

# City of Lakewood

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FY 2023 Consolidated Annual Performance Evaluation Report



September 11, 2023

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

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

The City of Lakewood's Consolidated Annual Performance Evaluation Report (CAPER) summarizes progress made during the 2023 fiscal year (July 1, 2023 - June 30, 2023) in carrying out identified housing and community development objectives. The primary goal of the report is to describe actions and activities undertaken by the City to meet goals and priorities identified in Lakewood's Consolidated Plan. This report specifically addresses Lakewood's progress as it relates to the Community Development Block Grant (CDBG) program and Lakewood's portion of the HOME Investment Partnership Act (HOME) grant with the Tacoma-Lakewood Consortium program. Efforts and outcomes regarding Lakewood's participation in the Tacoma-Lakewood HOME Consortium are reported by the City of Tacoma as part of Tacoma's FY 2023 CAPER. Additional efforts to benefit low- and moderate-income individuals and families involving non-federal funding streams are also discussed herein.

Due to the character requirements in IDIS, this report has been provided in summarized format as required to fit within the reporting system's limitations.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase rental and homeownership opportunities	Affordable Housing Public Housing		Homeowner Housing Added	Household Housing Unit	30	1	3.33%	12	0	0%
Increase rental and homeownership opportunities	Affordable Housing Public Housing		Rental Housing Rehabilitated	Household Housing Unit	64	64	100%			
Need of accessible, culturally competent services	Homeless Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	8587	17,174%	50	72	144%
Prevent and reduce homelessness	Homeless Non-Housing Community Development	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80	132	165%	25	45	180%

Prevent and reduce homelessness	Affordable Housing Homeless Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	50	560	1120%	25	43	172%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$566,422.16; NSP: \$275,000	Homeowner Housing Rehabilitated	Household Housing Unit	50	25	50%	23	6	26%
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	415	830%			
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Jobs created/retained	Jobs	5	35	700%			
Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Businesses assisted	Businesses Assisted	2	15	750%			

Stabilize existing residents	Affordable Housing Homeless Non-Housing Community Development		Buildings Demolished	Buildings	12	11	91.67%	3	3	100%
Support of public infrastructure improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25775	5345	20.74%			

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

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

The City identified five primary goals as part of the FY 2020 – 2024 Strategic Plan: 1) Stabilize existing residents; 2) Increase rental and homeownership opportunities; 3) Prevent and reduce homelessness; 4) Need for accessible, culturally competent services; and 5) Support of public infrastructure improvements. The City continued its focus on meeting its goals of stabilizing existing residents, the prevention and reduction of homelessness, and those seeking assistance to sustain existing affordable housing through ongoing maintenance and rehabilitation.

Activities undertaken included the following:

Stabilize existing residents

- Housing Rehabilitation and Major Home Repair (CDBG & HOME) – Programs provide assistance to low-income homeowners to maintain their homes or make necessary upgrades to meet current code requirements. Completed 6 projects.
- Additional non-federal funding is provided through real estate taxes raised pursuant to RCW 82.14.540 in support of the maintenance of owner-occupied affordable housing. Two low-income households were assisted through homeowner rehabilitation assistance projects and 6 households were provided rental assistance through Metropolitan Development Council.
- Abatement Program (NSP1) – Program focuses on the elimination of slums and blight through the removal of dangerous and nuisance buildings which have been foreclosed, abandoned or left vacant and unmaintained. Three dangerous buildings were abated.

Prevent and reduce homelessness

- CDBG Emergency Assistance Payments – Program assists low-income households to avoid becoming homeless, especially minority and elderly households, through the provision of emergency assistance payments for basic services such as screening fees and rental deposits required to secure housing. Assisted 18 households, totaling 45 individuals.
- Emergency Assistance for Displaced Residents – Provides assistance to low-income households displaced through no fault of their own during building and code enforcement closures, fires, and other incidents that create homelessness. Assisted 24 households, totaling 43 individuals.
- The City assists tenants displaced through housing closures with relocation assistance in accordance with landlord-tenant provisions of RCW 59.18.085. A total of 16 households were assisted.

Need of accessible, culturally competent services

- CDBG Emergency Assistance Payments – Program provides emergency assistance payments for basic services such as food, clothing, and other housing-related expenses, including moving expenses, storage, and utilities. Assisted 27 households; 72 individuals.

Increase rental and homeownership opportunities

- Affordable Housing Fund (HOME) – Although no new units were completed in 2023, activities continued to progress on two fronts with Habitat for Humanity and LASA. Habitat has completed 4 units and is expected to complete the remaining 4 units in June 2025. LASA has made great strides on its 25-unit affordable rental housing development, Gravelly Lake Commons, and is now fully funded and is moving towards groundbreaking in early-2025. Funding partners include, the Washington State Department of Commerce, Pierce County, City of Lakewood, as well as direct funding allocations from the State of Washington and the U.S. federal government.

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

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	<b>CDBG</b>
White	48
Black or African American	13
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	64
Hispanic	4
Not Hispanic	60

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

**Narrative**

It should be noted the table above does not include those identifying as Other or Multiracial which totals 12 households served, 5 of which are considered Hispanic.

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,124,163	\$449,415
Other	public - federal	\$0	\$0

**Table 3 - Resources Made Available**

### Narrative

Total CDBG program expenditures for FY 2023 totaled \$449,415.39.

In addition to U.S. Department of Housing and Urban Development funding, the City of Lakewood continues to address the needs of Lakewood's underserved population through a 1% allocation from the City's General Fund; strategic priorities include housing assistance, stabilization services, programs for youth, and access to health care. Funding for 2023 totaled \$457,500 with clients served across all strategic priorities.

The City collects annual sales tax revenue raised through SHB 1406 which is to be used in support of the development of affordable and supportive housing for low-income Lakewood households. The goal of SHB 1406 funds is to foster and maintain affordable housing through acquisition, rehabilitation, or construction of affordable housing, the funding of operations and maintenance costs of new affordable or supportive housing, or through rental assistance to low-income households. Funds collected have been allocated to support a homeowner rehabilitation program providing assistance to households at or below 60 percent of area median income. The fund has a balance in excess of \$300,000 with expected annual revenues of \$95,000.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

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

### Narrative

N/A



## Leveraging

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

Funds leveraged in FY 2023 included:

- City of Lakewood General Fund (SHB 1406 sales tax program revenue) – Funding in excess of \$300,000 has been allocated to assist low-income homeowners maintain their home through general maintenance and other repairs which would be otherwise ineligible under current federally-funded housing programs. An additional allocation in excess of \$74,000 was allocated to Metropolitan Development Council in support of tenant-based rental assistance for extremely low-income households escaping homelessness.
- Human Services General Fund (1%) – A total of \$457,500 was provided to fund various human services and housing programs.
- LASA Gravelly Lake Commons 25-unit affordable rental housing development project – Funding partners include \$5,000,000 in Washington State Housing Trust fund, \$3,500,000 in Pierce County American Rescue Plan Act funding, \$1,000,000 in direct funding from the U.S. federal government, and \$500,000 in direct funding from the State of Washington. The City of Lakewood is providing a total of \$3,175,489 in a combination of HOME, HOME ARP, and American Rescue Plan Act funding towards the project.

HOME match requirements for the Consortium are met through multiple sources, including private grants and donations, conventional lending opportunities to homebuyers, and the State Housing Trust Fund and are documented as part of the Tacoma CAPER.

There was no publicly owned land or property included as part of the FY 2023 consolidated planning process.

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

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

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	39
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>39</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	28
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	23	6
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>23</b>	<b>34</b>

**Table 6 – Number of Households Supported**

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

FY 2023 continued to see delays in both of Lakewood's housing development projects – Habitat for Humanity's 8-unit single-family development in Tillicum, and LASA's 25-unit multifamily development on Gravelly Lake Dr. SW. Habitat has completed 4 single-family homes and is expected to sell them to low-income homebuyers in September 2024, and anticipates the remaining 4 units to be

completed in June 2025. LASA has recently completed full funding of its project and is working towards groundbreaking in early-2025.

Additionally, the City is experiencing slight delay in meeting the City's goals of preserving existing homeowner housing through the City's housing rehabilitation programs. In 2023, the City provided funding to Rebuilding Together South Sound (RTSS) to complete housing rehabilitation projects for 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. While RTSS began evaluating and qualifying clientele, service has been slow due to prior funding commitments by RTSS.

In 2023, Lakewood continued its focus on assistance programs in support of persons negatively impacted by the ongoing social and economic impacts of the coronavirus pandemic, especially for those minority and elderly households. This represented a slight swing from the City's more typical CDBG and HOME assistance programs such as homeowner rehabilitation, the development of new affordable housing, and infrastructure improvements in low-income neighborhoods. A new program, CDBG Emergency Payments Program, was introduced in 2022 to assist low-income, minority, and elderly households through the provision of emergency assistance payments for basic services such as food, clothing, and other housing-related expenses, including moving expenses, rental deposits, screening fees, and utilities. In FY 23, a total of forty-five (45) households, totaling one hundred seventeen (117) individuals, were assisted. Additional assistance was provided through the Emergency Assistance for Displaced Residents Program ensuring low-income households were not made homeless during redevelopment activities, building and code enforcement closures, fires, and other incidents that create homelessness. Twenty-three (23) households, totaling forty-three (43) individuals, were assisted in FY 23. This shift in services has resulted in the City significantly surpassing all goals associated with the prevention of homelessness, public services, and the provision of tenant-based rental assistance to low-income households.

Through the City's Rental Housing Safety Program, the City has emphasized the importance of maintaining rental housing and the elimination of substandard conditions, ensuring all Lakewood citizens have safe and decent housing, no matter their income level. Since program inception, the City's rental inspection program has seen significant improvement in the overall condition of its rental housing stock. As housing conditions have improved for more than half of Lakewood's households, the City has seen a reduction in the number of closures related to fire and unsafe conditions. With the market stepping up maintenance of existing rental housing stock, Lakewood remains hopeful that many of its already affordable units will remain affordable to low-income households long into the future.

All other activities remain on track to meet the goals established in the 5-YR 2020-2024 Consolidated Plan.

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

Maintaining Lakewood’s existing housing stock for those low- and moderate-income households that already own their own home but cannot afford big-ticket maintenance items, such as replacing a roof or heating/cooling system, will remain a priority. To this end, the City will continue to focus its efforts on providing homeowner rehabilitation programs seeking to maintain existing home affordability. The City anticipates it will see a significant increase in households served through the City’s housing rehabilitation programs in FY 2024.

Lakewood anticipates the demand for rental and mortgage assistance programs, as well as the need for the development of new affordable housing (both rental and single-family), will remain priority needs in future planning efforts. With housing prices and rents rising relative to household incomes, many low-income households have become marginalized and are discovering their ability to maintain housing affordability has been eroded to a point that many of these households now find themselves extremely cost burdened (paying 35% or more of household income towards housing expenses). With mortgage and rent payments seeing significant increases in recent years, many low-income households are finding themselves unable to afford monthly payments and are facing the grim reality of potential eviction and homelessness. As this problem grows, the City anticipates the demand for rental assistance programs will only increase in future plan years.

In addition to the need to invest in affordable housing, Lakewood continues to have large-scale infrastructure investment needs throughout its neighborhoods as it seeks to provide equal access to public facilities and improvements to all. Sewer connections will likely be emphasized in coming annual action plans as the City seeks to make sewer connections to the many homes lacking such connections in the Tillicum and Woodbrook neighborhoods.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	55	0
Low-income	8	0
Moderate-income	12	0
<b>Total</b>	<b>75</b>	<b>0</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

HOME activities are reported by the City of Tacoma as part of Tacoma's FY 2023 CAPER.

### **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

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

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

Additional efforts in FY 2023 came in the form of a point-in-time count of persons experiencing homelessness. In January 2024, Lakewood participated in the annual one-night count of homeless persons in Lakewood and greater-Pierce County. The one night count noted 2,661 total persons counted (an increase of 513 persons from previous year), with 54% reporting they were living in emergency shelters, 5% in transitional housing, 21% reported they resided outdoors, and 8% said they were living in vehicles (16% did not report current living conditions). Of the respondents, 43% identified Pierce County as their last reported place of residence, 4% King County, 3% other counties, 6% outside Washington, and 44% did not report previous residence. The top three causes for persons being homeless were: 1) no affordable

housing; 2) family crisis; and 3) eviction. A closer look inside the numbers reveals 26% reported substance abuse, 25% have a chronic health condition, 22% have a physical disability, 20% suffer from mental health issues, and 8% have a developmental disability. Of the total homeless, 37% were female, 33% BIPOC, 8% veterans, 7% were households with children, 20% were 55+ years old, and 25% were considered chronically homeless. It should be noted that due to the nature of this homeless count, which is conducted over a 24-hour period and attempts to count a geographically distributed unsheltered population, very likely underestimates the total homeless population in Pierce County.

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

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

As part of the 1% General Fund set-aside for human services programs, the City contracts directly with local non-profits to provide emergency housing assistance to individuals and families, who are experiencing homelessness or who are fleeing domestic violence or sexual assault, with housing case management and supportive services. Services include: domestic violence shelter and comprehensive support programs; family emergency shelter services with case management; homeless prevention services; stabilization services for families and veterans experiencing homelessness; advocacy services for the homeless; case management for victims of domestic violence or sexual assault; medical, dental and health care assistance (including uncompensated health care assistance); care management for persons with HIV; embedment of a mental health professional with police to assist with diversion services to avoid arrest; youth and after-school programs; support services for LGBTQ youth; housing repairs essential for continuing to live independently; inclusionary services for developmentally disabled individuals; food bank and nutritional programs; financial literacy programs; and housing repair and maintenance services for households who may otherwise be unable to maintain safe, decent and affordable housing. In 2023, a total of \$457,500 was allocated as part of the 1% set-aside.

As funding sources for transitional housing have all but vanished, and shelter and permanent affordable housing funding options have become incredibly competitive and difficult to secure, the need to coordinate redevelopment efforts on a regional basis through joint strategic planning and coordinated funding has never been greater. Toward this end, the cities of Lakewood and Tacoma, along with Pierce

County have stepped up coordinated funding efforts to acquire and develop shelter and affordable housing projects county-wide.

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

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

The City of Lakewood continues to support the LASA Client Service Center which provides housing assistance for homeless families, rent and utility assistance, housing counseling assistance, case management, and local resources to Lakewood households, including families with children, seniors, veterans, and disabled individuals. The Center seeks to prevent homelessness through assisting individuals and families to regain and maintain financial and housing stability, access needed services and connect clients with resources to assist in acquiring permanent affordable housing. The City recently allocated \$136,706 in CDBG-CV2 funds to support facility upgrades at the Center to include the expansion of access to hygiene and personal care, installation of showers, and new access to bathroom and laundry services for homeless individuals. Additionally, the City has worked with LASA to ensure full funding of their next Lakewood project, Gravelly Lake Commons. This project will see the development of 25 new units of affordable rental housing on Gravelly Lake Dr. SW. The project includes partner funding from the State of Washington, Pierce County, the U.S. federal government, and City of Lakewood in excess of \$13 million dollars.

Other City of Lakewood funded agencies addressing homeless services include: Rebuilding Together South Sound which provides assistance with home maintenance and necessary improvements to maintain housing for low-income households who would otherwise be unable to afford such repairs; Community

Healthcare who provides behavior healthcare services; the Rescue Mission Adams Street Family Shelter which provides shelter accommodations to families with children; LASA who provides case management to assist individuals moving from shelters to permanent housing; Oasis Youth Center who provides support services for LGBTQ youth; and YWCA for crisis intervention and advocacy services to survivors of domestic violence.

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

In 2023, Lakewood funding for homeless services and housing programs included the funding of various non-profit providers including the YWCA, LASA, and The Rescue Mission. Other programs funded by the City of Lakewood include Rebuilding Together South Sound which are designed to keep people stable in their current housing through access to community resources and no-cost repairs and home modifications. Client advocacy, youth services, domestic violence counseling, behavioral and healthcare services, legal services assistance, and various food programs are designed to assist vulnerable households become stabilized and avoid incidences that cause homelessness.

In effort to prevent households and individuals who are displaced through no fault of their own during building and code enforcement closures, fires, and other events from becoming homeless, Lakewood continues to fund the Emergency Assistance For Displaced Residents (EADR) program. Additionally, the City seeks relocation assistance for displaced residents through the landlord-tenant requirements of RCW 59.18.085. When displaced through city closure, a landlord is responsible to pay a tenant the greater of \$2,000 or three month's rent, including prepaids and deposits. These programs provide assistance to the most vulnerable populations living in substandard conditions in order to prevent them from becoming homeless.

In 2023, the City continued to offer emergency assistance payments to low-income households, with a focus on minority and elderly households. The program was designed to stabilize households through the provision of emergency assistance payments for basic services such as food, clothing, and other housing-related expenses, including moving expenses, rental deposits, screening fees, and utilities



not covered by other housing assistance programs.

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

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

The cities of Lakewood and Tacoma remain strong supporters of both the Pierce County and the Tacoma Housing Authorities, with a total of twelve (12) projects being completed in partnership with the Pierce County Housing Authority (PCHA) since 2004. Most recently, the City provided \$188,000 in CDBG funding for the rehabilitation of the Village Square and Oakleaf Apartments. The project replaced failing siding and painted both complexes which provide affordable rental housing for 64 households. Lakewood anticipates future partnership opportunities with PCHA as the organization continues to sell off its single-family rental properties in favor of capital to support long-term multifamily rental development opportunities. The authority expects to raise approximately \$400 million from its sale of single-family homes to rebuild in a multifamily format. PCHA currently owns and maintains approximately 285 units of affordable housing in Lakewood.

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

As PCHA moves to divest from its current position of owning and managing 124 single-family homes, they are providing an opportunity for those units to be maintained as low-income housing units. The Authority is prioritizing sale of these homes to low-income households already living in the units, to other Authority program participants, and finally to nonprofits seeking to sell them to low-income buyers on a permanent affordability model. Should the Authority be unable to meet these initial sales goals, the house would then be sold on the open market with a preference to first-time buyers or low-income buyers. Proceeds from the sales of these units will be used by the Authority to meet the housing needs of low-income people throughout the County.

The City continues to promote homeownership opportunities through its support of affordable housing developers such as Habitat for Humanity and Homeownership Center Northwest, and through its down payment assistance program. By providing development subsidies to low-income housing developers, the developer is able to construct affordable housing and pass those savings on to homebuyers through deferred down payment assistance loans, thus reducing monthly payments by lowering the amount of conventional financing a household needs to secure homeownership. The process is similar to the City's down payment assistance program, in that it provides low-interest, deferred loans to ensure total monthly household payments remain affordable. As part of these programs, homeownership

counseling is provided to ensure the new homebuyers are successful both in their ability to continue to afford and maintain their new home.

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

Historically, the City of Lakewood has collaborated with the Pierce County Housing Authority to provide low-income households with decent, affordable housing. Most recently, the City partnered with the Authority and committed \$188,000 in CDBG assistance for the rehabilitation of Village Square and Oakleaf Apartments. The project involved the repair and repainting of siding at both complexes which serve a total of 64 households.

Recently, PCHA announced it would be selling its affordable single-housing inventory to facilitate large-scale investments in the development of affordable multifamily rental opportunities. The Authority estimates it will generate in excess of \$400 million for future investments in affordable housing. The City of Lakewood and Pierce County have both expressed an interest in continuing partnerships to collaborate on the development of affordable housing in both communities.

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

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

As part of the Comprehensive Plan update, the City reviews housing policies and zoning practices to ensure affordable housing options are encouraged. The Plan addresses future housing needs for current and future residents of all incomes. Policies encouraging infill housing, zoning to permit higher densities for projects providing affordable housing, multifamily tax exemption, cottage housing, and strategies and partnerships to increase affordable, safe, and adequate housing are all addressed. The City is currently involved in updating the Comprehensive Plan to comply with recently enacted legislation related to affordable housing development – the Middle Housing Bill (E2SHB 1110) and the ADU Bill (EHB 1337).

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

of substandard housing and to revitalize older neighborhoods thereby improving the quality of life.

In FY 2017, the City undertook a major milestone to create safe and decent living conditions for its citizenry through implementation of a citywide Rental Housing Safety Program. Program inspections began in April 2018. The program seeks to ensure all residential rental properties (apartments, single-family homes, duplexes, etc.) within the City of Lakewood are registered and they comply with specific construction, maintenance, and life/safety standards. Since beginning the rental housing inspection process, the City has seen considerable investment made in Lakewood's rental housing stock resulting in significant improvements to the conditions and living standards of those occupying these units.

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

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

The City continues to support fair housing education and other activities which encourage fair housing for all. Actions in support of the fair and equal application of the landlord/tenant act and fair housing laws includes the City's active enforcement of the rental condemnation and relocation assistance provisions of 59.18.085 RCW, its Emergency Assistance for Displaced Residents program for individuals at risk of homelessness through no fault of their own due to building and code enforcement closures, fires, or redevelopment activities, and the enactment of the Rental Housing Safety Program ensuring all tenants a safe place to live. Additionally, in 2022, the City began to offer assistance to low-income, minority, and elderly households, through the provision of emergency assistance payments for basic services such as food, clothing, and other housing-related expenses, including moving expenses, rental deposits, and utilities not previously covered by other assistance programs. Funding for Lakewood's relocation and emergency assistance programs are provided through the City's General Fund and CDBG program.

The City continues to prioritize housing assistance programs to low-income households seeking to maintain existing housing or to make necessary code and building code upgrades; down payment and developer subsidy assistance programs

to assist those achieve the dream of homeownership; and other non-federally funded emergency housing repair programs for households that did not qualify for the City's CDBG and HOME-funded programs. These non-federally funded programs utilize local sales tax revenue to provide a dedicated revenue stream to support the development and maintenance of affordable housing for Lakewood citizens.

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

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

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

As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and clearance testing of all disturbed surfaces is performed by certified Risk Assessors. Additionally, the City conducts paint inspection of all residential units where persons are relocated; ensuring there are no chipping or peeling paint hazards in those units.

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

As provided in the 2023 Annual Action Plan, efforts to reduce the number of poverty-level families align around the provision of affordable housing through diverse rental and homeownership opportunities, some with subsidy and support to decrease the share a household spends on monthly housing costs. To this end, the City provides assistance to developers of affordable housing in an effort to offset development costs which would otherwise be borne by low-income homebuyers and renters. Additional programs offer down payment assistance to low-income homebuyers

enabling them to build wealth through affordable homeownership, and homeowner rehabilitation programs to allow persons to live in safer housing and to create wealth through neighborhood improvement. Additional investments are made through the removal of slums and blight by demolishing and redeveloping blighted and abandoned properties and replaced by new low-income homeownership opportunities. These strategies were identified in the City's 5-Yr Consolidated Plan and remain the City's primary goal throughout the remainder of the plan.

Over the recent 2+ year period, the City has provided assistance to Habitat for Humanity and LASA to develop affordable homeownership and rental housing opportunities for low- and moderate-income Lakewood residents. Development of 8 units of new affordable single-family homes by Habitat is nearing completion, while LASA's 25-unit affordable rental housing development project is moving towards groundbreaking in early-2025.

In 2023, the City provided emergency assistance payments to 45 households, and emergency relocation assistance to another 24 households. Many of these households assisted would likely have faced homelessness in the absence of such assistance. Of these households served, 53 (77%) were at or below 30% AMI, 27 (39%) were minorities, and 15 (22%) were considered elderly or disabled households.

Additional efforts to reduce the number of poverty-level families include funding through the 1% human services allocation which provides a broad spectrum of services including, supportive and emergency services, human services programs targeting basic human needs, homelessness intervention and prevention, fair housing assistance, crisis stabilization and advocacy, youth programs, access to health and behavioral services, access to food, and activities to increase self-sufficiency (e.g., workforce training, employment readiness, and education). For 2022, the City provided \$4,578,500 in General Fund dollars in support of these types of programs and assistance.

Recent undertakings have realigned Human Services funding towards the goal of providing as much funding as possible to local organizations to maintain support services which keep Lakewood children, youth, and families from becoming homeless while navigating families into living wage jobs to create self-sufficiency.

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

The City continues to rely on the Community Services Advisory Board as a review and advisory body regarding the coordination of the human services programs and various U.S. Department of Housing and Urban Development-funded programs. The Board's responsibilities include facilitating the cooperation and coordination of

human services and Consolidated Plan activities, holding public hearings to receive input on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations. On the human services side, the Board is responsible for reviewing needs assessments and gap analyses in order to develop a strategic action plan. Additionally, the Board provides guidance and recommendations in preparing the City's CDBG and HOME funding policies and priorities, Consolidated Plan, and Annual Action Plan.

Long-range goals identified by the Planning & Public Works Department include long-term strategies to increase housing stock, increase homeownership opportunities, expand economic opportunities for Lakewood citizens through infrastructure investment and the creation of a positive, growth-oriented economic atmosphere, and the maintenance of existing affordable housing stock. Human Services programs seek to build upon these goals by funding programs which foster medium- and short-range opportunities through the investment of human services funding in high impact social services to prevent families from becoming homeless and focusing on navigating families into living wage jobs so they are better able to afford the housing Lakewood does have.

On a regional level, Pierce County and the cities of Lakewood and Tacoma have continued to coordinate anti-poverty strategies, affordable housing planning initiatives, homeless initiatives, and funding strategies designed to provide long-term regional approaches to solving some of the most challenging community and economic development issues facing the region today.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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

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

authorities, and local and State governmental agencies.

The City continues to coordinate efforts to increase affordable housing options for Lakewood's low-income population through long-term partnerships with the housing authorities of Pierce County and Tacoma, Habitat for Humanity, LASA, Homeownership Center Northwest, and other nonprofits like The Rescue Mission. Recent coordination activities between Lakewood, LASA and Habitat for Humanity include the ongoing development of 8 new single-family homes for low-income homebuyers, and the coming development of 25-units of affordable rental housing. In late-2023, LASA completed its community services center expansion which included additional access to laundry facilities, bathrooms, showers, personal hygiene, and other human services for homeless individuals. Future development projects will likely include partnership with Homeownership Center Northwest as they look to develop a recently acquired Lakewood property into six (6) new affordable homeownership opportunities. Additional coordination with the Pierce County Housing Authority is also anticipated as the Authority moves to liquidate all single-family affordable housing rental units in favor of developing new, large-scale multifamily rental projects.

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

Efforts to promote fair housing included:

- The City's Rental Housing Safety Program establishes a minimum standard for all rental units, ensuring safe and decent living conditions for all Lakewood rental households. The program offers fair housing and landlord-tenant resources and information to the general public through its web portal and handouts.
- The City continues to actively enforce the rental condemnation and relocation assistance provisions of 59.18.085 RCW ensuring households are not made homeless during closures. In FY 2023, 16 households were assisted.
- Emergency relocation assistance is provided to low-income individuals at risk of homelessness through no fault of their own due to building and code enforcement closures, fires, or redevelopment activities. In 2023, 24 households were assisted.
- The City continued its provision of emergency assistance payments to low-income households, with prioritization to extremely low-income, minority, and elderly households. Assistance includes payments for basic services such as food, clothing, housing-related expenses, moving expenses, rental deposits, screening fees, and utilities not covered by other assistance programs. In 2023,

45 households were assisted.

- Information on fair housing, landlord/tenant rights, and housing assistance programs is made available to those seeking assistance. City staff provide fair housing and landlord/tenant brochures to tenants and apartment owners/managers upon request.
- The City created a Community Safety Resource Team whose goal is to collaboratively solve problems unique to each of Lakewood's six neighborhood districts. This includes but is not limited to criminal activity, nuisance properties, dangerous buildings, unlawful business practices, and rental activities. The group brings together community policing, code enforcement, legal, building, planning, housing, and fire to collaboratively solve problems.
- Development subsidies are provided to developers of affordable housing through the City's affordable housing fund in effort to offset development costs which would otherwise be borne by low-income homebuyers and renters through the payment of higher monthly rent and mortgage payments.
- Housing rehabilitation assistance is offered to low-income homeowners to make necessary property repairs, including energy/weatherization upgrades, structural repairs, replacement of major systems, and accessibility improvements. Loans up to \$75,000 with interest as low as zero percent (0%) are provided to encourage affordability. Additional rehabilitation programs funded through non-federal funds are offered to low-income homeowners (at or below 60% AMI) to make repairs which would be otherwise ineligible under current federally funded housing programs.
- Under Lakewood Municipal Code 3.64, the City offers a multifamily tax exemption to developers to incentivize the removal of substandard housing and to revitalize older neighborhoods thereby improving quality of life. The program offers property tax exemption on the value of improvements for a period of 8 to 12 years; 12 if at least 20% of the units are designated low-income units.
- Lakewood Municipal Code 18A.30 Article III offers a cottage housing development standard providing opportunity to develop more affordable housing choices, encourage infill development, and promote a variety of housing choices to meet the needs of a population diverse in age, income, household composition, and individual needs.
- The City continues to host Tacomaprobono onsite, once a week, to provide free legal assistance and advice on tenant's rights, foreclosure and eviction counseling, and fair housing.

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



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

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

In FY 2023, the City partnered with Rebuilding Together South Sound to provide housing rehabilitation assistance for 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. All other projects and activities were completed by City staff or City contractors. Rebuilding Together's subrecipient contract remains underway and incomplete in FY 2023.

Monitoring for 2023 included program completion of the rehabilitation of the Oakleaf and Village Square apartments, owned and operated by the Pierce County Housing Authority, and on internal programs for compliance. No deficiencies were noted during 2023 monitoring activities.

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

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

As a federally mandated document, the CAPER must meet specific citizen participation requirements before submission to the federal government. In accordance with the Citizen Participation Plan requirements adopted by the City of Lakewood on November 1, 1999 and amended on May 4, 2020, the City provided notification of the report in the NEWS TRIBUNE on September 11, 2023 of a 15-day public comment period (September 12 – September 27, 2024) to receive public

comments on the draft FY 2023 CAPER. Draft copies were also made available for in-person pick-up, and a copy was posted for public review on the City's website.

Public Comment Period of September 12 – September 27, 2024, on the 2023 Consolidated Annual Performance Evaluation Report

(Insert comments here)

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

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

No changes anticipated.

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

No

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

### **SECTION 3**

No projects received funding at the threshold level of \$200,000 in CDBG assistance in FY 2023.

The City of Lakewood encourages all contractors who's projects exceed \$200,000 for construction-related activities to comply with federal Section 3 provisions, including broad outreach efforts and the breaking of contracts into smaller awards to encourage Section 3 contractor participation. It should be noted that Section 3 regulations have made compliance an arduous task for many developers. The lack of a Section 3 registry and/or central portal for Section 3 contractors on HUD's part, makes it difficult at best to locate Section 3 contractors required for construction projects. In effort to ensure compliance, the City will continue to encourage all contractors whose project exceeds \$200,000 in construction-related activities to seek opportunities to meet compliance with Section 3 regulations.

# **Attachment**

## **2023 PR26 – CDBG & CDBG-CV**



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	501,451.08
02 ENTITLEMENT GRANT	542,464.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	82,044.87
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(1,796.81)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,124,163.14

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	347,761.87
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	347,761.87
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	101,653.52
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	449,415.39
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	674,747.75

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

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	88,465.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	259,296.87
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	347,761.87
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

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

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

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

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	68,710.36
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	68,710.36
32 ENTITLEMENT GRANT	542,464.00
33 PRIOR YEAR PROGRAM INCOME	34,661.83
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	577,125.83
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.91%

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

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	101,653.52
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	101,653.52
42 ENTITLEMENT GRANT	542,464.00
43 CURRENT YEAR PROGRAM INCOME	82,044.87
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(1,796.81)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	622,712.06
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.32%



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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	4	241	PCHA Village Square & Oakleaf Apartment Rehabilitation	14C	LMH	\$88,465.00
						<b>Total</b>
						<b>\$88,465.00</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	5	242	6806426	CDBG Emergency Assistance Payments	05Q	LMC	\$11,845.71
2022	5	242	6819199	CDBG Emergency Assistance Payments	05Q	LMC	\$4,893.89
2022	5	242	6831984	CDBG Emergency Assistance Payments	05Q	LMC	\$6,613.16
2022	5	242	6839871	CDBG Emergency Assistance Payments	05Q	LMC	\$9,957.20
2022	5	242	6844805	CDBG Emergency Assistance Payments	05Q	LMC	\$967.31
2022	5	242	6854823	CDBG Emergency Assistance Payments	05Q	LMC	\$1,847.71
2023	5	248	6854823	CDBG Emergency Assistance Payments	05Q	LMC	\$2,652.29
2023	5	248	6871459	CDBG Emergency Assistance Payments	05Q	LMC	\$4,050.00
2023	5	248	6876413	CDBG Emergency Assistance Payments	05Q	LMC	\$5,250.45
2023	5	248	6888783	CDBG Emergency Assistance Payments	05Q	LMC	\$4,749.55
2023	5	248	6900462	CDBG Emergency Assistance Payments	05Q	LMC	\$8,066.74
2023	5	248	6909153	CDBG Emergency Assistance Payments	05Q	LMC	\$4,429.46
2023	5	248	6919668	CDBG Emergency Assistance Payments	05Q	LMC	\$3,386.89
						<b>05Q Matrix Code</b>	<b>\$68,710.36</b>
2020	4	226	6819195	Emergency Assistance for Displaced Residents	08	LMC	\$6,513.56
2020	4	226	6831982	Emergency Assistance for Displaced Residents	08	LMC	\$1,162.69
2020	4	226	6854820	Emergency Assistance for Displaced Residents	08	LMC	\$1,823.73
2021	5	234	6854820	Emergency Assistance for Displaced Residents	08	LMC	\$4,797.62
2021	5	234	6861535	Emergency Assistance for Displaced Residents	08	LMC	\$4,466.35
2021	5	234	6871461	Emergency Assistance for Displaced Residents	08	LMC	\$14,154.00
2021	5	234	6876459	Emergency Assistance for Displaced Residents	08	LMC	\$1,042.01
2023	6	249	6876459	Emergency Assistance for Displaced Residents	08	LMC	\$1,432.99
						<b>08 Matrix Code</b>	<b>\$35,392.95</b>
2021	3	232	6844810	Major Home Repair/Sewer Loan Program	14A	LMH	\$4,012.25
2021	3	232	6854825	Major Home Repair/Sewer Loan Program	14A	LMH	\$3,518.11
2021	3	232	6861532	Major Home Repair/Sewer Loan Program	14A	LMH	\$20,716.48
2021	3	232	6871457	Major Home Repair/Sewer Loan Program	14A	LMH	\$8,277.64
2021	3	232	6876435	Major Home Repair/Sewer Loan Program	14A	LMH	\$9,817.54
2021	3	232	6888780	Major Home Repair/Sewer Loan Program	14A	LMH	\$10,343.43
2021	3	232	6900460	Major Home Repair/Sewer Loan Program	14A	LMH	\$9,515.97
2021	3	232	6909151	Major Home Repair/Sewer Loan Program	14A	LMH	\$9,883.98
2021	3	232	6919665	Major Home Repair/Sewer Loan Program	14A	LMH	\$3,120.24
2022	3	240	6792922	Major Home Repair Program	14A	LMH	\$1,437.45
2023	3	246	6806432	Major Home Repair Program	14A	LMH	\$8,699.31
2023	3	246	6819210	Major Home Repair Program	14A	LMH	\$9,440.76
2023	3	246	6831974	Major Home Repair Program	14A	LMH	\$8,191.97
2023	3	246	6839876	Major Home Repair Program	14A	LMH	\$7,226.40
2023	3	246	6844795	Major Home Repair Program	14A	LMH	\$21,970.21
2023	3	246	6854814	Major Home Repair Program	14A	LMH	\$1,549.45
2023	3	246	6871452	Major Home Repair Program	14A	LMH	\$1,437.45
2023	3	246	6876411	Major Home Repair Program	14A	LMH	\$1,385.45
2023	3	246	6888778	Major Home Repair Program	14A	LMH	\$1,549.45
2023	3	246	6900456	Major Home Repair Program	14A	LMH	\$1,437.45
2023	3	246	6909146	Major Home Repair Program	14A	LMH	\$1,385.45
2023	3	246	6919675	Major Home Repair Program	14A	LMH	\$1,525.45
						<b>14A Matrix Code</b>	<b>\$146,441.89</b>
2021	2	231	6831980	CDBG Admin of HOME Housing Services	14J	LMH	\$2,555.21
2021	2	231	6844800	CDBG Admin of HOME Housing Services	14J	LMH	\$1,167.13
2021	2	231	6876431	CDBG Admin of HOME Housing Services	14J	LMH	\$439.11
2021	2	231	6888784	CDBG Admin of HOME Housing Services	14J	LMH	\$427.24
2021	2	231	6900461	CDBG Admin of HOME Housing Services	14J	LMH	\$567.18



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2023  
 LAKEWOOD, WA

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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	2	231	6909150	CDBG Admin of HOME Housing Services	14J	LMH	\$1,477.07
2021	2	231	6919667	CDBG Admin of HOME Housing Services	14J	LMH	\$1,418.97
2022	2	239	6871462	CDBG Admin of HOME Housing Services	14J	LMH	\$407.03
2022	2	239	6876431	CDBG Admin of HOME Housing Services	14J	LMH	\$292.73
						<b>14J Matrix Code</b>	<b>\$8,751.67</b>
<b>Total</b>							<b>\$259,296.87</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2022	5	242	6806426	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$11,845.71
2022	5	242	6819199	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$4,893.89
2022	5	242	6831984	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$6,613.16
2022	5	242	6839871	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$9,957.20
2022	5	242	6844805	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$967.31
2022	5	242	6854823	Yes	CDBG Emergency Assistance Payments	B22MC530016	EN	05Q	LMC	\$1,847.71
2023	5	248	6854823	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$2,652.29
2023	5	248	6871459	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$4,050.00
2023	5	248	6876413	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$5,250.45
2023	5	248	6888783	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$4,749.55
2023	5	248	6900462	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$8,066.74
2023	5	248	6909153	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$4,429.46
2023	5	248	6919668	No	CDBG Emergency Assistance Payments	B23MC530016	EN	05Q	LMC	\$3,386.89
									<b>05Q Matrix Code</b>	<b>\$68,710.36</b>
									<b>No Activity to prevent, prepare for, and respond to Coronavirus</b>	<b>\$32,585.38</b>
									<b>Yes Activity to prevent, prepare for, and respond to Coronavirus</b>	<b>\$36,124.98</b>
<b>Total</b>										<b>\$68,710.36</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	1	238	6792894	Administration	21A		\$626.28
2022	1	238	6792909	Administration	21A		\$359.36
2023	1	244	6806428	Administration	21A		\$8,547.88
2023	1	244	6819202	Administration	21A		\$2,405.61
2023	1	244	6819205	Administration	21A		\$2,067.99
2023	1	244	6831970	Administration	21A		\$354.36
2023	1	244	6831986	Administration	21A		\$6,869.42
2023	1	244	6839873	Administration	21A		\$3,456.25
2023	1	244	6839874	Administration	21A		\$1,975.56
2023	1	244	6844797	Administration	21A		\$936.36
2023	1	244	6844802	Administration	21A		\$5,015.29
2023	1	244	6854809	Administration	21A		\$387.36
2023	1	244	6854826	Administration	21A		\$9,393.45
2023	1	244	6861533	Administration	21A		\$385.35
2023	1	244	6871449	Administration	21A		\$359.36
2023	1	244	6871466	Administration	21A		\$4,045.48
2023	1	244	6876410	Administration	21A		\$346.36
2023	1	244	6876418	Administration	21A		\$18,840.35
2023	1	244	6888775	Administration	21A		\$387.36
2023	1	244	6888782	Administration	21A		\$10,082.86
2023	1	244	6900454	Administration	21A		\$359.36
2023	1	244	6900463	Administration	21A		\$10,593.11
2023	1	244	6909148	Administration	21A		\$346.36
2023	1	244	6909155	Administration	21A		\$4,772.14
2023	1	244	6919670	Administration	21A		\$6,312.82
2023	1	244	6919671	Administration	21A		\$381.36
2023	1	244	6929610	Administration	21A		\$2,046.08
						<b>21A Matrix Code</b>	<b>\$101,653.52</b>
<b>Total</b>							<b>\$101,653.52</b>



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

01 CDBG-CV GRANT	807,337.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	807,337.00

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

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	744,697.90
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	62,639.10
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	807,337.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	0.00

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

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	744,697.90
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	744,697.90
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	744,697.90
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

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

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	655,892.63
17 CDBG-CV GRANT	807,337.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	81.24%

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

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



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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount			
2019	9	228	6435596	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$490.58			
			6441467	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$17,754.64			
			6451868	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$38,060.05			
			6459413	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$25,000.00			
			6470567	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$2,500.00			
			6482841	Small Business Emergency Services Program - CDBG-CV	18A	LMJ	\$5,000.00			
	11	229	6497308	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$45,897.91			
			6508951	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$94,007.27			
			6523216	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$77,139.00			
			6537391	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,123.81			
			6545717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$27,026.00			
			6560714	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$53,151.39			
			6569599	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$40,124.88			
			6575580	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$25,605.03			
			6583717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$59,230.34			
			6597083	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$2,385.00			
			6625978	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,614.41			
			6629965	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$9,355.39			
			6642616	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$62,808.73			
			6656592	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$28,469.13			
			6668548	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$173.52			
			6692987	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$13,780.82			
			<b>Total</b>							<b>\$744,697.90</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	11	229	6497308	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$45,897.91
			6508951	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$94,007.27
			6523216	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$77,139.00
			6537391	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,123.81
			6545717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$27,026.00
			6560714	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$53,151.39
			6569599	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$40,124.88
			6575580	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$25,605.03
			6583717	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$59,230.34





Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	11	229	6597083	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$2,385.00
			6625978	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$58,614.41
			6629965	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$9,355.39
			6642616	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$62,808.73
			6656592	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$28,469.13
			6668548	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$173.52
			6692987	Emergency Payments for Rental/Mortgage Assistance	05Q	LMC	\$13,780.82
<b>Total</b>							<b>\$655,892.63</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	4	219	6429669	Administration	21A		\$1,000.00
			6441466	Administration	21A		\$3,278.15
			6451866	Administration	21A		\$2,187.43
			6459411	Administration	21A		\$1,139.56
			6470565	Administration	21A		\$6,411.67
			6482838	Administration	21A		\$3,086.76
			6482840	Administration	21A		\$7,560.05
			6489888	Administration	21A		\$703.79
			6489889	Administration	21A		\$4,566.32
			6497304	Administration	21A		\$3,343.47
			6497307	Administration	21A		\$682.76
			6508952	Administration	21A		\$3,846.18
			6523213	Administration	21A		\$686.76
			6537390	Administration	21A		\$7,411.28
			6545715	Administration	21A		\$7,412.36
			6560712	Administration	21A		\$7,411.28
			6569598	Administration	21A		\$1,911.28
<b>Total</b>							<b>\$62,639.10</b>

# CAPER Public Notification



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

### AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36009	591527	Print Legal Ad-IPL01935840 - IPL0193584		\$299.67	1	44 L

**Attention:** Briana Schumacher  
 CITY OF LAKEWOOD  
 6000 MAIN ST SW  
 LAKEWOOD, WA 984995027

BSchumacher@cityoflakewood.us

**City of Lakewood  
 FY 2023 Consolidated Annual  
 Performance Evaluation Report  
 (CAPER)**

Notice is hereby given that the CAPER, which describes the status of the City of Lakewood's Fiscal Year 2023 (July 1, 2023 – June 30, 2024) Community Development Block Grant and HOME Investment Partnership Act programs is available for public review at:

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

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

Limited copies may be obtained by calling the Planning & Public Works Department at 253-983-7773.

Any citizen wishing to provide comment regarding the report may do so by providing them to the address below. Written comments must be received within 15 days of this notice, or no later than 4:00 pm, September 27, 2024, at:

City of Lakewood, Planning & Public Works Department,  
 Attention: Jeff Gumm, Housing Division Manager  
 6000 Main Street SW, Lakewood, WA 98499  
 jgumm@cityoflakewood.us

Persons requiring special accommodations are requested to call 253-983-7773 before 5:00 p.m., September 16, 2024.  
 IPL0193584  
 Sep 11 2024

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

1 insertion(s) published on:  
 09/11/24

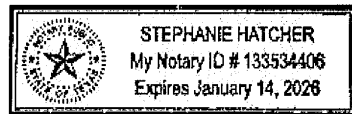
*Mary Castro*

Principal Clerk

Sworn to and subscribed before me this 11th day of September in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

*Stephanie Hatcher*

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



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