

# City of Lakewood

## FY 2020 Consolidated Annual Performance Evaluation Report



September 9, 2021

## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

### **91.520(a)**

*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

The City of Lakewood's Consolidated Annual Performance Evaluation Report (CAPER) summarizes progress made during the 2020 fiscal year (July 1, 2020 - June 30, 2021) in carrying out identified housing and community development objectives. The primary goal of the report is to describe actions and activities undertaken by the City to meet goals and priorities identified in Lakewood's Consolidated Plan. This report specifically addresses Lakewood's progress as it relates to the Community Development Block Grant (CDBG) program and Lakewood's portion of the HOME Investment Partnership Act (HOME) grant with the Tacoma-Lakewood Consortium program. Efforts and outcomes regarding Lakewood's participation in the Tacoma-Lakewood HOME Consortium are reported by the City of Tacoma as part of Tacoma's FY 2020 CAPER.

Additionally, this report includes information regarding activities and outcomes related to Community Development Block Grant Coronavirus (CDBG-CV) funding received in FY 2020 in order to prevent, prepare for, and respond to the coronavirus pandemic. In FY 2020, Lakewood received \$807,337 (\$350,611 in CDBG-CV1 and \$456,726 in CDBG-CV3) in CDBG-CV funding and redirected its efforts to alleviate the economic and social impacts of the coronavirus pandemic upon Lakewood's citizens. Like many other cities throughout the region, the impacts of the coronavirus pandemic were distributed disproportionately, with the most vulnerable communities hit the hardest – very low income individuals, the elderly, and persons of color.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

*Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.*

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase rental and homeownership opportunities	Affordable Housing Public Housing		Homeowner Housing Added	Household Housing Unit	30	0	0.00%	4	0	0.00%
Prevent and reduce homelessness	Affordable Housing Homeless Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	50	113	226.00%	10	5	50.00%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Homeowner Housing Rehabilitated	Household Housing Unit	50	8	16.00%	10	8	80.00%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	113	226.00%	50	113	226.00%

Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Jobs created/retained	Jobs	5	35	700.00%	0	35	700.00%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Businesses assisted	Businesses Assisted	2	15	750.00%	0	15	750.00%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Buildings Demolished	Buildings	12	0	0.00%	3	0	0.00%
Support of public infrastructure improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25775	0	0.00%	0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City identified five primary goals as part of the FY 2020 – 2024 Strategic Plan: 1) Stabilize existing residents; 2) Increase rental and homeownership opportunities; 3) Prevent and reduce homelessness; 4) Need for accessible, culturally competent services; and 5) Support of public infrastructure improvements. All needs were established as high priority. For FY 2020, the City focused its effort and investments primarily upon meeting its goal of stabilizing existing residents and the prevention and reduction of homelessness, specifically those struggling with the fiscal impacts of the coronavirus pandemic, and those seeking assistance to sustain existing affordable housing through ongoing maintenance and rehabilitation.

Activities undertaken included the following:

Stabilize existing residents

- Housing Rehabilitation and Major Home Repair (CDBG & HOME) – Programs provide assistance to low-income homeowners in order to maintain their homes or to make necessary upgrades to meet current code requirements. Loans are provided with zero or one percent interest, with deferred or favorable payments to ensure homeowners are not assuming an unreasonable financial burden. Completed eight (8) housing repair projects.
- Emergency Tenant-Based Rental Assistance (HOME) – Provides emergency rental assistance to pay back-due rent for tenants experiencing financial hardships as a result of the COVID-19 pandemic. Forty-eight (48) households, totaling one hundred four (104) individuals, were provided rental assistance.
- Emergency Services Business Grant Program (CDBG-CV) – Provides working capital to businesses negatively affected by the coronavirus pandemic for the purpose of creating or retaining jobs for low income individuals. Fifteen (15) businesses were assisted, creating or retaining thirty eight (38) jobs for low-income individuals.
- Emergency Payments for Rental and Mortgage Assistance Program (CDBG-CV) – Program provides emergency rental and mortgage assistance to low income renters and homeowners who have fallen behind in their payments due to loss of income or other related hardship resulting from the COVID-19 pandemic. Provided rental and mortgage assistance to sixty-five (65) low-income households, totaling one hundred fifty one (151) persons.
- NSP1 Abatement Program (NSP1) – Funded through a revolving loan fund, this program focuses on the elimination of slums and blight through the removal of dangerous and nuisance buildings which have been foreclosed, abandoned or have been left vacant and unmaintained. Three (3) properties are in process and are anticipated to be completed in early FY 2021.

Prevent and reduce homelessness

- Emergency Assistance for Displaced Residents (CDBG/Nisqually/WPF) – Provides assistance to low income households displaced through no fault of their own during building and code

enforcement closures, fires, and other incidents that create homelessness. Three (3) households, totaling five (5) individuals, were provided relocation assistance.

#### Increase rental and homeownership opportunities

- Affordable Housing Fund (HOME) – Program provides funding for the development of affordable rental and homeownership opportunities for low- and moderate-income individuals. Although no new units were developed in 2020, development activities have continued on properties previously purchased with federal assistance with construction activities anticipated to begin in FY 2021.

In FY 2019, Lakewood City Council secured additional financing for the development of affordable housing by approving an annual 0.0073% sales and use tax (SHB-1406), providing the City an estimated \$1.95 million dollars for affordable and supportive housing development over the next 20 years. The goal of this funding stream is to foster and maintain affordable housing for the citizens of Lakewood by providing affordable housing opportunities, eliminating slum and blight, and conditions which are detrimental to the health and safety of the public welfare. Immediate activities undertaken include a homeowner assistance program designed to assist with ongoing maintenance and other housing repairs otherwise ineligible under current federally funded housing programs. Eligible households must have household incomes at or below 60 percent of the area median income.

Additionally, Lakewood received \$2,685,150 in U.S. Department of Treasury CARES Act funding through the Washington State Department of Commerce to provide fast and direct economic assistance to individuals, businesses and local governments affected by the public emergency impacts of COVID-19. Eligible expenditures must have been incurred from March 1, 2020 to November 30, 2020. Funding supported family and economic resilience through rental assistance programs, assistance to multiple nonprofit human services providers, and grants to childcare providers to increase health and safety measures. Additional funds provided assistance to local businesses and commercial landlords economically impacted by COVID-19, and to governmental agencies providing vital services, such as West Pierce Fire and Rescue, Pierce County Library, Nourish Pierce County, and Lakewood Water District.

### **CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>
White	83
Black or African American	65
Asian	20
Native Hawaiian or Other Pacific Islander	9
<b>Total</b>	<b>177</b>

Hispanic	10
Not Hispanic	167

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### **Narrative**

It should be noted that Black and African American households appear to be disproportionately impacted by the coronavirus in 2020 in terms of percentage of clients served. With a majority of funding expended in 2020 in support of rental and mortgage assistance programs, emergency business assistance, and housing rehabilitation programs, Black or African American clients represented 36.7 percent of total clients served. For Black and African Americans, this number represents nearly three times the percentage share of total population for Lakewood – 12.8 percent (2019 American Community Survey 5-Year Estimates).

## **CR-15 - Resources and Investments 91.520(a)**

### **Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	780,973	411,057.15
Other	public - federal	125,000	5,771.00

**Table 3 - Resources Made Available**

### **Narrative**

In addition to U.S. Department of Housing and Urban Development funding, the City of Lakewood continues to address the needs of Lakewood's underserved population through a 1% allocation from the City's General Fund; strategic priorities include housing assistance, stabilization services, programs for youth, and access to health care. Funding for 2020 totaled \$360,000 with a total population served of 37,030.

Additional resources in 2020 included carry-over funding provided by the Nisqually Indian Tribe in 2013 and 2014 to assist low-income households with emergency home repairs and with relocation assistance during code enforcement activities or disasters. Total carry-over funding for 2020 totaled \$7,010.

Through a grant provided in 2009 by the Washington State Department of Commerce, the City established a Neighborhood Stabilization Program (NSP1) Abatement Program revolving fund to target the abatement of dangerous or blighted structures in primarily low-income census block groups. NSP1 revolving fund resources available at the beginning of FY 2020 totaled \$141,795.18.

SHB 1406 sales tax revenue totaling \$97,804 has been collected in support of the development of affordable and supportive housing for low-income Lakewood households. The goal of SHB 1406 funds is to foster and maintain affordable housing through acquisition, rehabilitation, or construction of

affordable housing, the funding of operations and maintenance costs of new affordable or supportive housing, or through rental assistance to low income households. Funds are being allocated in support of a homeowner rehabilitation program with ongoing projects anticipated to be completed in FY 2021.

Finally, \$2,685,150 in U.S. Department of Treasury CARES Act funds was received to support the public health impacts of the coronavirus pandemic and to assist in laying the foundation for a strong and equitable economic recovery. The City established three funding principles to guide the allocation of funds: 1) Individual and Family Economic Resilience; 2) Business Assistance; and 3) Vital Government Services. In total, \$861,000 (32%) of these funds supported individual and family economic resilience, \$1.04 million (39%) was disbursed for business assistance programs, and approximately \$787,000 (29%) supported vital governmental services.

#### **Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>

**Table 4 – Identify the geographic distribution and location of investments**

#### **Narrative**

There are currently no designated or HUD-approved geographic target areas in Lakewood; however, the City has historically looked to census tracts with the highest concentration of low-income households when targeting its program funding. The City understands the importance of focused investment in communities and the impact that funding can have when properly targeted within neighborhoods. As the City moves forward, it will continue this practice of focusing investment in predominantly low-income census tracts to affect a positive, sustainable impact within the community.

#### **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Leveraged funds for 2020 continued to remain low as much of the City's efforts were redirected towards ameliorating the impacts of the coronavirus pandemic on its populous. As the coronavirus pandemic continued throughout 2020, many of Lakewood's affordable housing projects (traditional sources of private leverage funds) have seen significant delays resulting from skyrocketing materials prices and a lack of labor to complete construction projects. Matching funds were provided primarily through the human services 1% allocation and State 1406 tax revenue received in support of affordable housing development.

Funds leveraged in FY 2020 included:



- SHB 1406 (State) – A total of \$97,804 has been allocated to assist low-income homeowners maintain their home through general maintenance and other repairs which would be otherwise ineligible under current federally-funded housing programs.
- Human Services General Fund (1%) – A total of \$360,000 was provided to fund various human services and housing programs.
- Nisqually Tribe Emergency Relocation Fund & Repair Fund – A total of \$7,010 in emergency repair funds and relocation assistance is available to assist elderly, disabled and low-income homeowners with emergency home repairs and with relocation assistance for individuals required to be relocated through no fault of their own.

HOME match requirements for the Consortium are met through multiple sources, including private grants and donations, Attorney General Funds, and the State Housing Trust Fund and are documented as part of the Tacoma CAPER.

There was no publicly owned land or property included as part of the FY 2018 consolidated planning process.

## **CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	10	3
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>10</b>	<b>3</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	50	113
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	10	7

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>64</b>	<b>120</b>

**Table 6 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In FY 2020, the City of Lakewood found itself shifting CDBG and HOME program priorities from housing rehabilitation programs and the production of new affordable single-family homes to that of emergency rental and mortgage assistance, and business assistance programs to address the growing economic and social impacts of the coronavirus pandemic. This shift can be seen in the number of households anticipated to be supported through rental and mortgage assistance grant programs (50), and those actually provided assistance (113). In total, the City expended \$217,044.18 in CDBG-CV 1 & 3 funds and \$105,248.42 in HOME funds for emergency rent and mortgage assistance in FY 2020. Additionally, the City did not anticipate providing emergency assistance to struggling businesses in 2020; however, an emergency business assistance grant program was initiated in early FY 2020 with a total of 15 businesses assisted resulting in the creation or retention of 38 jobs for low-income individuals. The City expended \$88,805.27 in CDBG-CV 1 funds in support of COVID-19-impacted businesses in FY 2020.

Rental and business assistance programs were also supported through CARES Act funds received from the U.S. Treasury through Washington State Department of Commerce. A total of \$621,000 was provided in rental assistance to assist an additional 299 households, and \$1.04 million to assist 89 businesses affected by the coronavirus pandemic (clients served under this funding source were not reported under Lakewood IDIS as they are reported by Commerce). In total, the City expended \$942,292.60 in emergency rental and mortgage assistance and \$1,128,805.27 in emergency business assistance in FY 2020.

Where the City did see a significant reduction in clients served was in the creation of new affordable housing units and in the provision of assistance to homeless households. With the effects of the coronavirus pandemic continuing to push up material and construction costs, many of the City's planned housing development projects were forced to reevaluate timelines and budgets, driving back the construction schedules into late 2021-22. On a positive note, a reduction in the number of homeless clients served means those who have been displaced from their home due to fire, building closure, and redevelopment activities has been reduced and the need for assistance was not needed. All other programs were on track or were within tolerances given the shifting of priorities.

**Discuss how these outcomes will impact future annual action plans.**

The City anticipates the economic impacts of the coronavirus pandemic will linger on through FY 2021 and likely into FY 2022. As rental eviction moratoriums begin to expire, the need for emergency assistance will likely hasten. To that end, the City will continue to offer emergency rental assistance to low income tenants into FY 2021. A total of \$438,848.45 in CDBG-CV 3 rental assistance remains allocated to assist tenants with unpaid back rent and avoid eviction. The need for housing counseling and foreclosure prevention services will likely similarly increase into FY 2021-22 as more households face pending evictions.

Affordable housing remains a concern in Lakewood, as it is throughout the country. With housing prices continuing to soar with annual double digit increases many of the City's housing units are being driven out of reach for many low- and moderate-income families. From January 2020 to January 2021, Lakewood saw average house values increase 17.3%, from \$367,199 to an average assessed valuation of \$430,832; Pierce County, on average, rose 16% over the same period (Pierce County Assessor-Treasurer Residential Reevaluation Report, January 2021).

The City continues to foster ongoing partnerships with Tacoma-Pierce County Habitat for Humanity and the Homeownership Center of Tacoma to develop new affordable homeownership opportunities for low-income homebuyers. As land and housing prices have continued to escalate, the cities of Lakewood, Tacoma and Pierce County, in partnership with these housing providers, have begun to explore the possibility of long-term, land trust housing models to ensure future generations have continued access to affordable housing.

As the coronavirus pandemic and the threat of homelessness continues to rise, the need for transitional and shelter programs will certainly grow. The City recognizes the need and importance for funding these types of programs; however, funding continues to be realigned in favor of permanent housing at the expense of transitional and shelter programs.

In addition to the need to invest in affordable housing, Lakewood continues to have large-scale infrastructure investment needs throughout its neighborhoods as it seeks to provide equal access to public facilities and improvements to all.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	115	68
Low-income	42	30
Moderate-income	46	7
<b>Total</b>	<b>203</b>	<b>105</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

Projects reported in the FY 2020 CAPER include CDBG-CV 1 & 3 funds received in FY 2020 which were dispersed for activities in the same fiscal period. Total clients served have been adjusted to reflect these activities.

### **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)** **Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Efforts to reach homeless persons is generally coordinated through the Pierce County Continuum of Care (CoC), a group consisting of Pierce County entitlement jurisdictions (including Lakewood), homeless providers, developers, and governmental agencies. This group collaborates to end homelessness and promote human dignity for homeless persons and those at risk of homelessness. The CoC and its partners seek to develop a regional approach and plan to provide homeless services and housing through rapid-rehousing and permanent supportive housing. Lakewood serves as a member of the CoC and on the CoC funding committee with members from Tacoma, Pierce County, and nonprofit organizations allocating funding to homeless housing and services providers.

The City of Lakewood provides funding to the Behavior Health Contact Team which partners mental health professionals with police to assess persons in crisis & provide de-escalation, in-place treatment, and stabilization services. The team is a critical outreach tool for the City's effort to better understand and serve the homeless population in Lakewood and the needs that population may need in the way of mental health services.

Additional efforts in FY 2020 came in the form of a point-in-time count of persons experiencing homelessness. On January 27, 2021, Lakewood participated in the annual one night count of homeless persons in Lakewood and greater-Pierce County. The one night count noted 1,005 sheltered homeless persons in the county, with 74 (7% of total count) of those persons identifying Lakewood as their last reported place of permanent residence. Due to the ongoing COVID pandemic, there was no unsheltered survey conducted, which caused the 2021 totals to be lower than previous years (1,897 total homeless counted in 2020; 983 sheltered and 914 unsheltered). This is not an indication of fewer people experiencing homelessness. Unsheltered surveys are scheduled to resume in 2022. A look inside the numbers reveals 26% are chronically homeless, 41% are female, 8% are veterans, 24% are adult survivors of domestic violence, 41% report have a mental illness, 30% a physical disability, and 50% are people of color (although they only represent 26% of Pierce County population (2019 ACS Estimate)).

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In addition to participating in the Continuum of Care, Lakewood participates as a Review and Steering Committee member along with Pierce County and Tacoma in allocating SHB 2060 and 2SHB 2163 funding to homeless services and housing projects serving both permanent and transitional housing needs.

As part of the City's 1% General Fund set-aside for human services programs, the City contracts directly with local non-profits to provide emergency housing assistance to individuals and families, who are recently experiencing homelessness or who are fleeing domestic violence or sexual assault, with housing case management and supportive services. Services include: domestic violence shelter and comprehensive support programs; family emergency shelter services with case management; homeless prevention services; stabilization services for families and veterans experiencing homelessness; legal and advocacy services for the homeless; case management for victims of domestic violence or sexual assault; medical, dental and health care assistance (including uncompensated health care assistance); embedment of a mental health professional with police to assist with diversion services to avoid arrest; youth and after-school programs; housing repairs essential for continuing to live independently; inclusionary services for developmentally disabled individuals; food bank and nutritional programs; and housing repair and maintenance services for households who may otherwise be unable to maintain safe, decent and affordable housing. In 2020, a total of \$360,000 was allocated as part of the 1% set-aside.

As funding sources for transitional and shelter housing options have diminished in recent years, the need to coordinate redevelopment efforts on a regional basis through joint strategic planning and coordinated funding efforts grows. Currently, the cities of Lakewood and Tacoma, and Pierce County are coordinating efforts on developing an emergency shelter to house chronically homeless individuals in partnership with the Low Income Housing Institute. The project would be operated as a shelter through 2023, with conversion into permanent supportive housing in mid-2024. The project would likely involve funding through the American Rescue Plan Act (ARPA), CARES Act, Washington State Department of Commerce funding, and local revenues, including tax revenues for mental health and document recording fees.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Each year the City allocates 1% of the General Fund to fund human services and housing programs. Through the Human Services Program, funds are made available to provide transitional and emergency housing for homeless individuals and families, educational supports and assistance programs for youths, assistance with finding housing for individuals with special needs, housing counseling services, legal advocacy services for individual's harmed sexual abuse and other crimes, and shelter

assistance for domestic violence victims.

The City of Lakewood continues to support the Living Access Support Alliance (LASA) Client Service Center which provides housing assistance for homeless families, rent and utility assistance, housing counseling assistance, case management and local resources to Lakewood households including families with children, seniors, veterans and disabled individuals. The Center seeks to prevent homelessness through assisting individuals and families to regain and maintain financial and housing stability, access needed services, and connect clients with resources to assist in acquiring permanent affordable housing. In FY 2020, the City provided HOME funding in support of the acquisition of property adjacent to the client services facility. The property will provide additional affordable rental opportunities for low-income households.

Other City of Lakewood funded agencies addressing homeless services include: Catholic Community Services Family Housing Network who provides housing assistance to families and military veteran households experiencing homelessness; Rebuilding Together South Sound which provides assistance with home maintenance and necessary improvements to maintain housing for low income households who would otherwise be unable to afford such repairs; and the YWCA Domestic Violence Shelter and Services program which provides legal assistance, children's programs, and shelter services to survivors of domestic violence and their children (the YWCA is one of very few shelters across the country which allows families to bring their pets to shelter with them; something which often acts as a stumbling block keeping families from being housed).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In 2020, City of Lakewood funding for homeless services and housing programs included the funding of various non-profit providers including the YWCA, Living Access Support Alliance, and Catholic Community Services. Other programs funded by the City of Lakewood include Rebuilding Together South Sound which are designed to keep people stable in their current housing through access to community resources and no-cost repairs and home modifications. Client advocacy and legal services programs designed to assist vulnerable households become stabilized include funding for Greater Lakes Mental Healthcare, YWCA, Tacoma Community House, and Rebuilding Hope.

In an effort to prevent households and individuals who are displaced through no fault of their own during building and code enforcement closures, fires, and other events from becoming homeless, Lakewood continues to fund the Emergency Assistance For Displaced Residents (EADR) program. Additional funding for the emergency relocation program has been provided by the Nisqually Indian

Tribe.

In FY 2020, the City of Lakewood assisted 113 households (255 persons) with emergency rent or mortgage assistance. These programs were designed to assist low-income households repay back due rent and mortgage payments and avoid eviction and foreclosure events causing homelessness. A total of \$942,292.60 in emergency rental and mortgage assistance was provided in 2020, with an additional \$438,848.45 remaining to be expended in FY 2021.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The cities of Lakewood and Tacoma remain strong supporters of both the Pierce County and the Tacoma Housing Authorities, with projects being completed in partnership with both organizations as recently as FY 2015-16, and a total of eleven (11) projects being completed with the Pierce County Housing Authority (PCHA) since 2004. The City continues its ongoing relationship with the Tacoma Housing Authority (THA) through its recent partnerships with LASA and THA, and intends to support PCHA's future efforts to develop affordable housing projects. PCHA currently owns and maintains 285 units of affordable housing in Lakewood.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Under the Public Housing Homeownership Program, PCHA tenants can often buy the home in which they are living. PCHA assists qualified first-time buyers in acquiring a home by limiting their monthly mortgage payment to 35% of their adjusted income. The first mortgage is carried by a commercial lender with a silent second mortgage carried by the Authority. Proceeds from sales of units may be used by the Authority to meet the housing needs of low-income people throughout the County.

The City continues to promote homeownership opportunities for all through its down payment assistance program. By offering down payment assistance, the City is able to provide low-income households with the funds necessary to secure conventional financing options to purchase and own their own home. Loans are provided as a second mortgage with affordable monthly payments limited to 35% of household income (combined 1st and 2nd mortgage payment). As part of the program, homeownership counseling is provided to ensure the new homebuyers are successful both in their ability to continue to afford and maintain their new home.

### **Actions taken to provide assistance to troubled PHAs**

Historically, the City of Lakewood has collaborated with the Pierce County Housing Authority to provide low-income households with decent, affordable housing. Recent events with the housing authority have caused it to scale back its development ambitions in favor of correcting internal deficiencies. As the authority moves continues to move through this process, the City will look for opportunities to

collaborate with PCHA and looks to offer partnership and assistance as needed moving forward.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As part of the Comprehensive Plan update, the City reviews housing policies and zoning practices to ensure affordable housing options are encouraged. The Plan addresses future housing needs for current and future residents of all incomes. Policies encouraging infill housing, zoning to permit higher densities for projects providing affordable housing, multifamily tax exemption, cottage housing, and strategies and partnerships to increase affordable, safe and adequate housing are all addressed.

To encourage investment and development in older, underutilized neighborhoods, Lakewood offers a Multifamily Tax Exemption Program. The program offers qualifying multifamily housing projects to be exempt from property tax on the value of improvements for a period of 8 to 12 years; 12 if at least 20% of the units are designated low-income units. The purpose of the program is to incentivize removal of substandard housing and to revitalize older neighborhoods thereby improving the quality of life.

In FY 2017, the City undertook a major milestone to create safe and decent living conditions for its citizenry through implementation of a citywide Rental Housing Safety Program. Program inspections began in April 2018. The program seeks to ensure all residential rental properties (apartments, single-family homes, duplexes, etc.) within the City of Lakewood are registered and they comply with specific construction, maintenance, and life/safety standards. With approximately 53% of Lakewood's housing stock being rental units (approximately 12,500 units), and a majority of those units being 40+ years old, the City has seen significant deterioration in the general condition of rental housing units.

Since beginning the rental housing inspection process, the City has seen considerable investment made in Lakewood's rental housing stock resulting in significant improvements to the conditions and living standards of those occupying these units. The City has identified and corrected life safety issues from faulty electrical systems and missing fire protection systems to failing and unsafe structures.

The Rental Housing Safety Program, by establishing a minimum housing standard for all rental units, seeks to ensure a standard of quality in rental housing throughout the City. With over half of Lakewood's housing units being occupied by renters, the impact of this program since inception have been profound. This is especially important for low-income households as these populations are more likely to reside in rental housing units than non-low income households are; and more so, in rental units which are considered substandard.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**



The City continues to support fair housing education and other activities that support fair housing for all. Actions in support of the fair and equal application of the landlord/tenant act and fair housing laws includes the City's active enforcement of the rental condemnation and relocation assistance provisions of 59.18.085 RCW, its Emergency Assistance for Displaced Residents program for individuals at risk of homelessness through no fault of their own due to building and code enforcement closures, fires, or redevelopment activities, and the enactment of the Rental Housing Safety Program ensuring all tenants a safe place to live. Funding for Lakewood's relocation assistance program is provided through the City's General Fund, the CDBG program, and a grant provided by the Nisqually Indian Tribe.

In FY 2020, the City continued to offer housing assistance programs to low income households seeking to maintain existing housing or to make necessary code and building code upgrades; down payment assistance programs to assist those achieve the dream of homeownership; and other emergency housing repair programs for households that did not qualify for the City's CDBG and HOME-funded programs. The program utilizes grant funds provided by the Nisqually Indian Tribe to make emergency repairs to low income, owner-occupied households who otherwise lack the means necessary to make repairs to their property. In 2020, the City added an additional housing assistance program, SHB-1406 Home Repair Program to assist low-income homeowners (at or below 60% AMI) maintain their home through general maintenance and other repairs which would be otherwise ineligible under current federally-funded housing programs.

Funding through the Human Services 1% set aside funded program seeking to provide assistance to the most vulnerable citizens through access to food, youth services and counseling, mental health services, legal services, medical and dental services, homeless services, assistance for adults with disabilities, and services for those suffering from sexual assault and domestic violence.

Efforts to assist low-income households recover from the coronavirus pandemic included rental and mortgage assistance programs providing assistance to low income households who found themselves behind on monthly rent and mortgage payments, business assistance grants to struggling businesses faced with closure and layoff of multiple employees, many of whom were low income workers, and funding for human services and advocacy programs seeking to provide assistance to low-income individuals, including food assistance and basic needs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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

As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and clearance testing of all disturbed surfaces is performed by certified Risk Assessors.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

As provided in the 2020 Annual Action Plan, efforts to reduce the number of poverty-level families align around the provision of affordable housing through diverse rental and homeownership opportunities, some with subsidy and support to decrease the share a household spends on monthly housing costs. To this end, the City offers down payment assistance to low-income homebuyers enabling them to build wealth through affordable homeownership and homeowner rehabilitation programs to allow persons to live in safer housing and creates wealth through neighborhood improvement. Additional investments are made through the removal of slums and blight by demolishing and redeveloping blighted and abandoned properties in place of new low-income homeownership opportunities.

In 2020, the City undertook providing assistance to LASA to acquire additional property adjacent their current facility and 15-unit housing complex. The property will provide additional affordable rental opportunities for low-income families. In addition, the cities of Lakewood and Tacoma, and Pierce County are coordinating efforts on developing an emergency shelter to house chronically homeless individuals in partnership with the Low Income Housing Institute. The project would be operated as a shelter through 2023, with conversion into permanent supportive housing in mid-2024. The project will provide 120 shelter beds once completed.

Efforts to ensure long-term housing affordability include partnerships with Habitat for Humanity and the Homeownership Center of Tacoma to develop new affordable homeownership opportunities for low-income households. In 2020, Habitat for Humanity completed its process of acquiring additional properties in the Tillicum neighborhood which will allow them to construct twelve (12) new single family houses for low-income homeownership opportunities. Additional redevelopment efforts are being considered through partnership with the Homeownership Center of Tacoma as they work to redevelop properties recently acquired in the City of Lakewood.

In 2020, the City assisted 113 households (255 persons) with emergency rent and mortgage assistance. The programs prioritized funding for those households most at risk of facing eviction and foreclosure – those whose household income was at or below 30% AMI, and elderly households. In total, 74 (65.5%) of the households served were at or below 30% AMI and 16 (14.2%) were considered elderly households. The City expended \$217,044.18 in CDBG-CV 1 & 3 funds and \$105,248.42 in HOME funds for these programs. Another \$621,000 in CARES Act funding through Washington State Department of Commerce was provided to LASA to assist 299 households with emergency rental assistance.

Additional effort to reduce the number of poverty-level families include funding through the 1% human services allocation which provides a broad spectrum of services including, supportive and emergency

services, human services programs targeting basic human needs, homelessness intervention and prevention, fair housing assistance, crisis stabilization and advocacy, youth programs, access to health and behavioral services, access to food, and activities to increase self-sufficiency (e.g., workforce training, employment readiness, and education). For 2020, the City provided \$360,000 in General Fund dollars in support of these types of programs and assistance.

Recent undertakings have realigned Human Services funding towards the goal of providing as much funding as possible to local organizations to maintain support services that keep Lakewood children, youth and families from becoming homeless while navigating families into living wage jobs so they no longer need support.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City continues to rely on the Community Services Advisory Board as a review and advisory body regarding the coordination of the human services programs and various U.S. Department of Housing and Urban Development-funded programs. The Board's responsibilities include facilitating the cooperation and coordination of human services and Consolidated Plan activities, holding public hearings to receive input on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations. On the human services side, the Board is responsible for reviewing needs assessments and gap analyses in order to develop a strategic action plan. Additionally, the Board provides guidance and recommendations in preparing the City's CDBG and HOME funding policies and priorities, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report.

Coordination between the Community Development Department and the Community Services Department focus on meeting medium- and long-range goals and strategies set for the city. Long-range goals identified by the Community Development Department include, long-term strategies to increase housing stock and homeownership opportunities and the expansion of economic opportunities for Lakewood citizens through infrastructure investment and the creation of a positive, growth-oriented economic atmosphere. The goal of the Community Services Department is to foster medium- and short-range opportunities through the investment of human services funding in high impact social services to prevent families from becoming homeless and focusing on navigating families into living wage jobs so they can afford the housing Lakewood does have.

On a regional level, Pierce County and the cities of Lakewood and Tacoma have continued to coordinate anti-poverty strategies, affordable housing planning initiatives, homeless initiatives, and funding strategies designed to provide long-term regional approaches to solving some of the most challenging community and economic development issues facing the region today. This coordination is likely to become more significant as the region looks to rebound from the social and economic impacts of COVID-19.

### **Actions taken to enhance coordination between public and private housing and social service**

**agencies. 91.220(k); 91.320(j)**

As a member of the Continuum of Care, City of Lakewood staff participates on the Continuum of Care Oversight Committee which provides guidance and input on the implementation of the County-wide Plan to End Homelessness. The committee consists of representatives from a variety of sectors, including local government (Lakewood, Tacoma, and Pierce County), public housing authorities, schools, health care, non-profit housing organizations, veteran organizations, law enforcement, and faith-based organizations.

The City remains the convener of monthly human services collaboration meetings. Collaboration partners include for-profit and nonprofit providers of housing, services, homeless programs, DV and family services, youth programs, food banks, and healthcare services. Through this process, Lakewood is able to maintain current working relationships with many of the area's non-profit providers, local housing authorities, and local and State governmental agencies.

The City continues to coordinate efforts to increase affordable housing options for Lakewood's low-income population through long-term partnerships with the housing authorities of Pierce County and Tacoma, Habitat for Humanity, Living Assess Support Alliance (LASA), and the Homeownership Center of Tacoma. Recent activities include the provision of \$600,000 in HOME funding to LASA in support of the acquisition of property adjacent to the client services facility to provide additional affordable rental opportunities for low-income households, and \$49,500 in NSP3 funding to Habitat for Humanity to acquire and construct up to two new, low-income single-family residences in the Tillicum neighborhood.

Additional coordination with LASA to provide services to the homeless is anticipated in 2021, as LASA seeks to expand its community services center operations to include additional access to laundry facilities, bathrooms, personal hygiene, and other human services. Regional efforts are also underway to acquire and developing an emergency shelter to house chronically homeless individuals in partnership with the Low Income Housing Institute. The project would be operated as a shelter through 2023, with conversion into permanent supportive housing in mid-2024. The project will provide 120 shelter beds once completed.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Lakewood's 2020 Analysis of Impediments to Fair Housing identified five areas of impediments to fair housing:

- Regulatory barriers to fair housing choice limit or prevent increasing the supply of affordable housing;
- Lack of knowledge of fair housing laws and inequitable representation among housing-related decision-making bodies;
- Lack of consumer access to fair housing education and enforcement resources;

- Noncompliance with the Fair Housing Act among landlords and housing providers; and
- Lack of regional collaboration to affirmatively further fair housing.

2020 efforts to promote fair housing included:

- The City of Lakewood Rental Housing Safety Program establishes a minimum standard for all rental units, ensuring safe and decent living conditions for everyone living in rental housing in the City of Lakewood. All rental properties are inspected as a condition of the program with approximately 20 percent of properties inspected annually. The program offers fair housing and landlord-tenant resources and information to the general public through its web portal and handouts.
- The City continues to actively enforce the rental condemnation and relocation assistance provisions of 59.18.085 RCW and its emergency rental relocation assistance program for individuals at risk of homelessness through no fault of their own due to building and code enforcement closures, fires, or redevelopment activities.
- Information on fair housing and landlord/tenant rights, along with information about housing assistance programs is made available at local libraries, community centers, services providers, and on the City's website. Community Service Officers and Rental Housing Program staff provide fair housing and landlord/tenant brochures to tenants and apartment owners/managers upon request.
- The City created a Community Safety Resource Team whose goal is to collaboratively solve problems unique to each of Lakewood's six neighborhood districts. This includes but is not limited to criminal activity, nuisance properties, dangerous buildings, unlawful business practices, and rental activities. The group brings together community policing, code enforcement, legal staff, building, planning, housing, and fire to collaboratively solve problems.
- Down payment assistance is offered to individuals who may otherwise find themselves priced out of homeownership by offering loans up to \$10,000 with interest as low as zero percent (0%) and payments as low as \$25/month to encourage affordability. Loans for extremely low-income homebuyers may be deferred up to 20 years.
- Through a grant provided by the Nisqually Indian Tribe, the City provides accessibility modifications and minor home repair assistance to elderly, disabled, and low-income households up to 120% AMI. Funding for this program provides assistance to households unable to qualify for other forms of assistance due to income, type of housing, or other extenuating circumstances.
- Housing rehabilitation assistance is offered to low income homeowners to make necessary property repairs, including energy/weatherization upgrades, structural repairs, replacement of major systems, and accessibility improvements. Loans up to \$75,000 with interest as low as zero percent (0%) and payments as low as \$25/month are provided to encourage affordability. Loans for extremely low-income homeowners may be deferred up to 20 years.
- In FY 2019, Lakewood City Council secured additional financing for the development of affordable housing by approving an annual 0.0073% sales and use tax (SHB-1406), providing the City an estimated \$1.95 million dollars for affordable and supportive housing development over

the next 20 years.

- NSP funding was provided to Habitat for Humanity to acquire property in the Tillicum neighborhood and construct up to two (2) new affordable single-family homes. Construction is anticipated to begin in 2022.
- HOME funding was provided to LASA to acquire an existing rental property adjacent to the client services facility to provide additional affordable rental opportunities for low-income households.
- Completed the removal or repair of fourteen (14) dangerous, blighted or nuisance properties.
- Homebuyers receive housing counseling when receiving down payment assistance or when acquiring newly constructed housing.
- In 2020, the City updated its Municipal Code to clarify and expand the provisions covering the construction of accessory dwelling units (ADU) on residentially developed properties.
- Under Lakewood Municipal Code 3.64, the City offers a multifamily tax exemption to private developers to incentivize the removal of substandard housing and to revitalize older neighborhoods thereby improving the quality of life. The program offers qualifying multifamily housing projects to be exempt from property tax on the value of improvements for a period of 8 to 12 years; 12 if at least 20% of the units are designated low-income units.
- Lakewood Municipal Code 18A.30 Article III offers a cottage housing development standard to provide opportunity to develop more affordable housing choices, to encourage infill development opportunities, and promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition and individual needs.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

City of Lakewood staff monitors CDBG activities; as the HOME Consortium lead, City of Tacoma staff monitors Lakewood's HOME activities. To ensure subrecipients carry out activities in compliance with CDBG program rules and regulations, standards and procedures for monitoring have been developed. As individual situations dictate, desk monitoring, on-site monitoring, and/or technical assistance may be provided. Each funded activity is assessed to determine the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. The extent of monitoring activities is directly related to whether the activities have been assessed as being low, medium, or high risk. The purpose of monitoring visits 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.

In FY 2020, there were no projects completed by subrecipients; all projects were completed by City staff or City contractors. Monitoring for 2020 focused on internal program compliance for the various housing programs, tenant-based rental assistance, business assistance, emergency rental and mortgage assistance programs, and relocation programs. No deficiencies were noted during 2020 monitoring

activities.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

As a federally mandated document, the CAPER must meet specific citizen participation requirements before submission to the federal government. In accordance with the Citizen Participation Plan requirements adopted by the City of Lakewood on November 1, 1999 and amended on May 4, 2020, the City provided notification of the report in the NEWS TRIBUNE on September 11, 2021 of a 15-day public comment period (September 13 – September 27, 2021) to receive public comments on the draft FY 2020 CAPER. Due to the coronavirus pandemic, draft copies were made available for in-person pick-up and a copy was also posted for public review on the City's website.

Public Comment Period of September 13 – September 27, 2021 on the 2020 Consolidated Annual Performance Evaluation Report

*(Insert comments here)*

No comments received.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

No changes anticipated.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **Attachment**

### **PR26 – CDBG & CDBG-CV 2020**





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2020  
LAKEWOOD , WA

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**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	504,364.61
02 ENTITLEMENT GRANT	595,915.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	226,747.70
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,327,027.31

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	256,960.12
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	256,960.12
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	106,919.53
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	47,177.50
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	411,057.15
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	915,970.16

**PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	256,960.12
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	256,960.12
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	595,915.00
33 PRIOR YEAR PROGRAM INCOME	59,881.52
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	655,796.52
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	106,919.53
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	106,919.53
42 ENTITLEMENT GRANT	595,915.00
43 CURRENT YEAR PROGRAM INCOME	226,747.70
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	822,662.70
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	13.00%



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**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

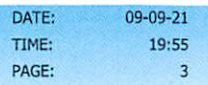
Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	1	215	6435599	Low Income Street Lighting- 2019	03K	LMA	\$4,586.37
2019	1	215	6441469	Low Income Street Lighting- 2019	03K	LMA	\$453.89
					<b>03K</b>	<b>Matrix Code</b>	<b>\$5,040.26</b>
2017	3	206	6426783	Emergency Assistance for Displaced Residents	08	LMC	\$4,873.99
2017	3	206	6435594	Emergency Assistance for Displaced Residents	08	LMC	\$425.46
2017	3	206	6451861	Emergency Assistance for Displaced Residents	08	LMC	\$373.19
2020	4	226	6508953	Emergency Assistance for Displaced Residents	08	LMC	\$2,235.50
					<b>08</b>	<b>Matrix Code</b>	<b>\$7,908.14</b>
2019	2	218	6427999	Major Home Repair/Sewer Loan Program	14A	LMH	\$26,288.49
2019	2	218	6428000	Major Home Repair/Sewer Loan Program	14A	LMH	\$17,334.53
2020	2	224	6435595	Major Home Repair/Sewer Loan Program	14A	LMH	\$7,526.00
2020	2	224	6441470	Major Home Repair/Sewer Loan Program	14A	LMH	\$8,359.00
2020	2	224	6451865	Major Home Repair/Sewer Loan Program	14A	LMH	\$16,773.51
2020	2	224	6456304	Major Home Repair/Sewer Loan Program	14A	LMH	\$2,147.81
2020	2	224	6459415	Major Home Repair/Sewer Loan Program	14A	LMH	\$18,822.75
2020	2	224	6471135	Major Home Repair/Sewer Loan Program	14A	LMH	\$3,588.52
2020	2	224	6483674	Major Home Repair/Sewer Loan Program	14A	LMH	\$39,723.99
2020	2	224	6489893	Major Home Repair/Sewer Loan Program	14A	LMH	\$20,263.06
2020	2	224	6497311	Major Home Repair/Sewer Loan Program	14A	LMH	\$543.29
2020	2	224	6497317	Major Home Repair/Sewer Loan Program	14A	LMH	\$11,721.89
2020	2	224	6508986	Major Home Repair/Sewer Loan Program	14A	LMH	\$4,492.30
2020	2	224	6508987	Major Home Repair/Sewer Loan Program	14A	LMH	\$1,369.41
2020	2	224	6523208	Major Home Repair/Sewer Loan Program	14A	LMH	\$2,823.25
2020	2	224	6523220	Major Home Repair/Sewer Loan Program	14A	LMH	\$33,138.26
					<b>14A</b>	<b>Matrix Code</b>	<b>\$214,916.06</b>
2015	6	189	6426780	CDBG Administration of HOME Housing Services	14J	LMH	\$2,081.71
2015	6	189	6451860	CDBG Administration of HOME Housing Services	14J	LMH	\$4,064.12
2019	3	217	6445018	CDBG Administration of HOME Housing Services	14J	LMH	\$306.61
2019	3	217	6451863	CDBG Administration of HOME Housing Services	14J	LMH	\$2,630.74
2019	3	217	6459408	CDBG Administration of HOME Housing Services	14J	LMH	\$8,640.57
2019	3	217	6470564	CDBG Administration of HOME Housing Services	14J	LMH	\$8,394.93
2019	3	217	6482842	CDBG Administration of HOME Housing Services	14J	LMH	\$1,450.23
2019	3	217	6489887	CDBG Administration of HOME Housing Services	14J	LMH	\$606.99
2019	3	217	6497302	CDBG Administration of HOME Housing Services	14J	LMH	\$599.58
2019	3	217	6508948	CDBG Administration of HOME Housing Services	14J	LMH	\$320.18
					<b>14J</b>	<b>Matrix Code</b>	<b>\$29,095.66</b>
<b>Total</b>							<b>\$256,960.12</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Report returned no data.

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	1	225	6429259	Administration	21A		\$9,821.12
2020	1	225	6429264	Administration	21A		\$944.19
2020	1	225	6429768	Administration	21A		\$494.57
2020	1	225	6429960	Administration	21A		\$14,184.57
2020	1	225	6435592	Administration	21A		\$2,653.71
2020	1	225	6441461	Administration	21A		\$2,527.96
2020	1	225	6441464	Administration	21A		\$2,158.16
2020	1	225	6451867	Administration	21A		\$1,522.84
2020	1	225	6451871	Administration	21A		\$6,449.53
2020	1	225	6456111	Administration	21A		\$244.72
2020	1	225	6459417	Administration	21A		\$3,179.10
2020	1	225	6471133	Administration	21A		\$4,111.87
2020	1	225	6483673	Administration	21A		\$4,198.46
2020	1	225	6489892	Administration	21A		\$3,426.07
2020	1	225	6497312	Administration	21A		\$529.06







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**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	807,337.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	807,337.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	363,973.26
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	45,904.18
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	409,877.44
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	397,459.56

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	363,973.26
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	363,973.26
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	363,973.26
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	275,167.99
17 CDBG-CV GRANT	807,337.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	34.08%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	45,904.18
20 CDBG-CV GRANT	807,337.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	5.69%

**LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10**

Report returned no data.

**LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11**

Report returned no data.

**LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	9	228	6435596	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$490.58
			6441467	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$17,754.64
			6451868	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$38,060.05
			6459413	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$25,000.00
			6470567	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$2,500.00
			6482841	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$5,000.00
	11	229	6497308	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$45,897.91
			6508951	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$94,007.27
			6523216	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$77,139.00
			6537391	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,123.81
Total							\$363,973.26

**LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16**

[illegible]

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	4	219	6429669	Administration	21A		\$1,000.00
			6441466	Administration	21A		\$3,278.15
			6451866	Administration	21A		\$2,187.43
			6459411	Administration	21A		\$1,139.56
			6470565	Administration	21A		\$6,411.67
			6482838	Administration	21A		\$3,086.76
			6482840	Administration	21A		\$7,560.05
			6489888	Administration	21A		\$703.79
			6489889	Administration	21A		\$4,566.32
			6497304	Administration	21A		\$3,343.47
			6497307	Administration	21A		\$682.76
			6508952	Administration	21A		\$3,846.18
			6523213	Administration	21A		\$686.76
			6537390	Administration	21A		\$7,411.28
			Total				

# CAPER Public Notification

*(To Be Added To Final Draft After Published In TNT)*

## **City of Lakewood**

### **FY 2020 Consolidated Annual Performance Evaluation Report (CAPER)**

Notice is hereby given that the CAPER, which describes the status of the City of Lakewood's Fiscal Year 2020 (July 1, 2020 – June 30, 2021) Community Development Block Grant and HOME Investment Partnership Act programs is available for public review at:

City of Lakewood's website at [www.cityoflakewood.us](http://www.cityoflakewood.us); and

Lakewood City Hall, 6000 Main Street SW, Lakewood, WA

Limited copies may be obtained by calling the Community Development Department at 253-589-2489.

Any citizen wishing to provide comment regarding the report may do so by providing them to the address below. Written comments must be received within 15 days of this notice, or no later than 1:00 pm, September 27, 2021 at:

City of Lakewood, Community Development Department,  
Attention: David Bugher, Assistant City Manager for Development  
6000 Main Street SW, Lakewood, WA 98499  
253-589-3774 (Fax)  
[dbugher@cityoflakewood.us](mailto:dbugher@cityoflakewood.us)

Persons requiring special accommodations are requested to call 253-589-2489 before 5:00 p.m., September 24, 2021.