



Capital Budget Request

LASA Affordable Housing Project

Request: The Living Access Support Alliance (LASA) is planning to construct 25 affordable low and lower-income housing units on their property in Lakewood. They are pursuing funding from city, county and state sources with an anticipated groundbreaking in 2024. Pierce County has committed \$3.5 million and the City is seeking \$2.5 million in federal funding. The City is also reviewing and considering allocation of ARPA funds, HOME funds, and HOME-ARP funds to this project; City budget decisions will be made by the end of 2022. **On behalf of LASA, the City requests \$500,000 from the state capital budget to address the urgent need for more affordable housing.**

Affordable Housing Needs in Lakewood: According to the Puget Sound Regional Council’s 2021 Regional Housing Needs Assessment², housing production for the period 2010-2020 lagged behind growth targets by 40,000-50,000 housing units. This accounts for approximately two years of housing production. Increasing population and stagnating home construction is significantly impacting both home and rent prices in the region. This translates to the need for affordable housing in the region, especially in Lakewood. LASA’s 25-unit housing project is comprised of 1 to 3 bedroom units, which have experienced sizable rent increases over the past year.

Lakewood –2022 Feb. Rent Prices ¹			
No. of Bedrooms	Median Rent	Year-Over-Year Change	Apartments for rent (Jan. '22)
1 bedroom	\$1,295	8 %	35
2 bedroom	\$1,573	10%	37
3 bedroom	\$1,970	7%	9

Project Details: Living Access Support Alliance (LASA) is a nonprofit that provides emergency housing, rapid rehousing and transitional housing in Lakewood, in addition to case management, and a range of other services to prevent homelessness. This project is Phase 3 of a multi-phase development involving not only the addition of new affordable housing units, but also the expansion of LASA’s Client Services Center (“the Center”), which will include the creation of new facilities for basic hygiene and services for homeless individuals. Phase 3 consists of 25 affordable housing units, and Phase 4 consists of an additional 25 to 35 affordable housing units. Phase 2 is currently being completed and includes renovation of the Center facilities to include access to laundry facilities, showers, bathrooms, and basic hygiene for those experiencing homelessness. Individuals will have access to LASA’s services and connections to related providers, including mental health providers and case managers to assist with attaining permanent housing.

This project will have a profound impact on the Lakewood community since LASA is the sole provider of these services in the City. The majority of these services are offered in and around Tacoma, thus the challenge faced by Lakewood’s homeless population is great as many lack the means to obtain transportation to utilize these services; the simple barrier of geography is often an insurmountable hurdle to those coping with homelessness. Where this project differs from most others is that it seeks to bring together the need for development of affordable housing with the need to provide ongoing services and access to basic hygiene for individuals experiencing homelessness in a “one-stop’ facility. Once completed, the project could feasibly move a family from a state of homelessness, through case management and the provision of basic services, into permanent affordable housing.

Contact Information:

John J. Caulfield, City Manager
 City of Lakewood
 253-983-7703
jcaulfield@cityoflakewood.us

Shelly Helder, State Lobbyist
 Gordon Thomas Honeywell Government Affairs
 360-209-3338
shelder@gth-gov.com

¹ [Annual Housing Reports - City of Lakewood](#)
² <https://www.psrc.org/sites/default/files/rhna.pdf>