington State	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<i>Total units</i>	39,928	39,098	11,147	12,993	185,160	118,426	1,668,071	1,000,841
With one selected Condition	30%	47%	28%	53%	29%	47%	27%	45%
With two selected Conditions	1%	4%	1%	4%	1%	4%	1%	4%
With three selected Conditions	0%	0%	0%	0%	0%	0%	0%	0%
With four selected Conditions	0%	0%	0%	0%	0%	0%	0%	0%
No selected Conditions	69%	49%	71%	43%	71%	49%	72%	51%

Data Source: 2011-2015 ACS

Table 28 – Year Unit Built

Year Built	Tacoma		Lakewood		Pierce County		Washington State	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<i>Total units</i>	39,928	64,696	11,147	20,458	185,160	178,215	1,668,071	1,514,185
2000 or later	8%	7%	5%	8%	21%	12%	20%	12%
1980-1999	19%	14%	23%	19%	33%	21%	31%	20%
1950-1979	32%	45%	60%	64%	30%	49%	34%	48%
Before 1950	40%	34%	12%	9%	15%	18%	16%	20%

Data Source: 2011-2015 CHAS

Table 29 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Tacoma		Lakewood		Pierce County		Washington State	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<i>Total units built before 1980</i>	29,086	35,816	8,006	15,015	83,687	59,789	820,731	513,344
Units built before 1980 with children present	13%	13%	11%	10%	11%	22%	12%	19%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children Present)

Table 30 – Total Number of Units by Program Type

	Certificate	Mod-Rehab	Public Housing*	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled **
# of units vouchers available	0	0	124	2,749	209	2,149	191	0	200
# of accessible units									

*includes one public housing home in Lakewood

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Business Activity

Table 31 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	521	49	1	0	-1
Arts, Entertainment, Accommodations	9,206	9,238	12	10	-2
Construction	4,511	3,259	6	4	-2
Education and Health Care Services	16,087	28,914	22	33	11
Finance, Insurance, and Real Estate	4,263	6,401	6	7	2
Information	1,458	823	2	1	-1
Manufacturing	6,633	6,427	9	7	-2
Other Services	3,077	3,794	4	4	0
Professional, Scientific, Management Services	4,656	3,881	6	4	-2
Public Administration	138	0	0	0	0
Retail Trade	9,835	11,553	13	13	0
Transportation and Warehousing	3,946	2,301	5	3	-3
Wholesale Trade	4,444	4,500	6	5	-1
Total	68,775	81,140	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 32 - Labor Force

Total Population in the Civilian Labor Force	103,840
Civilian Employed Population 16 years and over	93,340
Unemployment Rate	10.11
Unemployment Rate for Ages 16-24	30.96
Unemployment Rate for Ages 25-65	6.40

Data Source: 2011-2015 ACS

Table 33 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	19,950
Farming, fisheries and forestry occupations	4,095
Service	12,995
Sales and office	21,550
Construction, extraction, maintenance and repair	7,965
Production, transportation and material moving	5,115

Data Source: 2011-2015 ACS

Travel Time

Table 34 - Travel Time to Work

Travel Time	Number	Percentage
< 30 Minutes	56,270	63%
30-59 Minutes	24,665	28%
60 or More Minutes	8,365	9%
Total	89,300	100%

Data Source: 2011-2015 ACS

Education:

Table 35 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,790	1,095	5,120
High school graduate (includes equivalency)	19,185	2,160	8,525
Some college or Associate's degree	27,465	2,815	8,725
Bachelor's degree or higher	23,375	1,075	3,975

Data Source: 2011-2015 ACS. Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment by Age

Table 36 - Educational Attainment by Age

	Age				
	18–24 years	25–34 years	35–44 years	45–65 years	65+ years
Less than 9th grade	275	780	1,055	2,175	2,120
9th to 12th grade, no diploma	3,535	2,835	2,360	3,805	1,875
High school graduate, GED, or alternative	6,265	8,395	7,020	14,610	8,365
Some college, no degree	8,110	8,900	6,690	13,050	5,565
Associate's degree	1,195	3,205	2,850	4,815	1,180
Bachelor's degree	1,830	6,445	4,665	8,300	3,930
Graduate or professional degree	100	2,045	2,805	4,800	2,990

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 37 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$22,289
High school graduate (includes equivalency)	\$30,256
Some college or Associate's degree	\$33,766
Bachelor's degree	\$49,728
Graduate or professional degree	\$62,144

Data Source: 2011-2015 ACS

Table 38 – Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X