

# City of Lakewood

## FY 2021 Consolidated Annual Performance Evaluation Report



September 29, 2022

## 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 2021 fiscal year (July 1, 2021 - June 30, 2022) 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 2021 CAPER. Additional efforts to benefit low- and moderate-income individuals and families involving non-federal funding streams are also discussed herein.

Additionally, this report includes information regarding ongoing 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 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. In April 2021, the City also received \$136,706 in CDBG-CV2 funds through the Washington State Department of Commerce to add additional services and facilities capacity serving the homeless and those at risk of homelessness through the expansion of access to hygiene and personal care, including showers, bathroom and laundry services. Like many other cities throughout the region, the impacts of the coronavirus pandemic were distributed disproportionately, with the most vulnerable communities hit the hardest – homeless, 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	CDBG: \$15000	Homeowner Housing Added	Household Housing Unit	30	1	3.33%	2	1	50.00%
Need of accessible, culturally competent services	Homeless Non-Housing Community Development	CDBG: \$50000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		75	0	0.00%
Prevent and reduce homelessness	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$28708.76	Homelessness Prevention	Persons Assisted	50	412	824.00%	12	4	33.33%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$349107 / NSP1: \$65000	Homeowner Housing Rehabilitated	Household Housing Unit	50	17	34.00%	10	8	80.00%

Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$349107 / NSP1: \$65000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	412	824.00%			
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$349107 / NSP1: \$65000	Jobs created/retained	Jobs	5	35	700.00%			
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$349107 / NSP1: \$65000	Businesses assisted	Businesses Assisted	2	15	750.00%			
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$349107 / NSP1: \$65000	Buildings Demolished	Buildings	12	4	33.33%	3	4	133.33%

Support of public infrastructure improvements	Non-Housing Community Development	CDBG: \$306759	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25775	5345	20.74%	5345	5345	100.00%
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**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. In 2021, the City continued its two-year focus on meeting its goals of stabilizing existing residents and the prevention and reduction of homelessness, specifically those continuing to struggle with the fiscal impacts of the coronavirus pandemic, and those seeking assistance to sustain existing affordable housing through ongoing maintenance and rehabilitation. Additional efforts were made to provide critical infrastructure improvements in low-income residential neighborhoods.

Activities undertaken included the following:

Stabilize existing residents

- Housing Rehabilitation and Major Home Repair (CDBG & HOME) – Programs provide assistance to low-income homeowners to maintain their homes or make necessary upgrades to meet current code requirements. Loans are provided with 0% or 1% interest, with deferred or favorable payments to ensure homeowners are not assuming an unreasonable financial burden. Completed eight (8) projects. Additional non-federal funding is provided through real estate taxes raised pursuant to RCW 82.14.540.
- Emergency Payments for Rental and Mortgage Assistance Program (CDBG-CV) – 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 assistance to one hundred twenty one (121) low-income households, totaling two hundred ninety nine (299) 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 left vacant and unmaintained. Four (4) dangerous building were removed in 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. Two (2) households, totaling four (4) individuals, were assisted. Additionally, the City seeks relocation assistance for displaced residents through the landlord-tenant requirements of RCW 59.18.085, when displaced through city closure, a landlord is responsible to pay the greater of \$2,000 or three month's rent, including prepaids and deposits. In FY 2021, a total of nine (9) households were assisted.

#### Increase rental and homeownership opportunities

- Affordable Housing Fund (HOME) – Provides funding for the development of affordable rental and homeownership opportunities for low- and moderate-income individuals. Although no new units were developed in 2021, activities have continued on two fronts with Habitat for Humanity and Living Access Support Alliance (LASA). Habitat is seeking to begin construction on 11 new single family homes in 2022-23, while LASA is in the process of funding and developing up to 27 new units of affordable rental housing in 2023-24.

#### Support of public infrastructure improvements

- Sidewalk improvements, including accessibility improvements, were made along Phillips Rd. SW between Agate Dr. SW and Only Dr. SW, providing new sidewalk access to 5,345 Lakewood residents, of which 2,895 (52.48%) are low-income individuals.

### **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	150
Black or African American	110
Asian	18
American Indian or American Native	6
Native Hawaiian or Other Pacific Islander	26
<b>Total</b>	<b>310</b>
Hispanic	23
Not Hispanic	287

**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 continue to be disproportionately impacted by the ongoing impacts of the coronavirus in 2021 in terms of percentage of clients served. With a majority of funding expended in 2021 in support of rental and mortgage assistance programs, housing rehabilitation programs, and infrastructure improvements, Black or African American clients represented 31.5 percent of total clients served. For Black and African Americans, this number represents nearly two-and-a-half times the percentage share of total population for Lakewood – 12.9 percent (2020 American Community Survey 5-Year Estimates). Table 2 does not collect demographic information on Other Mixed Race individuals (20 individuals served in 2021, 4 being Hispanic), and individuals served through an area benefit activity, such as the sidewalk improvement project completed along Phillips Rd. SW.

## 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	\$1,627,372	\$1,060,541
Other	public - federal	\$65,000	\$6,405

**Table 3 - Resources Made Available**

### Narrative

Total City CDBG program expenditures for FY 2021 totaled \$1,060,541,08, including \$449,214 in CDBG-CV3 funding awarded in FY 2019 and carried over into FY 2021. Total NSP expenditures for dangerous and nuisance property abatements totaled \$6,405 for the same period.

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 2021 totaled \$380,000 with clients served across all strategic priorities.

The City continues to fund its Neighborhood Stabilization Program (NSP1) Abatement Program through revolving fund dollars received through repayments. This fund was initially established in 2009 when the City received NSP1 funding through the Washington State Department of Commerce. The program targets the abatement of dangerous or blighted structures in primarily low-income census block groups. NSP1 revolving fund resources available at the beginning of FY 2021 totaled \$258,338.

The City collects annual sales tax revenue raised through SHB 1406 which is to be used 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 collected have been allocated to support a homeowner rehabilitation program providing assistance to households at or below 60 percent of area median income. The fund has a balance in excess of \$245,000 with expected annual revenues of \$95,000.

In 2020, Lakewood received received \$807,337 in Community Development Block Grant Coronavirus (CDBG-CV) funding (\$350,611 in CDBG-CV1 and \$456,726 in CDBG-CV3) and redirected its efforts to alleviate the economic and social impacts of the coronavirus pandemic upon Lakewood's citizens. As less than half of these funds were expended in 2020, the City continued its focus on assisting Lakewood residents who had fallen behind on their rent or mortgage resulting from the ongoing negative impacts of the coronavirus. In 2021, a total of 121 households and 299 individuals were assisted with rental and



mortgage assistance. An additional \$136,706 in CDVBG-CV2 funding was received from the Department of Commerce on April 1, 2021 in support of homeless services.

Finally, \$13,766,236 in American Rescue Plan Act (ARPA) funding was received to allow local governments to respond to the COVID-19 emergency. As of June 1, 2022, the City of Lakewood has obligated \$7,222,200 in ARPA funding to approved projects, including a \$1 million contribution towards the purchase of a 120-bed local hotel which will be operated as an emergency shelter providing overnight beds to the homeless. The project is a joint venture between the cities of Tacoma and Lakewood, and Pierce County. The shelter is scheduled to be converted into permanent supportive housing in 2024 and will continue providing housing for no less than 40 years. Additional ARPA funding is scheduled to be allocated to additional housing, shelter, and other services projects in late-2022.

#### **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 2021 remained relatively low as much of the City's efforts continued to focus on the lasting impacts the coronavirus pandemic has had on its citizenry. As the effects of the coronavirus pandemic have lingered into 2021, many of Lakewood's affordable housing projects (traditional sources of private leverage funds) have seen significant delays resulting from price increases, shortage of supplies, and lack of manpower and labor to complete said projects. Projects such as Habita's affordable homeownership development in the Tillicum neighborhood and LASA's efforts to develop new affordable rental housing in downtown Lakewood have seen significant delays. In 2021, matching funds were provided primarily through the human services 1% allocation, State 1406 tax revenue received in support of affordable housing development, and City General Fund dollars in support of the Phillips Rd.

sidewalks project.

Funds leveraged in FY 2021 included:

- SHB 1406 (State) – Funding of approximately \$245,000 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 \$380,000 was provided to fund various human services and housing programs.
- City of Lakewood General Fund – A total of \$208,000 was allocated in support of sidewalk improvements, including accessibility improvements along Phillips Rd. SW.

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 2021 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.**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	12	4
Number of Non-Homeless households to be provided affordable housing units	0	121
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>12</b>	<b>126</b>

**Table 5 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	121
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	10	8

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	1	1
<b>Total</b>	<b>12</b>	<b>130</b>

**Table 6 – Number of Households Supported**

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

In 2021, Lakewood continued its emphasis on providing CDBG-CV emergency rental and mortgage assistance to persons negatively impacted by COVID-19, away from the more typical CDBG and HOME assistance programs offered for housing rehabilitation and the development of new affordable housing. In total, over \$420,000 was expended to assist 121 households (299 individuals) with rental and mortgage assistance to pay off back due monthly housing expenses. While efforts were made to move forward on homeowner rehabilitation and new affordable housing development projects, progress was slowed due to supply and labor shortages, and generally rising development costs. Both of Lakewood's future housing development projects – Habitat's 11-unit single-family development in Tillicum and LASA's 27-unit multifamily development on Gravelly Lake Dr. SW, were slowed as project funding gaps and potential construction delays loomed over both projects. In 2021, LASA acquired a two-bedroom single-family residence which will be used to provide affordable rental opportunities for low-income households.

Lakewood's reduction in the provision of services in support of the homeless can be directly linked to the improvement in the quality of rental housing the Rental Housing Safety Program has brought about. Through the City's Rental Housing Safety Program, the City has emphasized the importance of maintaining rental housing and eliminating substandard conditions, ensuring all Lakewood citizens have safe and decent housing, no matter their income level. As rental housing closures related to fire and unsafe conditions are reduced, the need for relocation assistance to prevent homelessness is also reduced.

All other activities were on track or were within tolerances given the shifting of priorities.

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

Lakewood anticipates the economic climate will continue to stagnate into 2023, leaving many of the city's low-income, elderly, and minority populations disproportionately impacted, resulting in the greater need for tenant-based rental assistance programs, mortgage relief programs, homeowner rehabilitation services, and the increased development of new affordable housing units. Efforts to construct new affordable single-family residences, along with new affordable rental units, will continue to be a priority for Lakewood.

As housing prices and average rents continue to rise, many homeowners and renters are finding themselves unable to make ends meet. With such economic uncertainty, the need for financial and housing counseling services is anticipated to grow, along with the need for eviction prevention counseling. Additionally, maintaining Lakewood's existing housing stock for those low- and moderate-income families that already own their own home but cannot afford big-ticket maintenance items, such as replacing a roof or heating/cooling system, will remain a priority. To this end the City will continue to focus its efforts on providing homeowner rehabilitation programs seeking to maintain existing home affordability. Housing counseling and eviction prevention counseling are services Lakewood hopes to extend to Lakewood residents into FY 2022.

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.

In general, Lakewood anticipates program delays will continue into FY 2022 as budgetary restraints increase and construction timelines lengthen.

**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	73	0
Low-income	71	0
Moderate-income	30	0
<b>Total</b>	<b>174</b>	<b>0</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

Projects reported in the FY 2021 CAPER include CDBG-CV 1 & 3 funds received in FY 2020 which were dispersed for activities within the reporting fiscal period. Total clients served have been adjusted to reflect these activities. HOME activities are reported by the City of Tacoma as part of Tacoma's FY 2021 CAPER.

**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 have in the way of mental health services.

In 2021, Lakewood partnered with the City of Tacoma and Pierce County to acquire the Comfort Inn in Tacoma to be used as an emergency shelter. The project will provide 120 shelter beds on a nightly basis to help house homeless individuals. The project will convert to permanent affordable housing in 2024.

Additional efforts in FY 2021 came in the form of a point-in-time count of persons experiencing homelessness. On January 28, 2022, Lakewood participated in the annual one night count of homeless persons in Lakewood and greater Pierce County. The one night count noted 1,851 total persons counted, with 1,184 (64%) indicating they were sheltered, 343 (19%) indicating they were unsheltered, and another 324 homeless persons were observed but did not participate in the survey. Of the respondents, 41 percent identified Tacoma as their last reported place of permanent residence, while 7 percent identified Lakewood. A look inside the numbers reveals 23% are chronically homeless, 38% are female, 7% are veterans, 20% are adult survivors of domestic violence, 20% report having a mental illness, 26% a physical disability, and 52% are persons of color. It should be noted that due to the nature of this homeless count, which is conducted over a 24-hour period and attempts to count a geographically distributed unsheltered population, very likely underestimates the total homeless population in Pierce County. The County estimates the actual homeless population is much larger at 4,300 persons.

### **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 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 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 2021, a total of \$380,000 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. In 2021, the cities of Lakewood and Tacoma, and Pierce County coordinated efforts to acquire and develop an emergency shelter to house chronically homeless individuals in partnership with the Low Income Housing Institute. The project involved the purchase and conversion of the Comfort Inn located at 8620 South Hosmer St. in the city of Tacoma. The project provides 120 shelter beds with conversion to permanent affordable housing scheduled for 2024.

**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 individuals harmed by 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 regain and maintain financial and housing stability, access needed services, and connect clients with resources to assist in acquiring permanent affordable housing. In FY 2021, the City received \$136,706 in CDBG-CV2 funds through the Washington State Department of Commerce which it allocated to LASA for facility upgrades to include the expansion of access to hygiene

and personal care, including showers, bathroom and laundry services to homeless individuals. Additional HOME, HOME-ARP and ARPA funds are being evaluated for allocation to LASA to develop 27 units of new affordable rental housing located on the LASA Gravelly Lake campus.

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 2021, 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. Additionally, the City seeks relocation assistance for displaced residents through the landlord-tenant requirements of RCW 59.18.085. When displaced through city closure, a landlord is responsible to pay a tenant the greater of \$2,000 or three month's rent, including prepaids and deposits. These programs provide assistance to the most vulnerable populations living in substandard conditions in order to prevent them from becoming homeless.

In FY 2021, the City of Lakewood assisted 121 households (299 persons) with emergency rent and mortgage assistance. These programs were designed to assist low-income households repay back due rent or mortgage payments to avoid eviction and foreclosure events causing homelessness. Eligible

households were able to apply for up to \$4,000 in assistance to pay back due rent or mortgage payments.

## **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.

The City of Lakewood is partnering with the Pierce County Housing Authority in FY 2022 to make necessary repairs and general maintenance upgrades to two apartment complexes in the city – Oakleaf (26 units) and Village Square Apartments (38 units). The project will provide \$188,465 in CDBG funding for exterior painting and siding upgrades at both complexes. The project will serve to maintain 64 affordable permanent rental housing opportunities for low-income households.

### **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. One (1) household was provided down payment assistance in 2021.

### **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 continues to move through this process, the City will look for opportunities to collaborate with PCHA as well as to offer partnership and assistance as needed moving forward.

Recently, PCHA announced it would be selling its affordable single housing inventory to facilitate large-scale investments in the development of affordable multifamily rental opportunities. The Authority estimates it will generate in excess of \$300 million for future investments in affordable housing. The City of Lakewood and Pierce County have both expressed an interest in continuing partnerships to collaborate on the development of affordable housing in both communities.

### **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. 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 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 in excess of half of Lakewood's housing units being renter-occupied, the impacts of this program 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 often

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 which encourage 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 and CDBG program.

In FY 2021, 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 non-federally funded emergency housing repair programs for households that did not qualify for the City's CDBG and HOME-funded programs. The program utilizes local sales tax revenue and assists owner-occupied households who otherwise lack the means necessary to make repairs which would be otherwise ineligible under current federally-funded housing programs.

Funding through the Human Services 1% set aside funded program seeks 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 continued in FY 2021 through the provision of rental and mortgage assistance programs. Assistance was provided to low-income households who found themselves behind on monthly rent or mortgage payments, with priority placed on assisting the elderly, disabled and extremely low-income households.

### **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 2021 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 provides assistance to developers of affordable housing in effort to offset development costs which would otherwise be borne by low-income homebuyers and renters. Additional programs offer 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.

Over the recent two year period, the City has provided assistance to Habitat for Humanity and Living Access Support Alliance to develop affordable homeownership and rental housing opportunities for low- and moderate-income Lakewood residents. Development of 11 units of new affordable single-family homes by Habitat is anticipate to be completed in 2022-23, while LASA's 27-unit affordable rental housing development is expected to be completed in 2023-24.

The cities of Lakewood and Tacoma, and Pierce County recently coordinated efforts to acquire and develop a 120-bed emergency shelter to house chronically homeless individuals in partnership with the Low Income Housing Institute. The project will operate as a shelter through 2023 and will be converted into permanent supportive housing in mid-2024.

In 2021, the City assisted 121 households (299 persons) with emergency rent and mortgage assistance. The program 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, 66 (54.5%) of the households served were at or below 30% AMI; however, only 4 (3.3%) were considered elderly households. The City expended \$449,214 in CDBG-CV funds for this program.

Additional efforts 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 2021, the City provided \$380,000 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.

### **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 coordination activities between Lakewood, LASA and Habitat for Humanity include the ongoing development of 11 new single-family homes for low-income homebuyers, and the coming development of 27 affordable rental housing units. In 2022-23, LASA will complete its community services center expansion to include additional access to laundry facilities, bathrooms, personal hygiene, and other human services for homeless individuals. Additional coordination with the Pierce County Housing Authority is also anticipated as the Authority moves to liquidate all single-family affordable housing rental units in favor of developing new, large-scale multifamily rental projects.

**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.

2021 efforts to promote fair housing included:

- The city's 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 Lakewood. 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. In FY 2021, a total of eleven (11)

households were assisted.

- Information on fair housing, landlord/tenant rights, and information on housing assistance programs is made available to those seeking assistance. Community Service Officers and rental housing 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 \$75,000 with interest as low as zero percent (0%) to encourage affordability. Housing counseling services are provided to all clients assisted.
- 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%) are provided to encourage affordability. Additional rehabilitation programs funded through non-federal funds are offered to low-income homeowners (at or below 60% AMI) to make repairs which would be otherwise ineligible under current federally-funded housing programs.
- Completed the removal or repair of twenty-two (22) dangerous, blighted or nuisance properties in FY 2021, four (4) of which were funded with NSP1 funding.
- 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 property tax exemption 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.
- In 2021, the City assisted 121 households (299 persons) with emergency rent and mortgage assistance through the CDBG-CV3 program. Up to \$4,000 in back due rent was provided to low- and moderate-income households facing eviction.
- The City continues to host Tacomaprobono Community Lawyers onsite, once a week, to provide free legal assistance and advice on tenant's rights, foreclosure and eviction counseling services, and fair housing.

## **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 2021, there were no projects completed by subrecipients; all projects were completed by City staff or City contractors. While the City did award a subrecipient contract to Tacoma-Pierce County Habitat for Humanity to administer a Housing and Foreclosure Counseling Program, the project was terminated and the City is seeking a new provider to perform the services for the City. Once a contract is awarded, staff will monitor to ensure all programmatic requirements are met and conduct an onsite subrecipient monitoring in FY 2022.

Monitoring for 2021 focused primarily on internal program compliance for the various housing programs, emergency rental and mortgage assistance programs, and relocation programs. Additionally, city staff have worked closely with Public Works Department staff to ensure the City's CDBG-funded low-income sidewalk construction project along Phillips Road is completed in compliance with CDBG programmatic regulations relating to procurement, contracting, Section 3, and Davis Bacon wage provisions. No deficiencies were noted during 2021 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 14, 2022 of a 15-day public comment period (September 15 – September 29, 2022) to receive public comments on the draft FY 2021 CAPER. Due to the ongoing 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 15 – September 29, 2022 on the 2020 Consolidated Annual Performance Evaluation Report**

No comments were 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.**

**SECTION 3**

While the Phillips Rd. Sidewalk project was reported as if it was a completed activity in FY 2021 to properly capture clients served in the fiscal year; however, the project was not fully closed out and all funding released in FY 2021. Any Section 3 reporting for this project is to be reported in FY 2022 to reflect project close-out and retainage release in FY 2022.



## **Attachment**

### **2021 PR26 – CDBG & CDBG-CV**



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 2021  
LAKEWOOD, WA

DATE: 09-29-22  
TIME: 13:37  
PAGE: 1

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	915,970.16
02 ENTITLEMENT GRANT	581,801.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	124,560.55
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	5,040.26
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)	1,627,371.97

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	469,541.75
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	5,040.26
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	474,582.01
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	136,745.24
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	611,327.25
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,016,044.72

**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	49,793.43
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	424,788.58
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	474,582.01
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:
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	581,801.00
33 PRIOR YEAR PROGRAM INCOME	226,747.70
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	808,548.70
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	136,745.24
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)	136,745.24
42 ENTITLEMENT GRANT	581,801.00
43 CURRENT YEAR PROGRAM INCOME	124,560.55
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	706,361.55
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.36%



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Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2021  
LAKEWOOD, WA

DATE: 09-29-22  
TIME: 13:37  
PAGE: 2

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	6553405	Low Income Street Lighting- 2019	03K	LMC	(\$5,040.26)
					03K	Matrix Code	(\$5,040.26)
2021	7	236	6597087	City of Lakewood Low Income Sidewalk Improvements	03L	LMA	\$4,833.14
2021	7	236	6597911	City of Lakewood Low Income Sidewalk Improvements	03L	LMA	\$18,343.21
2021	7	236	6597912	City of Lakewood Low Income Sidewalk Improvements	03L	LMA	\$9,599.47
2021	7	236	6625990	City of Lakewood Low Income Sidewalk Improvements	03L	LMA	\$16,982.16
					03L	Matrix Code	\$49,757.98
2020	4	226	6625980	Emergency Assistance for Displaced Residents	08	LMC	\$1,076.11
2020	4	226	6642613	Emergency Assistance for Displaced Residents	08	LMC	\$3,999.60
					08	Matrix Code	\$5,075.71
Total							\$49,793.43

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
2021	1	230	6537380	Administration	21A		\$8,367.24
2021	1	230	6537387	Administration	21A		\$338.42
2021	1	230	6545709	Administration	21A		\$2,142.06
2021	1	230	6545718	Administration	21A		\$6,192.05
2021	1	230	6560718	Administration	21A		\$9,740.33
2021	1	230	6569597	Administration	21A		\$5,436.53
2021	1	230	6569603	Administration	21A		\$2,909.92
2021	1	230	6575563	Administration	21A		\$388.35
2021	1	230	6575568	Administration	21A		\$7,357.63
2021	1	230	6583714	Administration	21A		\$704.35
2021	1	230	6583716	Administration	21A		\$6,108.25
2021	1	230	6597086	Administration	21A		\$36.04
2021	1	230	6625977	Administration	21A		\$23,480.61
2021	1	230	6625992	Administration	21A		\$3,413.07
2021	1	230	6642610	Administration	21A		\$11,548.55
2021	1	230	6642619	Administration	21A		\$334.36
2021	1	230	6656598	Administration	21A		\$46,098.50
2021	1	230	6659839	Administration	21A		\$1,826.63
2021	1	230	6659842	Administration	21A		\$322.35
					21A	Matrix Code	\$136,745.24
Total							\$136,745.24



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U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
LAKEWOOD , WA

DATE: 09-29-22  
TIME: 13:22  
PAGE: 1

**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	730,917.08
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	62,639.10
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	793,556.18
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	13,780.82

**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	730,917.08
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	730,917.08
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	730,917.08
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

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

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	642,111.81
17 CDBG-CV GRANT	807,337.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	79.53%

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

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	62,639.10
20 CDBG-CV GRANT	807,337.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	7.76%



**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
			6545717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$27,026.00
			6560714	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$53,151.39
			6569599	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$40,124.88
			6575580	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$25,605.03
			6583717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$59,230.34
			6597083	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$2,385.00
			6625978	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,614.41
			6629965	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$9,355.39
			6642616	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$62,808.73
			6656592	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$28,469.13
			6668548	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$173.52
Total							\$730,917.08

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	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
			6545717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$27,026.00
			6560714	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$53,151.39
			6569599	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$40,124.88
			6575580	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$25,605.03
			6583717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$59,230.34
			6597083	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$2,385.00
			6625978	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,614.41
			6629965	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$9,355.39
			6642616	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$62,808.73
			6656592	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$28,469.13
			6668548	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$173.52
Total							\$642,111.81

**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



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

DATE: 09-29-22  
 TIME: 13:22  
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	4	219	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
			6545715	Administration	21A		\$7,412.36
			6560712	Administration	21A		\$7,411.28
			6569598	Administration	21A		\$1,911.28
<b>Total</b>							<b>\$62,639.10</b>

## CAPER Public Notification





Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Merced Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36009	317831	Print Legal Ad - IPL0089787	CAPER	\$229.83	1	39 L

Attention: Briana Schumacher

CITY OF LAKEWOOD  
6000 MAIN ST SW  
LAKEWOOD, WA 984995027

**City of Lakewood  
FY 2021 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 2021 (July 1, 2021 - June 30, 2022) 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 person 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 29, 2022 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 23, 2022. IPL0089787 Sep 14 2022

Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1

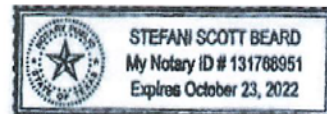
Beginning Issue of: 09/14/2022

Ending Issue of: 09/14/2022

Principal Clerk

Sworn to and subscribed before me this 14th day of September in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!