



A G E N D A

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann
Phillip Combs • Linn Larsen • Brian Parsons • Robert Estrada

Wednesday, March 15, 2023 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

Lakewood City Hall, American Lake Room (6000 Main St. SW, Lakewood 1st floor)

Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 817 9372 3141

To Submit Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received by noon on the day of the meeting will be provided to the Planning Commission electronically.

Live Virtual Public Participation: To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 817 9372 3141 or by going online at <https://us06web.zoom.us/j/81793723141>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone to testify, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link <https://us06web.zoom.us/j/81793723141> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes from March 1, 2023
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• None
7.	Unfinished Business <ul style="list-style-type: none">• None
8.	New Business <ul style="list-style-type: none">• Annual Housing Action Plan Report (Jeff Gumm, Housing & Community Services Program Manager)• 2023 Comprehensive Plan Proposed Amendments Review
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates<ul style="list-style-type: none">• Joint City Council/Planning Commission Meeting March 27, 2023• Next meeting April 5, 2023

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Draft Meeting Minutes from March 1, 2023
2. Staff Report: FY 2023 Annual Housing Action Plan and PPT Slides
3. Staff Report: 2023 Comprehensive Plan Proposed Amendments Review

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, March 14, 2023 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
MEETING MINUTES
March 1, 2023
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, American Lake Room, Lakewood, WA**

Call to Order

Mr. Don Daniels. Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Phillip Combs and Linn Larsen

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on February 15, 2023 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion carried unanimously, 4-0. (Mr. Robert Estrada abstained from voting since he was not present at the February 15 meeting.)

Agenda Updates	None
Public Comments	None
Public Hearings	None
Unfinished Business	None

New Business

2024 Comprehensive Plan Periodic Review Process – Lakewood Housing Needs Assessment; Reviewing Racially Disparate Impacts & Equity for All Elements

Ms. Tiffany Speir introduced the draft Lakewood Housing Needs Assessment and reviewed the 24CPPR process requirements including an inventory and analysis of existing and projected housing needs, identification of capacity of land for housing, and adequate provisions for existing and projected housing needs for all economic segments of the community.

Ms. Speir noted Lakewood had an identified capacity of 11,371 housing units and a substantive amount of Lakewood's future growth (78%) will need to be accommodated through infill development and redevelopment. Future housing production can be accommodated to meet the city's growth targets, but the rate of development will have to increase significantly. A substantial amount of new housing will need to be targeted to high-income households in multi-family development. There are also significant needs for housing for extremely low-income households.

In discussion of the Racially Disparate Impacts and Risk of Displacement Findings Ms. Speir noted the largest risk of displacement areas are found on the eastern and southern edges of Lakewood. The most critical focus area for anti-displacement policies will be the Lakewood Station District and the Lakeview/Kendrick area. Businesses in the Lakewood Station area as well as in the International District may also be at risk.

Next steps before June 30, 2023:

- Review of updated Housing Element, Regulations and Residential Use Zoning
- Review of Energy & Climate Change Public Engagement Results and Updated Elements

Report from Council Liaison

No updates.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

March 15: 2023 Comprehensive Plan Proposed Amendments Review and
Annual Housing Action Plan Report

March 27: Joint City Council/Planning Commission Meeting at 7:00 p.m.

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on
Wednesday, March 15, 2023.

Meeting Adjourned at 7:35 p.m.

Don Daniels, Chair
Planning Commission 03/15/2023

Karen Devereaux, Recording Secretary
Planning Commission 03/15/2023

City of Lakewood

FY 2023 Consolidated Annual Action Plan



Tacoma-Lakewood
HOME Consortium

March 7, 2023

Executive Summary

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

1. Introduction

The FY 2023 Consolidated Plans for the Tacoma-Lakewood Consortium provide a framework for addressing housing and community development needs in these cities. The Plans are developed for the U.S. Department of Housing and Urban Development to define how funding is to be allocated for the following federal programs: Community Development Block Grant Program (CDBG), HOME Investment Partnership Act (HOME), and for the City of Tacoma, Emergency Shelter Grants (ESG).

The FY 2023 Annual Action Plan (July 1, 2023 – June 30, 2024), Lakewood's fourth under the 5-YR Consolidated Plan (2020-2024), is a one-year plan that addresses local community and economic development needs and the resources necessary to meet the needs of low- and moderate-income households. The Plan identifies unique needs and assets in Lakewood and Tacoma, as well as on a regional basis. Goals and priorities of the Annual Action Plan are to be consistent with national objectives and priorities established by HUD and shall be consistent with the goals and strategies identified in the 5-YR Consolidated Plan.

Strategies identified in this Plan were built upon a broad citizen participation process in consultation with public and private agencies. Through this planning process, FY 2023 policies and priorities were developed to be consistent with those long-term goals established as part of the 5-YR Consolidated Plan (2020-2024). Priority needs identified as part of the Plan include, housing instability among residents, including homelessness; a limited supply of diverse rental and homeownership opportunities; the need for accessible, culturally competent services; and the need for safe, accessible homes and facilities. All needs identified were prioritized as high.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2023 Annual Action Plan will continue the City's focus on the following priority needs identified in the 5-YR Consolidated Plan:

- Housing instability among residents, including homelessness – Programs will continue to prioritize housing affordability through rehabilitation of owner-occupied housing units,

neighborhood revitalization through the removal of blighted properties, and relocation assistance for low-income households displaced through no fault of their own.

- Limited supply of diverse rental and homeownership opportunities – Funding will focus on providing additional affordable rental opportunities through the development of new affordable rental housing units to be owned and operated by Living Access Support Alliance (LASA).
- Need for accessible, culturally competent services – Services will include the provision of emergency assistance payments for basic services such as food, clothing, or housing-related expenses to low-income households, especially for those minority households disproportionately impacted by the lingering effects of the coronavirus pandemic. Fair housing counseling services will be provided through program administration funding.

Recommended funding allocations for FY 2023, including the reprogramming of unexpended FY 2021 CDBG funding, include:

- *Housing Improvements* – Funding in the amount of \$352,929.36 (2023 CDBG allocation of \$248,971.20, reallocation of \$3,958.16 in unexpended FY 2021 Administration funds, and \$100,000 in program income) is recommended in support of the Major Home Repair Program; \$10,000 in support of CDBG Administration of HOME housing activities; \$75,000 is recommended in support of Rebuilding Together South Sound's homeowner-occupied housing rehabilitation activities for low-income households who do not meet program requirements for the City's Major Home Repair program; and \$20,000 is recommended in support of Emergency Assistance for Displaced Residents. A total of \$375,000 in program income is to be reallocated as part of this Plan - \$100,000 in revolving loan funds in support of Major Home Repair, and \$275,000 in Neighborhood Stabilization Program 1 (NSP1) revolving loan funds for similar activities.

In addition, a total of \$685,000 (2023 HOME allocation of \$310,000, plus reallocation of \$375,000 in program income) in HOME funding is recommended in support of increasing the supply of affordable rental opportunities through LASA's construction of 25-units of new rental housing for low-income Lakewood residents. In February 2023, Council approved an additional \$1,000,000 in ARPA funding in support of LASA's rental housing project. HOME funding allocations for Lakewood may be found in Tacoma's 2023 Joint Consolidated Annual Action Plan.

- *Public Services* – \$80,000 is recommended in support of emergency assistance payments for basic services such as food, clothing or housing-related expenses to low-income households, especially for those minority households disproportionately impacted by the lingering effects of the coronavirus pandemic and those impacted by rising rents. Fair housing counseling services will be funded through program administration. Funding in support of public and human services programs is also being provided as part of the City's 1% General Fund allocation totaling \$457,500 in 2023, with an additional \$2,750,000 in ARPA funding awarded to support Nourish Pierce County and Emergency Food Network's emergency food bank program operations through the construction of new and renovation of existing operations facilities.

- *Physical/Infrastructure Improvements* – No funding recommended.
- *Administrative Activities* – Funding in support of general administrative activities for CDBG are recommended at \$108,492.80.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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

As the Consolidated Plan moves into its fourth year, the City looks to continue funding strategies consistent with the priority needs identified in the Plan and remains on track to meet the five-year goals identified in the Plan. Access to safe, decent, affordable housing remains the primary objective of the planning process moving forward. As Lakewood area rents continue to rise and housing prices continue to remain out of reach for many of Lakewood's low- and moderate-income households, the urgency to develop long-term strategies to increase the supply of affordable housing options for low- and moderate-income households increases.

While the City of Lakewood has seen some of its five-year goals delayed due to the effects of shifting funding priorities and resources related to the coronavirus pandemic, it does expect to meet or exceed the benchmarks established as part of the overall 5-YR Consolidated Plan. As additional funding streams have become available, at both the State and federal levels, the City has positioned itself to take advantage of these opportunities, refocusing priorities in the wake of the coronavirus pandemic towards the development of affordable rental opportunities and the construction of new affordable housing options for low- and moderate-income households. This strategy becomes especially apparent when looking to address housing issues for Lakewood's most impacted households – those living in poverty in the last 12 months (13.9% of Lakewood's population) and those cost-burdened families or those households who pay more than 30 percent of their income for housing expenses (52.2% for renter households and 25.4% for owner-occupied households).

A complete evaluation of the performance measures, including program expenditures and accomplishments, will be provided as part of the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2022.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2023 Annual Action Plan was developed in coordination with the City of Tacoma and local organizations, agencies, and stakeholders. The Plan was developed in accordance with requirements established by the U.S. Department of Housing and Urban Development and the Citizen Participation Plan as adopted by the City of Lakewood. Citizen activities included notification in the Tacoma News Tribune on January 12, 2023 of a January 30, 2023 public hearing held by city staff for FY 2023 (July 1, 2023 – June 30, 2024) Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program funding. One additional public hearing was held before the Community Services Advisory Board (CSAB) on March 15, 2023 seeking citizen input on community and economic development, housing, and public service's needs.

Notification of the Draft FY 2023 Annual Action Plan will be published in the Tacoma News Tribune indicating where the document will be available for review during the 30-day citizen comment period (April 1, 2023 – April 30, 2023). A public hearing will be held by the Lakewood City Council on April 17, 2023 to solicit comments from citizens, local for-profit and non-profit agencies, neighborhood associations, the State of Washington, Pierce County, City of Tacoma, local public housing authorities, and other interested parties on the draft document. Copies of the Plan will be posted on the City's website and available to those requesting copies. Records on the proposed housing and community development projects will be made accessible to the general public. Comments received at these public hearings will be summarized later in this report.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The following comments were received as part of the FY 2023 citizen participation process. They include testimony provided at the January 30, 2023 and March 15, 2023 public hearings, and the Lakewood City Council public hearing on April 17, 2023:

2023 Annual Action Plan Public Hearing – January 30, 2023

At the January 30, 2023 public hearing held by City staff, the City received multiple comments from nine (9) public attendees. Comments received focused primarily upon the need for affordable housing, transitional housing, and related housing programs and expenses such as moving and relocation

expenses, utility expenses and liens, screening fees, rent deposits, and financial counseling. Support for affordable housing included additional investment in infrastructure development in support of low-income housing developers and the provision of down payment assistance programs for low-income homebuyers. Additional comments focused on the need for housing and services for the homeless, including warming and cooling centers, shelter and transitional housing, and additional locations for access to services and resources. Comments included support of the maintenance of housing affordability for those owner-occupied households through maintenance and repair programs, and the move to green energy systems and away from traditional high-carbon use heating and cooling systems.

2023 Annual Action Plan Public Hearing – Community Services Advisory Board – March 15, 2023

(Insert Comments here)

30-Day Public Comment Period (April 1, 2023 – April 30, 2023) and City Council Public Hearing on Approval of the FY 2023 Annual Action Plan (April 17, 2023)

(Insert Comments here)

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

2023 Annual Action Plan Public Hearing – January 30, 2023

All comments were accepted.

2023 Annual Action Plan Public Hearing – Community Services Advisory Board – March 15, 2023

(insert)

30-Day Public Comment Period (April 1, 2023 – April 30, 2023) and City Council Public Hearing on Approval of the FY 2023 Annual Action Plan (April 17, 2023)

(insert)

7. Summary

Section 108 – Principal repayment for 2023 includes \$33,000 in principal repayment by Curbside Motors and \$17,000 in principal for repayment by LASA for the Client Service Center project. The table below summarizes the City's Section 108 outstanding balances and scheduled principal repayments:

PROJECT	SECTION 108 BALANCE	ANTICIPATED INCOME – 2022	PRINCIPAL REPAYMENT - 2022
Curbside Motors	\$477,000	\$50,607.00	\$33,000
LASA Client Service Center	\$262,000	\$26,753.50	\$17,000

Table 1 - Section 108 Loan Program - 2023

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Lakewood, WA	Community Development
CDBG Administrator	Lakewood, WA	Community Development

Table 1 – Responsible Agencies

Narrative

In the City of Lakewood, CDBG funding is administered by the Community Development Department with oversight provided by the Council-appointed Community Services Advisory Board (CSAB) and Lakewood City Council. As a member of the Tacoma-Lakewood HOME Consortium, Lakewood receives HOME funding through the Tacoma Community Redevelopment Authority (TCRA). HOME funding allocations are initially approved by the Lakewood City Council before they are forwarded on to the TCRA for final review and approval.

Consolidated Plan Public Contact Information

City of Lakewood
Community Development Department
Attn: Mr. Dave Bugher, Assistant City Manager
6000 Main Street SW.
Lakewood, WA 98499
(253) 589-2489
dbugher@cityoflakewood.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The FY 2023 Annual Action Plan was developed to provide a general framework for addressing housing and community development needs in the City of Lakewood. In a larger sense, the plan involves a regional element to coordinate and address economic development, transportation, public services, special needs, housing, and homelessness throughout Pierce County. Coordination included consultation with the City of Tacoma, Pierce County, Pierce County Continuum of Care, Pierce County Housing Authority, Living Access Support Alliance (LASA), Tacoma/Pierce County Habitat for Humanity, Homeownership Center of Tacoma, South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, and other stakeholders as provided in the Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As part of the planning process, the City of Lakewood established a committee to provide public oversight, comment on the process, and to review funding recommendations for both the CDBG and HOME programs. As part of the development of the 5-YR Consolidated Plan (2020-2024), the City solicited input through interviews, meetings, and public hearings to determine community need, priorities, and approaches to meeting those needs. Since the development of the 5-Year Plan, the City has continued to consult with many of the agencies and organizations originally polled.

The Pierce County Housing Authority and the Tacoma Housing Authority continue to work closely with the cities of Lakewood and Tacoma coordinating efforts to improve housing choice for low-income households in both communities. Additionally, local housing and services providers such as Living Access Support Alliance (LASA), Greater Lakes Mental Health, Tacoma/Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, Associated Ministries, Tacoma/Lakewood/Pierce County Continuum of Care, South Sound Housing Affordability Partners, and the Tacoma/Pierce County Affordable Housing Consortium among others continue to provide input and support for mental health, services, and housing options in Lakewood, Tacoma, and throughout Pierce County.

As part of the City's human services funding process, monthly coalition meetings are held at the City to bring together non-profits, service providers and governmental agencies to help determine and better understand the need for housing and human services in Lakewood and throughout Pierce County. Coordination through the South Sound Military and Communities Partnership (SSMCP) continues an ongoing partnership with Joint Base Lewis McChord to better understand what level of assistance military personnel and veterans are experiencing in terms of housing need, health and human services, and mental health care assistance.

Lakewood sought comment internally from City departments on housing and community development needs and services to low income and special needs populations. On a regional level, the consolidated planning process involved consultation with Pierce County Community Connections, the City of Tacoma, United Way of Pierce County, the Pierce County Housing Authority, Tacoma/Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, Living Access Support Alliance (LASA), South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, Lakewood Community Services Advisory Board, Tacoma/Lakewood/Pierce County Continuum of Care, local school districts, police and fire departments, and the State of Washington, to better understand the needs of at risk populations such as homeless families with children, single parent households, victims of domestic violence, individuals with disabilities, ethnic minorities, and the elderly.

Additional efforts to enhance and coordinate efforts between housing, health, and services providers are described throughout the Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Cities of Tacoma and Lakewood are actively engaged members of the Tacoma/Lakewood/Pierce Continuum of Care Committee. The three jurisdictions are the most involved governmental entities in the Continuum, cooperatively working on programs to meet needs for housing and services. Both Tacoma and Lakewood support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The mission of the Continuum of Care is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness.

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

As housing prices and market-rate rents continue to rise at alarming rates, further destabilizing housing affordability and limiting housing options for low- and moderate-income households, this coordinated and cooperative effort to ensure affordable housing stability and access to a safe home endure as a realistic and attainable goal for all in our community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Cities of Tacoma and Lakewood work closely with the Collaborative Applicant of the Continuum of Care (Pierce County) planning for allocation and use of Emergency Solutions Grant (ESG) funds. ESG policies and procedures were created and are updated periodically in cooperation with Pierce County and Tacoma to ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by both entities. The Collaborative Applicant is also the HMIS lead and works closely with City of Tacoma to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes. The City of Lakewood does not receive ESG funding.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Tacoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the lead member of the Tacoma-Lakewood HOME Consortium, Tacoma remains a key partner in the development and implementation of the consolidated planning process. The City of Tacoma was consulted in the development of priorities and strategies designed to meet the various community and economic development needs identified in this Plan. Lakewood and Tacoma will continue to coordinate their efforts to ensure the goals and outcomes identified in the 5-YR Consolidated Plan (2020-2024) are satisfied.
2	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pierce County Community Connections is a partner agency in a regional effort to end homelessness, encourage community and economic development efforts benefitting low-income individuals, to expand safe, decent, affordable housing, and in the provision of public and human services to individuals in need. As a recipient of CDBG, HOME, and ESG funding, the County is a natural partner with the cities of Lakewood and Tacoma in determining a regional approach to housing and community development activities.
3	Agency/Group/Organization	Pierce County Continuum of Care
	Agency/Group/Organization Type	Regional organization Regional Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma, Lakewood, and Pierce County all take active rolls on the Continuum of Care Committee. The goal of the Continuum is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness. Members of the Continuum strive to ensure all persons facing homelessness have critical access to shelter and support designed to make homelessness a brief event.
4	Agency/Group/Organization	Pierce County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pierce County Housing Authority (PCHA) is a vital partner to the City of Lakewood in its efforts to increase and preserve affordable housing options for low-income households. PCHA manages a number of programs such as scattered site public housing, Section 8 vouchers, and enterprise fund apartments to provide housing stability to many low-income Lakewood households. As an operator and developer of affordable housing serving in excess of 5,000 individuals, the housing authority was consulted to provide information on the need for public housing in Lakewood and in greater-Pierce County. As recently as FY 2022, Lakewood partnered with PCHA and fund the rehabilitation of two low-income public housing complexes within the City of Lakewood - Village Square and Oakleaf Apartments, serving 64 total households.
5	Agency/Group/Organization	Tacoma Pierce County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma/Pierce County Habitat for Humanity remains an integral part of Lakewood's approach to providing safe, decent, affordable housing to low-income households in Lakewood and Tacoma. Lakewood recognizes the crucial link between wealth building and homeownership, especially for minority and low-income households. Consultation with the agency focused on housing need, market analysis, anti-poverty strategy, veteran housing opportunities, and special needs housing. Lakewood looks forward to ongoing and continued coordination with Habitat as it seeks to expand affordable housing options for low-income families and make much needed improvements to distressed communities through redevelopment activities focused on replacing older blighted homes with newly constructed affordable single-family homes. As housing and land prices continue to spiral, the City and Habitat have begun to explore land trust models to ensure investments in affordable housing continue for generations to come.
6	Agency/Group/Organization	LASA
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LASA was consulted as part of the planning process to better define and understand the scope and type of homeless need in Pierce County. LASA continues to be an integral provider in the fabric of homeless services and housing assistance to the homeless and those at risk of homelessness. With LASA's ongoing partnerships with the Pierce County and Tacoma Housing Authorities, and operation of housing and services facilities for the homeless, LASA is uniquely positioned to understand and assist the homeless population in Lakewood and Pierce County. Partnership and coordination with LASA allow Lakewood a better understanding of the needs of those living at or below the poverty rate, as well as what seems to be an ever-increasing demand for homeless services. Current partnership with LASA involves the expansion of homeless services at its service center facility, and the development of 25 new affordable rental units located in the downtown core.
7	Agency/Group/Organization	Homeownership Center of Tacoma
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the agency included housing need, market analysis, and anti-poverty strategy. Lakewood anticipates continued partnership with the agency in FY 2024 to provide additional affordable housing options to low-income households seeking homeownership opportunities through targeted redevelopment of blighted properties with newly constructed affordable single-family homes.
8	Agency/Group/Organization	South Sound Housing Affordability Partners
	Agency/Group/Organization Type	Regional organization Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	South Sound Housing Affordability Partners (SSHA ³ P) is an intergovernmental collaboration between the Cities and Towns of Auburn, DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Milton, Puyallup, Sumner, Steilacoom, Tacoma, and University Place, Pierce County and the Puyallup Tribe of Indians, working together to create and preserve affordable, attainable, and accessible housing throughout the participating communities. Consultation focused on market trends, analysis of housing affordability, and means of advocacy to generate dedicated revenue streams in support of affordable housing development throughout Pierce County.
	Agency/Group/Organization	Tacoma/Pierce County Affordable Housing Consortium
	Agency/Group/Organization Type	Regional organization Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tacoma/Pierce County Affordable Housing Consortium is a non-profit organization designed to bring together various groups, organizations, business, and governmental agencies and jurisdictions with a focus on developing and preserving access to decent, safe, and high-quality affordable housing. Consultation focused on advocacy efforts to fund and develop affordable housing, as well as current and ongoing market trends that may be causing inequities in the housing market.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	The mission of the Road Home Continuum of Care is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness.
City of Lakewood Comprehensive Plan	City of Lakewood	The plan encourages infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen input for the FY 2023 Annual Action Plan was conducted in accordance with the requirements established by the U.S. Department of Housing and Urban Development and the City of Lakewood Citizen Participation Plan. Citizen participation was encouraged throughout the process culminating in the development of this FY 2023 Annual Action Plan.

The process included:

- Input from community-based organizations, service providers, and local non-profit organizations.
- Engagement and review provided by the City of Lakewood Community Services Advisory Board and the Tacoma Community Redevelopment Authority (TCRA).
- Input and coordination with the City of Lakewood, City of Tacoma, and Pierce County.
- Meetings with Lakewood and Tacoma City Councils.
- Review of planning documents for local agencies.
- Solicitation of public input.

Effort to encourage citizen participation in the development of the Plan included notification of public hearings on housing and community development need, notice of availability of the plan, and community input concerning approval the final plan. Public hearings were advertised in the Tacoma News Tribune as follows:

- January 30, 2023 – Public hearing on housing and community development needs
- March 15, 2023 – Public hearing before CSAB on housing and community development needs
- April 1 - April 30, 2023 – Public Comment Period
- April 17, 2023 – Public hearing on FY 2023 Annual Action Plan

A draft of the FY 2023 Annual Action Plan will be made available to the public for review beginning April 1, 2023. Comments received through the citizen participation process will be incorporated into the Plan. Formal approval of the final Plan will be made by City Council on May 1, 2023.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notification of January 30, 2023 public hearing on housing and community development needs for CDBG and HOME funding.	Comments detailing the public hearing are summarized in item #2 below.	N/A	
2	Public Meeting	Non-targeted/broad community	<p>January 30, 2023 public meeting on FY 2023 Annual Action Plan funding priorities for CDBG and HOME programs.</p> <p>Comments were received from nine (9) attendees.</p>	Comments received focused on affordable housing, transitional housing, and related housing programs and expenses such as moving and relocation expenses, utility expenses and liens, screening fees, rent deposits, and financial counseling.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Notification of March 15, 2023 public hearing on housing and community development needs for CDBG and HOME funding – CSAB public hearing.	Comments detailing the public hearing will be summarized in item #4 below.		
4	Public Meeting	Non-targeted/broad community	<p>March 15, 2023 public meeting on FY 2023 Annual Action Plan funding priorities for CDBG and HOME programs – CSAB public hearing.</p> <p>Comments were received from five (5) attendees.</p>	Insert comments here	N/A	
5	Newspaper Ad	Non-targeted community	Notification of April 17, 2023 public hearing and April 1 - April 30, 2023 public comment period.	Comments detailing the public hearing will be summarized in item #7 below.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	Notification of April 17, 2023 public hearing, April 1 - April 30, 2023 public comment period, and provision of Annual Action Plan.	Comments detailing the public hearing will be summarized in item #7 below.		
7	Public Hearing	Non-targeted/broad community	April 17, 2023 public hearing held by the Lakewood City Council.	Insert comments here		
8	30-Day Public Comment Period	Non-targeted/broad community	April 1 - April 30, 2023 30-day public comment period.	Insert comments here		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Funding for FY 2023 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income and the reprogramming of unexpended funds from fiscal year 2021. All funds received, and otherwise reprogrammed, will be allocated to activities in support of the goals and objectives identified in the 5-YR Consolidated Plan. Additional funding for public service activities will be supported with General Fund in accordance with a City Council-adopted strategic plan for human services. Local funds in support of affordable housing will be made available through the implementation of SHB-1406 affordable housing sales tax credit to assist households with income at or below 60% of the area median income.

CDBG funding in FY 2023 will focus on housing instability among residents, including homelessness; the expansion of affordable rental and homeownership opportunities; and the need for accessible, culturally competent services. Specifically, investments will include the rehabilitation of owner-occupied housing units; neighborhood revitalization through the removal of blighted properties; relocation assistance for low-income households displaced through no fault of their own; provision of emergency assistance payments to low-income households; and fair housing counseling services.

Additional activities will include ongoing assistance and programs funded through previous Annual Action Plans, including Habitat for Humanity's construction of new affordable housing units in the Tillicum neighborhood, and emergency relocation assistance for families displaced through no fault of their own. Program income generated in FY 2023 will continue to support housing affordability efforts through the City's Major Home Repair Revolving Loan Fund. Finally, activities seeking the stabilization of existing residents through the creation of safe, accessible homes and facilities will focus on the redevelopment of slum and blight conditions in communities adversely impacted by disproportionate foreclosure and vacancy rates through the City's Neighborhood Stabilization Program 1 (NSP1) Dangerous and Nuisance Abatement Revolving Loan Fund.

Additional HOME-funded activities in support of the expansion of affordable rental and homeownership opportunities will include the funding of the HOME Affordable Housing Fund, intended to support the development of new rental housing and homeownership opportunities for low-income households. Funding in FY 2023 will support the development of new affordable rental housing owned and operated by LASA. Program income will support affordable housing development. HOME funding activities are detailed in Tacoma's Annual Action Plan as lead agency in the Tacoma-Lakewood HOME Consortium.

The City of Lakewood has employed a conservative approach for estimating CDBG and HOME allocations and program income for FY 2023 and the remainder of the 5-YR Consolidated Plan. FY 2023. CDBG and HOME allocations have not yet been released by HUD; the following funding allocations represent anticipated allocations. Differences in actual funding allocations will be addressed on a pro rata basis.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	542,464	100,000	3,958.16	646,422.16	625,000	Prior year resources include reprogrammed funds from the following FY 2021 Administration activities (\$3,958.16; Activity 230). Anticipated program income of \$100,000 is composed of RLF activities for Major Home Repair. Section 108 income of \$77,360.50 is not included in this total.
Other	public - federal	Economic Development Housing Public Improvements Other	0	275,000	0	275,000	30,000	NSP1 funds were awarded to Lakewood in 2009 through the Washington State Department of Commerce to address issues of slums and blight through the demolition of homes that have been foreclosed, abandoned or have been left vacant. Funds may also be used to acquire and redevelop foreclosed and abandoned properties for the purpose of constructing safe, decent, affordable housing for low-income individuals. Anticipated program income of \$275,000 for NSP1 Abatement Fund RLF activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging for 2023 CDBG projects will primarily come in the form of matching of goods and services provided through homeowner rehabilitation activities performed by Rebuilding Together South Sound (RTSS). Lakewood funds for program staffing for RTSS are expected to return leverage funding ratios between 4:1 and 5:1 for program activities. Additional leveraging will come in the way of conventional financing, secured by low-income homebuyers through private-sector banking and lending institutions, as part of the City's efforts to construct new homeownership opportunities through partnership with Habitat for Humanity. The City anticipates leverage ratios of between 3:1 and 4:1 for homebuyer activities. All other CDBG activities, including homeowner rehabilitation, emergency payments, and relocation assistance typically see little to no leveraging of funds as these programs are designed as emergency nets providing assistance where none would otherwise exist and low- or no-interest loans to assist clients who would otherwise be unable to pursue commercial loans to repair their home were it not for this type of assistance. Many clients have credit issues restricting their access to funding, limited incomes, and are often occupied by the elderly or minority populations dealing with certain systemic housing-related inequities limiting their access to safe, decent, and affordable housing.

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

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publicly owned land or property is scheduled to be included as a part of this plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stabilize existing residents	2020	2024	Affordable Housing Homeless Non-Housing Community Development		Housing instability, including homelessness Need for safe, accessible homes and facilities	CDBG: \$566,422.16 NSP1: \$275,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit – Lakewood; 15 Household Housing Unit - RTSS Buildings Demolished: 4 Buildings
2	Increase rental and homeownership opportunities	2020	2024	Affordable Housing Public Housing		Affordable rental and homeowner opportunities	CDBG: \$0	
3	Prevent and reduce homelessness	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Housing instability, including homelessness Need for accessible, culturally competent services	CDBG: \$80,000	Public service activities other than LMI Housing Benefit: 25 Persons Assisted Homelessness Prevention: 25 Persons Assisted
4	Need of accessible, culturally competent services	2020	2024	Homeless Non-Housing Community Development		Housing instability, including homelessness Need for accessible, culturally competent services	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 6 – Goals Summary

Goal Description

1	Goal Name	Stabilize existing residents
	Goal Description	Funding provides support of the stabilization of residents experiencing homelessness or displacement pressure. Activities include the creation of new or maintenance of existing affordable housing stock for low- and moderate-income homeowners and the elimination of slums and blight through the demolition and redevelopment of blighted properties.
2	Goal Name	Increase rental and homeownership opportunities
	Goal Description	Projects in support of rental and homeownership opportunities include activities to create new homeownership opportunities for low- and moderate-income households through the construction of new, affordable single-family housing units, and through maintenance of rental housing opportunities for low- and moderate-income households.
3	Goal Name	Prevent and reduce homelessness
	Goal Description	Funding provides for services engaged in the reduction and prevention of homelessness through the provision of emergency assistance payments to low- and moderate-income households, with a focus on the elderly, disabled, and minority populations, and through relocation assistance for households displaced through no fault of their own.
4	Goal Name	Need of accessible, culturally competent services
	Goal Description	Provides for increased access to culturally competent services for low- and moderate-income individuals with emphasis on extremely low-income individuals, persons of color, immigrants, and the elderly. Activities include fair housing counseling aimed at those households disproportionately impacted by the lingering effects of the coronavirus pandemic. Assistance is anticipated to be provided through CDBG Administrative activities focusing on fair housing education/outreach, and landlord tenant education, and as such, will not be able to be reported as clients served in IDIS due to CDBG Administration reporting requirements. Lakewood will report clients served for this goal in text only in annual Consolidated Annual Performance Evaluation Reports (CAPER).

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Lakewood will aim to implement its federal funds in 2023 to accomplish the following goals and corresponding activities:

- ***Stabilize existing residents*** – Through funds for owner-occupied housing rehabilitation and renovation programs to maintain existing affordability, and through the removal of slums and blight by addressing and demolishing dangerous structures.
- ***Increase diverse rental and homeownership opportunities*** – Providing homeownership opportunities to low- and moderate-income families through the construction of new affordable housing.
- ***Prevent and reduce homelessness*** – Funding provides for emergency assistance payments to low- and moderate-income households, with a focus on the elderly, disabled, and minority populations disproportionately impacted by the coronavirus pandemic, and through relocation assistance for households displaced through no fault of their own.
- ***Increase availability of accessible, culturally competent services*** – Through funds for fair housing activities designed to assist low- and moderate-income households maintain housing access and affordability, and provide landlord tenant education and outreach.

The projects listed and described in this plan represent the proposed use of funds for the FY 2023 CDBG program.

#	Project Name
1	Administration
2	CDBG Administration of HOME Housing Services
3	Major Home Repair Program
4	Rebuilding Together South Sound Homeowner Rehabilitation
5	CDBG Emergency Assistance Payments
6	Emergency Assistance for Displaced Residents
7	NSP1 Abatement Program

Table 7 – Project Information

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

Funding in FY 2023 will primarily focus on the need to address housing instability, including homelessness; the need to increase diverse rental and homeownership opportunities; and the need to

expand accessible, culturally competent services to low- and moderate-income households. Funding priorities were established as part of the City's 5-YR 2020-2024 Consolidated Plan and continue to be evaluated with each subsequent Annual Action Plan. Allocation priorities are identified through input from community partners and neighboring entitlement communities, elected leaders, Community Services Advisory Board members, and public input throughout the process. When allocating CDBG and HOME funds, the City evaluates community need, the ability of a project to leverage partnerships and other non-federal funding streams, project impact, and the ability to complete a project within the requirements of the 5-YR Consolidated Plan goals and objectives.

With Lakewood's average home sales price reported at \$432,500 (Redfin, January 31, 2023) and a median rent of \$1,495 (Zillow, February 20, 2023), many low- and moderate-income families are struggling to keep up. This is of special significance when looking at Lakewood's median household income of \$60,534 (28% less than WA State average of \$84,247) and the fact that 13.6% of Lakewood's population is living at or below the poverty line (nearly 1.4 times the rate of WA State rate of 9.9%). With housing and rent prices continuing to increase, many of Lakewood's households are seemingly living one missed payment away from homelessness, with 40.2% of total households being considered cost-burdened (paying 30 percent or more of income for housing expenses) and 16.6% of total households being considered extremely cost-burdened (paying 50 percent or more of income for housing expenses). A deeper look into these numbers reveals that more than half (52.2%) of renter households are cost-burdened and nearly a quarter (23.4%) are extremely cost-burdened. As housing costs continue to outpace income growth, especially for those who are retired or on fixed incomes, the need to develop affordable housing is something all communities are being forced to balance with ever-dwindling resources.

Activities to be carried out in FY 2023 will include the funding of housing rehabilitation programs aimed at assisting low- and moderate-income households with housing repairs and renovations they may not otherwise be able to afford through conventional financing options; development of new affordable homeownership opportunities and the long-term wealth-building opportunities these programs afford low- and moderate-income households; providing housing stability and homelessness prevention through the provision of emergency assistance payments to low- and moderate-income households, with a focus on cost-burdened, elderly, disabled, and minority populations, and through relocation assistance for families displaced through no fault of their own; through reduction of slums and blight in low-income neighborhoods with the demolition and redevelopment of dangerous buildings; fair housing activities focusing on housing inequities often borne by minority and low-income households; and finally, funding will support the construction of new affordable rental housing through the construction of 25 new rental units owned and operated by LASA.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Need of accessible, culturally competent services
	Needs Addressed	Need for accessible, culturally competent services
	Funding	CDBG: \$108,492.80
	Description	Administration to implement and manage the Consolidated Plan funds. Activities include providing fair housing and landlord tenant outreach and education.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Administration funds are anticipated to be expended in support of general administration activities to administer the 2023 Annual Action Plan, including funding for fair housing activities in support of 40 low- and moderate-income individuals. Fair housing activities will not be able to be reported as clients served in IDIS due to CDBG Administration reporting requirements. Lakewood will report clients served for this goal in text only in annual Consolidated Annual Performance Evaluation Reports (CAPER).
	Location Description	
2	Planned Activities	Administration funds are anticipated to be expended in support of general administration activities to administer the 2023 Annual Action Plan, including funding for fair housing activities in support of 40 low- and moderate-income individuals.
	Project Name	CDBG Administration of HOME Housing Services
	Target Area	
	Goals Supported	Increase rental and homeownership opportunities
	Needs Addressed	Affordable rental and homeowner opportunities
	Funding	CDBG: \$10,000
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2024 – 6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	A total of 25 low- and moderate-income households will be assisted with HOME-funded activities, including the construction of new affordable rental opportunities.
	Location Description	8956 Gravelly Lake Dr. SW
	Planned Activities	Program administration and housing services in support of HOME Program.
3	Project Name	Major Home Repair Program
	Target Area	
	Goals Supported	Stabilize existing residents
	Needs Addressed	Housing instability, including homelessness
	Funding	CDBG: \$352,929.36
	Description	Program provides home repair and/or sewer connection loans to eligible low-income homeowners. Funding for program provided through FY 2023 entitlement funding and revolving loan funds. Activity funding includes revolving loan fund.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of 8 low- and moderate-income households will be assisted with owner-occupied, housing rehabilitation activities.
	Location Description	City-wide
4	Planned Activities	The project will provide major home repair/sewer connection loans which include connection of side-sewer to sewer main, decommissioning of septic systems, roofing, removal of architectural barriers, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low- and moderate-income homeowners. Program funding includes a total of \$3,958.16 in reprogrammed CDBG funding and \$100,000 in program income.
	Project Name	Rebuilding Together South Sound Homeowner Rehabilitation
	Target Area	
	Goals Supported	Stabilize existing residents
	Needs Addressed	Housing instability, including homelessness

	Funding	CDBG: \$75,000
	Description	Project will provide funding for the preservation of existing owner-occupied housing units that do not qualify for the City's Major Home Repair program due to credit worthiness, lack of equity, or other program qualifications. The program will provide for small-scale repair and general maintenance for eligible low- and moderate-income homeowners.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of 12 - 15 low- and moderate-income households will be assisted through the rehabilitation of existing owner-occupied housing.
	Location Description	City-wide
	Planned Activities	The project will provide funding for the preservation of existing affordable housing through the rehabilitation of owner-occupied housing units.
5	Project Name	CDBG Emergency Assistance Payments
	Target Area	
	Goals Supported	Stabilize existing residents Prevent and reduce homelessness
	Needs Addressed	Housing instability, including homelessness Need for accessible, culturally competent services
	Funding	CDBG: \$80,000
	Description	Program provides for the provision of emergency assistance payments for basic services such as food, clothing or housing-related expenses to low-income households, with a focus on cost-burdened households, elderly, disabled, and minority populations.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	A total of 40 low- and moderate-income individuals will be assisted through the provision of emergency assistance payments to low-income households, with a focus on cost-burdened households, elderly, disabled, and minority populations.
	Location Description	City-wide

	Planned Activities	Program provides funding for services engaged in the reduction and prevention of homelessness through the provision of emergency assistance payments to low- and moderate-income households, with focus on cost burdened households, elderly, disabled, and minority populations continuing to be disproportionately impacted by the lingering effects of the coronavirus pandemic.
6	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Stabilize existing residents Prevent and reduce homelessness
	Needs Addressed	Housing instability, including homelessness Need for safe, accessible homes and facilities
	Funding	CDBG: \$20,000
	Description	Program provides emergency relocation assistance to eligible low-income households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 individuals will be assisted with emergency relocation assistance for persons displaced due to no fault of their own.
7	Project Name	NSP1 Abatement Program
	Target Area	
	Goals Supported	Stabilize existing residents
	Needs Addressed	Housing instability, including homelessness Need for safe, accessible homes and facilities
	Funding	NSP1: \$275,000
	Description	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Activities funded with revolving loan fund.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	The City of Lakewood anticipates it will demolish a total of 4 dangerous buildings located in low-income block groups in FY 2023 with the NSP1 Abatement Fund.
	Location Description	City-wide
	Planned Activities	Provides funding for the abatement of dangerous buildings that have been foreclosed, abandoned or are vacant. Funding for the program is provided through revolving loan funds generated from previous NSP1 abatement activities. Program funding includes a total of \$275,000 in program income to be used for similar RLF activities.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In targeting CDBG and HOME funds, the City has typically looked to block groups with at least 51% low- and moderate-income populations as many of Lakewood's minority and ethnic populations continue to be concentrated in these areas. Many of these block groups tend to have large concentrations of older housing stock suffering from a lack of routine maintenance and infrastructure that is either inadequate or are outdated in accordance with current development standards.

In 2023, Lakewood's fourth year of the 5-YR Consolidated Plan (2020-2024), CDBG funding prioritization will focus on increasing and preserving affordable housing stock through owner-occupied housing rehabilitation; the prevention and reduction of homelessness through emergency assistance payments to low- and moderate-income households, with a focus on cost-burdened households, elderly, disabled, and minority populations, and through relocation assistance for households displaced through no fault of their own; neighborhood revitalization through the removal of blighted properties; and improved access to fair housing counseling services. HOME funding in FY 2023 will support the development of new affordable rental housing owned and operated by LASA.

The City intends to target households living in Census Tracts 718.05, 718.06, 718.07, 718.08 and 720.00 for its Major Home Repair, Rebuilding Together South Sound Homeowner Rehabilitation, and CDBG Emergency Assistance Payment and Emergency Assistance for Displaced Residents programs, which assist with the preservation of housing stability and prevention of homelessness through owner-occupied housing repairs, and relocation and emergency assistance payments for basic services such as food, clothing or housing-related expenses to low-income households.

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

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

As identified in the 5-YR Consolidated Plan (2020-2024), low- and fixed-incomes, high housing costs, overcrowding, homelessness, and aging all present challenges to Lakewood residents, which can have negative impacts on their quality of life. Most common among these housing problems for Lakewood residents is housing affordability, as measured through cost burdens. Renters in particular, continue to face more acute cost burdens than do homeowners, with 52.2% of Lakewood's rental households considered cost-burdened compared to 25.5% of owner households. Those households facing extreme cost burden, or where at least 50 percent of total household income is used for housing expenses, again show renters disproportionately impacted with 23.4% considered extremely cost-burdened compared to just 7.9% of owner households. Renter-occupied households in Lakewood are twice as likely to be cost-burdened and three times more likely to be extremely cost burdened than are owner-occupied households. In all, 40.2% of Lakewood households are considered cost-burdened and 16.6% are considered extremely cost-burdened (2017-21 American Community Survey).

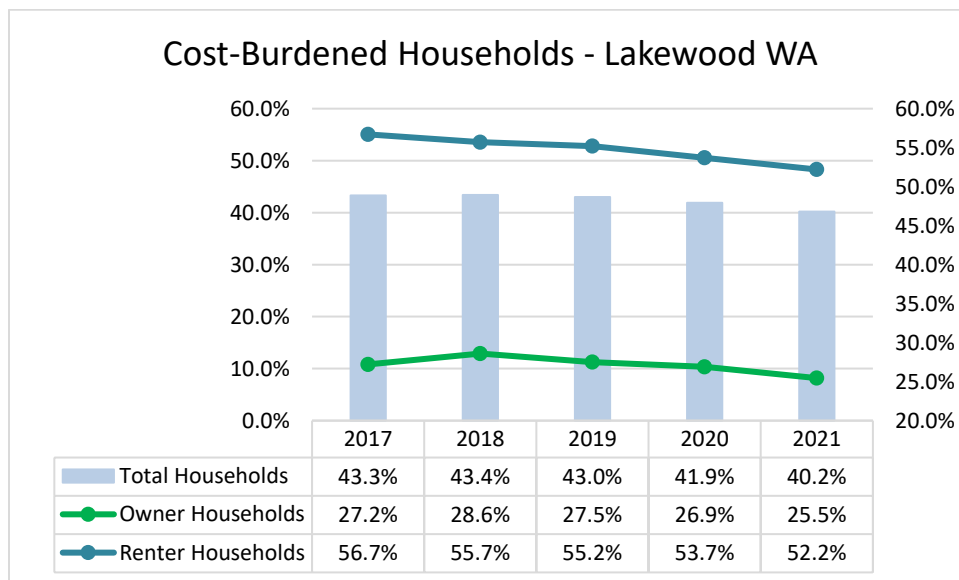


Table 5 – Cost-Burdened Households- Lakewood WA

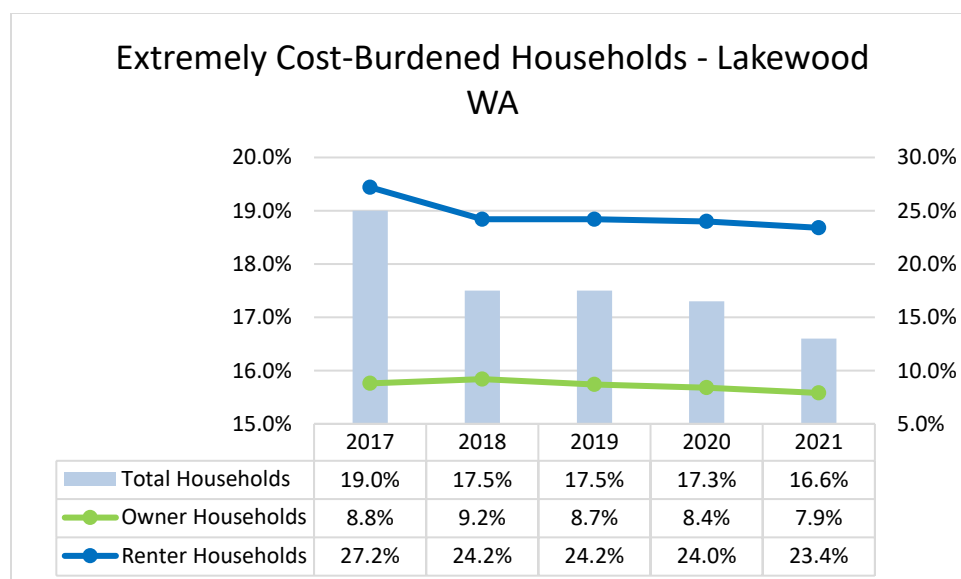


Table 6 – Extremely Cost-Burdened Households- Lakewood WA

Lakewood’s housing demographics have remained constant over the recent ten years with a slight trend favoring renter-occupied (56.1%) to owner-occupied (43.9%) (2017-21 American Community Survey). These numbers are reflected in the opposite when looking at Pierce County with a 65.4% owner-occupied rate, Washington at 64% owner-occupied, and that of the United States at 64.6% owner-occupied and 35.4% renter-occupied.

Although household incomes have seen increases in recent years, Lakewood’s median income of \$60,534 continues a trend of lagging behind that of the county (\$85,866), Washington (\$84,247), and the United States (\$69,021). Of additional concern is Lakewood’s apparent concentration of households living at or below the poverty rate, currently 13.6% of households, much higher than that of the county at 8%, Washington at 9.95%, and the United States at 11% (2017-21 American Community Survey). The disparate impacts of households living in poverty come into focus when looking at Black, Indigenous and People of Color (BIPOC) households. For Lakewood, Black or African American households experience poverty at a rate of 17.4%, Hispanic or Latino households 15%, and American Indian and Alaskan Native households experience poverty at an alarming rate of 43.6% (an increase of 6.7 percentage points from 2020). These numbers remain in stark contrast when considering Lakewood’s White only population, which makes up 54.9% of Lakewood’s total population, who experience poverty at a rate of 13.3%.

While Lakewood’s median income saw a rise in 2021 to \$60,534, a 27% increase over the most recent five-year period, at the same time median house values rose 42.5% to \$331,500 and median rents increased 27.8% over the same period to \$1,183. Even though median incomes continue to see improvement in Lakewood, they are being outstripped by even higher escalating housing related expenses, leaving little relief for low-income households who have been traditionally cost-burdened.

This becomes of special concern when looking at households experiencing poverty who have children under the age of eighteen- 15.2% of all families with related children under 18 years old live in poverty, and 30.8% of single-female households with related children under 18 years old live in poverty. This number increases to 47% of single-female households with multiple related children under 5 years old and between 5 and 17 years old. Elderly households and those on fixed incomes also remain a concern as 12.1% of households 60 and older and 9.7% of households 65 and older are considered to be living in poverty. Additionally, 9.5% of veterans have been identified as living in poverty in the last 12 months (2017-21 American Community Survey).

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Lakewood encourages the development of affordable housing through the City's Comprehensive Plan. The Plan addresses future housing needs for current and future residents of all incomes. Policies offers density bonuses to developers of affordable housing, encourage infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing.

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

Discussion

For the majority of households, economic opportunity and familial wealth are tied directly to homeownership. Through homeownership a household maintains an asset that most typically increases in valuation over generations causing the accumulation of wealth, provides various access points to economic leverage, serves as a hedge against rising housing costs, provides various tax benefits, and realizes a lower taxation rate than other forms of investments. It is through this historical wealth building opportunity that most households have grown and passed along wealth. Unfortunately, many black and minority populations have been shut out of this system through various institutional and de facto discriminatory practices: from slavery, segregation, and disenfranchisement of Black Americans, to

expropriation of land, forced relocation, and anti-immigration policies against Native American and Hispanic populations. Historically, the benefits of homeownership have not been shared equally across the race spectrum. A recent U.S. Treasury report noted that in the second quarter of 2022, homeownership rates for white households held at 75 percent, compared to 45 percent for Black households, 48 percent for Hispanic households, and 57 percent for non-Hispanic households of any other race (U.S Treasury, *Racial Differences in Economic Security: Housing*, November 4, 2022). The study found these gaps in homeownership have remained relatively unchanged over the most recent three decades, and in fact, the Black-White gap in homeownership rate in 2020 remained the same as in 1970. Additionally, for those Black households that do maintain homeownership, the average Black household's home value is 2.5 times lower than the average white household's value; again, the same as it was in 1970. Median household net worth of white households was nearly 5 times that of Black households and 8 times that of Hispanic households.

With homeownership being the primary source for wealth for most Americans today, it is important that this benefit be extended equally to all. Homeownership, beyond simple wealth-building, provides long-lasting opportunities both socially and economically. For instance, studies have shown that as the wealth of a household grows, so too does the likelihood that the children of that household will enroll in and graduate from college, thus increasing lifetime earning potential. When looking at college graduation rates where in 2021, 41.9% of white adults had earned a bachelor's degree compared to 28.1% for Black and 20.6% for Hispanic adults (U.S. Census Bureau, *Educational Attainment in the United States: 2021*, February 24, 2022), one can make a direct correlation between homeownership rates and college graduation. Additionally, health and psychological disparities for Black and Hispanic households include higher rates of child abuse, lead exposure, obesity in childhood, and chronic illness in adulthood than white Americans (U.S Treasury, *Racial Differences in Economic Security: Housing*, November 4, 2022).

As a majority of Lakewood's population live in rental households, the steady increase in the cost of rents year-over-year remains of concern, especially for those low- and moderate-income Lakewood households who are already cost-burdened. With the current median monthly rent now standing at \$1,495 (Zillow, February 23, 2023), housing cost is easily outstripping income growth, especially for low- and moderate-income households. These issues of rising housing costs relative to household incomes become strikingly apparent when looking at the percentages of Lakewood households where monthly housing cost exceeds 35 percent of household income- 23.7% for households with a mortgage and 41.3% for households who rent (2017-21 American Community Survey).

With strong increases in property valuation and land costs, housing development costs have continued to push private investment into market rate housing and away from affordable housing. Additionally, as house valuations have risen, single-family homes once dedicated to rental uses are seeing increased pressure to sell and realize profits, ultimately turning them from rental to owner-occupied. As investment shifts toward higher return market-rate housing and more and more housing units are converted from rental to homeowner use, many communities are looking for creative ways to meet the

increasing demand for affordable housing. Unfortunately, with rapidly escalating property valuations and the ever-competitive nature of financing affordable housing vs. market rate housing, affordable housing development has become increasingly difficult to develop, especially within the time horizons necessary to keep up with growing demand.

Of additional concern for the future of affordable housing development are the outdated and lagging regulatory policies of the HOME and CDBG programs. In today's frenzied economy, with property valuations appreciating almost daily and construction costs spiraling out of sight, the very programs designed to assist communities in the support and development of affordable housing are beginning to hinder that development. Certain regulations like the restriction of investment in homes whose value exceeds that of 95% of median purchase price valuations, outdated per-unit investment subsidy limits, onerous environmental regulations, and a restriction of CDBG investments in the constructing of new housing units unless conducted by a Community Based Development Organization. As economies change around the globe, regulatory policies need to be evaluated and updated to keep pace with the changing economic environment.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

In 2023, Lakewood will continue to focus its efforts on stabilizing existing residents through homeowner rehabilitation programs and the revitalization of neighborhoods through the removal and redevelopment of blighted properties. Additional programs will support low- and moderate-income households struggling with housing affordability to ensure those households do not end up experiencing homelessness resulting from discriminatory practices, fires, building enforcement, redevelopment activities, and other lingering effects of the coronavirus pandemic. Fair housing counseling services will focus on ameliorating housing inequities often borne by minority and low-income households.

Efforts to support affordable rental and homeownership opportunities will continue in to 2023-24 with support of LASA's 25-unit, new affordable rental housing development located on Gravelly Lake Dr. SW, and continued development by Habitat for Humanity of new affordable homeownership opportunities for low- and moderate-income homebuyers located along Boat St. SW. As housing and rental prices have continued to rise, the need for affordable housing grows stronger still, especially for low-income and minority populations.

Additional actions to address the needs of Lakewood's underserved population are addressed through the ongoing 1% allocation from the City's general fund; strategic priorities include emotional supports and youth programs, housing assistance and homelessness services, crisis stabilization and advocacy, access to health & behavioral health, and access to food. For 2023, the City has allocated \$457,500 in general fund dollars in support of these programs.

In March 2021, the City received \$13,766,236 in American Rescue Plan Act (ARPA) funding to aid in the recovery from the budgetary, public health, economic, and financial impacts of the COVID-19 pandemic. To date, the City allocated in excess of \$1.2 million for various youth programs, \$3 million in support of local food banks, in excess of \$4.1 million for housing and homelessness programs, \$1.9 million for public health and safety, nearly \$600,000 for workforce development, and \$1.3 million in administration and city hall upgrades.

Actions planned to foster and maintain affordable housing

Lakewood recognizes the importance affordable housing and homeownership play in building vibrant communities and the direct connection they afford low-income households in wealth-building opportunities. In 2023, the City will continue its partnership with LASA and Habitat for Humanity in

developing new affordable housing. Habitat has acquired multiple vacant, abandoned and blighted properties in Lakewood and is in process of redeveloping those properties to construct eleven new homes for low-income homebuyers; construction is anticipated to be completed in late 2024. LASA has also acquired multiple properties around their current facility with the intention to provide increased access to services and the development of new affordable rental opportunities for low-income households. LASA intends to develop its project in phases with the initial phase, improved access to services, to be completed in 2023, with rental housing development to be completed in 2025.

Support for existing affordable owner-occupied housing will continue through Major Home Repair and HOME Housing Rehabilitation, while single-family and multifamily housing development is supported and encouraged through Lakewood's HOME Affordable Housing Fund and zoning density bonuses offered to developers of affordable housing.

Additional efforts in support of housing stability come from an annual 0.0073% sales and use tax (SHB-1406) to be used to provide financing for the development and maintenance of affordable housing for households at or below 60% of area median income. The fund has a current balance of \$285,185 with additional revenue of approximately \$95,000 to be received annually. Over the next 20 years, the City anticipates an estimated \$1.95 million dollars to be raised in support of affordable and supportive housing development.

Rental habitability and affordability remain a priority for the City. With approximately 56.1 percent of Lakewood's housing stock being rental, and 43 percent of Lakewood's housing stock constructed prior to 1960, the importance of maintain these units remains of paramount importance. In 2017, the City began its Rental Housing Safety Program (RHSP) requiring all residential rental properties (apartments, single-family homes, duplexes, etc.) within the Lakewood city limit be registered on an annual basis and maintain specific life and safety standards for those properties. Since substandard housing disproportionately affects the poor, working class families, seniors, the disabled, and persons who suffer from chronic illness, it is the aim of the RHSP to eliminate all substandard rental housing in Lakewood and improve the quality of life for all Lakewood residents. Since the program's inception, the City has inspected approximately 99 percent of its rental properties and has seen substantial improvements in both the quality and condition of many of the City's substandard rental properties.

Actions planned to reduce lead-based paint hazards

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

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to

have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance testing performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

With approximately 75% of Lakewood's 27,370 housing units being built prior to 1980, there exists the potential for some 20,000 housing units to contain lead-based paint hazards. To inform the community of the hazards of lead-based paint, the City offers copies of the EPA's "Protect Your Family from Lead in Your Home" and HUD's "Renovate Right" pamphlets at City Hall and provides copies of these pamphlets to all housing repair program applicants. As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and clearance testing of all disturbed surfaces is performed by certified Risk Assessors.

The City conducts lead paint inspections on all pre-1978 properties where persons are relocated to with the Emergency Assistance for Displaced Residents and where homeownership assistance is provided for existing housing. Risk assessments are to be conducted on all pre-1978 homes served by housing repair programs where painted surfaces are to be disturbed as part of the scope of repairs. When completed, all homes will be free of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

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

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

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

To address the need for accessible, culturally competent services, programs will focus on the lingering

financial impacts the coronavirus pandemic has had on low- and moderate-income households. Fair housing counseling services will focus on housing inequities often borne by minority and low-income households. In 2023, \$100,000 will be allocated in support of homelessness prevention through emergency assistance payments to low- and moderate-income households, with a focus on the elderly, disabled, and minority populations, and through relocation assistance for households displaced through no fault of their own.

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 2023, the City has allocated \$457,500 in general fund dollars in support of these programs.

Actions planned to develop institutional structure

Lakewood, Tacoma, and Pierce County have a long history of working closely together to coordinate funding activities and ensure funding strategies don't overlap or conflict. This is especially true today, as all three jurisdictions have been working towards regional coordination on anti-poverty strategies, affordable housing strategies, and homelessness initiatives. These initiatives aim to increase the supply of affordable housing (both rental and homeownership), lower the overall cost of housing for residents, create access to financial assistance and services, increase the earning potential of low-income households, reduce or eliminate the time a family is homeless, and create pathways to build wealth and assets. Funding allocations and recommendations for many local projects are reviewed and approved jointly.

Both Tacoma and Lakewood are represented on the Tacoma/Pierce County Affordable Housing Consortium to work on issues of affordable housing, including state-level policies and programs to increase resources and opportunities to address local housing needs. Tacoma and Lakewood participate in a multicounty planning system (Puget Sound Regional Council) that looks at regional growth and economic development, as well as equal access to opportunities. The City of Lakewood is also a founding member of the South Sound Housing Affordability Partners (SSHAP), a voluntary collaboration among 14 governments, whose goal is to provide a regional approach to preserve affordable, attainable, and accessible housing throughout Pierce County.

On a local level, Lakewood continues to coordinate federal funding opportunities and general fund expenditures through the Community Services Advisory Board (CSAB). The CSAB is tasked with policymaking and general funding recommendation authority as they relate to community development and human services activities citywide. Board responsibilities include facilitating the cooperation and coordination of human services and Consolidated Plan activities, holding public hearings to receive input

on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations.

With regard to the Tacoma-Lakewood HOME consortium and the allocation of HOME funds, the City of Tacoma has established the Tacoma Community Redevelopment Authority (TCRA), a public corporation organized and dedicated to the administration of federal grants and programs such as the Community Development Block Grant and HOME Investment Partnerships Program. The TCRA is responsible for administering the HOME Program, including the review of all housing programs for both Tacoma and Lakewood. The Board is staffed by ten Board members and is supported by City of Tacoma staff.

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

The City is the convener of monthly human services Collaboration meetings. Collaboration partners include for-profit and nonprofit providers of housing, services, homeless programs, dv and family services, youth programs, food banks, and healthcare services.

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

Additional coordination efforts with housing and social service agencies involves funding through the City's 1% human services allocation. This fund targets programs that provide low-income housing and homelessness assistance, crisis stabilization and advocacy, emotional supports & youth programs, access to health and behavioral services, and access to food. Through the City's annual allocation process, relationships have been maintained with providers of services such as, Tacoma Rescue Mission, Emergency Food Network, Community Healthcare, Greater Lakes Mental Healthcare, YWCA & YMCA, LASA, Rebuilding Together South Sound, Asian Pacific Cultural Center, Oasis Youth Center, Multicultural Child and Family Hope Center, Nourish Pierce County, St. Leo's Food Connection, Pierce County AIDS Foundation, and other services providers offering programs to low and moderate income households throughout the County. Collaboration continues with both the Pierce County Housing Authority and the

Tacoma Housing Authority on the expansion of safe, decent, affordable housing options for low-income citizens.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	375,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	375,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Attachments

(Insert SF 424 and Certifications)

Community Development Block Grant
(CDBG)
&
HOME Investment Partnership Act
(HOME)

FY 2023 Annual Action Plan

PROGRAM AUTHORITY



CDBG

- Title I of the Housing and Community Development Act of 1974
 - Lakewood - Entitlement City 2000

HOME

- Title II of the Cranston-Gonzalez National Affordable Housing Act (the HOME Investment Partnership Act) of 1990
 - Tacoma/Lakewood HOME Consortium

PROGRAM PURPOSE – CDBG & HOME

CDBG

- Program benefits primarily low- and moderate-income persons thru:
 1. Decent housing;
 2. Suitable living environment; and
 3. Expanded economic opportunities

FY 2023 Allocation - \$542,464



HOME

- Program benefits primarily low- and moderate-income persons thru:
 1. Affordable housing programs

Anticipated Funds FY 2023- \$310,000



ELIGIBLE ACTIVITIES - CDBG

Affordable Housing

- Homeowner rehabilitation
- Down payment assistance
- Rental rehabilitation
- Acquisition and demolition
- Lead paint activities
- New construction, if carried out by CBDO

Public Facilities/ Infrastructure

- Acquisition, construction, rehab, or installation of public or community facilities
- Infrastructure installation or improvements (eg. roads, sidewalks, sewers, street lighting, etc.)

Public Services

- Employment and education services
- Child care
- Health care and substance abuse services
- Services for seniors
- Fair housing counseling
- Services for homeless

Economic Development

- Microenterprise assistance
- Commercial rehabilitation
- Job training and technical assistance
- Special economic development- acquisition, construction, rehab, installation of property or equipment

ELIGIBLE ACTIVITIES - HOME

- **Must support affordable housing activities**

- Homeowner rehabilitation
- Down payment assistance
- Construction, acquisition or rehabilitation of affordable housing (rental/homeownership)
- Tenant-based rental assistance
- Conversion of an existing structure from another use to affordable housing
- Acquisition of property or vacant land
- On-site improvements
- Demolition
- Relocation costs
- Refinancing
- Capitalization of project reserves (opening deficit reserve for initial rent-up period)
- Project related-soft costs (architectural, engineering, environmental review, tenant/homebuyer counseling, affirmative marketing and fair housing services, etc.)

Who qualifies as Low- and Moderate- Income?

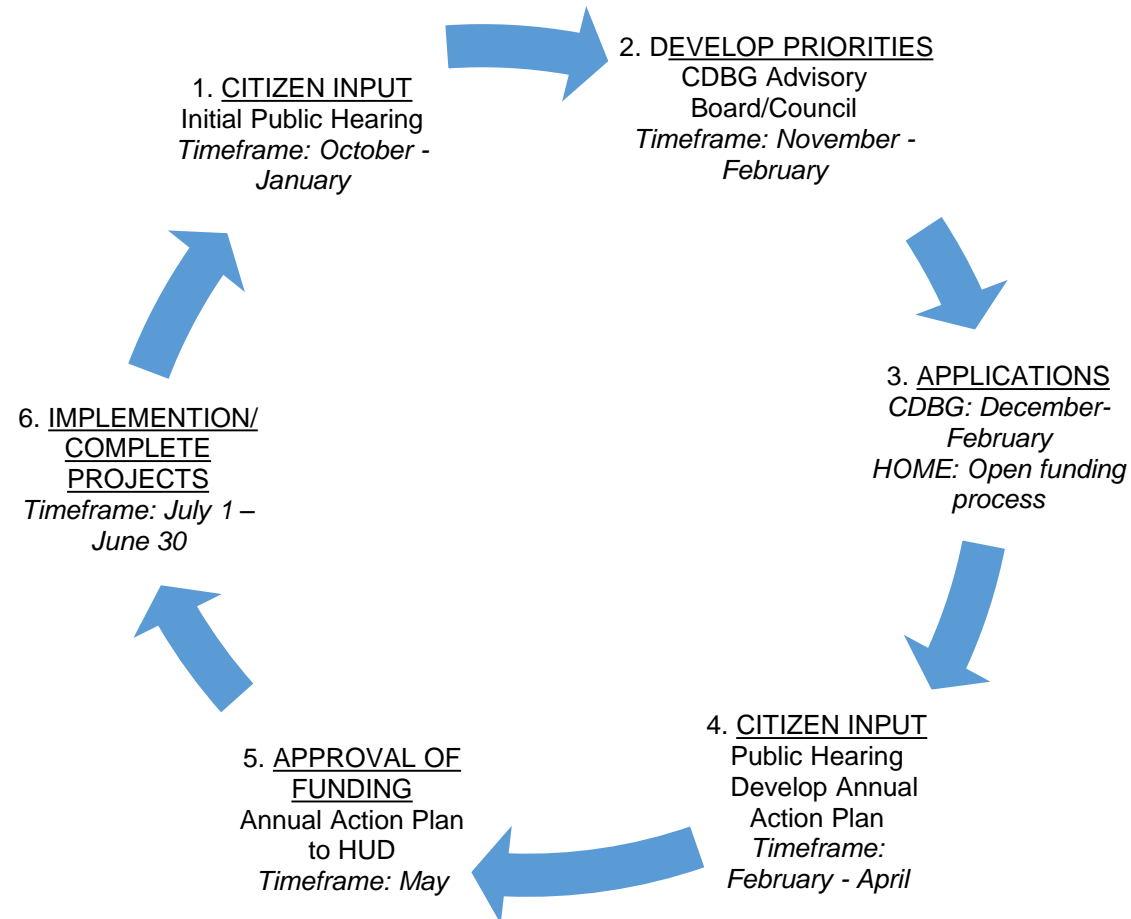
- HUD defines Low and Moderate Income as households that are at or below 80% of the Area Median Income.
- Approximately 51-52% of Lakewood's households qualify as Low/Mod Income

Family Size	30% Median	50% Median	80% Median
1	\$21,350	\$35,550	\$56,850
2	24,400	40,600	65,000
3	27,450	45,700	73,100
4	30,450	50,750	81,200
5	32,900	54,850	87,700
6	35,350	58,900	94,200
7	37,800	62,950	100,700
8	340,200	67,000 59 of 106	107,200

Planning Process Required – HUD

- Develop 5-YR Consolidated Plan (Lakewood- 2020-2024)
 - Public input process
 - Assess community strengths and needs
 - Overarching strategic plan- develops goals and drives funding process over five year period
- Develop Annual Action Plan each year of five year period
 - Public input process
 - Targets specific goals on annual basis
 - Funding mechanisms operate inside this annual process

CDBG/HOME FUNDING PROCESS



Lakewood 5-YR 2020-2024 Consolidated Plan

Goal:

1. Housing instability among residents, including homelessness.
 - Homeowner rehabilitation (80 units)
 - Tenant-based rental assist. (50 households)
 - Job creation/retention (2 bus./5 jobs)
 - Buildings demolished (12 dang. buildings)

Outcomes to date:

- ✓ 22 households rehabilitated (or in process)
- ✓ 48 households received HOME TBRA (104 people)
- ✓ 175 households received CDBG-CV TBRA (411 persons)
- ✓ 11 households received CDBG-CV mortgage assistance (39 persons)
- ✓ 15 businesses assisted/ 38 FTE jobs retained

Lakewood 5-YR 2020-2024 Consolidated Plan

Goal:

2. Limited supply of diverse rental and homeownership opportunities.
- Homeowner rental housing added (30 units)

Outcomes to date:

- ✓ LASA purchase of single family affordable rental – 1 household (6 individuals)
- ✓ 1 household provided down payment assistance

In progress

- ✓ Habitat developing 12 new affordable single family homes- Boat St. project - completion likely summer 2024
- ✓ LASA developing 25 new affordable rental units- Gravelly Lk. Dr. - completion likely fall 2025

Lakewood 5-YR 2020-2024 Consolidated Plan

Goal:

3. Need for accessible, culturally competent services.
 - Fair housing, landlord-tenant, and stabilization services (250 individuals)
 - Emergency assistance for displaced residents (50 individuals)

Outcomes to date:

- ✓ 7 individuals provided housing counseling
 - Habitat
- ✓ 18 individuals assisted with emergency assistance for displaced residents (9 households)
- ✓ 22 individuals assisted with CDBG Emergency Payments program (10 households). Another 6 households requesting assistance
- ✓ 3 fair housing trainings upcoming in 2023
 - Fair Housing Center of Washington (anticipate 100 individuals)

Lakewood 5-YR 2020-2024 Consolidated Plan

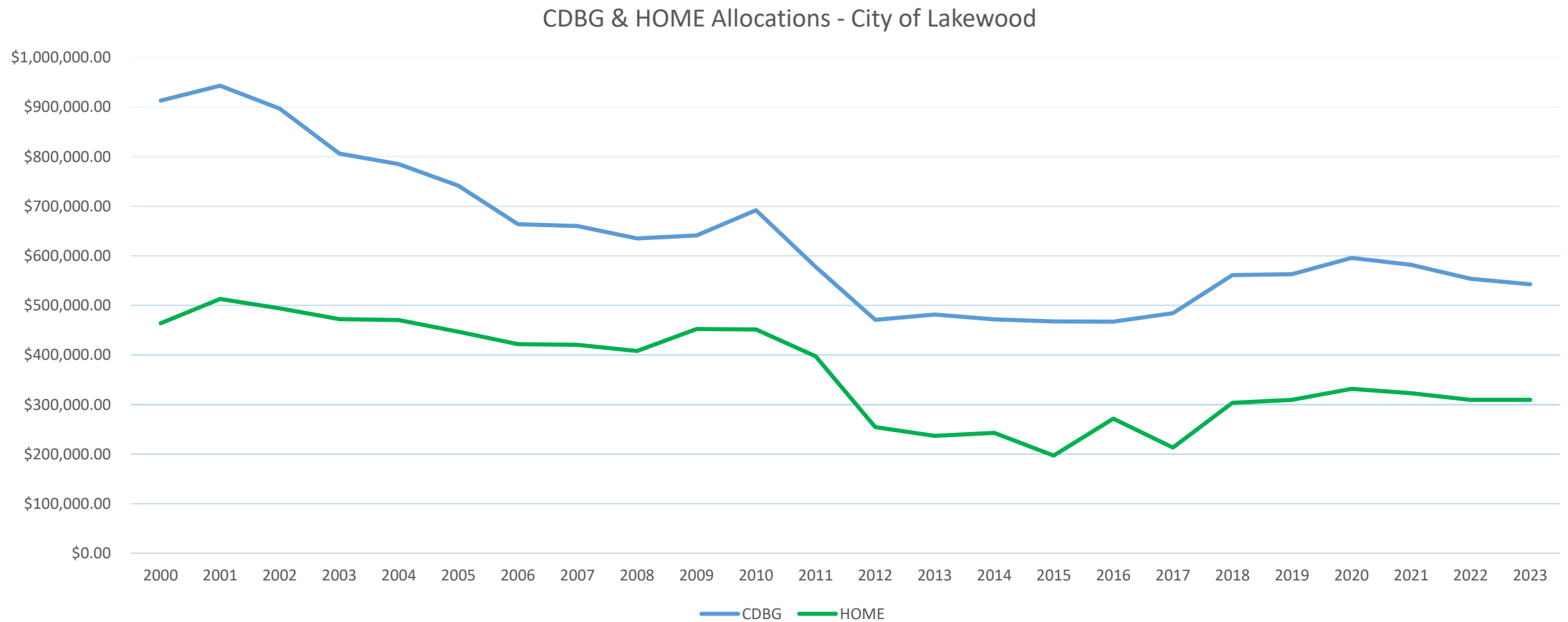
Goal:

4. Need for safe, accessible homes and facilities.
- Infrastructure Improvements (25,775 individuals)

Outcomes to date:

- ✓ Sidewalk Improvements – Phillips Rd. (Agate Dr. to Onyx Dr.) – 5,345 individuals served

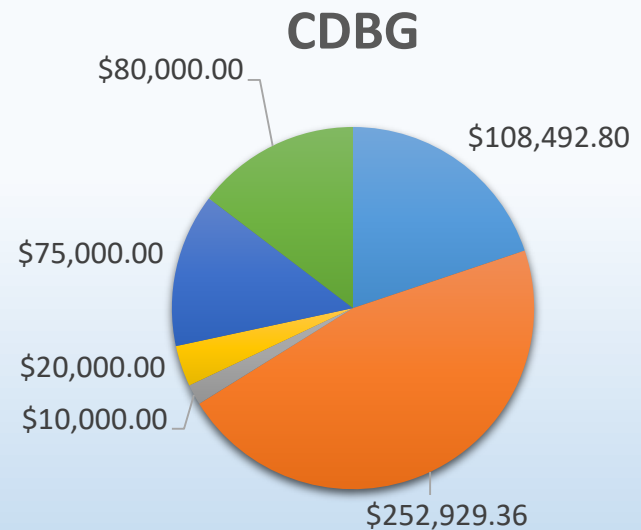
CDBG & HOME Historical Allocations



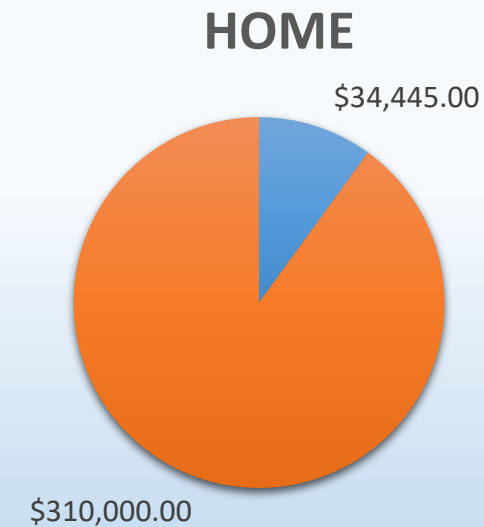
Lakewood Expenditures 2000-Present

CDBG Expenditure by Funding Priority (including Program Income*)							
Year	Physical/ Infrastructure	Housing	Public Service	Economic Development	Administration	Section 108 Loan Payment	CDBG-CV 1, 2 & 3
2000	\$537,860.10	\$102,275.13	\$34,030.65	\$0.00	\$103,618.22	\$0.00	NA
2001	\$250,286.87	\$126,611.96	\$60,022.92	\$0.00	\$153,428.50	\$0.00	NA
2002	\$451,438.00	\$357,309.63	\$78,145.68	\$0.00	\$144,068.86	\$0.00	NA
2003	\$399,609.05	\$350,528.50	\$76,294.76	\$0.00	\$161,200.00	\$0.00	NA
2004	\$294,974.47	\$407,591.69	\$80,490.00	\$0.00	\$136,552.91	\$0.00	NA
2005	\$86,156.39	\$359,033.03	\$68,336.00	\$0.00	\$130,879.53	\$0.00	NA
2006	\$164,000.00	\$486,607.03	\$70,645.37	\$0.00	\$99,091.68	\$0.00	NA
2007	\$0.00	\$427,346.00	\$66,380.17	\$0.00	\$96,940.46	\$0.00	NA
2008	\$9,871.81	\$412,526.83	\$66,818.21	\$0.00	\$108,065.99	\$0.00	NA
2009	\$20,000.00	\$433,021.09	\$64,920.04	\$0.00	\$127,986.46	\$0.00	NA
2010	\$522,544.00	\$133,536.78	\$84,394.14	\$31,947.85	\$131,686.11	\$0.00	NA
2011	\$185,481.69	\$268,584.51	\$86,187.73	\$0.00	\$123,853.80	\$0.00	NA
2012	\$0.00	\$280,854.87	\$34,701.05	\$0.00	\$100,871.31	\$0.00	NA
2013	\$284,851.80	\$301,829.41	\$3,545.40	\$13,229.84	\$98,881.36	\$0.00	NA
2014	\$160,000.00	\$188,138.86	\$48,065.71	\$0.00	\$108,853.98	\$0.00	NA
2015	\$320,000.00	\$94,747.21	\$0.00	\$0.00	\$98,363.40	\$0.00	NA
2016	\$321,937.57	\$164,351.72	\$0.00	\$0.00	\$106,967.67	\$0.00	NA
2017	\$270,492.80	\$101,003.36	\$0.00	\$0.00	\$96,106.18	\$49,311.26	NA
2018	\$300,000.00	\$220,546.92	\$0.00	\$0.00	\$102,580.28	\$49,812.66	NA
2019	\$0.00	\$362,134.88	\$0.00	\$0.00	\$122,805.49	\$48,224.75	\$807,337.00
2020	\$0.00	\$668,701.89	\$0.00	\$0.00	\$106,919.53	\$0.00	NA
2021	\$49,757.98	\$83,221.37	\$0.00	\$0.00	\$136,745.24	\$0.00	NA
2022	\$0.00	\$19,827.36	\$13,712.08	\$0.00	\$70,551.25	\$0.00	\$136,706.00
2023 - PROPOSED	\$0.00	\$357,929.36	\$80,000.00	\$0.00	\$108,492.80	\$0.00	NA
TOTAL	\$4,629,262.53	\$6,350,330.03	\$936,689.91	\$45,107.69 of 106	\$2,667,018.21	\$147,348.67	\$944,043.00
*Program Income Included in Total	0	\$901,348.48	\$5,621.45	\$10,179.52	\$248,824.66	\$0.00	\$0.00

Proposed FY 2023 CDBG & HOME Allocations



- Administration
- Housing- Major Home Repair
- Housing- CDBG Admin of HOME Housing
- Housing- EADR
- Housing- Rebuilding Together South Sound
- Public Service- CDBG Emergency Payments



- Administration- 10% Tacoma
- Affordable Housing Fund



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: March 15, 2023
SUBJECT: Proposed Comprehensive Plan Amendments:

BACKGROUND

Per Resolution 2022-15, the Lakewood City Council set the docket list for the 2023 Comprehensive Plan amendment (23CPA) cycle to include nine potential amendments. The Commission is currently scheduled to hold a public hearing on April 5 and take action on the entire amendment docket on May 3.

This memorandum includes presentations and CED recommendations on the nine proposed amendments:

2023-01 Add a tree canopy goal of 40% by 2050 to the Comprehensive Plan as Policy LU-60.4.

2023-02 Request to:

- redesignate/rezone parcels 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and
- redesignate/rezone parcel 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)

2023-03 Request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 from Mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/Open Space & Recreation 2 (OSR2.)

2023-04 Request to:

- redesignate/rezone parcel(s) 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
- redesignate/rezone parcel(s) 5130001660 and -1671 from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)

2023-05 Allow:

- permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones; and
- emergency housing (EH) and emergency shelter (ES) within the City's Residential 1, 2, 3, and 4 zones; Mixed Residential 1 and 2 zones; Multifamily 1, 2, and 3 zones; Arterial Residential Commercial Zone;

Neighborhood Commercial 1 and 2 zones; Transit Oriented Commercial zone; Central Business District zone; and Commercial 1, 2, and 3 zones; and

Remove LMC 18A.40.120 (C)(4) from the Lakewood Municipal Code

- 2023-06** Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects.
- 2023-07** Request to redesignate/rezone parcel 8880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park.
- 2023-08** Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from the 2021 Comprehensive Plan amendment cycle.)
- 2023-09** Remove language from LU-2.25 requiring that a property owner occupy either the primary or secondary unit.

DISCUSSION

Lakewood's Municipal Code describes the process to be used to review proposed Comprehensive Plan Map and Text amendments:

LMC 18A.30.030 Preliminary review and evaluation criteria – Comprehensive plan.

A. Prior to City Council action, the Department shall conduct a preliminary review and evaluation of proposed amendments, including rezones, and assess the extent of review that would be required under the State Environmental Policy Act (SEPA.) The preliminary review and evaluation shall also include any review by other departments deemed necessary by the Department, and except as provided in Chapter 18A.30 LMC, Article VII, Rezone and Text Amendment, shall be based on the following criteria:

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process?
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

B. If the Department determines that the answer to any of the above questions is no, it may recommend to the City Council that the proposed amendment or revision not be further processed in the current amendment review cycle. Upon direction from City Council, Department staff will inform those whose proposed amendments or revisions will not be considered because

- (a) impact analysis beyond the scope of the amendment process is needed;
- (b) the request does not meet preliminary criteria; or
- (c) likelihood of inclusion of the proposal in a department's work program.

Proponents may resubmit proposals to the Department at any time, subject to the timelines contained in this chapter.

2023-01 Add a tree canopy coverage goal of 40% by 2050 to the Comprehensive Plan at LU-60.4.

Comprehensive Plan Section 3.12.6 Urban Forestry

GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree canopy coverage throughout the City.

Policies:

- LU-60.1: Establish an urban forestry program for the City.
- LU-60.2: Promote planting and maintenance of street trees.
- LU-60.3: Provide for the retention of significant tree stands and the restoration of tree stands within the City.
- LU-60.4: Work towards a citywide goal of 40% tree canopy cover by the year 2050. Consider opportunities to increase canopy and environmental equity when evaluating tree canopy distribution.

This proposed Comprehensive Plan text amendment implements the intent by the City Council to complete adoption of new Tree Code policy and regulation included in Ordinance 775.

2023-01 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. See Multicounty Planning Policies MPP-CC-1 through CC-12, CC-Action-3, CC-Action-4; MPP-PS-13 through PS-15, PS-20-21.) See also Countywide Planning Policies CPP-ENV-1, ENV-40 through ENV-43. See also Lakewood Comprehensive Plan's Energy & Climate Change Element (Chapter 10.)**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **This is a non-project action. There would be no adverse environmental impacts due to its adoption.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **This is a non-project action. There would be no adverse environmental impacts due to its adoption.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. The adoption of this amendment in 2023 will assist with the review to be conducted for the 2024 Comprehensive Plan Periodic Review.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **This is a non-project action. The full review of the effects of its**

implementation (i.e., potential changes to zoning and/or development regulations) will be conducted as part of the 2024 Comprehensive Plan Periodic Review.

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a non-project action directed by the City Council stemming from the work of the 2022 Tree Code Advisory Committee and the adoption of amendments to the Lakewood Municipal Code per Ordinance 775.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-01.

2023-02

Request to:

- **redesignate/rezone parcels numbered 0219024020, -4021 and -4022 from Multifamily (MF)/Multifamily 3 (MF3) to Downtown/Central Business District (CBD); and**
- **redesignate/rezone parcel numbered 6720100160, -170, -180, -191, -200 and 0219024024 from Multifamily (MF)/Multifamily 1 (MF1) to Downtown/Central Business District (CBD.)**

A private applicant requested that Parcels 0219024020, 0219024021 and 0219024022 be rezoned. These parcels are immediately outside the Downtown Subarea Plan boundaries, within a Residential Target Area (RTA) (meaning they are eligible for the City's MFTE program), and currently bounded by Multifamily 1 (MF1) zoning to the south, Residential 4 (R4) to the east and west, and Central Business District (CBD) to the north. The applicant who submitted the request to rezone these three (3) parcels wishes to remove an existing apartment building and its surface parking in order to construct a new building with approximately 200 housing units and 200 parking stalls.

Upon review of the original application and in order to increase likelihood of the development of higher density housing in the Downtown Subarea, the Planning Commission recommended rezoning 24 additional parcels (6 parcels zoned Multifamily 1 (MF1) and 18 parcels zoned Residential 4 (R4)) that are also immediately adjacent to the Downtown Subarea Plan and Central Business District (CDB) zone, or are immediately adjacent to the parcels the private applicant identified in their application. The 6 MF 1 parcels were included within the current Residential Target Area (RTA) boundary; the 18 R4 parcels were not.

If the parcels were rezoned to CBD, separate legislative action to adopt a Supplement to the Downtown Subarea Plan and possibly Planned Action Ordinance would be needed to amend the Downtown Subarea Plan boundaries and locate the parcels within the Town Center Incentive Transition Overlay (TCI-O) as defined in LMC 18B.200.210. Master planning per LMC 18B.700.720 would apply, and mixed-use development incorporating multifamily residential uses would be allowed.

Following the public hearing, Council Members discussed 2023-02 in more detail. The information discussed below was not provided to the Planning Commission before they took action on their recommendation to the City Council.

Under LMC Title 18B (the Downtown Subarea code chapter), single family detached and both two- and three-family attached or detached housing are actually prohibited uses within the CBD zone per LMC 18A.200.220 (A)(8):

8. Prohibited Residential Uses.
 - a. Boarding house.
 - b. Detached single-family.**
 - c. Two-family residential, attached or detached dwelling units.**
 - d. Three-family residential, attached or detached dwelling units.**

- If the residentially zoned parcels recommended for inclusion by the Planning Commission on Wildaire Rd. SW were rezoned from R4 to CBD, this would result in the affected homes becoming legal nonconforming uses/structures regulated under LMC 18A.20.228 and 18B.700.730. The City Council therefore removed the residential parcels from the proposed amendment through Resolution 2022-15.

Zone and Density			
MultiFamily 1 (MF1)	22 dua*	Central Business District (CBD)	80+ dua
MultiFamily 3 (MF3)	54 dua	Central Business District (CBD)	80+ dua

If this amendment is approved, the City will proceed with an update to the Downtown Subarea Plan's boundaries to incorporate the parcels in question. This will be reflected through adoption of a Supplement to the Plan and possibly Planned Action Ordinance.

2023-02 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This would rezone 9 parcels included within a Lakewood residential target area (RTA) and immediately adjacent to the current Downtown Subarea boundary from MF1 or MF3 to CBD zoning. This would allow the parcels to be incorporated within an updated Downtown Subarea boundary and be developed at a higher density in keeping with the intention for the Downtown, a regional Urban Growth Center, to be a focus area for future residential growth. The rezone to CBD would allow for more housing units to be developed that would be possible under the parcels' current zoning.**

See MPP RGS-8, -9, and DP-Action-8. See also CPP-C-7, C-24. See also Lakewood Comprehensive Plan's Downtown Subarea Plan.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. This amendment would rezone 9 parcels currently zoned either MultiFamily 1 (MF1) or MultiFamily 3 (MF 3) to the higher density Central Business District (CBD) zone.**

Following separate legislative action to adopt a Supplement to the Downtown Subarea Plan and possibly Planned Action Ordinance, the parcels would be incorporated into the Downtown Subarea Plan boundaries and be located within the Town Center Incentive Transition Overlay (TCI-O) as defined in LMC 18B.200.210. Master planning per LMC 18B.700.720 would apply, and mixed-use development incorporating multifamily residential uses would be allowed.

Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any environmental impacts coming from an application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is being reviewed as part of the annual Comprehensive Plan amendment cycle under LMC Chapter 18A.30, Article I.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review

process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the 9 parcels would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-02.

2023-03 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This rezone of 3 parcels would return the zoning to what it had been prior to 2015 (Open Space & Recreation 2).**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-03.

2023-04

Request to:

- Redesignate/rezone parcel(s) 5130001640 and -1650 from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and

- Redesignate/Rezone parcel(s) 5130001660 and -1671 from Arterial Corridor (ARC)/Arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)

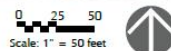
LASA is planning to construct 25 permanently low income housing units with 1, 2, and 3 bedrooms as part of the third phase of its four-phase master plan for “Gravelly Lake Commons.” LASA plans to construct a fourth phase including a day care and 30 more permanently low income units. The parcels included in this application are where phases 3 and 4 would be located and would rezone them to the NC2 which would allow for higher density on the parcels.

GRAVELLY LAKE COMMONS

LASA - PHASE 3



Schematic Site Plan

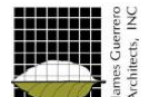


Vicinity Map

Gravelly Lake Commons Master Plan:

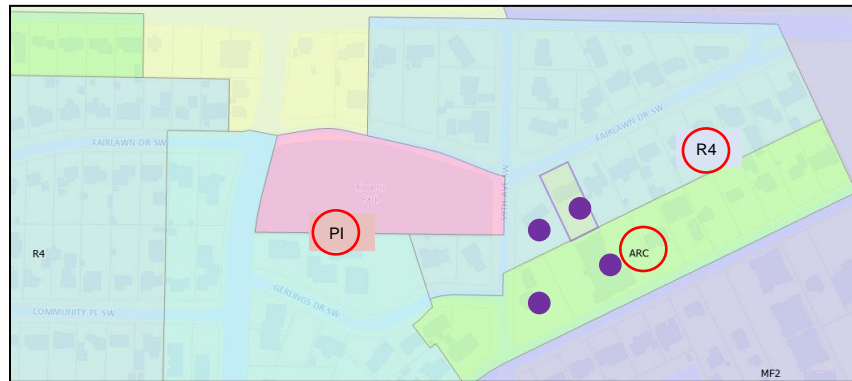
- Phase 1: LASA offices and (15) affordable housing units. Phase 1 is complete.
- Phase 2: Hygiene Center. Showers, laundry, community support spaces. Designed and submitted for building permit. Phase 2 is fully funded.
- Phase 3: (25) affordable housing units in (4) separate two and three story building. Apartments to be a mix of one, two, and three-bedroom units.
- Phase 4: Future project to include 3,000 sf daycare facility with (30) affordable units in a five-story building.

James Guerrero Architects, Inc.
7520 Bridgeport Way West
Lakewood, WA 98499
Telephone (253) 581-6000
Web Site: jgarch.net



LASA - Phase 3 Gravelly Lake Commons		
Schematic Site Plan		
June 3, 2022		Page 1 of 3

As currently planned, Gravelly Lake Commons Phase 3 includes construction of 25 new affordable housing units in four separate two and three-story buildings that would include a total of 4 one-bedroom, 11 two-bedroom and 10 three bedroom units. Each unit has a private balcony or patio. Shared Laundry is provided for the one and two-bedroom units while the three bedroom units have in unit washer and dryers. Site work includes a designated playground, parking, dumpster and recycling enclosure, landscaping and irrigation.



Type of Use	Use	R4 6.4 dua	ARC 15 dua	NC2 35 dua
Lodging	Bed and breakfast guest houses	C	-	-
	Hostels	-	-	-
	Hotels and motels	-	-	-
	Short term vacation rentals	P	P	P
Residential Uses	Accessory caretaker's unit	-	-	P
	Accessory dwelling unit	P	-	-
	Babysitting care	P	P	P
	Boarding house	C	-	-
	Cottage housing	P	-	-
	Co-housing (dormitories, fraternities and sororities)	-	-	P
	Detached single family	P	P	-
	Two family residential, attached or detached dwelling units	C	P	P
	Three family residential, attached or detached dwelling units	-	-	-
	Multifamily, four or more residential units	-	P	P
	Mixed use	-	-	P
	Family daycare	P	P	P
	Home agriculture	P	P	-
	Home occupation	P	-	-
	Mobile home parks	C	-	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	C	-	P
	Residential accessory building	P	P	P
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-	-
	Small craft distillery	P	-	P
	Specialized senior housing	-	-	P
	Accessory residential uses	P	P	P

2023-04 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This non-project action would rezone 4 parcels to allow for higher residential density (up to 35 du/a) low-income housing adjacent to supportive services. See MPP-RC-2, H-3, H-4. See also CPP-AH-2. See also Comprehensive Plan Goal LU-2.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is part of the annual 2023 Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Any impacts from a future application for development on the 3 parcels would be reviewed under the City's development and environmental protection regulations.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-04.

2023-05

Allow:

- permanent supportive housing (PSH) and transitional housing (TH) within the City's Commercial 1, 2, and 3 zones; and
- emergency housing (EH) and emergency shelter (ES) within the City's Residential 1, 2, 3, and 4 zones; Mixed Residential 1 and 2 zones; Multifamily 1, 2, and 3 zones; Arterial Residential Commercial Zone; Neighborhood Commercial 1 and 2 zones; Transit Oriented Commercial zone; Central Business District zone; and Commercial 1, 2, and 3 zones; and

Remove concomitant agreements (LMC 18A.40.120 (C)(4)) from the Lakewood Municipal Code

RCW 35A.21.430 states, "A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed." Per 2021 HB 1220, "effective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in either: (1) all zones where hotels are allowed; or (2) a majority of zones within one-mile of transit."

The RCW also states "[r]easonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety."

The following Lakewood land use zones currently allow hotels and/or residential dwelling units either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Hotels	-	-	-	-	x	x	-	-	-	-
Residential	x	x	x	x	x	x	-	-	-	-

Under Lakewood's current LMC 18A.40.120, the following land use zones currently allow Permanent Supportive Housing (PSH), Transitional Housing (TH), Emergency Housing (EH), and Emergency Shelter (ES) either conditionally or outright:

	Zoning Classifications									
Description(s)	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
PSH	x	x	x	x	x	-	-	-	x	-
TH	x	x	x	x	x	-	-	-	x	-
EH	-	-	-	-	-	-	-	-	-	-

Description(s)	Zoning Classifications									
	R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
ES	–	–	–	–	–	–	–	–	–	–

In order to comply with RCW 35A.21.430, the allowed uses within the City’s C1, C2 and C3 zones must be amended to include PSH and TH. In order to comply with HB 1220, the City must allow EH and ES, and CED is recommending that they be allowed where PSH and TH are allowed as listed in Table LMC 18A.40.120 (B) below.

The City is recommending the addition of conditions on PSH, TH, EH, and ES, which are included below starting at LMC 18A.40.120(C)(7) and (8).

After review of the municipal code section where these changes will be made, the City is also recommending that LMC 18A.40.120 (C)(4) be eliminated. Concomitant agreements are an outdated concept and not used by the City.

Proposed Zoning and Regulation Amendments

18A.10.180

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. Emergency housing is not a Group Home.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelter facilities are not a Group Home.

“Group home” means group residential environments for people with disabilities, mental or physical. See also “Adult family home.” Group home does not include emergency housing or emergency shelter. There are five (5) types of group homes:

* * *

“Permanent Supportive Housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors (RCW 36.70A.030 (19).) subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be

~~typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.~~

~~“Transitional housing” means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living (RCW 84.36.043 (2)(c).) housing that provides homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to twenty-four (24) months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.~~

18A.40.120 Special needs housing.

A. *Intent.* It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. It is also recognized that these types of facilities often need to be located in residential neighborhoods.

Thus, in order to protect the established character of existing residential neighborhoods, the public interest dictates that these facilities be subject to certain restrictions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City's residential neighborhoods, and to promote the public health, safety, and general welfare.

B. *Special Needs Housing Table.* See LMC 18A.10.120 (D) for the purpose and applicability of zoning districts.

Description(s)	Number of residents (size)	Zoning Classifications									
		R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Assisted Living Facility	N/A	–	C	P	P	P	P	–	–	–	–
Confidential Shelter (C)(5)	Max. of 15, plus resident staff	P	P	P	P	P	–	–	–	P	–
Continuing Care Retirement Community	N/A	–	C	P	P	P	P	–	–	–	–

Description(s)	Number of residents (size)	Zoning Classifications									
		R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
Emergency Housing (C)(7)	N/A	P	P	C	C	C	C				
Emergency Shelter (C)(8)	N/A	P	P	C	C	C	C				
Enhanced Services Facility	Max. of 16, plus resident staff	–	–	–	C	C	C (C2 zone only)	–	–	–	–
Hospice Care Center	N/A	C	C	P	–	–	–	–	–	–	–
Nursing Home	N/A	–	C	P	P	P	P	–	–	–	–
Permanent Supportive Housing (C)(7)	N/A	P	P	C	C	C	C	–	–	C	–
Rapid Re-Housing	N/A	P	P	P	P	P	–	–	–	C	–
Transitional Housing (C)(7)	N/A	P	P	C	C	C	C	–	–	C	–
Type 1 Group Home, adult family home (C)(1)	Max. of 6 or 8 per (C)(1)	P	P	P	P	P	–	–	–	C	–
Type 2 Group Home, Level 1	Max. of 7, plus resident staff	P	P	P	P	P	–	–	–	C	–
Type 2 Group Home, Level 2	Max. of 10, plus resident staff	C	C	C	–	–	–	–	–	–	–
Type 2 Group Home, Level 3	More than 10, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 1	Max. of 8, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 2	Max. of 12, plus resident staff	–	–	C	C	C	–	–	–	C	–
Type 3 Group Home, Level 3	More than 12, plus resident staff	–	C	C	C	C	–	–	–	C	–
Type 4 Group Home	N/A	–	–	–	–	–	C (C1 and C2 zones only)	–	–	–	–
Type 5 Group Home	N/A	–	–	–	C (NC2)	C	C (C2 zone)	–	–	–	–

Description(s)	Number of residents (size)	Zoning Classifications									
		R1, R2, R3, R4,	MR1, MR2	MF1, MF2, MF3	ARC, NC1, NC2	TOC, CBD	C1, C2, C3	IBP, I1, I2	OSR1, OSR2	PI	ML, CZ, AC1, AC2
					zone only)		only)				

P: Permitted Use C: Conditional Use [\(C\)\(2\)](#) [\(C\)\(3\)](#) [\(C\)\(4\)](#) – : Not allowed

Numbers in parentheses in the table above reference use-specific development and operating conditions under subsection [\(C\)](#) of this section.

C. Operating and Development Conditions.

1. Adult family homes are permitted, subject to obtaining a state license in accordance with Chapter 70.128 RCW, Chapter 220, Laws of 2020 and the following:

- a. Compliance with all building, fire, safety, health code, and City licensing requirements;
- b. Conformance to lot size, setbacks, building coverage, hard surface coverage, and other design and dimensional standards of the zoning classification in which the home is located.

2. Conditional use permit requirements for special needs housing:

a. *Facilities Allowed by Conditional Use Permit.* Applications for conditional use permits for special needs housing facilities shall be processed in accordance with the standard procedures and requirements for conditional use permits, as outlined in Chapter 18A.30 LMC, Article II, with the following additional requirements:

i. *Preapplication Community Meeting.* Prior to submitting an application for a conditional use permit to the City, the applicant shall hold a public informational meeting with adjacent community members. The purpose of the meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The meeting should acquaint the neighbors of the proposed facility with the operators and provide for an exchange of information about the proposal and the community, including the goals, mission, and operation and maintenance plans for the proposed facility; the background of the operator, including their capacity to own, operate, and manage the proposed facility; and the characteristics of the surrounding community and any particular issues or concerns of which the operator should be made aware. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within three hundred (300) feet of the project site.

ii. *Preapplication Site Inspection.* Prior to submitting an application for a conditional use permit to the City, the applicant shall allow for an inspection by

the appropriate Building Inspector and appropriate Fire Marshal to determine if the facility meets the building and fire code standards for the proposed use. The purpose of this inspection is not to ensure that a facility meets the applicable Code requirements or to force an applicant to bring a proposed facility up to applicable standards prior to application for a conditional use permit, but instead is intended to ensure that the applicant, the City, and the public are aware, prior to making application, of the building modifications, if any, that would be necessary to establish the use.

iii. *Required Submittals.* Applications for conditional use permits for special needs housing facilities shall include the following:

- (a) A land use permit application containing all of the required information and submissions set forth in Chapter 18A.30 LMC, Article II, for conditional use permits.
- (b) Written confirmation from the applicant that a preapplication public meeting has been held, as required under subsection (C)(2)(a)(i) of this section.
- (c) Demonstration of inspection by the appropriate Fire Marshal and Building Inspector, as required under subsection (C)(2)(a)(ii) of this section.
- (d) An operation plan that provides information about the proposed facility and its programs, per the requirements of the Community and Economic Development Department.

3. *Special Needs Housing Specific Conditional Use Permit Review Criteria.* In addition to the requirements outlined in Chapter 18A.30 LMC, Article II, a conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:

- a. There is a demonstrated need for the use due to changing demographics, local demand for services which exceeds existing facility capacity, gaps in the continuum of service, or an increasing generation of need from within the community.
- b. The proposed use is consistent with the goals and policies of the City of Lakewood Comprehensive Plan, and the City of Lakewood Consolidated Plan for Housing and Community Development.
- c. The proposed location is or will be sufficiently served by public services which may be necessary or desirable for the support and operation of the use. These may include, but shall not be limited to, availability of utilities, access, transportation systems, education, police and fire facilities, and social and health services.
- d. The use shall be located, planned, and developed such that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing in the facility or residing or working in the surrounding community. The following shall be considered in making a decision:
 - i. The impact of traffic generated by the proposed use on the surrounding area, pedestrian circulation and public safety and the ability of the proponent to mitigate any potential impacts.

- ii. The provision of adequate off-street parking, on-site circulation, and site access.
- iii. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties, to include the following development criteria:
 - (a) All program activities must take place within the facility or in an appropriately designed private yard space.
 - (b) Adequate outdoor/recreation space must be provided for resident use.
- iv. Compatibility of the proposed structure and improvements with surrounding properties, including the size, height, location, setback, and arrangements of all proposed buildings, facilities, and signage, especially as they relate to less intensive residential land uses.
- v. The generation of noise, noxious, or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
- vi. Demonstration of the owner's capacity to own, operate, and manage the proposed facility, to include the following:
 - (a) Provision of an operation plan which will provide for sufficient staffing, training, and program design to meet the program's mission and goals.
 - (b) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control and solid waste disposal.
 - (c) Demonstration of knowledge of the City's Property Maintenance and Public Nuisance Codes, and plans to educate the facility staff.
 - (d) Provision of a point of contact for the facility to the City.
 - (e) Written procedures for addressing grievances from the neighborhood, City, and facility residents.

~~4. *Concomitant Agreement.* Upon issuance of a conditional use permit for a special needs housing facility, the applicant shall sign and record with the Pierce County Auditor a notarized concomitant agreement. Such agreement shall be in a form specified by the Community and Economic Development Director and subject to the approval of the City Attorney, and shall include as a minimum: the legal description of the property which has been permitted for the special needs housing facility; and the conditions of the permit and applicable standards and limitations. The property owner shall submit proof that the concomitant agreement has been recorded prior to issuance of a certificate of occupancy by Community and Economic Development Department. The concomitant agreement shall run with the land as long as the facility is maintained on the property. The property owner may, at any time, apply to the Community and Economic Development Department for termination of the concomitant agreement. Such termination shall be granted upon proof that the facility no longer exists on the~~

property-

54. The Director may grant special accommodation to individuals who are residents of domestic violence shelters in order to allow them to live together in groups of between seven (7) and fifteen (15) persons in single-family dwelling units subject to the following:

- a. An application for special accommodation must demonstrate to the satisfaction of the Director that the needs of the residents of the domestic violence shelter make it necessary for the residents to live together in a group of the size proposed, and that adverse impacts on the neighborhood from the increased density will be mitigated.
- b. The Director shall take into account the size, shape and location of the dwelling unit and lot, the building occupancy load, the traffic and parking conditions on adjoining and neighboring streets, the vehicle usage to be expected from residents, staff and visitors, and any other circumstances the Director determines to be relevant as to whether the proposed increase in density will adversely impact the neighborhood.
- c. An applicant shall modify the proposal as needed to mitigate any adverse impacts identified by the Director, or the Director shall deny the request for special accommodation.
- d. A grant of special accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant's proposal and the Director's decision. If circumstances materially change or the number of residents increases, or if adverse impacts occur that were not adequately mitigated, the Director shall revoke the grant of special accommodation and require the number of people in the dwelling to be reduced to six (6) unless a new grant of special accommodation is issued for a modified proposal.
- e. A decision to grant special accommodation is a Process Type I action. The decision shall be recorded with the Pierce County Auditor.

65. *Registration of Existing Special Needs Housing.* Facilities existing as of the effective date of the ordinance codified in this title shall be required to register with the Community and Economic Development Department by one (1) year after the effective date of the ordinance codified in this title. Such registration shall be in a form provided by the Community and Economic Development Department and shall include the following information:

- a. The type of facility;
- b. The location of the facility;
- c. The size of the facility, including the number of clients served and number of staff; and

d. Contact information for the facility and its operator.

76. *Abandonment.* Any existing special needs housing facility that is abandoned for a continuous period of one (1) year or more shall not be permitted to be re-established, except as allowed in accordance with the standards and requirements for establishment of a new facility.

7. Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

A. Purpose. The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions is to:

1. Support housing stability and individual safety to those experiencing homelessness.
2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability. The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. Requirements.

1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

2. Siting and Spacing of Permanent Supportive Housing, Transitional Housing, and Emergency Housing. The siting and spacing of permanent supportive housing, transitional housing, or emergency housing use type shall be limited to no less than one-half mile from any established permanent supportive housing, transitional housing, or emergency housing use of the same type.

3. Density. The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

a. Permanent supportive housing, transitional housing, and emergency housing located in mixed-use zoning districts in accordance with LMC 18A.40.120 (B) shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an operational agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with LMC 18A.40.120 (B) shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing located in nonresidential districts in accordance with LMC 18A.40.120 (B) shall be limited in density and occupancy based on the underlying zoning district within which the use is proposed.

4. Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:

- i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.
- b. The occupancy agreement shall include but not be limited to the following:
 - i. Names and contact information for on-site staff.
 - ii. Description of the services to be provided on site.
 - iii. Description of the staffing plan including the following:
 - A. Number of staff supporting residents and operations;
 - B. Certification requirements;
 - C. Staff training programs;
 - D. Staff to client ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.
 - iv. Description of how resident occupancy will be phased up to full proposed capacity.
 - v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.
 - vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.
 - vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. *Engagement Considerations.* As part of the operational agreement, the Director may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. *Minimum Performance Expectations for Operators.*
 - i. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
 - ii. Compliance with applicable registration and notification requirements for registered sex offenders.
 - iii. Management of access to the facility.
 - iv. Case management for the residents including:
 - A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
 - B. Provision of access or connection to employment assistance (e.g., job

training and education).

C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).

v. Development of a plan for routine and emergency communications with first responders.

vi. Routine repair and maintenance of the property.

5. Program Rules and/or Code of Conduct.

a. Program rules and/or code of conduct shall describe occupant expectation and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.

b. The code of conduct shall at a minimum address the following topics:

i. The prohibition of the use or sale of alcohol and recreational marijuana;

ii. The prohibition of the use of illegal drugs;

iii. The prohibition of the sale of illegal drugs;

iv. The prohibition of threatening or unsafe behavior; and

v. The prohibition of weapon possession.

c. Final program rules and code of conduct shall be reviewed and approved by the Director.

6. Safety and Security Plan.

a. A safety and security plan shall be developed in consultation with the Director and the Lakewood Police Department.

b. The plan shall identify behavioral health crisis management protocols.

c. The plan should identify staff trained in de-escalation methods.

d. The plan shall provide protocols for routine and emergency communications with first responders.

e. The final safety and security plan shall be approved by the Director and the Lakewood Police Department.

7. Community Relations.

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

i. Public safety and neighborhood responsiveness;

ii. Community engagement;

iii. Dispute resolution; and

iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented, and periodically reviewed, and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director.

8. *Parking Management Plan.* An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.

8. *Emergency Shelter.*

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

2. *Siting and Spacing of Emergency Shelters.* Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.

3. *Density.* Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.

4. *Operational Agreement.*

a. An operational agreement shall be established with the City prior to occupancy of an emergency shelter:

i. Operators shall enter into an agreement with the City in a form that is

acceptable to the City.

- b. The operational agreement shall include but not be limited to the following:
 - i. Name and contact information for on-site staff.
 - ii. Description of the services to be provided on site.
 - iii. Description of the staffing including the following:
 - A. Number of staff supporting residents and operations;
 - B. Certification requirements;
 - C. Staff training programs;
 - D. Staff to participant ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing an emergency shelter.
 - iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
 - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for non-action for any violation that impacts the health and safety of residents.
- c. Engagement Considerations. As part of the operational agreement, the Director may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. Minimum Performance Expectations for Operators.
 - i. The sponsoring agency and/or operator shall work with local service providers and the Lakewood Police Department to identify eligible homeless individuals who are living in, near, or who have ties to the City.
 - ii. Coordination with local service providers and the Lakewood Police Department to refer homeless community members, not residing at the facility, to appropriate service providers.
 - iii. Emergency shelter facility staffing is required at all times when the facility is open.
 - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
 - v. Management of access to supportive housing facility.
 - vi. Routine repair and maintenance of the property.

5. Program Rules and/or Code of Conduct.

- a. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.

- b. The code of conduct shall at a minimum address the following topics:
 - i. The prohibition of the use or sale of alcohol and recreational marijuana;
 - ii. The prohibition of the use of illegal drugs;
 - iii. The prohibition of sale of illegal drugs;
 - iv. The prohibition of threatening or unsafe behavior; and
 - v. The prohibition of weapon possession.
- c. Final program rules and code of conduct shall be reviewed and approved by the Director and the Lakewood Police Department.

6. *Safety and Security Plan.*

- a. Safety and security plan shall be developed in consultation with the Director and the Lakewood Police Department.
- b. The plan shall identify behavioral health crisis management protocols.
- c. The plan should identify staff trained in de-escalation methods.
- d. The plan shall provide protocols for routine and emergency communications with first responders.
- e. The final safety and security plan shall be approved by the Director and the Lakewood Police Department.

7. *Community Relations.*

- a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:
 - i. Public safety and neighborhood responsiveness;
 - ii. Community engagement;
 - iii. Dispute resolution; and
 - iv. Equity and social justice.
- b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a “community relations plan.”
- c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and City representatives.
- d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.
- e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend

community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director.

8. *Parking Management Plan.* An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.

9. *Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification.* The notice of application, land use action sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters established in response to a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator.

2023-05 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. See RCW 35A.21.430 and 2021 HB 1220.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This application is being considered as part of the 2023 annual Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes. This is a non-project action. Once the proposed amendments to the Comprehensive Plan text and zone allowed uses and the related development regulations policies are adopted, any future applications for development within the affected land use zones would be reviewed under the City's development and environmental protection regulations.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This City-initiated application is in response to the need to comply with RCW 35A.21.430 and 2021 HB 1220.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-05.

2023-06 Request to amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects as follows:

LU-5.3: Enforce the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by the Uniform Relocation Act Amendments of 1987 and any subsequent amendments, to provide financial and relocation assistance for people displaced as a result of construction and development projects ~~using federal funds~~. Lakewood shall also enforce Section 104(d) of the Housing and Community Development Act of 1974, as amended, requiring the replacement of low- and moderate-income housing units that are demolished or converted to another use in connection with a CDBG project.

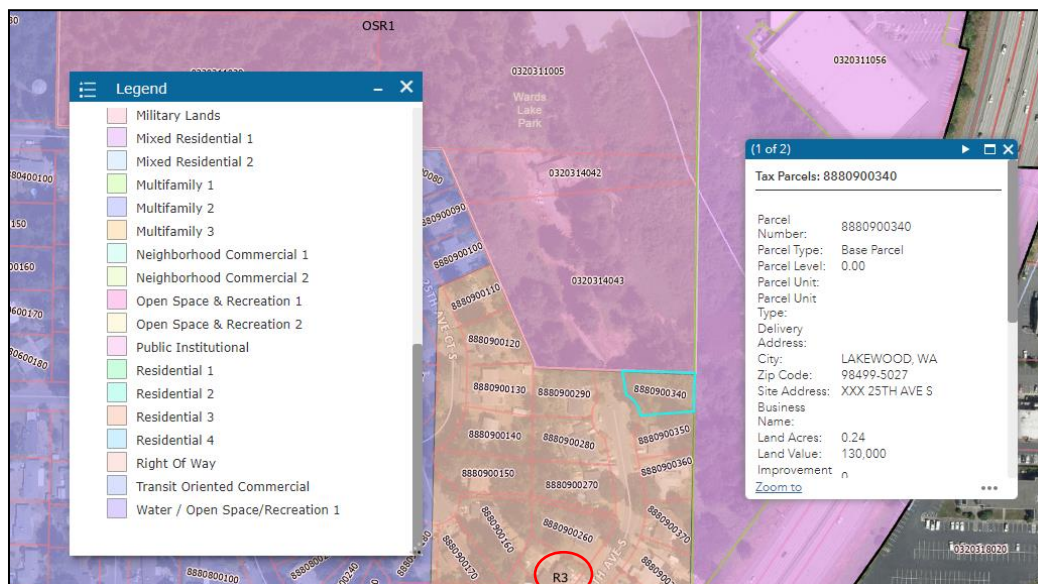
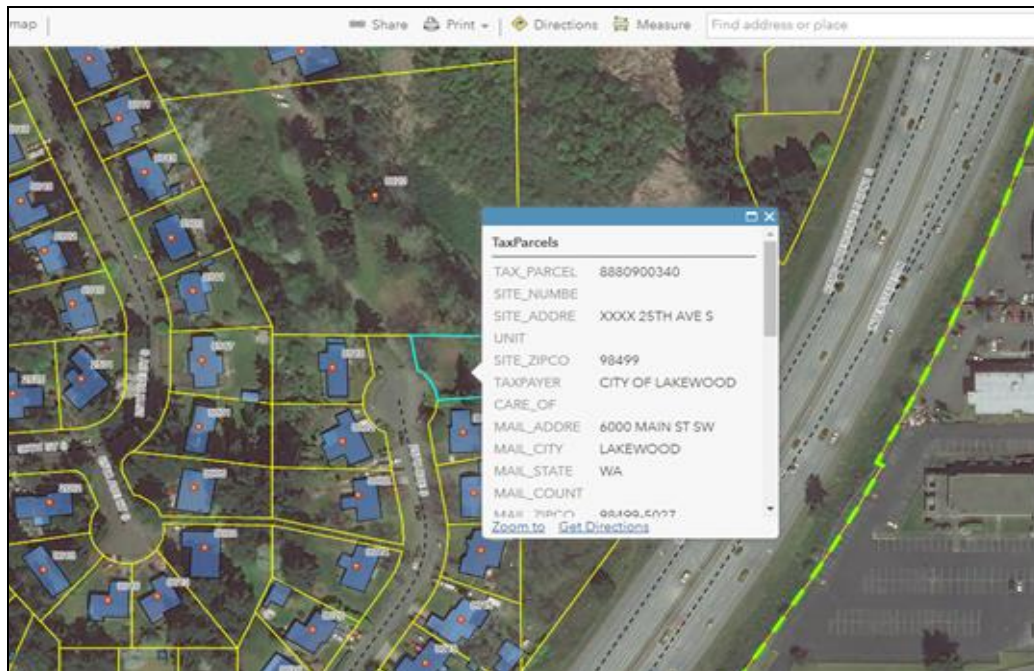
2023-06 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance.**
2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no adverse economic impacts.**
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **This is a non-project action addressing a technical change in the allowed funding for City of Lakewood financial and relocation assistance. There are no additional capital improvements or revenues needed should it be adopted.**
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a City-initiated amendment to reflect a technical change in the type of funding allowed for financial and relocation assistance.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-06

2023-07 Request to redesignate/rezone Parcel 8880900340 from Residential/Residential 3 (R3) to Open Space & Recreation (OSR)/Open Space & Recreation 1 (OSR 1) for expansion of Wards Lake Park

The City purchased parcel 8880900340 with grant funds in 2020. It is immediately adjacent to Ward's Lake Park. Phase 2 of the City's Ward's Lake Park CIP improvements can be expanded to include this parcel once it is zoned OSR1.



2023-07 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This amendment would allow for further expansion of Ward's Lake Park, which benefits residents in the northeast section of Lakewood. The City of Lakewood currently owns the property. The amendment would result in the loss of 1 single-family residentially zoned parcel.**

See MPP-En-15, and DP-11. See CPPs ENV-12 and ENV-14. See also Lakewood Comprehensive Plan Goals LU-41 and LU-42.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from a future application for development on the included parcels would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the 2023 annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This is a City-initiated amendment to allow for the further improvement of Ward's Lake Park.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-07.

2023-08 Update of Comprehensive Plan text regarding Western State Hospital (WSH) to reflect adoption of new WSH Master Plan (continued from the 2021 Comprehensive Plan amendment cycle)

On August 22, 2022, the Lakewood Hearing Examiner issued a Final Decision on the DSHS conditional use permit and master plan application to amend the 1999 Western State Hospital (WSH) Master Facilities Plan for a major reconstruction of the WSH campus. On August 30, the Department of Social and Health Services filed a request for reconsideration on the Hearing Examiner's Decision, and on September 21, the Hearing Examiner issued a Decision on the Request for Reconsideration.

Edits to the following Comprehensive Plan and related LMC text and maps are needed to reflect the new WSH Master Plan.

3.2.7 Housing Characteristics

* * *

I. Group Quarters

There were 1,127 people living in group quarters in Lakewood at the time of the 2020 census, the most recent data available. This was equal to 1.8% of the total population in Lakewood of 63,612. Group quarters includes Western State Hospital, which is a regional facility serving 19 counties in Washington. There were 644 people counted residing at the psychiatric hospital in 2020.

* * *

3.8 Western State Hospital (WSH)

Shortly after the City's incorporation in 1996, the state Department of Social and Health Services (DSHS) completed a master plan for the WSH campus. The WSH public facilities permit (LU98059) was approved by the Hearing Examiner on September 22, 1998, and formally ratified by the City after adoption of an interlocal agreement in March 30, 1999. Between 1999 and 2022, only minor additions/alterations were permitted on the WSH campus since no updates to the Master Plan were approved. In 2022, the City approved an updated Master Plan that would include, among other actions, a replacement of the current main building on the WSH campus.

GOAL LU-40: Recognize the unique nature of federal patent lands at Western State Hospital and Fort Steilacoom Golf Course.

Policies:

LU-40.1: Work with DSHS to implement and update the Western State Hospital Campus Master Plan.

LU-40.2: Enforce the City's public facilities master plan process confirming that: 1) appropriate provisions are made for infrastructure and/or services; 2) approval criteria and mitigation measures are incorporated into project approvals; and 3) the

safety of the general public, as well as workers at, and visitors to, Western State Hospital is ensured.

LU-40.3: Avoid as much as possible incompatible uses on the WSH campus which could adversely impact existing uses, adjoining properties, or adversely impact at-risk or special needs populations, including but not limited to children and the physically or mentally disabled.

* * *

7.1 Sanitary Sewers

Sewer service in the City of Lakewood is almost entirely provided by Pierce County Public Works and Utilities. Sewer service was recently expanded to serve the Tillicum and Woodbrook communities. The Town of Steilacoom provides sewer service to Western State Hospital. The connection to the Steilacoom sewer system is at the southwest corner of the WSH campus. This connection is being upgraded in 2023, including the addition of a meter. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. Future development will require additional sewer capacity charges and will be based on the calculated sewer demand from Pierce County Public Works and Utilities “Documented Water Use Data.” The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80th Street and 84th Streets). Figure 7.2 describes the locations of all major sewer trunk lines within Lakewood.

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7.1.1 Other Water Purveyors

Minor portions of the city are served by the Southeast Tacoma Mutual Water Company, and the City of Tacoma. Continued service to these areas is expected to be adequate for the 20-year planning period. Western State Hospital provides its own water service. There are also private wells servicing existing mobile home parks scattered throughout Lakewood.

2023-08 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This is a non-project action to update Comprehensive Plan text to reflect the adoption of the 2022 Western State Hospital (WSH) Master Plan.**

See Lakewood Comprehensive Plan Goal LU-40.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development on parcels governed by the WSH Master Plan would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This non-project action is part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **Yes. This City-initiated non-project was continued from the 2021 and 2022 Comprehensive Plan amendment cycles due to the time taken to finalize the WSH Master Plan.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-08.

2023-09 Remove language from LU-2.25 requiring that a property owner occupy either the primary or secondary unit.

LU-2.25: Support accessory dwelling units as strategies for providing a variety of housing types and as a strategy for providing affordable housing, with the following criteria:

- ~~Ensure owner occupancy of either the primary or secondary unit;~~
- Allow both attached and detached accessory dwelling units and detached carriage units, at a maximum of one per single-family house, exempt from the maximum density requirement of the applicable zone;
- Require an additional parking space for each accessory dwelling unit, with the ability to waive this requirement for extenuating circumstances; and
- Allow a variety of entry locations and treatments while ensuring compatibility with existing neighborhoods.

2023-09 SEPA Analysis

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code? **Yes. This non-project action removes outdated language to reflect what is already contained within LMC 18A.40.110 (A) and (B).**

See CPP-AH-2. See also Comprehensive Plan Goals LU-1 and LU-3.

2. Would the proposed amendment have little or no adverse environmental impacts and is the time required to analyze impacts available within the time frame of the standard annual review process? **Yes. This is a non-project action. Any environmental impacts coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process? **Yes. This is a non-project action. Any impacts on capital improvement or revenues coming from any applications for development of an accessory dwelling unit (ADU) would be reviewed under the City's development and environmental protection regulations.**

4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline? **Yes. This is a non-project action and part of the annual Comprehensive Plan amendment cycle.**

5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process? **Yes.**

6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again? **N/A. This non-project action is a City-initiated amendment to reflect the intent of the City to allow ADUs without requiring that the owner occupy either the primary or secondary dwelling unit.**

CEDD RECOMMENDATION: The CEDD recommends approval of Amendment 2023-09.